

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

July 28, 2022

5:30 PM

Civic Center Memorial Hall

To participate by conference call:
1 785-289-4727 Conference ID: 592 706 042#

The Independence City Commission will meet in a Regular Session on **Thursday, July 28, 2022, in the Civic Center Memorial Hall.**

The Agenda shall be as follows:

I. REGULAR SESSION

- A. Call to Order
- B. Pledge of Allegiance to the United States of America
- C. Adoption of Agenda

II. APPOINTMENTS

A. City Board Vacancies:

- 1. Tree Board -- One Vacancy -- Applications Due by noon on August 3, 2022
- 2. Board of Examiners - Plumbers -- Four expired terms -- Applications due by noon on August 3, 2022
- 3. Electrical Board -- One Vacancy -- Applications due by noon on August 3, 2022
- 4. IHPRC -- Two Vacancies -- Applications due by noon on August 3, 2022

III. PRESENTATIONS

- A. Thank you to City Interns Mason Carter and Levi Lloyd.

IV. CONSENT AGENDA

(*Consent* is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Consent Agenda are adopted by a single motion unless removed from the Consent Agenda.)

- A. Consider approving City Commission minutes from June 9, 15, 22 and 23, 2022.
- B. Consider repealing Resolution No. 2022-008 and adopting Resolution No. 2022-035 to amend the requirements in the Demolition Cost Share Program.
- C. Consider authorizing bidding the North Water Tower Maintenance Project.
- D. Consider approving a contract for the replacement of the culvert on North 8th Street.

V. PUBLIC HEARING

- A. Public Hearing establishing Rural Housing Incentive Districts; Jefferson Subdivision Development District, South Rainbow Development District, and Horizon Development District.

VI. ITEMS FOR COMMISSION ACTION

- A. Consider authorizing the Eagle Rock Shredders to create a mountain bike trail system in the area behind the dog park adjacent to the Verdigris River, south of the future Central Park Sports Complex.
- B. Consider recommendation from the Planning Commission to adopt a resolution issuing a conditional use permit for a daycare at 436 Pearl Avenue in an R-1, large lot single-family dwelling district.
- C. Consider adopting an ordinance annexing land located at the Independence Municipal Airport, and consider initiating a public hearing to rezone such property from County I-1, Industrial to City M-2, heavy industrial zoning district.
- D. Consider a request from Rod Kirks to forgive a lien for demolition expenses at 409 S. 6th Street.
- E. Consider a request for an ADA Ramp at 4th and Beech.
- F. Consider setting the date of September 22, 2022 at 5:30 PM for a Public Hearing to consider the condemnation of 920 West Maple Street as dangerous and unsafe.
- G. Consider awarding a contract for renovation of the Evidence Building.
- H. Consider proclaiming August 8, 2022 as Jim Kelly Day.

VII. REPORTS

- A. City Board Minutes
 - 1. December 16, 2022 Plumbing Board
 - 2. May 9, 2022 Electrical Board
- B. Monthly Project and Public Works Report
- C. 2nd Quarter 2022 Treasurers Report

VIII. CITY MANAGER'S COMMENTS

IX. COMMISSIONERS' COMMENTS

X. PUBLIC CONCERNS

XI. EXECUTIVE SESSION

- A. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.

XII. ADJOURNMENT



**Presentation
CITY OF INDEPENDENCE
July 28, 2022**

Department Finance

Director Approval Lacey Lies, John Garris

AGENDA ITEM Thank you to City Interns Mason Carter and Levi Lloyd.

BACKGROUND Mason Carter and Levi Lloyd have been serving the City of Independence as High School Interns. During their time at the City they have accomplished the following:

Mason Carter has:

- Ranked conditions on the roadways using the Pavement Condition Index
- Mapped the values of properties within the City
- Helped update the ordinances related to airport operations
- Helped implement our pending sanitation tracking software
- Imported multiple utility systems into our GIS system
- Reviewed the status of all of the stop signs in the City
- And much more

Levi Lloyd has:

- Supplemented the office staff in the Finance & Records Department
- Interacted with citizens by taking payments and setting up new accounts
- Completed projects like updating various forms used by the Water Office
- Cleaned up, optimized and compiled assorted data
- Designed a program to transfer serial numbers from a database to each individual account
- And much more

We wish to thank Mason and Levi and wish them well on their next adventure.

SUPPORTING DOCUMENTS



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022

Department City Clerk

Director Approval David Schwenker

AGENDA ITEM Consider approving City Commission minutes from June 9, 15, 22 and 23, 2022.

SUMMARY RECOMMENDATION Approve the Minutes from the City Commission meetings for June 9, 15, 22 and 23.

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move to approve the City Commission meeting minutes from June 9, 15, 22 and 23, 2022.

SUPPORTING DOCUMENTS

1. June 9 2022 Minutes - Unapproved
2. June 15 2022 Minutes - Unapproved
3. June 22 2022 Minutes - Unapproved
4. June 23 2022 Minutes - Unapproved

Minutes of the City Commission's June 9, 2022 Meeting

I. REGULAR SESSION

Commissioners Present: Mayor Dean Hayse, Vice-Mayor Tim Emert, Commissioner Louis Ysusi

City Staff Present: Jeff Chubb, City Attorney; David Cowan, Assistant City Manager; Kelly Passauer, City Manager; David Schwenker, City Clerk/City Treasurer; Shawn Wallis, Fire/EMS Chief; Jerry Harrison, Chief of Police; April Nutt, Director of Housing Authority; Scott Patton, Park and Zoo Director; and Lacey Lies, Finance Director.

Visitors Present: Larry McHugh, Brea Sanford, Ray Rothgeb, Lacy King, Garrett Webster, Ashley Howell, Babs Emert and Mike Flood.

A. Call to Order

Mayor Hayse called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission adopted the agenda..

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

II. APPOINTMENTS

A. IHPRC -- Two Vacancies

Motion:

On the motion of Dean Hayse, seconded by Tim Emert the Commission appointed Breanne Sanford to an unexpired term on the Historic Preservation Resource Commission ending on January 1, 2023.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

Minutes of the City Commission's June 9, 2022 Meeting

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi the Commission appointed Gary Hogsett to an unexpired term on the Historic Preservation Resource Commission ending on January 1, 2025.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

B. Tree Board -- Two vacancies

Motion:

On the motion of Dean Hayse, seconded by Tim Emert the Commission appointed Krystal Sumner to a first term on the Tree Board expiring on June 1, 2024.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi the Commission reappointed Twila Hawthorne to a third term on the Tree Board expiring on June 1, 2024 .

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

C. Park Board -- One Inside City Position -- Applications due by noon on June 17, 2022.

D. Recreation Commission -- One Position -- Applications due by noon on June 17, 2022.

E. Economic Development Advisory Board -- One Vacancy -- Applications due by noon on June 17, 2022.

III. PRESENTATIONS

A. Presentation of the 2023 Main Street budget request.

Tabatha Snodgrass, Main Street Director, presented the 2023 Budget

Minutes of the City Commission's June 9, 2022 Meeting

Request.

IV. CONSENT AGENDA

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission adopted the consent agenda.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- A. Consider approving City Commission minutes from April 14, 20 and 28, 2022.

Suggested Motion:

I move to approve City Commission minutes from April 14, 20 and 28, 2022.

- B. Consider authorizing food vendors to set up on Park Oval during Indy Cruisers' "Cruising for a Cause" Event.

Indy Cruisers Motor Club would like to hold an event at the Riverside Park Oval to benefit FORPAZ on June 25, 2022. The event will include a car show, beer garden, and cornhole tournament. They would like to have food vendors set up on the Oval as part of the event.

Suggested Motion:

I move for authorization of the request to allow Indy Cruisers Motor Club to have food vendors set up on the Park Oval during their "Cruising for a Cause" Event.

- C. Consider authorizing food vendors to set up at the East Open 4-H Building on Monday, July 25th and Friday, July 29th, during the Montgomery County 4-H Fair.

The Montgomery County 4-H Fair is held annually at Riverside Park during the last week of July. In years past, they have had food vendors set up during the livestock auction on Monday evening, and all day on Friday.

Suggested Motion:

I move to authorize the request to allow food vendors to set up at the East Open 4-H Building in Riverside Park on Monday, July 25th and Friday, July 29th for the Montgomery County 4-H Fair.

Minutes of the City Commission's June 9, 2022 Meeting

- D. Consider authorizing a Water Purchase Contract with the State of Kansas.

The State of Kansas maintains water storage at Elk City Reservoir that may be purchased so that cities and businesses can have stored water available to them in the event of a drought. The quantity of 60,000,000 gallons was selected based on conversations with the State and with the engineering firm that wrote the Water Plant Master Plan.

Suggested Motion:

I move to approve the water purchase contract and authorize its execution.

- E. Consider authorizing receipt of bids for a truck for use in the Street Department.

The Street Department has need of a new truck with a lift gate.

Suggested Motion:

I move to approve bidding the truck as specified.

V. ITEMS FOR COMMISSION ACTION

- A. Consider approving Ordinance No. 4391 regulating the practice of junking or scrapping.

The City of Independence Code Enforcement deals with multiple complaints related to scrapping and junking. These individuals create code violations by scrapping appliances and vehicles, leaving unusable items of no value behind in the yard. Often, these individuals move from rental to rental or utilize vacant houses to set up their businesses and create a blight in the neighborhoods. This Ordinance allows the code enforcement officer to enforce this in the residential area and have these areas abated and stop the neighborhood blight and deterioration.

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission approved Ordinance No. 4391 regulating the practice of junking or scrapping.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- B. Consider a Resolution for the sale of Series 2022-A Bonds.

The 2022 Series A General Obligation Bonds are for various street projects

Minutes of the City Commission's June 9, 2022 Meeting

and building and facility projects previously authorized in the City's Capital Improvement Plan.

The sale took place on Wednesday, June 8th at 11 am.

Bond Principal & Interest would generally be paid from the renewed 1% Special Use Sales Tax. 31% was specifically allocated toward debt repayment, 27% for street projects, and 12% for buildings and facilities; additionally, 25% for General Fund support, and 5% for Economic Development.

\$14,110,000* Total Bond; \$10,500,000 Building & Facility Bond for the City Hall/Fire-EMS Project; \$3,500,000 for various Street Projects

The City received three bids. The winning bidder providing the lowest interest rate on the Series 2022-A Bonds is Robert W Baird & Co.,Inc. at an average interest rate (TIC) of 3.47%.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission approved and ratified the City Manager's prior award of the bid; to pass Ordinance No 4390; and to adopt Resolution No. 2022-024.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- C. Consider approving the sale of 917/921 & 1013/1017 East Walnut Street to R&A Dream Properties, LLC.

SeeKan CDI and the Independence Housing Authority constructed 917/921 & 1013/1017 East Walnut Street, Independence, Kansas in 1999 using Independence Housing Authority Development Funds and HOME grant funds awarded by Kansas Housing Resources Corporation to SeeKan CDI. As part of the HOME fund program, a 20 year compliance period required the duplex located at 917/921 & 1013/1017 East Walnut Street to be rented to low-income disabled or elderly families. The program compliance period has expired and both the Independence Housing Authority Board of Directors and the SeeKan CDI Board of Directors have approved the sale of the property to R&A Dream Properties, LLC. Since the City of Independence, Kansas holds title to property developed or paid for by the Independence Housing Authority, the City of Independence, Kansas must approve the sale of the property.

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission authorized the sale of 917/921 & 1013/1017 East Walnut Street to R&A Dream Properties, LLC and authorized the Mayor to sign the Real Estate Sales Agreement .

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

D. Consider approval of downtown building grant applications.

The City of Independence has received two downtown building grant applications for consideration.

Grant 1. The Independence Historical Museum & Art Center has presented a Phase II Improvement project for the Museum. This project would focus on rehabilitating windows and doors at the Historical Museum. The City submitted this to the State Preservation Historical Office for review since this location is on the Federal Register of Historic Structures, and they are applying for tax credits. The City received the attached approval for the project on May 31, 2022. The Downtown Grant Committee held a meeting on June 3, 2022, reviewed the project, and approved it for Commission consideration.

The IHMAC is requesting that the City of Independence waive the building permit fee for this project. Ray Rothgeb will be present to answer any questions the Commission may have.

Grant 2. The owners of 111 E. Main Street have submitted a Downtown Grant request for a new roofing system. The IHRPC committee held a meeting with the owner and has provided the attached approval of the project. The Downtown Grant Committee held a meeting on June 3, 2022, reviewed the project, and approved it with one consideration. The committee suggested the owner submit an addendum with an allowance for rotten deck replacement in lieu of change orders. Jeanna Smith submitted a request for an additional 10,000 to be added to the project to cover any decking replacement.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission authorized the Downtown Building Grant for the Independence Historical Museum & Art Center for \$25,000.00 and waive the building permit fee.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Minutes of the City Commission's June 9, 2022 Meeting

Nay: None

Motion:

On the motion of Louis Ysusi , seconded by Tim Emert the Commission authorized the Downtown Building Grant for 111 E. Main Street in the amount up to \$8,370.00.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

VI. REPORTS

A. Park and Zoo Update

Director Patton presented the report.

VII. CITY MANAGER'S COMMENTS

City Manager Passauer reminded the Commission of the budget worksession on June 15, 2022 at 9:00 A.M. and informed the Commission that she is working with the College on obtaining a speaker for the employee quarterly safety meeting on September 16, 2022 and invited the Commissioners to attend.

Assistant City Manager Cowan gave an update on the marketing of building d.

VIII. COMMISSIONERS' COMMENTS

None

IX. PUBLIC CONCERNS

None

X. ADJOURNMENT

Motion:

On the motion of Dean Hayse, seconded by Tim Emert the Commission adjourned.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

Minutes of the City Commission's June 9, 2022 Meeting

Dean A. Hayse, Mayor

Louis Ysusi, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer

Minutes of the City Commission's June 15, 2022 Meeting

I. SPECIAL SESSION

Commissioners Present: Mayor Dean Hayse, Vice-Mayor Tim Emert, Commissioner Louis Ysusi

City Staff Present: David Cowan, Assistant City Manager; Kelly Passauer, City Manager by phone; David Schwenker, City Clerk/City Treasurer; Shawn Wallis, Fire/EMS Chief; Brian McHugh, Memorial Hall Supervisor; Lacey Lies, Director of Finance; Jerry Harrison, Chief of Police and John Garriss, City Engineer/Director of Public Works and Utilities.

Visitors Present: Larry McHugh

A. Call to Order

Mayor Hayse called the meeting to order.

II. ITEMS FOR DISCUSSION

A. Budget Worksession.

Engineer Garriss reported on the sanitation truck situation.

Director Lies led the budget discussion.

III. ADJOURNMENT

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi, the Commission adjourned the meeting.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

Minutes of the City Commission's June 15, 2022 Meeting

Dean A. Hayse, Mayor

Louis Ysusi, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer

Minutes of the City Commission's June 22, 2022 Meeting

I. SPECIAL SESSION

Commissioners Present: Mayor Dean Hayse, Vice-Mayor Tim Emert, Commissioner Louis Ysusi

City Staff Present: David Cowan, Assistant City Manager; Kelly Passauer, City Manager by phone; David Schwenker, City Clerk/City Treasurer; Shawn Wallis, Fire/EMS Chief; Brian McHugh, Memorial Hall Supervisor; Lacey Lies, Director of Finance and Jerry Harrison, Chief of Police.

