

Eudora City Commission Special Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
September 21, 2020
6:00 pm

Call to Order

Mayor Tim Reazin	attended virtually
Vice Mayor Ruth Hughs	
Commissioner Jolene Born	attended virtually
Commissioner Roberta Lehmann	
Commissioner Tim Bruce	attended virtually at 6:07 pm

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Commissioner Lehmann moved the City Commission approve the agenda, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 4-0.

Consent agenda items

A. None

Business Items

A. Consider a Second Amendment to the Real Estate Purchase Agreement with Casey's General Stores, Inc.

City Manager Matite stated that staff received a request from Casey's General Stores, Inc for a one week extension of the due diligence period, which was set to expire on Monday, September 21st per the current signed Purchase Agreement. The extension would allow Casey's sufficient time to issue a notice to close after receiving the city plan approval which were submitted last week for review and the issuance of permits.

Matite stated that staff does not see any issue with the extension and the notice to close benchmark is still in place, which is one of the benchmarks that the city needed to secure so the city could move forward with financing on September 28th and keep the project on schedule.

Vice Mayor Hughs asked why Casey's needed the extension. Matite stated he noticed some personnel changes to the Casey's team along with some last-minute submissions to staff.

Commissioner Lehmann asked if staff was confident that closing will take place on September 28th. Matite hopes to have the notice to close before Monday the 28th. He added the notice to close is needed to secure the deal and guarantee the city will receive funding.

Commissioner Lehmann moved the City Commission approve the Second Amendment to the Purchase Agreement with Casey's General Stores, Inc. and authorize Mayor Reazin to execute the Agreement, motion seconded by Mayor Reazin, all ayes, motion carried, 5-0.

B. Consider Resolution 2020-09: A resolution in support of the City's application to the Moderate-Income-Housing (MIH) Grant Program

City Manager Matite stated this item is a follow-up from the work session at the last meeting on Moderate-Income Housing Grant Program. He added staff would like the Commission to look at passing a resolution and consider waving the permit fees to make the homes more affordable to construct.

Management Analyst Jeffery Rhodes commented the full background on the grant application was provided in the agenda statement. Rhodes added the city is requesting \$200,000 of the grant to build three homes and offer down payment assistance on the other two homes.

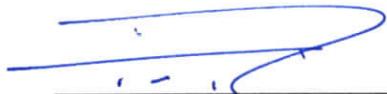
Rhodes noted this step is a piece of the application process where the application from the Kansas Housing Authority is asking for a resolution of support from the Commission, acknowledging the understanding of the program, along with community support. Rhodes has also been working with Codes Administrator Curt Baumann to identify the different permit fees recommended to be waived and the impact it would have on the budget. He stated if the resolution is passed the waived fees would be between \$6500.00 and \$8500.00 per house.

Commissioner Lehmann asked, based on her document, if fees would be waived except for the sewer connect fee and park impact fee. Rhodes stated there were last minute changes made and the way it will be written is for permit fees to be waived except the water and sewer connection fees. The water and sewer connection fees are to cover actual costs of equipment to get water and sewer connected to the property.

Commissioner Lehmann moved the City Commission approve Resolution 2020-09, formalizing approval for the City's participation in Douglas County's application for the 2020 Moderate-Income-Housing Grant Program and waiving certain building permit fees as outlined by staff, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Commissioner Bruce moved to adjourn, motion seconded by Commissioner Lehmann, all ayes, motion carried, 5-0.

Meeting adjourned at 6:17 pm.



Tim Reazin, Mayor



Eric Strimple, Utility Billing Specialist