

Eudora City Commission Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
January 23, 2017
7:00 p.m.

Call to Order:

Mayor Tim Reazin
Tim Bruce
Ruth Hughs
Jolene Born
Troy Squire

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Commissioner Squire moved to approve the agenda, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Consent agenda items

- A. Consider minutes of January 9, 2017 Eudora City Commission meeting
- B. Consider warrants against the City of Eudora

Commissioner Hughs moved to approve consent items, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Public Hearing

- A. Tax Increment Finance District

City Manager Barack Matite outlined the process that led to the TIF District public hearing. City Attorney David Waters attended the meeting to answer any questions that may arise. Mr. Waters made it clear that the Governing Body is not approving any plans or dollar amounts for the property. All they are doing is making findings that the property meets the criteria of a conservation area under the TIF statutes. Approving Ordinance 1061 will establish the base of the valuation of the property as 2017.

Mayor Reazin opened the public hearing to the public and invited comments regarding the TIF District.

Joseph Hurla spoke on behalf of the Eudora Unified School District Board of Education. The school board had an opportunity to review and discuss the proposed ordinance. After the discussion, the school board not only supported the proposal but wanted Mr. Hurla to speak at the public hearing expressing that they believe the TIF District is not only in the best interest of the property but also in the best interest in the future growth of the community. They want to work together with the city to see Eudora grow and thrive.

No other comments were heard and Mayor Reazin closed the public hearing.

Public comments

Public comments were invited and none were heard.

Business Items

- A. Consider Ordinance 1061 creating Nottingham TIF District

Manager Matite pointed out the report included in the packet from The Land Company; its purpose is to determine if the Nottingham Development Area met the criteria to be considered a Conservation Area. The findings indicate the property meets the criteria.

Attorney Waters informed the Governing Body that Douglas County and Eudora School District will have 30 days after the public hearing to exercise their veto right.

Mayor Reazin thanked Manager Matite in building trust with the school board and the county commissioners. He thanked school officials that attended the meeting.

Commissioner Hughs moved the City Commission approve Ordinance 1061 establishing a redevelopment district within the city and making certain finding in conjunction therewith (Nottingham Project), motion seconded by Commissioner Squire, all ayes, motion carried, 5-0.

B. Consider Resolution 2017-02 – New construction of family property by Commercial Group, Inc. at 924 Walnut

Manager Matite explained Commercial Group requested support from the City of Eudora on a Low Income Housing Tax Credit application from the Kansas Housing Resources Corporation. They are applying for two projects: redevelopment and rehabilitation of Pinecrest I and Pinecrest II and new construction of an apartment complex. Cathy Feriend, representative of Commercial Group, indicated the projects were contingent on getting the tax credits. The approval of these resolutions do not commit the city to anything other than we are aware of the application to the state.

Commissioner Born moved the City Commission adopt Resolution 2017-02 and Resolution 2017-03 supporting Commercial Group’s application(s) for Low Income Housing Tax Credits being submitted to the State of Kansas for the two projects at 924 Walnut Street, Eudora, KS, motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.

C. Consider Resolution 2017-03 – Senior property renovations by Commercial Group, Inc. at 924 Walnut
See motion above.

D. Consider hearing request from Mr. Guy Barr regarding abatement of two motor homes at 922 Ash
Mr. Barr requested additional time to remove the recreational vehicles located at his home.

Mayor Reazin moved the City Commission extend the abatement process for 30 days at 922 Ash for the two recreational vehicles, motion seconded by Commissioner Squire, all ayes, motion carried, 5-0.

E. Consider Ordinance 1060 amending the Zoning Resolutions regarding home based occupations
Codes Administrator Curt Baumann explained the Planning Commission has discussed the home occupation section of the Zoning Regulations at the last few meetings. Their goal was the make the regulations more identifiable on what would be allowed as a home occupation.

Commissioner Squire moved the approve Ordinance 1060 accepting the recommendation of the Planning Commission to revise the Zoning Regulations Section 7 16-701 (5)(d)(g)(l), motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.

F. Consider Resolution 2017-04 regarding an abandoned vehicle at 1022 Maple

Manager Matite explained that in the future Codes Administrator Baumann will have the ability to write a ticket to any citizen that is in violation. Once the ticket has been written, municipal court will take over.

Commissioner Hughs moved the City Commission declare the junked motor vehicle located at 1022 Maple St, Eudora, Kansas to be a nuisance and be abated and removed by approving Resolution 2017-04, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Mayor and City Commission Comments

Mayor Reazin commented on an idea he had for any kid going into the military service. He would like to provide the location for those kids to have a ceremony when committing to the military much like when kids commit to a college. He thought about recognizing those who are actively serving in the military with banners. He suggested a group that

would fund the project or the city could. The Great Kaw Adventure Race has formed a committee that is focusing on more than just the race during the last weekend in September. They are focusing on an event that would cover Friday and Saturday and become more of a heritage event.

Commissioner Bruce – No comment.

Commissioner Hughs commented that the ambulance will be in Eudora in less than ten days.

Commissioner Squire – No comment.

Commissioner Born – No comment.

City Manager and Staff Comments

City Manager Barack Matite and Douglas County Administrator Craig Weinaug will plan a ceremony in February celebrating the new ambulance service.

Assistant to the Manager Leslie Herring – No comment.

Public Works Director Mike Hutto commented the AMI project is moving forward. Water meters have started to be installed. Landis Gyr will be here Tuesday and Wednesday to deploy the water meters. The public buildings will be first since they already have the electric meters installed.

Police Chief Bill Edwards commented the Police Department is wrapping up end of the year projects and are excited about moving on to 2017.

Fire Chief Ken Keiter commented that February 1st is still the move in date for the ambulance.

Parks & Recreation Director Gary Scott commented there is a big indoor rummage sale at the Recreation Center in the community room on this Saturday from 8 am until noon. Indoor Family Fun Night is planned for February 11th.

City Clerk Pam Schmeck commented that electric meters are being exchanged. It is posted on the website and has been printed at the bottom of the bill for a few months. This process should take a few months to complete.

Mayor Reazin moved the City Commission recess for work session, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Work Session:

A. Water projects: Update on fund options

Listed below are items that the Commissioners discussed regarding Well #10 and the Winchester Road water project.

- The city does not qualify for CDGB funding.
- After targeting the area, the city still doesn't qualify for CDGB funding.
- Most grants are needs based not for future planning.
- The best option for funding is a KDHE loan.
- The city will submit project submittal forms to KDHE to be added to the funded list for these two projects.
- Staff will push for payments to start in 2018.
- The state approved the casing on Well #10; we do not have to build a new well.
- Mike Hutto will start work on some of the requirements needed for KDHE; pump testing, engineering study and water samples to the state. The cost should be around \$6500.
- Consensus of the Commission was to move forward with the KDHE loan.

Mayor Reazin brought the meeting to order at 7:55 pm.

Mayor Reazin requested a five minute break before going into Executive Session.

Mayor Reazin moved to recess to Executive Session for non elected personnel for 30 minutes to return at 8:30 pm, motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 8:30 pm.

Mayor Reazin moved to recess to Executive Session for non elected personnel for 10 minutes to return at 8:40 pm, motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 8:40 pm.

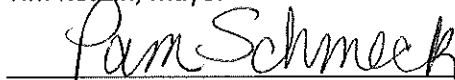
No action taken.

Commissioner Born moved to adjourn, motion seconded by Commissioner Squire, all ayes, motion carried, 5-0.

Meeting adjourned at 8:41 p.m.



Tim Reazin, Mayor



Pam Schmeck, City Clerk