Visitors Present: Larry McHugh and Brent Littleton

A. Call to Order

Mayor Hayse called the meeting to order.

II. ITEMS FOR DISCUSSION

A. Budget Worksession

Director Lies presented the capital investment details.

III. ADJOURNMENT

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adjourned the meeting.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

Minutes of the City Commission's June 22, 2022 Meeting

Dean A. Hayse, Mayor

Louis Ysusi, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer

Minutes of the City Commission's June 23, 2022 Meeting

I. REGULAR SESSION

Commissioners Present: Mayor Dean Hayse, Vice-Mayor Tim Emert, Commissioner Louis Ysusi

City Staff Present: David Cowan, Assistant City Manager; Kelly Passauer, City Manager; David Schwenker, City Clerk/City Treasurer; Shawn Wallis, Fire/EMS Chief; Brian McHugh, Memorial Hall Supervisor; Lacey Lies, Director of Finance; Jerry Harrison, Chief of Police; April Nutt, Director of Housing Authority by phone; and John Garris, City Engineer/Director of Public Works and Utilities.

Visitors Present: Larry McHugh, Brent Littleton, Carl Cristlieb, Ray Rothgeb, Babs Emert, Josiah Edings, Ashten Chaney, Jim Tallman and Ned Stichman.

A. Call to Order

Mayor Hayse called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission adopted the agenda.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

II. APPOINTMENTS

A. Park Board -- One Inside City Position

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi the Commission appointed Edward Epp to a first term on the Park Board expiring July 1, 2025.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

B. Recreation Commission -- One Position

Minutes of the City Commission's June 23, 2022 Meeting

Motion:

On the motion of Dean Hayse, seconded by Tim Emert the Commission appointed Joseph Housel to a first term on the Recreation Commission expiring on July 1, 2026 as a City representative.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

C. Economic Development Advisory Board -- One Vacancy

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi the Commission appointed Jim Kelly to an unexpired term on the Economic Development Advisory Board expiring on January 1, 2024.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

III. CONSENT AGENDA

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission adopted the consent agenda.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

A. Consider approving closing off traffic to the Park Oval on August 11, 2022 during the Indy Goes Back to School Event.

Indy Goes Back to School is an annual event sponsored by USD 446 Public Schools and the USD 446 Education Foundation. The event is designed to instill excitement in parents and students about the start of the school year. It is also utilized to make connections between parents and community organizations that support families and children. The event is well attended and requires the use of the entire Park Oval and all surrounding shelters and buildings. It also requires that the Park Oval is closed off to traffic from 5:00 p.m. to 8:00 p.m.

Suggested Motion:

I move to approve closing off traffic to the Park Oval on August 11, 2022 from

Minutes of the City Commission's June 23, 2022 Meeting

5 - 8 PM for the Indy Goes Back to School Event.

- B. Consider renewing Precision Aviation Control's ground lease at the Independence Municipal Airport.

The City of Independence has a Ground Lease Agreement with Precision Aviation Controls that includes an option to renew for five additional years. The City of Independence received a request from James Robertson, President, to exercise their option to renew the ground lease (retroactive back to April 1, 2022) for an additional five years.

Suggested Motion:

I move to renew the Ground lease Agreement with Precision Aviation Controls for an additional five years retroactive to April 1, 2022.

- C. Consider approving an agreement with MCR to re-coat and re-point a water-damaged area at Memorial Hall.

The Civic Center entrance foyer has sustained water damage from a leak from the stairway above. A review by Sean Clapp identified the issue as the stairway coating and crack sealing above the entrance. MCR has presented a proposal to re-coat and re-point the area to stop the water leakage. MCR will schedule the work this fall, as the high heat does not allow for a proper cure of the product.

Suggested Motion:

I move to approve the agreement with MCR for \$15,030.00 to re-coat and re-point a water-damaged area at Memorial Hall.

- D. Consider a request from Montgomery Place Skilled Nursing Facility to close the 600 block of South 8th on July 1, 2022 from 6 - 10 PM for a fireworks display for their residents.

Montgomery Place Skilled Nursing Facility has a fireworks display for its residents on July 1, 2022, from 6 p.m. to 10 p.m. They are requesting City permission to close 8th Street during that time. A residential house is located on the west side of the street, at 601 S. 8th, and staff recommends that approval be conditioned upon the nursing home working with this resident to ensure access to their property.

Suggested Motion:

I move to authorize the request from Montgomery Place Skilled Nursing

Minutes of the City Commission's June 23, 2022 Meeting

Facility to close the 600 block of South 8th on July 1, 2022 from 6 - 10 PM on the condition that they allow access for the resident residing at 601 S. 8th Street.

- E. Consider a request from the Independence Historical Museum for two two-hour parking stalls in the 100 block of North 8th Street adjacent to the Museum.

The City of Independence was contacted by the Independence Historical Museum and they are requesting two stalls in front of the museum have two-hour parking limit signs be installed. The intent is to provide some parking for visitors at the museum and to keep downtown workers from filling up the parking stalls in front of the museum. By placing the two-hour signs, we believe at least two stalls will be available to visitors at the museum throughout the day.

Suggested Motion:

I move to authorize the purchase and installation of two two-hour parking signs in front of the museum located at 123 North 8th Street.

- F. Consider authorizing the installation of 15-minute parking signs downtown.

After an evaluation in 2012 by world-renowned community development expert Roger Brooks, the City removed the two-hour parking limitations downtown. Any limited parking approved after that was done on a case-by-case basis after being placed on the agenda. During the pandemic, when many stores were closed for in-person dining and/or shopping the City authorized the Chamber of Commerce Leadership Independence as a class project to place temporary parking signs in the downtown business district to allow for the quick and safe pick-up of food or retail purchases. The project was very successful, and we had more requests for signs than were available. Although the restrictions have since been lifted, the City and Chamber continue to receive requests for 15-minute parking stalls for the convenience of citizens wanting to quickly carry out services in the downtown business district. Our vibrant downtown often has limited parking stalls available due to employees, events, and lunch and dinner time rush hours. The current temporary signs are in poor condition, and City staff would like to replace them with permanent signs. Working with the Chamber of Commerce President Lisa Wilson, the City is proposing the placement of (1) 15-minute sign on each side of the street for the 100 block through the 300 block of Pennsylvania Ave (total of 6), (1) 15-minute sign on each side of the 100 block of East and West Main Street (total of 4), (1) 15-minute sign on East Myrtle, and (1) 15-minute sign on East and West Laurel (total of 2). A total of (13) 15-minute signs would be installed in the downtown business district. The signs

would be placed towards the middle of the blocks.

Suggested Motion:

I move to authorize the installation of up to thirteen 15-minute parking signs in the downtown business district at the locations recommended by City staff.

- G. Consider authorizing submittal of the Tenant Based Rental Assistance (TBRA) Grant.

The Independence Housing Authority (IHA) has administered a Tenant Based Rental Assistance Grant since 1998. Since that time, almost \$2.8 million has been received to assist some of our most vulnerable community members.

Suggested Motion:

I move to authorize the Independence Housing Authority to submit the 2022 Tenant Based Rental Assistance Grant.

- H. Consider adopting an ordinance amending City Code Section 106-28 dealing with connections to the water main, service lines, connecting lines, and water meters.

City Code Section 106-28 does not properly reflect past Water Department practices or previous actions taken with respect to meters currently located in non-standard locations. This change grandfathers in existing non-standard locations but clarifies a boundary for responsibility and liability in keeping with past City practices.

Suggested Motion:

I move to adopt Ordinance No. 4393 amending City Code Section 106-28 dealing with connections to the water main, service lines, connecting lines, and water meters.

- I. Consider approving a Cereal Malt Beverage license for the Indy Cruiser event that is being held at the park oval located at 400 Mickey Mantle Way on June 25, 2022.

On June 9, 2022 the City Commission authorized food vendors to set up on the Park Oval during the Indy Cruisers' "Cruising for a Cause" event. This event is being sponsored by the Indy Cruisers Motor Club to benefit FORPAZ on June 25, 2022. The event will include a car show, beer garden, and cornhole tournament. In order to have a beer garden they will need a Cereal Malt Beverage license for this special event.

Minutes of the City Commission's June 23, 2022 Meeting

Suggested Motion:

I move to approve a Cereal Malt Beverage license for Indy Cruisers for their "Cruising for a Cause" event to be held at the park oval on June 25, 2022.

IV. PUBLIC HEARING

- A. Public Hearing to consider condemnation of 1010 West Myrtle Street as dangerous and unsafe.

The residence at 1010 W. Myrtle was initially started in the condemnation process on June 25, 2020. The residence has changed owners several times and now belongs to Chris Linker. The Building Department last had no contact with Chris. There has been no progress or work done on the structure and the residence has been without utilities for more than 10-years.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission condemned the structures at 1010 West Myrtle Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- B. Public Hearing to consider condemnation of 1020 West Myrtle Street as dangerous and unsafe.

The residence at 1020 West Myrtle Street was started in the condemnation process on June 25, 2020. The residence has had several owners and now belongs to Chris Linker. The property last had utilities in 2010 and is in a state of disrepair and considered dangerous and unsafe.

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission condemned 1020 West Myrtle Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- C. Public Hearing to consider condemnation of 1102 West Myrtle Street as dangerous and unsafe.

The residence located at 1102 West Myrtle is vacant and in a state of

Minutes of the City Commission's June 23, 2022 Meeting

disrepair. The residence is unsecured, windows missing and a large second-story window has fallen into the structure. The building department has had no contact from the owner. The owner has been notified of the Public Hearing.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission condemned 1102 W. Myrtle as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- D. Public Hearing to consider condemnation of 1809 N. 9th Street as dangerous and unsafe.

The City Building Department has received numerous complaints about the condition of this structure, rodent and bug infestation, and smells coming from the residence. The owner of the property is deceased and the property last had City utilities in 2014. The property owner's son has been contacted and has no interest in the property. Carl Williams AKA Carl Christlieb relocated into the structure after the death of the owner and after the trailer he was occupying on S. 24th Street was fire damaged. Mr. Williams has sent emails threatening City Staff if we proceed with the condemnation and has a past history of threatening emails to the utility department. Mr. Williams is aware that we are proceeding with condemnation of this structure.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission condemned 1809 N. 9th Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

V. ITEMS FOR COMMISSION ACTION

- A. Consider a request from the Housing Authority to authorize the sale of properties located at 401 and 405 South 6th and 500, 504, and 512 South Penn to Shane and Maggie Harris.

The Independence Housing Authority purchased and the City has ownership of five vacant lots for the purpose of future housing development. These lots were purchased by the Housing Authority as a group purchase in order to

Minutes of the City Commission's June 23, 2022 Meeting

obtain the lots at 400, 404, and 408 South Penn for the development of Wesley Park. The Housing Authority cannot own property, which is why the lots are in the City's name.

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission authorized the sale of five vacant lots located at 401 and 405 South 6th and 500,504, and 512 South Penn to Shane and Maggie Harris.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- B. Consider adopting an ordinance amending current ordinances which address fencing requirements and adding a permit requirement for fences; and consider adopting an ordinance amending Appendix D, Fee Schedule, to add a new fence permit fee.

The City of Independence Building and Code Enforcement Departments requested amendments to our current fencing ordinance to require a building permit and the ability to issue violation notices for illegal fences. The Building and Code Enforcement offices receive complaints and concerns about illegal fences and neighbor disputes. Code Enforcement also deals with illegal fences constructed out of debris and other material not allowed by the current ordinance. The City of Independence flood ordinance currently requires a building permit for any fencing in the AE flood zone, and this ordinance will make fencing requirements the same throughout the City limits. These code amendments will assist us in our efforts to beautify the City, which is an initiative of the Community Based Strategic Plan and the Citizen Beautification Committee. The Building Department will work with public relations to inform the citizens of the recent changes in the code related to scrapping and now fencing.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission approved Ordinance 4394 amending fencing requirements and Ordinance 4395 amending Appendix D, Fee Schedule to add a new fence permit fee.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- C. Consider adopting an ordinance rezoning a tract of land at 1320 West Maple Street from M-2, heavy industrial district to C-2, commercial services district.

Minutes of the City Commission's June 23, 2022 Meeting

The Planning Commission held a public hearing on June 7, 2022 to receive comments to consider rezoning a tract of land at 1320 West Maple Street from M-2, heavy industrial district to C-2, commercial services district. There were no comments from the public. The applicant Joseiah Edings was present and reviewed his plan to modify the operations of his existing small business to add repairing, rebuilding, and selling vehicles at 1320 W Maple St. The Planning Commission unanimously supported his rezoning request.

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert the Commission adopted an ordinance rezoning a tract of land at 1320 West Maple Street from M-2, heavy industrial district to C-2, commercial services district.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

D. Consider bidding evidence storage renovation.

The Police Department, in conjunction with Echelon Architecture, has completed the design of the new Evidence Storage Building. The Advertisement for Bids, Project Manual, and "For Bid" set of Project Drawings are attached. There will be an issued addendum that will have a revised set of drawings that will incorporate several cost savings ideas that may lower the bid price.

The City Attorney is currently reviewing the bid documents and they will only be issued upon either his approval or after any changes he requires are made.

Bid time is scheduled at 2pm on the 21st of July, 2022.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission approve bidding of the Evidence Storage Building..

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

E. Consider a request from Brent Littleton representing Dairy Queen regarding a request to receive City property taxes back due to an issue with the Neighborhood Revitalization Program.

The City has been contacted by Brent Littleton representing Dairy Queen. Dairy Queen applied to be part of the Neighborhood Revitalization Program when they constructed the new DQ. This program is managed by the County. One of the stipulations of the program is that property taxes have to be kept up to date. The property taxes were not paid by the May 10th due date and the County has denied the rebate. The business owner has indicated that the taxes were not paid on time because he believed the due date was May 20th and he paid the taxes on May 18th. It should be noted that whatever decision is made would set a precedence for future similar situations. If the Commission decides to authorize this rebate, they may wish to reconsider the Sonic request on April 14, 2022 in which the taxes were paid on January 11th approximately three weeks late. The motion regarding Sonic's property taxes rebate failed to pass on a 1-2 vote.

Below is the section in the Neighborhood Revitalization Plan for the North Penn Area that addresses this situation:

f. For purposes of determining initial eligibility for participation in the Neighborhood Revitalization Plan, any taxpayer that is delinquent on a real estate tax payment or special assessment payment on any property located in Montgomery County, Kansas, shall not be eligible to participate in the plan. After becoming eligible for participation, any taxpayer that is delinquent in payment of real estate taxes or special assessments on any property owned by the taxpayer in Montgomery County, Kansas, shall not be eligible for the tax rebate under the plan for that tax year only. Any rebate lost for a specific year due to a delinquent payment cannot be retroactively restored. If a taxpayer cures the delinquency, the taxpayer shall be eligible for tax rebates under the plan in future years. The rebate plan is for a 10-year term. Loss of eligibility for any year shall not cause the term of the plan to be extended. The taxpayer may only be reinstated into the rebate program one time and must pay a reapplication fee as set by the County. A reinstatement fee of \$100 will be paid by the taxpayer before becoming eligible after delinquency is cured.

