

**EUDORA CITY COMMISSION MEETING
CITY HALL – 4 E. 7th STREET
EUDORA, KANSAS
SEPTEMBER 13, 2021
7:00 PM**

I. CALL TO ORDER

Mayor Tim Reazin
Vice Mayor Ruth Hughs – attended remotely
Commissioner Jolene Cullen (nee Born)
Commissioner Roberta Lehmann
Commissioner Tim Bruce

Quorum noted.

Pledge of Allegiance was recited.

II. CHANGES OR ADDITIONS TO AGENDA

Mayor Reazin requested to remove Executive Session for personnel matters of non-elected personnel from the agenda.

Mayor Reazin moved the City Commission approve the agenda with the removal of the Executive Session for personnel matters of non-elected personnel, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

III. CONSENT AGENDA ITEMS

- A. Consider minutes of August 23, 2021 Eudora City Commission meeting
- B. Consider minutes of September 7, 2021 Eudora City Commission special meeting
- C. Consider warrants against the City of Eudora
- D. Consider August Police Department update
- E. Consider August Fire Department update

Mayor Reazin moved the City Commission approve the consent items, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

IV. PUBLIC COMMENTS

Public comments were invited and none were submitted nor heard.

V. BUSINESS ITEMS

- A. Request to be placed on the agenda from Rocky Smith

City Manager Barack Matite explained that Rocky Smith had questions about his water and wastewater bills. Staff had followed up with a letter, but Rocky followed up with the City Clerk earlier that day that he was no longer going to attend the meeting.

- B. Consider Ordinance 1123, approving Standard Traffic Ordinance for Kansas Cities, edition 2021

This ordinance would update the City Code to be in accordance with the most up to date version of the Standard Traffic Ordinance.

Mayor Reazin moved the City Commission adopt Ordinance 1123 incorporating by reference the Standard Traffic Ordinance for Kansas Cities, 48th edition and repeal Ordinance 1112. Motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

- C. Consider Ordinance 1124, approving Uniform Public Offense Code for Kansas Cities, edition 2021

This ordinance would update the City Code to be in accordance with the most up to date version of the Uniform Public Offense Code.

Mayor Reazin moved the City Commission adopt Ordinance 1124 incorporating by reference the Uniform Public Offense Code for Kansas Cities, 37th edition and repeal Ordinance 1113. Motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

- D. Consider recommendations from Nottingham team from the results of request for qualifications for Brokerage and Commercial Property Management Services for Nottingham Center.

City Manager Barack Matite explained that the recommendation was for the City of Eudora to bring on an organization to assist with the brokerage services with the development at Nottingham. They will present on who they are and their qualifications to provide such services.

CBRE Director of Property Management, Melissa Gray presented to the City Commission similar projects that CBRE had managed, including Park Place in Leawood, KS, as well as Hawthorne Place in Overland Park, KS. Gray also emphasized the national outreach that CBRE has for external Resources. Gray informed the Commission of CBRE's practice of performing dimension studies, which use pings from cell phone towers to track where customers go and how long they stay there, which CBRE uses to forecast which type of stores would be most lucrative to cultivate in shopping districts like the Nottingham Development.

CBRE Brokerage Representative, Chris Newkirk, reiterated Melissa Gray's presentation, emphasizing the use of cell phone pings to find out which locations customers frequented most. Newkirk also mentioned CBRE's ability to reach out nationally, which aids in finding similar projects to Eudora's to pull from for inspiration and knowledge.

Mike Comparato of Vieste LLC mentioned that he was anxious to get input and guidance from CBRE for the most cost effective and properly structured development possible.

Commissioner Lehmann asked what the impacts will be with having Locust, 12th and other Eudora streets now privately owned, versus publicly owned. Police Chief Wes Lovett assured that in previous situations, the police have not had issues with jurisdiction or compliance, however there are certain legal distinguishing factors between private and public streets. Matite added that if special assessment of the property was performed and called for it, the City could add terms of street usage to the tenant's lease.

- E. Consider Resolution 2021-11 to add New Commercial Build Permit Review fee to Master Fee Schedule

To improve transparency, City Clerk Kelly Delay proposed adding the New Commercial Build Permit Review fee to the Master Fee Schedule.

Mayor Reazin moved the City Commission adopt Resolution 2021-11 updating the fees reflected in the Master Fee Schedule as presented, effective September 14, 2021. Motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

- F. Consider awarding Nottingham Phase II bid

The Phase II award will cover the pads for future purchases as well as the water lines to those pads. Amino Brothers had done Phase I, but Public Works continued to ask for bids in order to get the most competitive rates. Amino Brothers' figures were higher on their utilities-related line items. According to Public Works Director Branden Boyd, as well as Don Currise, COO and President of Vieste LLC, RD Johnson's bid seemed to cover everything needed in the project. Alternatives to the original plan include using concrete over asphalt on the roundabout, as well as pipes made of concrete over HDPE.

Mayor Reazin moved the City Commission award the Nottingham Phase II bid to RD Johnson Excavating Company in the amount of \$354,864.00 and authorize the City Manager to execute the contract. Motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

VI. MAYOR AND CITY COMMISSION COMMENTS

Mayor Reazin asked if the Great Kaw Adventure Race planning was going well. Parks & Recreation Director Sally Pennington verified that it is going well.

Vice Mayor Hughs – No comment.

Commissioner Born – No comment.

Commissioner Bruce – No comment.

Commissioner Lehmann - No comment.

VII. CITY MANAGER AND STAFF COMMENTS

City Manager Barack Matite commented thanks to the City Commission for approving the upcoming projects and would like to advertise the South Sports Complex. Matite informed that the deadline for the Fire Chief job posting is September 27, 2021, with panel-style interviews beginning October 12.

Assistant City Manager/ HR Manager Kevyn Gero – No comment.

Director of Public Works Branden Boyd – No comment.

Police Chief Wes Lovett – No comment.

Fire Chief Ken Keiter commented that he was thankful of the library staff for putting on a 9/11 Emergency Preparedness event on Saturday, September 11, 2021. The Fire Department has eight new recruits, seven of which have already completed training.

Parks & Recreation Director Sally Pennington commented Moonlight Construction finished the Lucy Kaegi Trail, and that a pool repair company is schedule to assess the Eudora Aquatic Center on September 21, 2021.

City Clerk/ Administrative Services Manager Kelly Delay – No comment.


Electric Superintendent Eldon Brown – No comment.

Management Fellow Alleigh Weems – No comment.

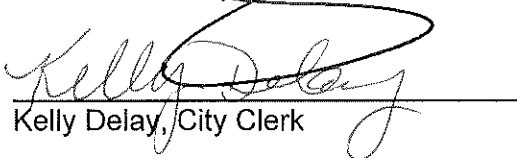
VIII. ADJOURNMENT

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

Meeting adjourned at 7:41pm.



Tim Reazin, Mayor



Kelly Delay, City Clerk