



## City Commission - Special Meeting

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### City of Eudora Modified Public Meeting Procedure

The City of Eudora will hold a special City Commission meeting on Thursday, July 22, 2021 beginning at 5:30 P.M. Due to the concerns of spread of COVID-19, the City Commission meeting will be held remotely. To meet the spirit and intent of the Kansas Open Meetings Act (KOMA), anyone can listen to the meeting live via a conference call. You can access the meeting on your phone or computer using the following details:

Join Zoom Meeting

<https://zoom.us/j/95732162786?pwd=dWsxzdZFqMGQ1MFg3aGhkeiZlQXYwQT09>

Meeting ID: 957 3216 2786

Passcode: 593180

Any citizen interested in the proposed 2022 budget may use the link below to access the City Manager's Proposed 2022 Budget.

<https://cityofeudoraks.gov/86/FinanceBudget>

Members of the City Commission, presenters, or staff will identify themselves when speaking so that everyone will know who is speaking at the time.

**EUDORA CITY COMMISSION  
SPECIAL MEETING AGENDA  
September 7, 2021  
Eudora City Office  
4 East 7<sup>th</sup> Street Eudora, Kansas  
5:30 P.M.**

**Mayor: Tim Reazin**

**Vice Mayor: Ruth Hughs**

**City Commissioners: Jolene Born, Roberta Lehmann & Tim Bruce**

- I.     **CALL TO ORDER**           Roll Call       Pledge of Allegiance
- II.    **CHANGES OR ADDITIONS TO AGENDA** – Approve agenda
- III.   **CONSENT ITEMS**
  - A. None
- IV.    **PUBLIC COMMENTS:** Please state name and address prior to addressing the Governing Body. Public comments are limited to 5 minutes per speaker.
- V.     **BUSINESS ITEMS**
  - A. Consider rehab grant award recommendation for 714 Main St.
- VI.    **WORK SESSION**
  - A. None
- VII.   **EXECUTIVE SESSION**
  - A. None
- VIII.  **ADJOURNMENT**

***As a courtesy, please silence all cell phones while the City Commission meeting is in session.***



## Agenda Statement

**Date:** Tuesday, September 7, 2021  
**To:** Mayor Reazin and City Commission  
**From:** Barack Matite, City Manager  
Kevyn Gero, Assistant City Manager  
**Re:** **Construction Contract Award for CDBG-CV Project No. 20-CR-001 (714 Main/Weld Properties Commercial Rehab)**

### Background

The Kansas Department of Commerce awarded the City a \$250,000 grant to be used towards construction costs for the rehabilitation of the property owned by Weld Properties, LLC at 714 Main. A previous bid letting resulted in bids that were significantly over budget. It was determined that the scope of the project would be narrowed and re-bid. As part of the required bidding process, a public notice was published in the Lawrence Journal World at least 30 days before bids were opened (attached). The architect indicated that two qualified contractors requested the plans and specifications. One of the contractors determined that their workload would not allow them to submit a bid. As a result, one qualified bid was opened and read aloud as advertised on August 26, 2021. The bid was submitted by Accessibility Solutions, LLC of Lawrence and the contractor meets all the requirements set forth in the project documents. The bid amount was \$392,755.00.

Per the approved CDBG budget for this project (attached), the \$250,000 CDBG grant shall go entirely to construction costs only. The balance of construction costs, as well as architectural design, inspection and grant administration costs shall be the responsibility of Weld Properties, LLC. While the City is under no financial obligation for any costs associated with this project, CDBG does require the contract to be between the City and contractor, according to the conditions of the grant.

Weld Properties has indicated that although the construction will cost significantly more than estimated, they have the resources to cover the additional costs and pledge to do so to keep the project moving and avoid the risk of losing the City's grant dollars.

According to the grant conditions, the construction contract must be awarded no later than 9/15/21 and construction must be complete no later than 9/15/22.

Staff requests that the City Commission consider approval of the construction contract, contingent on CDBG and city attorney approval.

### Staff Recommendation

Staff requests that the City Commission consider approval of the construction contract, contingent on CDBG and city attorney approval.

**Budget Impact** – N/A

**City Manager Approval** – N/A

### Recommended Action

I move the City Commission to authorize the execution of construction with Accessibility Solutions, LLC in the amount of \$392,755.00 for CDBG-CV Grant Project No. 20-CR-001.





**GRANTEE NAME: City of Eudora**

**GRANT NUMBER: 20-CR-001**

ACTIVITY	CDBG FUNDS	OTHER FUNDS	SOURCE OF OTHER FUNDS	TOTAL COST
1. Administration		\$ 17,000.00	Owner Funds	\$ 17,000.00
2. Planning/Design		\$ 25,000.00	Owner Funds	\$ 25,000.00
3. Inspection		\$ 18,750.00		\$ 18,750.00
4. Property Acquisition				\$ -
5. Building Rehabilitation	\$ 250,000.00	\$ 26,650.00	Owner Funds	\$ 276,650.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
6. Historic Preservation				\$ -
a. Foundation				\$ -
b. Roof				\$ -
c. Exterior Walls				\$ -
d. Plumbing				\$ -
e. Electrical				\$ -
f. Asbestos				\$ -
g. Other Environmental Hazards				\$ -
h. Interior Restoration				\$ -
				\$ -
7. Architectural Barrier Removal				\$ -
				\$ -
	\$ 250,000.00	\$ 87,400.00		\$ 337,400.00