Motion:

On the motion of Tim Emert, seconded by Louis Ysusi the Commission authorized the County to rebate whatever the amount is in City property taxes to Brent Littleton (Dairy Queen) that were not previously rebated as part of the Neighborhood Revitalization Program due to the late payment of property taxes because the applicant indicated he thought the due date was May 20, 2022 and paid the taxes on May 18, 2022.

Aye: Tim Emert, Louis Ysusi

Minutes of the City Commission's June 23, 2022 Meeting

Nay: Dean Hayse

VI. REPORTS

A. City Board Minutes

B. 1st Quarter Treasurer's Report

Director Lies presented the report.

C. Public Works Report.

Engineer Garris presented the report.

VII. CITY MANAGER'S COMMENTS

City Manager Passauer noted the new City Hall office hours will be 8 a.m. - 4 p.m. Monday -Thursday and 8 a.m. - noon on Friday. City Hall will be closed on Saturday and Sunday.

City Manager Passauer announced that a retirement party for Richard Hawk will be held on June 30, 2022 from 1 p.m. - 2:30 p.m. in the City Hall Lobby.

VIII. COMMISSIONERS' COMMENTS

Commissioner Emert issued an apology to the commission for his request for information concerning the parking lot at 1916 City Hall.

IX. PUBLIC CONCERNS

Jim Tallman asked about a rumor that the Commission was shutting down all trailer parks.

X. ADJOURNMENT

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi the Commission moved to adjourn.

Minutes of the City Commission's June 23, 2022 Meeting

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

Dean A. Hayse, Mayor

Louis Ysusi, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider repealing Resolution No. 2022-008 and adopting Resolution No. 2022-035 to amend the requirements in the Demolition Cost Share Program.

SUMMARY RECOMMENDATION Repeal Resolution No. 2022-008 and replace it with Resolution No. 2022-035

BACKGROUND The Demolition Cost Share Program was established by Resolution No. 2022-008 in 2022. Since the inception of the program, it has come to staff's attention that language requiring applicants to first submit and pay for a demolition using insurance proceeds was not included. The following language was added to the program requirements:

1.2 Eligibility

All property owners meeting the following criteria will be eligible to participate in the Cost Share Program for qualified demolition of blighted structures upon available funding.

1. Property must be located within the City of Independence.
2. Property must be vacant, and all utilities should be disconnected and removed.
3. The Property Real estate taxes must be paid and current.
4. City utility bills must be current on all properties in the applicant's name or ownership.
- 5. If insurance proceeds exist for demolition or debris removal, such insurance proceeds must first be applied to the cost of demolition before eligibility exists for the Cost Share Program.**
6. Demolition must be completed within 90 days of approval.

In addition, to ensure fair and equitable distribution of funds, staff is recommending that the program guidelines also require at least two quotes for demolition, as outlined in the changes to Section 2.3.

2.3 Contracting a Licensed Contractor

The applicant must contract with a licensed Contractor in the City of Independence for the demolition of said property **and must show proof of two or more bids/quotes.**

Section 3. Payment Limits

3.1 General

Property owners qualifying as low-income will be eligible for 100% reimbursement of the applicant's cash expenditure for labor and materials related to demolition, up to \$6,000 per property in a 12-month period.

Property owners that do not meet the low-income requirements will be eligible for 50% reimbursement of the applicant's cash expenditure for labor and materials related to demolition, up to \$3,000 per property in 12-month period. **In no event shall the reimbursement amount exceed the property owner's actual cost or out of pocket expenditure after application of any insurance proceeds.**

FINANCIAL INFORMATION No changes to the program funding are recommended.

SUGGESTED MOTION I move to repeal Resolution No. 2022-008 and replace it with Resolution 2022-035, updating the requirements for the Demolition Cost Share Program.

SUPPORTING DOCUMENTS

1. Demolition Cost Share Program Resolution 2022-035



RESOLUTION NO. 2022-035

**A RESOLUTION ESTABLISHING THE DEMOLITION COST SHARE PROGRAM
FOR THE CITY OF INDEPENDENCE, KS**

BE IT RESOLVED by the Governing Body of the City of Independence, Kansas:

This resolution repeals and replaces Resolution No. 2022-008 and sets forth the program and requirements for the Demolition Cost Share Program, as attached, for the City of Independence, Kansas.

Adopted by the Governing Body of the City of Independence, Kansas, on the _____ day of _____, 2022.

DEAN A. HAYSE, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



CITY OF INDEPENDENCE DEMOLITION COST SHARE PROGRAM

SECTION 1. GENERAL PROVISIONS

1.1 Purpose

The purpose of the program is to assist property owners with demolition cost of blighted structures in Independence. Blight is defined as any structure exhibiting objectively determinable signs of deterioration sufficient to constitute a threat to public health, safety or welfare.

1.2 Eligibility

All property owners meeting the following criteria will be eligible to participate in the Cost Share Program for qualified demolition of blighted structures upon available funding.

1. Property must be located within the City of Independence.
2. Property must be vacant, and all utilities should be disconnected and removed.
3. The Property Real estate taxes must be paid and current.
4. City utility bills must be current on all properties in the applicant's name or ownership.
5. If insurance proceeds exist for demolition or debris removal, such insurance proceeds must first be applied to the cost of demolition before eligibility exists for the Cost Share Program.
6. Demolition must be completed within 90 days of approval.

1.3 Self-imposed Constraints

Failure of a property owner to participate in the Cost Share Program in no way relieves the property owner to make required repairs. The failure to participate in the Cost Share Program may be due to lack of interest by the property owner or lack of available City funds.

SECTION 2. PROGRAM REQUIREMENTS

2.1 Application

The property owner must fill out the Demolition Cost Share Program Application and return it to City Hall with all requested documentation for review by the City Clerk's office prior to work commencing.

2.2 Notice of Eligibility

The City Clerk's office will notify the applicant of the approved funding.

2.3 Contracting a Licensed Contractor

The applicant must contract with a licensed Contractor in the City of Independence for the demolition of said property and must show proof of two or more bids/quotes.

2.4 Permits

A Demolition permit or inspection report sheet will be issued by the City Building Department. Any fees for issuance of such permit will be waived.

2.5 Inspections

During demolition of any property, the City Building Inspector must complete an inspection. Multiple inspections may be required. The City Building Inspector must sign off on a completed inspection, attesting that satisfactory work was performed. If such inspection is not completed, the City will not reimburse the cost until corrective action is taken.

2.6 Request for Reimbursement

After the acceptance of the work, the applicant must submit a signed statement and receipts for the labor and material cost of the qualified demolition. A payment will then be issued in the amount of the City's share naming the property owner as payee if proof of payment is provided. If no proof of payment is provided, the City will issue a check to the licensed Contractor. Requests for reimbursement must be submitted within 90 days of the application approval date.

SECTION 3. PAYMENT LIMITS

3.1 General

Property owners qualifying as low-income will be eligible for 100% reimbursement of the applicant's cash expenditure for labor and materials related to demolition, up to \$6,000 per property in a 12-month period.

Property owners that do not meet the low-income requirements will be eligible for 50% reimbursement of the applicant's cash expenditure for labor and materials related to demolition, up to \$3,000 per property in 12-month period. In no event shall the reimbursement amount exceed the property owner's actual cost or out of pocket expenditure after application of any insurance proceeds.

3.2 Qualified Low-Income Requirements

To qualify as a low-income, the applicant must show proof that they meet one of the following criteria:

1. Applicant qualifies as low-income using the thresholds set by the U.S. Department of HUD for the state of Kansas in Montgomery County.
2. Applicant's immediate family participates in the free lunch program in area schools.
3. Applicant qualified in the previous tax year for IRS tax programs which identify low income, such as the Earned Income Tax Credit.
4. Applicant qualifies for other recognized State or Federal programs which identifies the applicant as meeting low-income criteria.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider authorizing bidding the North Water Tower Maintenance Project.

SUMMARY RECOMMENDATION Approve Bidding.

BACKGROUND The City's water towers require periodic maintenance, and the North Water Tower is due for this maintenance. Attached is a suggested bid document and scope of work that is substantially similar to the last work performed in 2019 at the Airport Water Tower. Bids would be received at 2pm on August 18, 2022. A copy has been circulated to the City Attorney, and if he finds any issues in the terms and conditions, they will be modified prior to issuance.

FINANCIAL INFORMATION This project is in the 2022 budget.

SUGGESTED MOTION I move to allow bidding for the North Water Tower maintenance project.

SUPPORTING DOCUMENTS

1. Independence KS NorthTower 2022

Independence Kansas

REQUEST FOR PROPOSALS

For

North Tower Renovations

City of Independence KS

JULY 29, 2022



The City of Independence Kansas will receive proposals from qualified firms to contract for interior and exterior renovations and repairs for the city's North Water Storage Tank.

All information outlined in the R.F.P., along with any other pertinent facts necessary for a proper evaluation of this proposal, should be submitted in duplicate, sealed, and mailed or delivered to **the City of Independence**, on the date and time designated.

The City of Independence reserve the right to waive formalities in any proposal, and to reject any or all proposals in whole or in part with or without cause and/or to accept the proposal that in its judgment will be in the best interest of **the City**.

Sealed proposals will be received by **the City of Independence** until 2 PM on August 18, 2022 at which time said proposals will be recorded and turned over to **the City** for careful evaluation.

All information regarding opening date, description of the proposal must be listed on the outside of the envelope.

Contact Mr. Ed Sykes to make appointment for inspection of the tank. **(620) 332-2515**

**All submittals shall be mailed to:*

**John Garris City of
Independence, KS 811
W. Laurel St.
Independence, KS 67301**

Proposals are being received for the furnishing of services as follows:

GENERAL INFORMATION

PURPOSE

The City of Independence, KS is soliciting proposals from qualified firms for proposals which includes rehabilitation and repair of the City's 500,000 Gallon North Water Tower. It is the intent of the R.F.P. to determine the most qualified firm to which **the City** could contract these services.

SCOPE

It is the intent of **the City of Independence** to solicit a proposal from a professional firm that will provide interior and exterior paint renovations and repairs. The proposal shall address all the information outlined herein. Additionally, each prospective firm may include such other information as he or she deems pertinent to the proper evaluation of their proposal. Written proposals only shall be submitted in duplicate.

It is the responsibility of each prospective firm interested in this proposal to inspect the tank prior to the submission of their proposal. All bidders are responsible for obtaining any information pertinent to the proper evaluation of the vessels. All work must comply with OSHA Confined Space Entry, Kansas Department of Health and Environment, A.W.W.A., and N.S.F. Regulations. Proposals will be considered and should be written to provide the contracted services.

ITEMS TO BE ADDRESSED IN RFP

The details of this proposal shall include information on all of the following items. Additionally, each prospective firm may submit such other information as deemed appropriate for the proper evaluation of the proposals.

- A. Proposal shall include an informative narrative report introducing your firm. Additionally, qualifications of all full-time employees dedicated to technical services (N.A.C.E. certificated employees) are mandatory.
- B. Proposal shall include the details of appropriate work and renovation plan for the tank. This shall include a 3-year guarantee from the contractor for any defects caused by faulty design, workmanship or materials.
- C. A detailed proposal shall adhere to the specifications given in this Request for Proposal. All surface preparation and coatings specified should be strictly ***adhered*** to; there will be no variance. These specifications are identified in this Request for Proposal as tank renovation specifications. In addition, all rules and regulations of KDHE will be strictly adhered to. All permits, approvals, etc., required by the **State of Kansas** will be the responsibility of the successful firm.
- D. Each proposer shall submit a detailed insurance certificate. This insurance certificate should detail all levels of insurance that may be required by **the City of Independence** to accept a contractual obligation which shall be at a minimum provided by an insurance company which carries an AM Best rating of A- or better. In addition, all firms shall provide a detailed certificate which they carry General Liability insurance of no less than \$1,000,000. A sample copy of this insurance certificate **must be** attached to the last page of this response. **The City of Independence** must be named as additional insured on certificate to be provided prior to start of work.

- E. Each proposal should include a detailed contract document for review to be included in this R.F.P. response. Within the contract document shall be a specific cancellation clause, which indicates procedures that **the City** may take for cancellation of the contract.
- F. Any permits, approvals, etc. required by the State of Kansas to accomplish all current and future work shall be the responsibility of the successful proposer.
- G. Each bidder shall submit a formal **Safety Program** stating company policy on all safety procedures. Document procedures to include workers protection, confined space, and general safety procedures.
- H. Outlined below is the schedule that details the initial work schedule. ***There will be no deviation from this schedule of work.***

Independence, KS North Tank
SCHEDULE OF WORK TO BE ACCOMPLISHED

500,000 Gallon North Elevated Tank

2022 Exterior and Interior Renovation and Repair Specifications

1. Grout: The tank leg and riser foundations shall be repaired using non-shrink grout. Leg and riser bases shall be coated with primer and topcoat as outlined in the coating specification.
2. Roof Vent: A roof vent will be installed at the center of the tank roof. The vent shall be 12" in size and be double screened to provide insect and frost proof characteristics.
3. Interior Coating System: Full near-white blast with zinc/epoxy/epoxy coating of the tank interior. See attached coating specification for requirements.
4. Exterior Coating System: Overcoating of tank exterior including tank lettering. See attached coating specification for requirements.
5. Disinfection: Contractor shall disinfect tank in according to AWWA C652-92.
6. Locks: Contractor shall provide and install brass locks on all roof hatches and climbing prevention devices to prevent unauthorized access. Keys shall be provided to Owner.

YEAR 2022 Warranty Inspection

1. Warranty Water Tower Clean-Out and Inspection: Contractor shall provide the following:
 - a. Interior bowl and lower walls of the tank shall be cleaned using a pressure washer to remove all mud, silt and foreign sediment.
 - b. The tank will be inspected in accordance with industry guidelines for water tank inspections to assess the structural, sanitary, coatings, and safety conditions.
 - c. After all work is completed, the tank will be disinfected according to AWWA C652-92.
 - d. The tank will be scaled and made ready for service.
 - e. A written report, including color photographs, will be submitted detailing the condition of the tank.
 - f. A representative of the company shall be available upon request to discuss report findings.
 - g. Any deficiencies shall be reported to owner and repaired.

INSURANCE REQUIREMENTS

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Firm under the terms of the Contract. The Firm shall procure and maintain at their own expense any additional kinds and amounts of insurance that, in their own judgment, may be necessary for their proper protection in the prosecution of the work. The Firm shall carry insurance as prescribed herein and all policies shall be with companies satisfactory to the City of Independence.

If a part of this Contract is sublet, the Firm shall require each sub-firm to carry insurance of the same kinds and in like amounts as carried by the prime Firm.

Certificates of insurance shall state that thirty (30) days written notice will be given to City Officials before the policy is canceled or non-renewed. No Firm or sub-firm will be allowed to start any work on this contract until certificates of all insurance required herein are filed and approved by City Officials. The certificates shall show the type, amount, class of operations covered, effective dates, and the dates of expiration of policies. In addition, the certificates shall name the City of Independence as additional insured. The Firm shall secure and maintain in effect for the period of the Contract and pay all premiums for the following kinds of insurance.

A. Workman's Compensation and Employer's Liability Insurance

This insurance shall protect the Firm against all claims under applicable State Workmen's Compensation Laws. The liability limits shall not be less than the required Statutory Limits for Workmen's Compensation and Employer's Liability in the amount of \$1,000,000 Each Accident, \$1,000,000 Disease-Each Employee, \$1,000,000 Disease-Policy Limit.

B. Comprehensive General Liability Insurance

This insurance shall cover all operations in connection with the performance of this Contract in amounts not less than the following: Coverage in the amount of \$1,000,000 for each occurrence and \$2,000,000 general aggregate and \$2,000,000 products/completed operations aggregate for claims by third parties for bodily injury, property damage or personal injury. Coverage shall be provided on an occurrence form, not claims made. No exclusions or limitations related to height of work will be allowed.

C. Automotive Liability

The Firm shall maintain automobile liability insurance in the amount of not less than \$1,000,000 combined single limit for bodily injury or property damage liability to protect him from any and all claims arising from the use of the following:

- (1) Firm's own automobile and trucks.
- (2) Hired/leased or rented automobiles and trucks.

The aforementioned is to cover use of automobiles and trucks on and off the site of the project.

D. Owner's Protective Liability Policy

The Firm shall maintain Owner's Protective Liability Insurance with the City of Independence, and their servants, agents, and employees as insured in amounts not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.

E. Builder's Risk Insurance

Until the project is completed and is accepted by the Owner, the Firm is required to maintain Builder's Risk Insurance adequate to fully cover the insurable portion of the project for the benefit of the Owner, the prime Firm, and sub-firms as their interest may appear.

F. Umbrella Liability

Umbrella or Excess Liability policy in amounts of at least \$5,000,000 shall be provided.

NOTICE:

The tank's renovation specifications, repairs, clean-outs and inspections outlined above must be strictly adhered to. The Contractor shall not be allowed to deviate from these specifications. This includes surface preparation, coating selection, coating application, tank repairs and scheduled clean-out and inspection.

BASE BID:

Lump Sum Price for Work as Outlined in Schedule of Work: \$_____ (numeric)

\$_____ (written)

AFFIDAVIT

I, _____, being an authorized representative of the firm
of _____, located in the City of
_____, State _____, Zip Code _____, and Phone
_____, have read and understood the contents of the formal proposal and
hereby submit our proposal accordingly as of this date _____.

Signature of Authorized Representative

Printed Name

Attest

COATING SPECIFICATIONS

SECTION 09 96 00 – HIGH-PERFORMANCE COATINGS FOR WATER STORAGE TANKS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. This Section includes field surface preparation and painting related to the rehabilitation of the Independence Kansas 500,000 Gallon North Tower.
 - 1. Surface preparation and field applications of primers and finishes are specified in this Section.

1.2 REFERENCES

- A. This Section contains references to the governing standards and documents listed below. They are a part of this Section as specified and modified; the current version shall apply unless otherwise noted. In case of conflict between the requirements of this section and those of the listed documents, the more stringent of the requirements shall prevail.
 - 1. American Water Works Association
 - a. ANSI/AWWA D102-14 Coating Steel Water Storage Tanks
 - 2. NSF International
 - a. NSF/ANSI Standard 61 Drinking Water System Components.
 - 3. SSPC: The Society for Protective Coatings
 - a. SSPC 10/NACE No. 5 Near White Metal Blast Cleaning joint standard.
 - 4. NACE International
 - a. NACE SP0188 – Standard Practice for Discontinuity (Holiday) Testing of Protective Linings

1.3 SUMMARY

- A. This Section includes surface preparation and application of high-performance coating systems on the following substrates:
 - 1. Exterior Substrates:
 - a. Steel.

COATING SPECIFICATIONS

2. Interior Substrates:
 - a. Steel, immersion.

1.4 SUBMITTALS

- A. Submit under provisions of Division 1.
- B. Manufacturer's data sheets on each product to be used, including:
 1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
 4. Operation and maintenance data.
 5. Provide material analysis, including vehicle type and percentage by weight and by volume of vehicle, resin and pigment.
 6. Manufacturer's certified test reports showing the substitute product(s) performance as outlined in Paragraph 2.15 shall be submitted.
 7. Submit manufacturer's Material Safety Data Sheets (MSDS) and other safety requirements.
- C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

1.5 QUALITY ASSURANCE

- A. Pre-application Meeting: Convene a pre-application meeting before start of application of coating systems. Require attendance of parties directly affecting work of this section, including Contractor, Engineer, applicator, and manufacturer's representative. Review the following:
 1. Environmental requirements.
 2. Protection of surfaces not scheduled to be coated.
 3. Surface preparation.
 4. Application methods.
 5. Repair.
 6. Field quality control.
 7. Cleaning.
 8. Protection of coating systems.
 9. One-year inspection.
 10. Coordination with other work.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying:
 1. Coating or material name.
 2. Manufacturer.
 3. Color name and number.

COATING SPECIFICATIONS

4. Batch or lot number.
 5. Date of manufacture.
 6. Mixing and thinning instructions.
- B. Storage:
1. Store materials in a clean dry area and within temperature range in accordance with manufacturer's instructions.
 2. Keep containers sealed until ready for use.
 3. Do not use materials beyond manufacturer's shelf life limits.
- C. Handling: Protect materials during handling and application to prevent damage or contamination.
- D. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather:
1. Air and Surface Temperatures: Prepare surfaces and apply and cure coatings within air and surface temperature range in accordance with manufacturer's instructions.
 2. Surface Temperature: Minimum of 5 degrees F (3 degrees C) above dew point.
 3. Relative Humidity: Prepare surfaces and apply and cure coatings within relative humidity range in accordance with manufacturer's instructions.
 4. Precipitation: Do not prepare surfaces or apply coatings in rain, snow, fog, or mist.
 5. Wind: Do not spray coatings if wind velocity is above manufacturer's recommended limit.
- C. Ventilation: Provide ventilation during coating evaporation stage in confined or enclosed areas in accordance with manufacturer's instructions.
- D. Dust and Contaminants:
1. Schedule coating work to avoid excessive dust and airborne contaminants.
 2. Protect work areas from excessive dust and airborne contaminants during coating application and curing.

PART 2 - PRODUCTS

2.1 HIGH PERFORMANCE COATINGS GENERAL

- A. Materials Compatibility:

COATING SPECIFICATIONS

1. Provide primers and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
2. Provide products of same manufacturer for each coat in a coating system.

2.2 MANUFACTURERS

- A. Products specified are manufactured by Tnemec Company Incorporated, 6800 Corporate Drive, Kansas City, Missouri 64120-1372. No substitutions allowed.

2.3 METAL PRIMERS, INTERIOR WET

- A. Urethane Primer, Zinc-Rich:

1. Tnemec Series 91-H₂O Hydro-Zinc
 - a. VOC content: 318 grams/liter
 - b. Volume solids: 63%
 - c. Zinc Pigment: 83% by weight in dried film
 - d. Special qualifications: Certified in accordance with ANSI/NSF Std. 61. Meets AWWA D102-11 Inside Systems Nos. 3 & 5 and Outside Systems Nos. 3, 4 and 6.

2.4 OVERCOAT PRIMER, EXTERIOR

1. Base: Tnemec Series 115 Uni-Bond DF
 - a. VOC content: 140 grams/liter
 - b. Volume solids: 44%
2. Alternate: Tnemec Series 118 Uni-Bond Mastic
 - a. VOC content: 31 grams/liter
 - b. Volume solids: 55%

2.5 HDP ACRYLIC POLYMER AND POLYURETHANE LETTERING, EXTERIOR

1. Body: Tnemec Series 1028 Enduratone
 - a. VOC Content: 94 grams/liter
 - b. Volume Solids: 40%
 - c. Finish Coat: Gloss

2.6 EPOXY COATING, INTERIOR WET

1. Stripe Coat: Tnemec Series 20 Pota-Pox
 - a. VOC content: 362 grams/liter

COATING SPECIFICATIONS

- a. Volume solids: 57%
- 2. Full Coat: Tnemec Series 141 Epoxoline
 - a. VOC content: 107 grams/liter
 - b. Volume solids: 82%

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Engineer of unsatisfactory preparation before proceeding.

3.2 PROTECTION OF SURFACES NOT SCHEDULED TO BE COATED

- A. Protect surrounding areas and surfaces not scheduled to be coated from damage during surface preparation and application of coatings.
- B. Immediately remove coatings that fall on surrounding areas and surfaces not scheduled to be coated.
 - 1. After completing coating application, reinstall equipment that was removed using workers skilled in the particular trade(s) involved.

3.3 SURFACE PREPARATION

- A. Prepare surfaces in accordance with manufacturer's instructions.
 - 1. Interior Wet: Prepare surface in accordance with SSPC SP 10 Near White Metal Blasting- The removal of all grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products and other foreign matter by compressed air nozzle blasting, centrifugal wheels or other specified method. Discoloration caused by certain stains shall be limited to no more than 5 percent of each unit area. Unit area is approximately 9 in² (6400 m²).
 - 2. Exterior Overcoat: High pressure water blast all areas with a minimum 3500 – 5000 lbs. psi at the tip at a rate of 3 – 5 gallons/minute, utilizing an orbital tip and TSP detergent additive to remove chalk, loose paint and other contaminants, followed by a clean water rinse.

Rusted or Bare Steel: Prepare surface in accordance with SSPC SP 3- Power Tool Cleaning- The removal of all loose mill scale, loose rust, loose paint and other loose detrimental foreign matter by the use of power-assisted hand tools. Power tool cleaning will not remove adherent mill scale, rust and paint. Mill scale, rust and paint are considered adherent if they cannot be removed by lifting with a dull putty knife.

COATING SPECIFICATIONS

3.4 APPLICATION

- A. Apply coatings in accordance with manufacturer's instructions.
 - 1. Mix and thin coatings, including multi-component materials, in accordance with manufacturer's instructions.
 - 2. Keep containers closed when not in use to avoid contamination.
 - 3. Do not use mixed coatings beyond pot life limits.
 - 4. Use application equipment, tools, pressure settings, and techniques in accordance with manufacturer's instructions.
- B. Uniformly apply coatings at spreading rate required to achieve specified DFT.
- C. Apply coatings to be free of film characteristics or defects that would adversely affect performance or appearance of coating systems.
- D. Stripe paint with brush critical locations on steel such as welds, corners, and edges using specified primer.

3.5 Disinfection and Filling of Tank:

- A. Provide adequate ventilation for proper drying of paint on interior surfaces and which will remove solvent vapors.
- B. Following final application, tank shall not be disinfected or filled until coating system is fully cured.
- C. Refer to applicable product data sheet(s) for dry time/temperature requirements. Disinfection (if specified) shall be in compliance with AWWA C652, or as instructed by Engineer.
- D. Interface with Other Work:
 - 1. Allow a minimum of seven days curing time after application of final coat to tank interior before flushing, disinfecting or filling with water.

3.6 REPAIR

- A. Materials and Surfaces Not Scheduled to Be Coated: Repair or replace damaged materials and surfaces not scheduled to be coated.
- B. Damaged Coatings: Touch-up or repair damaged coatings. Touch-up of minor damage shall be acceptable where result is not visibly different from adjacent surfaces. Recoat entire surface where touch-up result is visibly different, either in sheen, texture, or color.
- C. Coating Defects: Repair in accordance with manufacturer's instructions coatings that exhibit film characteristics or defects that would adversely affect performance or appearance of coating systems.

COATING SPECIFICATIONS

3.7 FIELD QUALITY CONTROL

A. Inspector's Services:

1. Verify coatings and other materials are as specified.
2. Verify surface preparation and application are as specified.
3. Verify DFT of each coat and total DFT of each coating system specified using wet film and dry film gauges.
4. Coating Defects: Check coatings for film characteristics or defects that would adversely affect performance or appearance of coating systems.
5. Report:
 - a. Submit written reports describing inspections made and actions taken to correct nonconforming work.
 - b. Report nonconforming work not corrected.
 - c. Submit copies of report to Engineer and Contractor.

B. Manufacturer's Technical Services: Coordinate with coating manufacturer's technical service department or independent sales representative for current technical data and instructions.

3.8 CLEANING AND PROTECTION

- A. Remove temporary coverings and protection of surrounding areas and surfaces.
- B. Protect surfaces of coating systems from damage during construction.
- C. Touch-up, or repair damaged products before Substantial Completion.

3.9 INSPECTION

- A. Owner will set date for inspection of coating systems.
- B. Inspection shall be attended by Owner, Contractor, and manufacturer's representative.
- C. Repair deficiencies in coating systems as determined by Owner in accordance with manufacturer's instructions.

3.10 EXTERIOR HIGH-PERFORMANCE COATING SCHEDULE

A. Tank Exterior

1. Hydrophobic Acrylic/ Acrylic Polymer:
 - a. Exterior Overcoat: High pressure water blast all areas with a minimum 3500 – 5000 lbs. psi at the tip at a rate of 3 – 5 gallons/minute, utilizing an orbital tip and TSP detergent additive to remove chalk, loose paint and other contaminants, followed by a clean water rinse.

COATING SPECIFICATIONS

Rusted or Bare Steel: Prepare surface in accordance with SSPC SP 3- Power Tool Cleaning- The removal of all loose mill scale, loose rust, loose paint and other loose detrimental foreign matter by the use of power-assisted hand tools. Power tool cleaning will not remove adherent mill scale, rust and paint. Mill scale, rust and paint are considered adherent if they cannot be removed by lifting with a dull putty knife.

- b. Spot Prime: Tnemec Series 115 Uni-Bond at 2.0-4.0 mils DFT.
- c. First Coat: Tnemec Series 1028 Endura-Tone at 2.0-4.0 mils DFT
- d. Logo/Lettering: Tnemec Series 73U Endura-Shield at 3.0-5.0 mils DFT

3.11 INTERIOR HIGH-PERFORMANCE COATING SCHEDULE

A. Tank Interior, Immersion Service:

1. Zinc/Epoxy System:

- a. Surface Preparation: SSPC-SP10/NACE No. 2
- b. First Coat: Tnemec Series 91-H20 Hydro-Zinc at 2.5–3.5 mils DFT
- c. Stripe Coat (brush and roll all welds/seams): Tnemec Series 20 Pota-Pox at 3.0-6.0 mils DFT
- d. Second Coat: Tnemec Series 141 at 10.0-16.0 mils DFT
- e. Caulk: All skip welds and gaps with NSF/ANSI Standard 61 Certified Caulking: Sika Flex 1A.

END OF SECTION 09 96 00



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022

Department Public Works & Utilities

Director Approval John Garris, Lacey Lies

AGENDA ITEM Consider approving a contract for the replacement of the culvert on North 8th Street.

SUMMARY RECOMMENDATION Approve contract

BACKGROUND Both the roadway and culvert on North 8th Street have failed. The culvert, (corrugated, galvanized metal) has rusted away along most of its length. The roadway has also failed because upstream waters have eroded the fill material above the culvert and below the roadway leaving a void under the road surface. The road has been closed since this was discovered.

Due to a combination of urgency along with the relatively high volumes of work and relatively low volume of contractor interest, working with TranSystems a price was requested from J. Graham Construction, Inc. to replace the existing culvert with a new concrete culvert. The culvert chosen was found to be in stock. The price of this work is estimated at \$66,220.50.

If awarded to J. Graham, the project will likely be completed in 30-45 days (late August to early September). If the Commission would rather bid this work, it is likely that construction would not be completed until December at the earliest due to bidding cycle times, and additional cost would be necessary to develop stand-alone bid documentation.

It is suggested that this be awarded without going through the competitive bidding process due to the urgency and recently awarded competitive bids to J. Graham, as those terms and conditions of recently awarded projects (such as Enterprise Dr.) are beneficial to the City and would not impact that work. This work does not use the same unit pricing structure as the Enterprise contract. However, TranSystems has reviewed the pricing and concluded that it is reasonable for the scope of work.

FINANCIAL INFORMATION \$66,250.50 funded from Fund 22 - Combined Streets & Special Highway (Capital Reserve - Streets)

SUGGESTED MOTION I move to approve a contract with J. Graham Construction, Inc., in the amount of \$66,250.50 for replacement of the culvert on North 8th Street.

SUPPORTING DOCUMENTS

1. Culvert at 8th Street (Revised)

J. Graham Construction, Inc.

1306 S. Elm St.
Coffeyville, KS 67337
Phone: 620-948-5088
Fax: 844-273-3205
Cell: 918-232-6728
E-Mail: bustos.colten@jgrahamconstruction.com

To: Transystems / City of Independence

From: J. Graham Construction, Inc.

Subject: Quote to Replace Culvert at 8th Street

Date: 7/19/2022

Quote to Install 60" Culvert and Construct (2) Concrete Head Walls Averaging 8' in Height, and cap with 8" Uniform Pavement. The spreadsheet shows J. Graham Construction and Muller Construction Bid Quantities. Total = \$66,220.50

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1	Contractor Staking	LSUM	1	\$500.00	\$500.00
2	Mobilization	LSUM	1	\$3,000.00	\$3,000.00
3	Removal of Existing 48" CMP	EA	1	\$2,200.00	\$2,200.00
4	Clearing and Grubbing	LSUM	1	\$4,400.00	\$4,400.00
5	Common Excavation	CY	171	\$21.00	\$3,591.00
6	Rock Excavation	CY	6	\$200.00	\$1,200.00
7	Compaction of Earthwork	CY	33	\$6.50	\$214.50
8	Water	MGAL	1	\$50.00	\$50.00
9	Cross Road Pipe (60")(RCP)	LF	32	\$420.00	\$13,440.00
10	Concrete Headwall	EA	2	\$9,500.00	\$19,000.00
	Concrete Pavement (8"				
11	Uniform)(AE)	SY	45	\$90.00	\$4,050.00
12	Aggregate Backfill	CY	165	\$65.00	\$10,725.00
13	Rip Rap Light Stone (12")	Cy	25	\$110.00	\$2,750.00
	Water (Aggregate Base)(Set				
14	Price)	MGAL	1	\$100.00	\$100.00
15	Erosion Control	LSUM	1	\$500.00	\$500.00
16	Seeding	LSUM	1	\$500.00	\$500.00
	Total				\$66,220.50

Note:

1. Rebar was calculated @ 1' O.C.
2. All Bid Items were based on drawings from Project No: P112120005

Excludes:

1. Taxes
2. Utility Relocation
3. 3rd Party Testing

Thank you



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Housing

Director Approval CYNTHIA NUTT

AGENDA ITEM Public Hearing establishing Rural Housing Incentive Districts; Jefferson Subdivision Development District, South Rainbow Development District, and Horizon Development District.

SUMMARY RECOMMENDATION Independence Housing Authority recommends establishing Rural Housing Incentive Districts for Jefferson Subdivision Development District, South Rainbow Development District, and Horizon Estates Development District.

BACKGROUND Establishing Rural Housing Incentive Districts will aid the City of Independence in building housing within the community. The Independence Housing Authority has been working to establish Jefferson Subdivision Development District, South Rainbow Development District, and Horizon Development District. The City Attorney is preparing the resolution for adoption at the Commission meeting.

FINANCIAL INFORMATION There is no anticipated financial impact.

SUGGESTED MOTION I move to adopt Resolution 20-22-037 establishing Rural Housing Incentive Districts Jefferson Subdivision Development District, South Rainbow Development District, and Horizon Development District.

SUPPORTING DOCUMENTS

1. 2022-037 Resolution-Establishing RHID's

RESOLUTION NO. 2022-037

A RESOLUTION ADOPTING A PLAN FOR DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN THREE RURAL HOUSING INCENTIVE DISTRICTS

Whereas, on February 24, 2022, the governing body adopted Resolution No. 2022-004 pursuant to K.S.A. 12-5241, et seq., in which certain required findings were made in order to pursue the creation of multiple Rural Housing Incentive Districts.

And Whereas, Resolution No. 2022-004 was published in the official city newspaper according to law.

And Whereas, a certified copy of Resolution No. 2022-004 was sent to the Secretary of Commerce for the State of Kansas for review and approval.

And Whereas, the Secretary of Commerce has advised the governing body in writing that it agrees with and approves the findings made by the governing body in Resolution No. 2022-004.

And Whereas, Resolution No. 2022-023, was adopted May 26, 2022, setting the date of a public hearing for July 14, 2022, and on July 14, 2022, the public hearing was adjourned to July 28, 2022, and publication of the notice of hearing has been made according to law.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Independence, Kansas:

Section 1. The governing body hereby establishes Jefferson Subdivision District as a Rural Housing Incentive District. The details of the plan for development are as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

Section 2. The governing body hereby establishes Horizon Estates Subdivision District as a Rural Housing Incentive District. The details of the plan for development are as set forth in Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. The governing body hereby establishes South Rainbow Subdivision District as a Rural Housing Incentive District. The details of the plan for development are as set forth in Exhibit “C” attached hereto and incorporated herein by reference.

ADOPTED by the governing body of the City of Independence, Kansas, on the 28th day of July, 2022.

Dean A. Hayse, Mayor

ATTEST:

David W. Schwenker, City Clerk

Exhibit "A"

Development Plan

Jefferson Subdivision

Development District

0000 North 13th Street

(between Mulberry & Spruce)

City of Independence, Kansas

Housing Authority - Project

Developer



1. Legal Description and Map (Exhibit A)

Legal Description:

HIGHLAND PARK ADD, S24, T32, R15, ACRES 7. 36, COM POB NW COR
 LOT 4 E 297. 58' S 624. 11' W 595. 84' N 442. 78' E 265. 04' NWLY 67. 41' N
 121. 71' TO POB; LESS RW (commonly known as 0000 N 13TH ST, Independence,
 KS 67301)

2. Assessed Valuation for Tax Year 2022 was \$8,620.00

2022 Appraised Value

Class	Land	Building	Total
Vacant Lots - V	8,620	0	8,620
Total	8,620	0	8,620

3. Primary Owner:

City of Independence, Kansas/Independence Housing Authority
811 West Laurel
Independence, KS 67301

4. Development of a new 20 lot subdivision for the development of single-family homes with a target market price of \$200,000 to \$250,000. ("Target Market Price" reflects slab on grade 3 Bedroom/2 Bathroom home of roughly 1,450 to 1,700 square feet livable space.
5. Names and addresses of developer City of Independence, Kansas Housing Authority, 811 West Laurel, Independence, Kansas, 67301.
6. Contractual Assurances of the Developer – Developers intend to utilize the RHID tool to reimburse the cost of construction of development infrastructure estimated to be approximately \$1 Million in total cost. Financing for the project will be negotiated with City input on best responsible strategy for City of Independence, Kansas Taxpayers.

7. Comprehensive Feasibility Analysis

Exhibit A shows an RHID Revenue project based on a 6-year neighborhood build out schedule.

8. The City of Independence, Kansas Housing Study completed in December 2021 indicated a critical need for available lots for housing development to help ease the strain on our current housing market. While this development won't solve our current housing shortage it will create an opportunity for new homes to be added to our inventory and can be combined with additional efforts to explore infill development, upper-story development and additional single-family projects both detached and attached. There is a critical need for housing for our local workforce and community and this project hopes to help fill this need.

\$225,000 avg. sale price per home													
RHID-Jefferson Subdivision (5 yr build-out/225k)													
COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS													
Unimproved Tax Calculation						Value	Assessment Rate	Assessed Value	Mill Levy	Base Year Tax	Years in Program	Total Base Year Tax	
Parcel #630862404002003000 (tax yr. 2022 est. value for land only)						8,620	0.115	991.30	0.204335	202.56	13	2,633.24	
Home Value	New Homes Built	No. of Homes Taxed	County Appraised Value	Assessment Rate	Assessed Value	Mill Levy	Gross Tax Increase	School Tax Exemp.	State Exemption 21.5 mills	Annual New Tax Generated	Accumulated New Taxes Generated	Program Year	Year of Tax Statement
		0	-	0.115	-	0.204335					-	1	2022
225,000	5	5	1,125,000	0.115	129,375	0.204335	26,435.84	230	2,781.56	23,424.28	23,424.28	2	2023
225,000	5	10	2,250,000	0.115	258,750	0.204335	52,871.68	460	5,563.13	46,848.56	70,272.83	3	2024
225,000	5	15	3,375,000	0.115	388,125	0.204335	79,307.52	690	8,344.69	70,272.83	140,545.67	4	2025
225,000	5	20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	234,242.78	5	2026
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	327,939.89	6	2027
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	421,637.01	7	2028
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	515,334.12	8	2029
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	609,031.23	9	2030
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	702,728.34	10	2031
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	796,425.46	11	2032
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	890,122.57	12	2033
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	983,819.68	13	2034
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,077,516.79	14	2035
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,171,213.91	15	2036
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,264,911.02	16	2037
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,358,608.13	17	2038
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,452,305.24	18	2039
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,546,002.36	19	2040
225,000		20	4,500,000	0.115	517,500	0.204335	105,743.36	920	11,126.25	93,697.11	1,639,699.47	20	2041
Total	20												
Estimated Eligible Infrastructure Costs						\$ 961,000							
Total Construction Project Period						5 years							
Payback Period from 1st year of construction						13 years							

Exhibit "B"

Development Plan

Horizon Estate Subdivision
Development District
0000 Majestic Drive
(between Rainbow Drive &
Taylor Road)

3P Development- Project
Developer



9. Legal Description and Map

Legal Description:

HORIZON ESTATES, S24, T32, R15, BLOCK D, Lot 1 - 3 & 6-20, ACRES 5.74 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK F, ACRES 5.2, LTS 1-9; 14-22 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK H, Lot 1 - 25, ACRES 7.67 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK G, Lot 22 - 28, ACRES 1.98 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

10. Assessed Valuation for Tax Year 2022 was \$2,250.00

2022 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	840	0	840
Total	840	0	840

Class	Land	Building	Total
Agricultural Use - A	210	0	210
Total	210	0	210

Class	Land	Building	Total
Agricultural Use - A	570	0	570
Total	570	0	570

Class	Land	Building	Total
Agricultural Use - A	630	0	630
Total	630	0	630

11.Primary Owner:

Shawn and Lori Schabel
3588 CR 4675
Independence, KS 67301

12.Development of a new subdivision for the development of single-family homes with a target market price of \$250,000. ("Target Market Price" reflects 3 Bedroom/2 Bathroom home of roughly 1450 to 1700 square feet livable space and multi-family duplexes with a target development cost of \$450,000. ("Target Development Cost" reflects 3 Bedroom/2 Bathroom duplex of roughly 1400 to 1700 square feet livable space.

13.Names and addresses of developer 3P Development

14.Contractual Assurances of the Developer – Developers intend to utilize the RHID tool to reimburse the cost of construction of sewer line installation for 9 lots estimated to be approximately \$2,500,000 in total cost. Financing for the project will be negotiated with City input on best responsible strategy for City of Independence, Kansas Taxpayers.

15.Comprehensive Feasibility Analysis

Exhibit A shows an RHID Revenue project based on a 6-year neighborhood build out schedule.

- 16.The City of Independence, Kansas Housing Study completed in December 2021 indicated a critical need for available lots for housing development to help ease the strain on our current housing market. While this development won't solve our current housing shortage it will create an opportunity for new homes to be added to our inventory and can be combined with additional efforts to explore infill development, upper-story development and additional single-family projects both detached and attached. There is a critical need for housing for our local workforce and community and this project hopes to help fill this need.

\$450,000 avg. sale price per duplex													
\$250,000 avg. sale price per home													
RHID-Horizon Estates Subdivision (5 yr build-out/225k)													
COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS													
Unimproved Tax Calculation						Value	Assessment Rate	Assessed Value	Mill Levy	Base Year Tax	Years in Program	Total Base Year Tax	
Parcel #063-086-24-0-20-01-002.00-0 (tax yr. 2022 est. value for land only)						2,250	0.115	258.75	0.204335	52.87	12	634.46	
Parcel #063-086-24-0-20-01-027.00-0													
063-086-24-0-20-02-001.00-0													
063-086-24-0-20-03-001.00-0													
Home Value	New Homes Built	No. of Homes Taxed	County Appraised Value	Assessment Rate	Assessed Value	Mill Levy	Gross Tax Increase	School Tax Exempt.	State Exemption 21.5 mills	Annual New Tax Generated	Accumulated New Taxes Generated	Program Year	Year of Tax Statement
		0	-	0.115	-	0.204335					-	1	2022
450,000	10	10	4,500,000	0.115	517,500	0.204335	105,743.36	460	11,126.25	94,157.11	94,157.11	2	2023
250,000	5	15	3,750,000	0.115	431,250	0.204335	88,119.47	690	9,271.88	78,157.59	172,314.71	3	2024
450,000	10	25	11,250,000	0.115	1,293,750	0.204335	264,358.41	1,150	27,815.63	235,392.78	407,707.49	4	2025
250,000	5	30	7,500,000	0.115	862,500	0.204335	176,238.94	1,380	18,543.75	156,315.19	564,022.68	5	2026
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	846,494.01	6	2027
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	1,128,965.35	7	2028
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	1,411,436.69	8	2029
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	1,693,908.03	9	2030
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	1,976,379.36	10	2031
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	2,258,850.70	11	2032
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	2,541,322.04	12	2033
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	2,823,793.38	13	2034
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	3,106,264.71	14	2035
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	3,388,736.05	15	2036
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	3,671,207.39	16	2037
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	3,953,678.73	17	2038
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	4,236,150.06	18	2039
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	4,518,621.40	19	2040
450,000		30	13,500,000	0.115	1,552,500	0.204335	317,230.09	1,380	33,378.75	282,471.34	4,801,092.74	20	2041
Total	30												
Estimated Eligible Infrastructure Costs						\$ 2,500,000							
Total Construction Project Period						5 years							
Payback Period from 1st year of construction						12 years							

Exhibit "C"

Development Plan

South Rainbow Subdivision
Development District

0000 Rainbow Drive

(between CR 3700 & Regency
Drive)

TL Carroll Enterprises LLC- Project
Developer



17. Legal Description and Map

Legal Description:

HORIZON ESTATES, S13, T32, R15, BLOCK D, Lot 21 - 29, 129001 SQUARE FEET, Lot Width: 966.5 Lot Depth: 112.5 IRR (commonly known as 00000 RAINBOW DR, Independence, KS 67301)

18. Assessed Valuation for Tax Year 2022 was \$13,100.00

2022 Appraised Value

Class	Land	Building	Total
Vacant Lots - V	13,100	0	13,100
Total	13,100	0	13,100

19. Primary Owner:

TL Carroll Enterprises LLC
 24043 North 4040 Road
 Nowata, Oklahoma 74048-5104

20. Development of 9 new lots for the development of single-family homes with a target market price of \$250,000 to \$350,000. ("Target Market Price" reflects 3 Bedroom/2 Bathroom home of roughly 1700 to 2000 square feet livable space.

21. Names and addresses of developer TL Carroll Enterprises LLC, 24043 North 4040 Road, Nowata, Oklahoma, 74048-5104.

22. Contractual Assurances of the Developer – Developers intend to utilize the RHID tool to reimburse the cost of construction of sewer line installation for 9 lots estimated to be approximately \$177,360 in total cost. Financing for the project will be negotiated with City input on best responsible strategy for City of Independence, Kansas Taxpayers.

23. Comprehensive Feasibility Analysis

Exhibit A shows an RHID Revenue project based on a 6-year neighborhood build out schedule.

24. The City of Independence, Kansas Housing Study completed in December 2021 indicated a critical need for available lots for housing development to help ease the strain on our current housing market. While this development won't solve our current housing shortage it will create an opportunity for new homes to be added to our inventory and can be combined with additional efforts to explore infill development, upper-story development and additional single-family projects both detached and attached. There is a critical need for housing for our local workforce and community and this project hopes to help fill this need.

\$300,000 avg. sale price per home													
RHID-South Rainbow (10 yr build-out/225k)													
COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS													



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider authorizing the Eagle Rock Shredders to create a mountain bike trail system in the area behind the dog park adjacent to the Verdigris River, south of the future Central Park Sports Complex.

SUMMARY RECOMMENDATION Authorize the Eagle Rock Shredders to create a hand cut mountain bike trail system in the area behind the dog park adjacent to the Verdigris River, south of the future Central Park Sports Complex.

BACKGROUND The City of Independence owns land on Park Blvd between Sycamore and Pine St. along the Verdigris. This land is in the floodplain and cannot be used for traditional development. A local group of mountain bike enthusiasts, the Eagle Rock Shredders, has asked for permission to build a mountain bike trail system in the unused area. The group has experience building exceptional trails in the area. Since 2019, with cooperation from the US Corps of Engineers, they have built 7 Mountain Bike Trails at Elk City Reservoir. The trailhead is located at the Outlet and all trails are free to the public and maintained by the volunteer group.

The group is asking for permission to build a 1 to 1.5 mile mountain bike trail in the area described. This would hopefully be phase I of a 3-phased project to connect our recreation facilities with Riverside Park.

FINANCIAL INFORMATION No financial impact. The group is asking for use of land currently owned by the City and plans to secure grant funding and donations to help offset the cost of materials. They will provide in-kind labor for the build and maintenance of the trails. It is believed that this will create increased sales tax and sports tourism.

SUGGESTED MOTION I move to authorize the Eagle Rock Shredders to build a mountain bike trail in the area between Sycamore St. and Pine St., east of the Dog Park.

SUPPORTING DOCUMENTS

1. Indy-City-MTB-Trails-Presentation



Eagle Rock Shredders

Who We Are:

We are a group of volunteers that volunteer our time building and maintaining mountain bike trails. We began out of necessity in the fall of 2019. There was, and still is, a need for more MTB trails in SE Kansas.

We have an interest in learning more about how we can expand access to recreational trails in our community and across our region. We are willing to help anyway we can with the construction and development of recreational trails in the area. We are strong supporters of all types of recreational trails, whether those trails are for hiking, jogging, walking or mountain biking.

Trails do more than offer places for physical fitness. Having trails locally increases the ecotourism within our own community. Good trails attract riders from all over. Riders that will stop and shop locally.

Our goal is to provide riders of all ages and experience levels a safe and fun place to ride mountain bikes. We hope our hard work and dedication is appreciated by all and enjoyed for generations to come.

EAGLE ROCK MTB TRAILS

A Kansas Trails Council Trail (for Elk City State Park)

This trail is the result of the joint vision of a local educator, who is a member of the Kansas Trails Council, the Kansas Trails Council, and Elk City State Park with the cooperation of the Corps of Engineers. Permission was granted to this educator/KTC member to design and build this trail. Hundreds of volunteer hours have been spent building and maintaining this trail for your use. We hope that you enjoy your experience on the trail and invite you to visit our Web Site.
www.kansastrailscouncil.org




MAIN LINE

INNER LOOP, TALL GRASS, and HILL SIDE

RIVER TRAIL

INNER LOOP

HILL SIDE

TALL GRASS

BOULDER CITY

THE ESSES

PROCESSED BY THE ESSES

BIKE HELMET REQUIRED FOR YOUR SAFETY

NOTE THAT ALL TRAILS ARE SINGLE TRACK. USE CAUTION WHEN PASSING. HIKERS YIELD TO BIKES.

PACK IT IN
PACK IT OUT

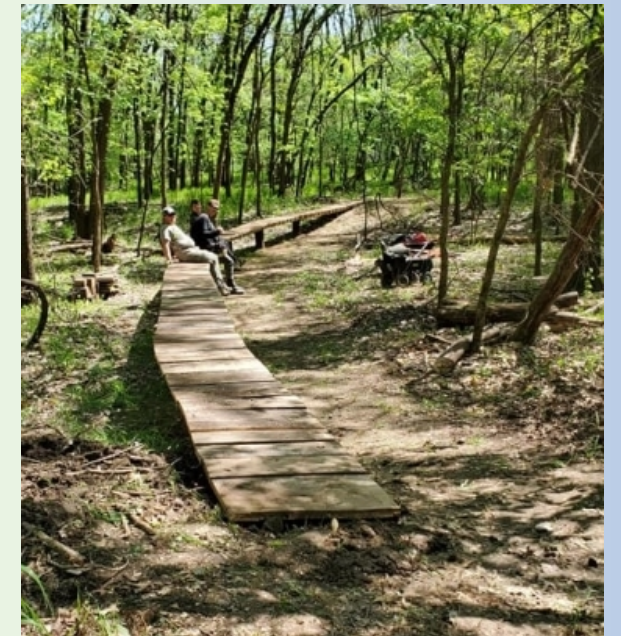
PLEASE CARRY OUT ALL TRASH.

Reserve your Kansas State Park campsites from anywhere, on any mobile device. Available now in the Apple App and Google Play stores.

camp kansas

IMBA Trail Difficulty Rating System	
	1 2 3 4
Trail Name	1 2 3 4
Trail Length	1 2 3 4
Trail Elevation	1 2 3 4
Trail Surface	1 2 3 4
Trail Features	1 2 3 4
Trail Difficulty	1 2 3 4
Trail Rating	1 2 3 4
Trail Notes	1 2 3 4
Trail Status	1 2 3 4
Trail Location	1 2 3 4
Trail Contact	1 2 3 4
Trail Website	1 2 3 4
Trail Email	1 2 3 4
Trail Phone	1 2 3 4
Trail Address	1 2 3 4
Trail City	1 2 3 4
Trail State	1 2 3 4
Trail Zip	1 2 3 4
Trail Country	1 2 3 4
Trail Continent	1 2 3 4
Trail Ocean	1 2 3 4
Trail Island	1 2 3 4
Trail Archipelago	1 2 3 4
Trail Strait	1 2 3 4
Trail Sound	1 2 3 4
Trail Bay	1 2 3 4
Trail Harbor	1 2 3 4
Trail Port	1 2 3 4
Trail Canal	1 2 3 4
Trail Delta	1 2 3 4
Trail Estuary	1 2 3 4
Trail Gulf	1 2 3 4
Trail Inlet	1 2 3 4
Trail Spit	1 2 3 4
Trail Point	1 2 3 4
Trail Head	1 2 3 4
Trail Neck	1 2 3 4
Trail Peninsula	1 2 3 4
Trail Isthmus	1 2 3 4
Trail Trench	1 2 3 4
Trail Ridge	1 2 3 4
Trail Valley	1 2 3 4
Trail Canyon	1 2 3 4
Trail Gorge	1 2 3 4
Trail Ravine	1 2 3 4
Trail Run	1 2 3 4
Trail Stream	1 2 3 4
Trail Brook	1 2 3 4
Trail River	1 2 3 4
Trail Lake	1 2 3 4
Trail Pond	1 2 3 4
Trail Reservoir	1 2 3 4
Trail Bayou	1 2 3 4
Trail Delta	1 2 3 4
Trail Estuary	1 2 3 4
Trail Gulf	1 2 3 4
Trail Inlet	1 2 3 4
Trail Spit	1 2 3 4
Trail Point	1 2 3 4
Trail Head	1 2 3 4
Trail Neck	1 2 3 4
Trail Peninsula	1 2 3 4
Trail Isthmus	1 2 3 4
Trail Trench	1 2 3 4
Trail Ridge	1 2 3 4
Trail Valley	1 2 3 4
Trail Canyon	1 2 3 4
Trail Gorge	1 2 3 4
Trail Ravine	1 2 3 4
Trail Run	1 2 3 4
Trail Stream	1 2 3 4
Trail Brook	1 2 3 4
Trail River	1 2 3 4
Trail Lake	1 2 3 4
Trail Pond	1 2 3 4
Trail Reservoir	1 2 3 4
Trail Bayou	1 2 3 4

- 4 Miles of Trail
- 5 Easy Trails
- 2 Intermediate Trails



- Clearing and cutting “Green” trail for Cedar Run.
 - Construction of 100’ “Skinny Bridge” along River Trail.
-



- Clearing and widening of Inner Loop/River Trails.
-



- Construction of “Skinny” bridge features for Boulder City.
-



- Cutting and clearing path for Armadillo Ridge Trail – 1.6 Miles

Eagle Rock Shredders

2022 Special Events



First Annual East Egg Bike Hunt



Grand Opening of Armadillo Ridge



January 1st – New Years Day Ride



Tuesday Night Group Rides

Eagle Rock Shredders

Racing Events



Bike Fest – Bentonville, AR



Enduro Race - Fayetteville, AR



Lake Arcadia – Edmond, OK



Fools Dozen – Medicine Park, OK



St. Crispin's – Seminole, OK

Independence Mountain Bike Trails

Proposal

Purpose:

Provide trails that are close to home that residents and visitors can experience. Trails provide a dedicated location for bikers to enjoy that are purpose built. Mountain bikers are very diverse group of athletes; diverse in demographic as well experience. A well-designed trail system will attract and gain popularity amongst this diverse group.

Benefits:

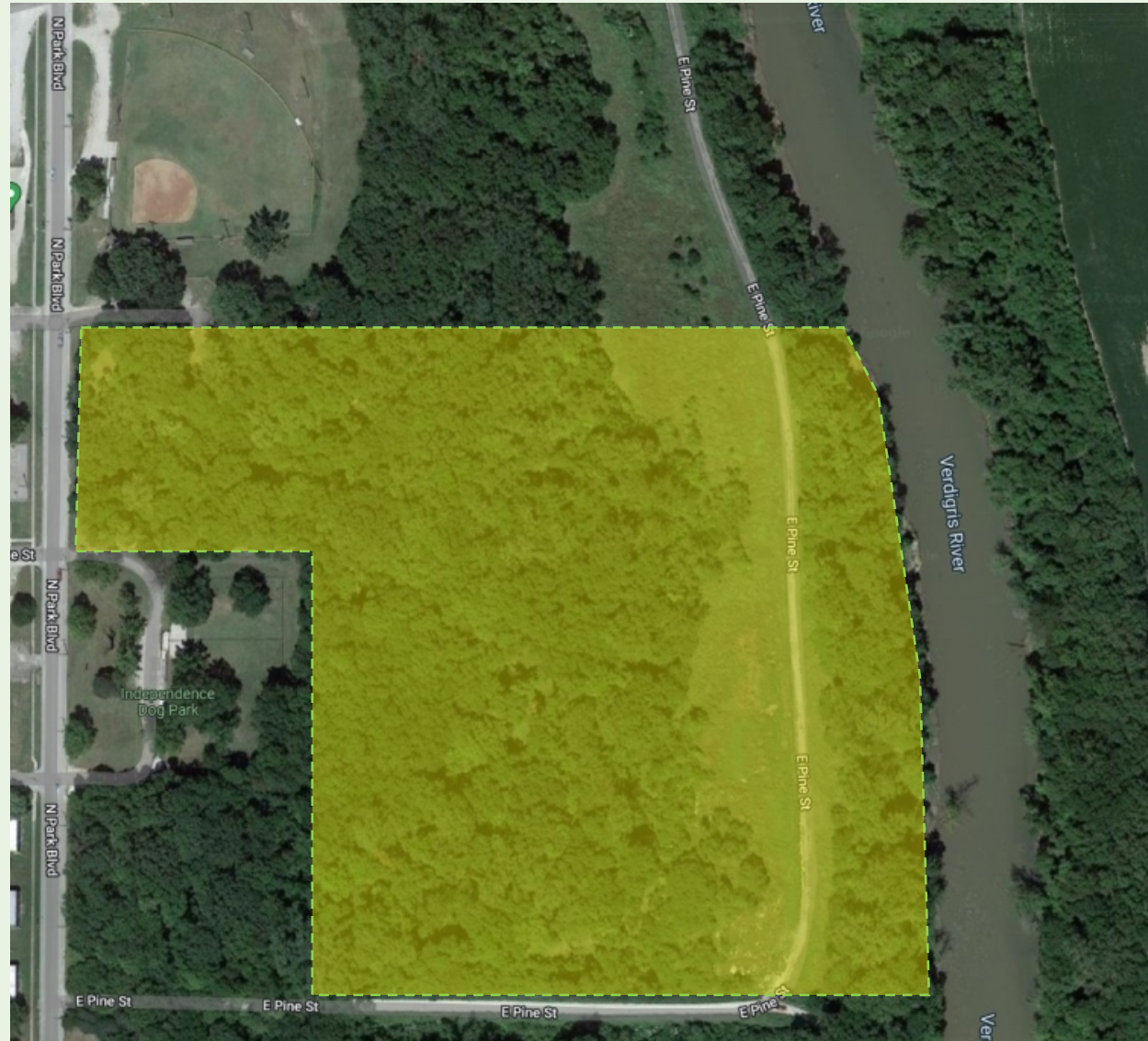
- Trail systems have proven they add equity to communities by making land improvements and increasing local business sales.
- Mountain biking is an environmentally low-impact activity that promotes wellness and aids in protecting and enjoying open space.
- Properly designed trails can have positive affect on the local environment, natural resources and wildlife.
- Trail systems can increase volunteering throughout the community and provide residents a sense of ownership.

Challenges:

- Proper trail layout can take a considerable amount of planning to ensure good “flow” and minimal impact to the environment. This process is done by walking and flagging of the trail prior to any clearing.
- Trail construction can be challenging without proper equipment and resources.
- Weather has a significant impact on trail building progress. The best time for constructing or laying-out a trail is in the fall.

Independence Mountain Bike Trails

Proposed Location



Independence Mountain Bike Trails

Example of Bike Path – Approx. 1.35 miles in Length



Proposed Independence Mountain Bike Trails

Proposal

Attributes:

- Designed for beginners
- Trail head with information about the trail plus Elk City Trails for more intermediate and advanced rides
- Phase 1 trail 1-1.5 miles in length; 6-8 ft wide
- Maintained by Eagle Rock Shredders, in partnership with the City of Independence

Future Trail Ideas:

- Phase 2 – North to around the Sports Complex
- Phase 3 – North to Riverside Park & Wells Drive
- Gain eligibility for NICA races and increase exposure and access to youth biking

What we Need:

- Approval for use of the land outlined
- A dumpster as we work
- Equipment such as a mini excavator, if available. Otherwise, we will rent.
- Help with haul off of tree limbs, etc. if needed
- Support on grants
 - We have access to a \$5,000 grant for trail building to use for materials for participating in the Sunflower Foundations Trail Champion Cohort Deadline to apply is November 2022. A cash match is not required, our in-kind work and your support of this project is key to success.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider recommendation from the Planning Commission to adopt a resolution issuing a conditional use permit for a daycare at 436 Pearl Avenue in an R-1, large lot single-family dwelling district.

SUMMARY RECOMMENDATION Adopt a resolution issuing a conditional use permit for a daycare at 436 Pearl Avenue.

BACKGROUND The attached staff report to the Planning Commission includes the details regarding this request. All property owners within 200' were notified of the public hearing held on July 5, 2022, however, no public comments other than from the applicant were made at the hearing. After closing the public hearing the Planning Commission recommended approval of a daycare at 436 Pearl Avenue.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to adopt a resolution granting a conditional use permit for a daycare at 436 Pearl Avenue.

SUPPORTING DOCUMENTS

1. 07/05/2022 Report to P-Z
2. 436 Pearl Avenue Public Hearing Notice
3. 436 Pearl Avenue Photo
4. 436 Pearl Avenue Application
5. Resolution 2022-034 - Conditional Use Permit



REQUEST FOR PLANNING COMMISSION ACTION

CITY OF INDEPENDENCE

JULY 5, 2022

Department Admin

Prepared By Lydia Collins

AGENDA ITEM Public hearing to receive comments to consider a conditional use permit for a daycare at 436 Pearl Ave in an R-1, large lot single-family dwelling district.

SUMMARY RECOMMENDATION Recommend approval.

BACKGROUND Shayla Miesner has requested to open a Daycare in her home at 436 Pearl with seven children, three of which are her own. Daycares in a residential zone that care for 4 or more children require a conditional use permit.

POLICY EXPLANATION:

ARTICLE IX. - PROCESSING PROCEDURES FOR CONDITIONAL USES

901.0. - Purpose and authority.

901.1. Purpose: Conditional uses are those types of uses which are considered by the city to be essentially desirable, necessary, or convenient to the community but which by their nature or operation have (1) a tendency to generate excessive traffic, (2) a potential for attracting a large number of persons to the area of the use, thus creating noise or other pollutants, (3) a detrimental effect upon the value of or potential development of other properties in the neighborhood, or (4) an extraordinary potential for accidents or danger to the public health or safety.

Such conditional uses cannot be allowed to locate as a "right" on any parcel of land within certain districts without consideration of existing conditions at the proposed location and of properties neighboring upon the specific site considered, nor without adequate and sufficient safeguards, when necessary, to lessen the impact of adverse factors.

901.2. Authority to grant permits: The governing body shall have the authority to grant conditional use permits, subject to such conditions of design and operation safeguards and time limitations as it may determine for all conditional uses specified in appendix "A" of this ordinance and for all permitted uses for which the planning and zoning commission has found that by their nature or in their operation have characteristics listed in clauses (1), (2), (3) and (4) of section 901.1 of this article, **provided, however, that said conditional use permits for permitted uses shall not establish standards or conditions that are less restrictive than those set out in the district regulations for the district in which said use is located.**

(Ord. No. 3863, § 1, 12-20-01)

902.0. - Processing procedure.

902.1. Application of conditional use permit: Application for conditional uses, as designated in appendix "A" of this ordinance shall be on forms obtained from the city clerk's office. The application shall be filed with the zoning administrator at least 30 days prior to the regular city planning and zoning commission meeting at which the proposed conditional use will be

considered. As determined by the zoning administrator, the application shall include any or all of the following items deemed relevant by the zoning administrator, plus any other information or materials not listed below which the zoning administrator deems relevant:

a. Statement of intended use of the property. To be used as a Daycare.

b through h are deemed not relevant to this conditional use as an existing structure will be used for the daycare.

b. Site plan, drawn at appropriate scale, showing existing and proposed building location, parking areas, interior drives, and location and type of outdoor lighting.

c. Existing and proposed topography, drawn at appropriate contour intervals as specified by the zoning administrator.

d. Location of, and proposed connections to, existing water supply and sanitary sewer systems.

e. Description of architecture and exterior materials to be utilized.

f. Names of the landowner, developer and firm preparing the plan.

g. Legal description of the tract.

h. North point, scale and date.

610.0. - Family day care homes.

610.1. Definition: A "family day care home" shall be defined as any facility for the care of four or more children, but no more than ten children, including the homeowner's or resident's children, on a professional basis, and subject to state licensing, which is operated out of the residence in which the owner resides.

610.2. Each family day care home must obtain a home occupation license and comply with the restrictions, limitations and requirements contained in [605.0](#) except as modified herein:

a. Said facility shall be allowed one sign, not to exceed 18 inches by 36 inches in dimension, which shall be attached to the house.

b. Outdoor storage of materials shall be permitted insofar as such materials or equipment are utilized as part of the day care operation.

c. The primary resident of the dwelling must operate the facility, who need not be an owner of the dwelling.

d. Said facility shall be exempt from all off-street parking requirements included in [701.0](#).

e. Children at play on the exterior of the house shall not be considered visible evidence of the business as provided by section 605.1 f.

610.3. Special conditions:

a. No day care home may operate in an apartment or duplex.

b. Each applicant for a home occupation license under this section shall be licensed or registered by the State of Kansas prior to receiving such home occupation license.

c. Any family day care home or facility shall be operated in a manner that will not adversely affect other properties and uses in the area.

(Ord. No. 3536, § 1, 10-14-87)

1003.0. - Day care facilities for more than four children.

1003.1. Special conditions: Day care facilities for more than four children shall meet the following provisions when authorized as a conditional use in any residential district:

a. *City, county and state standards:* All day care facilities shall be licensed by the state and shall meet all city, county and state health department requirements pertaining to facilities, equipment and other features.

b. *Loading zone:* A loading zone capable of accommodating one car for every ten children shall be provided in addition to the required parking area in order to provide for easy pickup and discharge of passengers.

c. *Operation:* Any day care facility shall be operated in a manner that will not adversely affect other properties and uses in the area.

d. *Screening required:* Any day care facility located in a building other than a residential

dwelling or any residential dwelling used for a day care facility for seven or more children shall provide a visual screen along all property lines abutting any residential use.

502.0. - R-1, large lot single-family dwelling district.

502.1. Intent: The purpose of this district is to provide for large lot single-family residential development of low population density and relatively spacious character together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings.

ACTION BY THE PLANNING COMMISSION *902.2. Action by the planning commission:* Upon receiving the application for conditional use permit from the zoning administrator, the planning commission shall publish notice and hold public hearing on the proposal. Procedures for public hearings shall be handled the same as a zoning amendment as described in [section 1603.0](#) of the zoning code. If the planning commission determines that additional information should be provided to it before making a decision, the planning commission may adjourn the public hearing to a new date and require the applicant to provide such additional information. The decision of the planning commission to recommend approval or denial of the proposed conditional use shall be based on any or all of the following criteria which the planning commission determines to be relevant:

- a. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitation. The proposed conditional use does comply with all applicable provisions of these regulations.
- b. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. The conditional use will contribute by adding a much needed daycare.
- c. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. It does not appear that there will be injury to the value of other property.
- d. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate use of the neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site, and
 2. The nature and extent of landscaping and screening on the site.There is a fence around the backyard. The daycare will not dominate the immediate use of the neighboring property as there are sufficient driveways and street access.
- e. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations (article VII).

Said facility shall be exempt from all off-street parking requirements included in [701.0. - 610.0. - Family day care homes.](#)
- f. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
- g. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

STAFF RECOMMENDATION Staff recommends that the Planning Commission recommend approving the conditional use permit for a daycare at 436 Pearl Ave in an R-1, large lot single-family dwelling district.

SUGGESTED MOTION I move to recommend approving a conditional use permit for a daycare at 436 Pearl Ave.

SUPPORTING DOCUMENTS

1. 436 Pearl Public Hearing Notice
2. 436 Pearl Picture
3. CUP SHAYLA MIESNER DAYCARE CUP_Redacted

City of Independence, Kansas

NOTICE TO THE PUBLIC

The Independence, Kansas, Planning Commission will conduct a public hearing on:

Tuesday, July 5, 2022, at 5:30 p.m.

To receive comments to consider a conditional use permit for a daycare at 436 Pearl Ave in an R-1, large lot single-family dwelling district.

Case Number:
2022/CUP/02

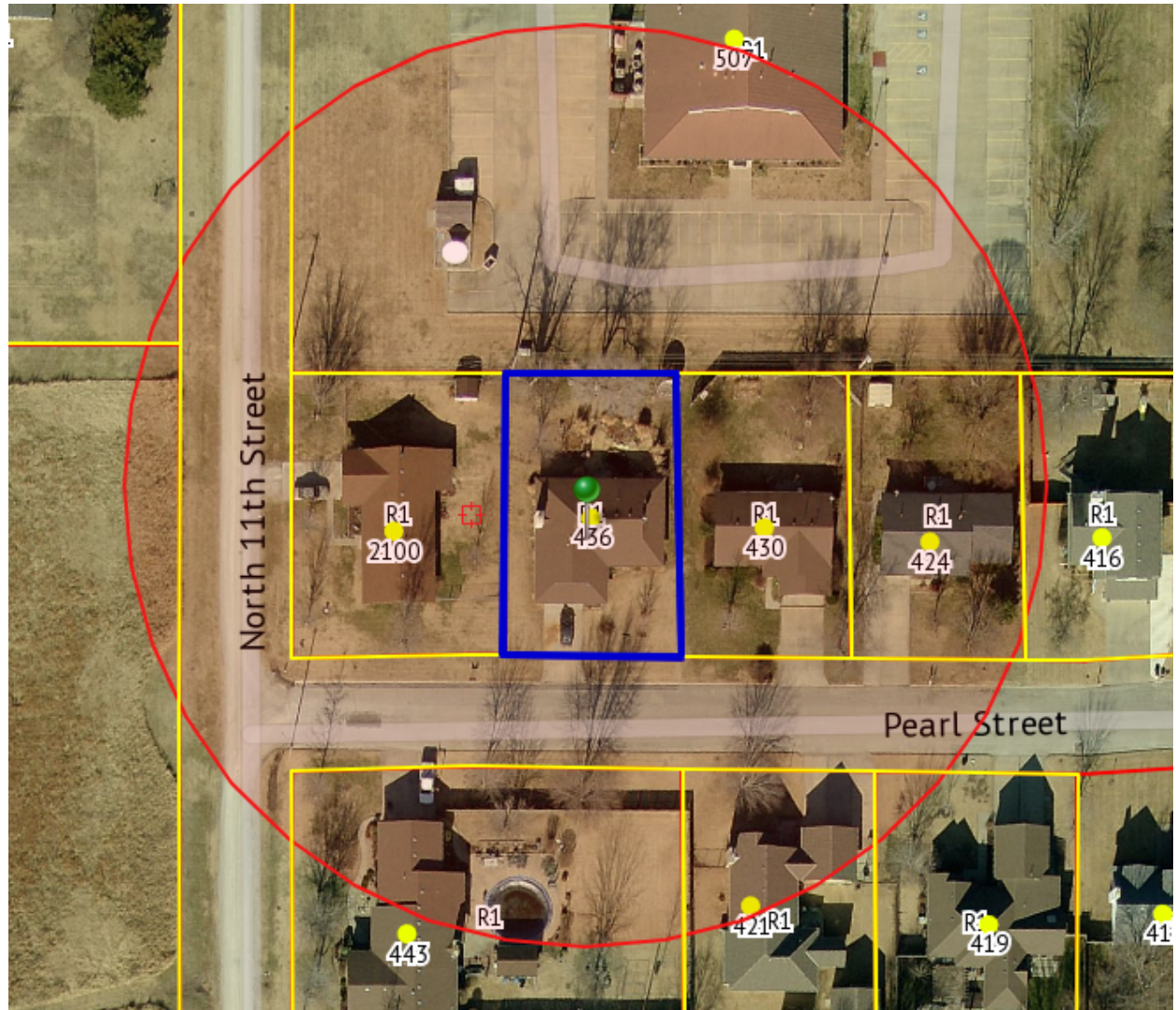
The hearing will be conducted in the Civic Center, Memorial Hall, Penn/Locust, Independence, Kansas, and will begin at 5:30 p.m. All interested persons should attend, and they will be heard. You may also participate via conference call: [+1 785-289-4727](tel:+1785-289-4727) Conference ID: 652 632 373# Persons wishing to comment, but who cannot attend this hearing, should provide their written comments to:

Kelly Passauer
Zoning Administrator
811 W Laurel Street
Independence, KS 67301
(620) 332-2506

Information regarding this application is available in the Zoning Administrator's office. If special accommodation is required, please inform the Zoning Administrator.

Kelly Passauer, Zoning Administrator

205' foot





APPLICATION TO BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, KANSAS

1. Date: 10/06/2022

2. Name, Address and Telephone Number of Property Owner:

Sheri/Patrick Pomeroy 307 S. 17th Independence, KS 67301	Shayla/gunnar miesner	We are buying the property and will be closing this month/beginning of July
--	--------------------------	---

3. I appoint the following person as my agent during consideration of my request:

Name:	Shayla Miesner
Address:	436 Pearl St Independence, KS 67301
Telephone:	

4. Common Address of Land Involved:

436 Pearl Street Independence KS 67301

5. Legal Description of Land Involved:

Scotts Add Sub Lt 3 Bk 4 W 57.1' Lt 4; E 19.1' Lt 5

6. Describe what you wish to do which the zoning code prohibits:

Operate a daycare in which need a conditional
use permit.

7. The following condition(s), which were not created by the owner's actions, are unique to the property in question and are not commonly found in the same zone or district:

Daycares^{not} allowed in R-1

8. The proposed development would not adversely affect the rights of the adjacent property owners or residents because:

The proposed development will not affect the
adjacent residents because we have fencing/shield

9. The literal enforcement of the zoning regulations will result in the following unnecessary hardships:

I will not be able to operate a daycare.

10: The proposed development will not be contrary to the public health, safety, morals, or general welfare because:

It will not effect safety, health, morals, or general welfare.

11: The proposed development will not be contrary to the general spirit and intent of the zoning ordinance because:

Family-oriented business.

12: Please attach a site plan showing the dimensions of the lot, the location of building (both existing and proposed), and the location of existing buildings on adjacent property.

N/A

If the space provided is not sufficient, the applicant may attach additional pages. The applicant also may submit any other pertinent information including photographs; drawings, maps, statistics, legal documents, and letters of support.

Signature of Property Owner:

Shayla Minnie

Case Number: _____
Date Filed: _____
Fee Received: _____
Present Zoning: _____

CITY OF INDEPENDENCE

REC#: 01187552 6/06/2022 3:37 PM
OPER: JESS TERM: 001
REF#:

TRAN: 1.9000 VARIANCE
SHAYLA MIESNER - CUP
436 PEARL ST
MISC FEES 200.00CR

TENDERED: 200.00 CASH
APPLIED: 200.00-

CHANGE: 0.00

RESOLUTION NO. 2022 – 034

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO OPERATE A DAYCARE AT 436 PEARL AVENUE

WHEREAS, at a public hearing conducted on July 5, 2022, the Independence Planning and Zoning Commission voted to approve a request for a conditional use permit to operate a daycare at 436 Pearl Avenue.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of Independence, Kansas:

The recommendation of the Independence Planning & Zoning Commission to issue a conditional use permit to operate a daycare at 436 Pearl Avenue, is approved as hereinafter modified.

The property in question has the following legal description:

Beginning 98 1/3 feet East of NW corner of Lot 5, Scott Addition to the City of Independence, a sub-division of Lots 3 and 4, Block 4, Highland Park Addition, thence East 76 1/3 feet, thence South 131 feet, thence West 76 1/3 feet, thence North 131 feet to point of beginning, City of Independence, Montgomery County, Kansas.

The applicant must meet the following requirements:

1. The applicant must continue to meet all the “special conditions” set forth in Section 1003.1 a, b, c and d of the Zoning Code as follows:
 - a. City, county and state standards: All day care facilities shall be licensed by the state and shall meet all city, county and state health department requirements pertaining to facilities, equipment and other features.
 - b. Loading zone: A "hard surfaced" loading zone capable of accommodating one car for every ten children shall be provided in addition to the required parking area in order to provide for easy pickup and discharge of passengers.

RESOLUTION NO. 2022 – 034

- c. Operation: Any day care facility shall be operated in a manner that will not adversely affect other properties and uses in the area.
- d. Screening required: Any day care facility located in a building other than a residential dwelling or any residential dwelling used for a day care facility for seven or more children shall provide a visual screen along all property lines abutting any residential use.

2. The conditional use permit is not transferable to another property owner or to another location.

3. The applicant must be in compliance with all City codes and must continue to be in compliance with all City codes. This would include the requirement to acquire a City occupation license which must be renewed annually.

Adopted and approved by the Governing Body of the City of Independence, Kansas, on this 28th day of July, 2022.

(Attest)

Dean A. Hayse, Mayor

David Schwenker, City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider adopting an ordinance annexing land located at the Independence Municipal Airport, and consider initiating a public hearing to rezone such property from County I-1, Industrial to City M-2, heavy industrial zoning district.

SUMMARY RECOMMENDATION Adopt the ordinance annexing the property, and initiate a rezoning hearing for said property.

BACKGROUND The City has been working with VSE on potential future economic development projects at the Independence Municipal Airport. To qualify for certain incentives now or in the future, the property should be annexed into the City. Although the land is owned by the City, it is leased to VSE, who owns all the facilities on the property. The City Attorney has prepared the attached ordinance to accomplish this annexation.

In addition, City staff would like the City Commission to initiate a rezoning hearing before the Planning Commission to rezone this property from County I-1, Industrial to City M-2, heavy industrial.

FINANCIAL INFORMATION The financial impact would be the potential of additional jobs, and future property tax receipts once any incentive projects have expired.

SUGGESTED MOTION I move to adopt Ordinance No. 4397 annexing land located at the Independence Municipal Airport.
I move to initiate a public hearing to rezone land recently annexed located at the Independence Municipal Airport from County I-1, Industrial to City M-2, heavy industrial zoning district.

SUPPORTING DOCUMENTS

1. Ordinance 4397-AnnexAirportProperty (VSE)

ORDINANCE NO. 4397

**An Ordinance Annexing Land Located at the
Independence Municipal Airport to the City of Independence, Kansas**

BE IT ORDAINED by the Governing Body of the City of Independence, Kansas:

Section 1. Pursuant to the authority granted under K.S.A. 12-520(a)(2), the City hereby unilaterally annexes the following described real estate which is currently titled to the City of Independence, Kansas:

All that property not yet annexed into the City of Independence, but owned by the City of Independence, located in the Independence Municipal Airport, being part of the SE/4 of Section 21, Township 33 South, Range 15 East, Montgomery County, Kansas, and located South of Freedom Drive and between First Avenue on the East and the taxi-way area on the West.

Section 2. This Ordinance shall take effect upon its publication in the official City newspaper.

Adopted by the Governing Body of the City of Independence, Kansas, on the 28th day of July, 2022.

DEAN A. HAYSE, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider a request from Rod Kirks to forgive a lien for demolition expenses at 409 S. 6th Street.

SUMMARY RECOMMENDATION N/A

BACKGROUND On July 18, the City received the following request from Rod Kirks requesting the abatement of demolition costs assessed on 409 S. 6th St. from a 2019 demolition.

To: Kelly Passauer

My name is Rod Kirks. I recently (July 2022) purchased a vacant lot at 409 S. 6th from Samuel Hanby. Mr. Hanby bought the property at a Sherriff's auction. The property used to have a house on it. I was raised in that house and moved away in 1986. My parents sold the house about 30 years ago and the new owners let the house become a nuisance and it was torn down in 2019.

For some reason, I wanted to buy the property, although I have no plans for it. My mother recently passed away, so buying the old property seemed like a good thing. During a visit to Independence, I called the county to inquire about the property and to see if there were any taxes due. This was toward the end of October, 2021 during Neewollah. I was told by the county that there were no taxes due and the county gave me Mr. Hanby's name. I reached out to him and he also called the county and confirmed with a text on November 4th that he called the treasurer and there is "nothing owed against it".

The official Deed transfer was delayed because our first Deed transfer was handwritten and was not accepted by the county.

I am requesting that the city remove the lien for \$10,900. Please see the timeline of events in the email below.

I did my due diligence by checking with the county, having Mr. Hanby also check, and I also checked the county website within the past 30 days for any delinquent taxes. The lien just suddenly appeared. Neither myself or Mr. Hanby had any part in the house being condemned or the demolition.

The following is a timeline of relevant events concerning the property located at 409 South 6th:

- November 2019—City demolished condemned home (\$10,900), owned by Annie M. Dreher and Jimmy C. True. At the time of demolition it had \$2,970,74 of back delinquent taxes (2014-2018)
- December 2019—City paid invoice for demolition.
- August 27, 2020—City Commission approved ordinance concerning charges to be placed as liens on properties.
- September 1, 2020—This is the cutoff date for liens to be placed on the upcoming tax year.
- September 2020 (after the 1st) - The City submitted the approved ordinance to the register of deeds placing charges as liens on properties
- October 2021—Mr. Kirks contacted the county treasurer's office concerning any taxes being owed on the property and was told, “no”.
- November 1, 2021—The date the County places tax liens into the system.

It is assumed that since the information was not provided to the county by the September 1st deadline, they did not enter anything until the following year's entry date of November 1, 2021 although they had the information since September 2020. If abated, the City would pursue collection of the funds from the original property owner at the time of demolition through our collection agency. The likelihood of collection from the original owner is unknown.

FINANCIAL INFORMATION \$10,900 reduction of dollars owed to the City for reimbursement of the demolition costs.

SUGGESTED MOTION Option 1: I move to approve forgiving the lien on 409 S. 9th St. and reserve the right to pursue collection otherwise.

Option 2: Do nothing - no motion is needed to keep the lien and deny the request.

SUPPORTING DOCUMENTS

1. Property at 409 S. 6th in Independence (Rod Kirks)_Redacted
2. Release of Lien - 409 S 6th

From: [Rod Kirks](#)
To: [Kelly Passauer](#)
Subject: Property at 409 S. 6th in Independence (Rod Kirks)
Date: Monday, July 18, 2022 5:51:16 PM

To: Kelly Passauer

My name is Rod Kirks. I recently (July 2022) purchased a vacant lot at 409 S. 6th from Samuel Hanby. Mr. Hanby bought the property at a Sherriff's auction. The property used to have a house on it. I was raised in that house and moved away in 1986. My parents sold the house about 30 years ago and the new owners let the house become a nuisance and it was torn down in 2019.

For some reason, I wanted to buy the property, although I have no plans for it. My mother recently passed away, so buying the old property seemed like a good thing. During a visit to Independence, I called the county to inquire about the property and to see if there were any taxes due. This was toward the end of October, 2021 during Neewollah. I was told by the county that there were no taxes due and the county gave me Mr. Hanby's name. I reached out to him and he also called the county and confirmed with a text on November 4th that he called the treasurer and there is "nothing owed against it".

The official Deed transfer was delayed because our first Deed transfer was handwritten and was not accepted by the county.

I am requesting that the city remove the lien for \$10,900. Please see the timeline of events in the email below.

I did my due diligence by checking with the county, having Mr. Hanby also check, and I also checked the county website within the past 30 days for any delinquent taxes. The lien just suddenly appeared. Neither myself or Mr. Hanby had any part in the house being condemned or the demolition.

Thank you for your consideration
Rod Kirks


From: April Nutt <apriln@independenceks.gov>
Sent: Monday, July 18, 2022 1:45 PM
To: 
Subject: 409 S. 6th

Rod,

It was great visiting with you. The following is the timeline I believe to be accurate concerning the property located at 409 South 6th:

November 2019—City demolished condemned home (\$10,900).

December 2019—City paid invoice for demolition.

August 27, 2020—City Commission approved ordinance concerning charges to be placed as liens on properties.

September 1, 2020—This is the cutoff date for liens to be placed on the upcoming tax year. (County did not receive the City's paperwork until after September 1, 2020)

October 2021—Mr. Kirks contacted the county concerning any taxes being owed on the property and was told, "no".

November 1, 2021—Is the date the County will place tax liens into the system.

Please let me know how else I may be of assistance,

April Nutt

Executive Director

Independence Housing Authority

811 W Laurel St | Independence, KS | 67301

P: 620.332.2536 | F: 620.331.5701



"Equal Housing Opportunity"

We go to great lengths to comply with the Fair Housing Act, which prohibits any preference, limitation, or discrimination because of race, color, religion, sex, disability, familial status, ancestry, or national origin, or intention to make such preference, limitation or discrimination.

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

RELEASE OF LIEN FOR DEMOLITION ON CONDEMNED PROPERTIES

COMES NOW, the City of Independence, Kansas, a municipal Corporation, and hereby releases its lien for recovery of costs relating to paying the cost and expense of condemnation and demolition on condemned properties as assessed pursuant to City Ordinance No. 4334 as it pertains to the following property.

The North 56.9' of Lot 3, Original Plat, City of Independence,
Montgomery County, Kansas (commonly known as 409 S. 6th Street,
Independence, Kansas) Book 694, Page 828-829.

CITY OF INDEPENDENCE, KANSAS

By: _____
Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk

STATE OF KANSAS)

) SS:

MONTGOMERY COUNTY)

BE IT REMEMBERED, That on this 28th day of July, 2022, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally

appeared DEAN A HAYSE, Mayor, and DAVID W. SCHWENKER, City Clerk, of the CITY OF INDEPENDENCE, KANSAS, a municipal corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas, and who are personally known to me to be the same persons who executed, the above and foregoing instrument of writing on behalf of said corporation, and such persons acknowledged the execution of the same to be the act and deed of said CITY OF INDEPENDENCE, KANSAS.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above written.

NOTARY PUBLIC

My commission expires:



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider a request for an ADA Ramp at 4th and Beech.

SUMMARY RECOMMENDATION City Staff recommends approving the ADA ramp.

BACKGROUND Mr. Folk, who lives in the 1200 block of N. 4th Street, contacted the City of Independence regarding the need for an ADA curb ramp at 4th and Beech for wheelchair access for his wife. In reviewing this location with TranSystems, we currently do not have any curb ramps and due to the retaining walls and the slopes at the intersections, it will require replacing from the curb ramp with additional sidewalks to obtain the correct slope. The initial estimate was \$35,350.00 for the four ramps. After reviewing and visiting with Mr. Folk, the recommendation is to construct the northwest corner of 4th and Beech in 2022 and transition the other three corners as funding allows. The estimated cost to install the curb ramp on the NW corner is \$9,573.00. Shawn Turner will be present to answer any questions.

FINANCIAL INFORMATION \$9,573.00 from ADA funds (Fund 74).

SUGGESTED MOTION I move to authorize the construction of an ADA curb ramp on the NW corner of 4th and Beech.

SUPPORTING DOCUMENTS

1. ADA Sidewalks 4th and Beech
2. ADA Sidewalks NW Corner 4th and Beech

J. Graham Construction, Inc.

1306 S. Elm St.
Coffeyville, KS 67337
Phone: 620-948-5088 Fax: 844-273-3205

E-Mail: bustos.colten@jgrahamconstruction.com

To: Transystems / City of Independence

From: J. Graham Construction, Inc.

Subject: Unit Pricing for the ADA Sidewalks at 4th and Beech

Date: 6/29/2022

Four Corners of 4th and Beech, Remove and Replace Approximately 5' x 145' of 4" Sidewalk, 40'-9" x 6'-0" ADA Ramps, 86 Feet of Curb and Gutter, and 248 Square Feet of 6" Thick Retaining Wall.

Unit Prices and Totals:

1. \$115.00 SQ/YD 4" Non Reinforced Sidewalk = \$9,315.00
2. \$215.00 SQ/YD ADA Ramps = \$5,805.00
3. \$65.00 LN/FT Remove and Replace Curb and Gutter = \$5,590.00
4. \$50.00 SQ/YD Rock Excavation = \$5,400.00
5. \$20.00 SQ/YD 4" Aggregate Base = \$2,540.00
6. \$25.00 SQ/FT 6" Retaining Wall = \$6,200.00
7. \$500.00 EA Mobilization = \$500.00

Total = \$35,350.00

Note 1: Prices are approximate and subject to change based on quantities.

Note 2: No utility relocation.

Thank you

J. Graham Construction, Inc.

1306 S. Elm St.
Coffeyville, KS 67337
Phone: 620-948-5088 Fax: 844-273-3205

E-Mail: bustos.colten@jgrahamconstruction.com

To: Transystems / City of Independence

From: J. Graham Construction, Inc.

Subject: Unit Pricing for the ADA Sidewalks at NW Corner of 4th and Beech

Date: 7/13/2022

The NW Corner of 4th and Beech, Remove and Replace Approximately 5' x 51' of 4" Sidewalk, 4'-0" x 6'-0" ADA Ramps, 10 Linear Feet of Curb and Gutter, and 94 SQ FT of 6" Thick Retaining Wall.

Unit Prices and Totals:

1. \$115.00 SQ/YD 4" Non Reinforced Sidewalk = \$3,258.00
2. \$215.00 SQ/YD ADA Ramps = 645.00
3. \$65.00 LN/FT Remove and Replace Curb and Gutter = \$650.00
4. \$50.00 SQ/YD Rock Excavation = \$1,550.00
5. \$20.00 SQ/YD 4" Aggregate Base = \$620.00
6. \$25.00 SQ/FT 6" Retaining Wall = \$2,350.00
7. \$500.00 EA Mobilization = \$500.00

Total = \$9,573.00

Note 1: Prices are approximate and subject to change based on quantities.

Note 2: No utility relocation.

Thank you



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of September 22, 2022 at 5:30 PM for a Public Hearing to consider the condemnation of 920 West Maple Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting the date.

BACKGROUND On July 12, 2022, the residence at 920 West Maple Street was struck by a vehicle. The building department and a local architect have inspected the building and determined the building is currently unsafe to occupy. The building department has been in contact with the owner and is recommending that we set September 22, 2022 for a Public Hearing to consider the condemnation of 920 W. Maple as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner does not commence repair or removal of the structure.

SUGGESTED MOTION I move to set a Public Hearing to consider the condemnation of 920 W. Maple Street as dangerous and unsafe on September 22, 2022 at 5:30 PM

SUPPORTING DOCUMENTS

1. Resolution 2022-036 - Condemnation - PH - 920 W Maple
2. 920 W. Maple - Letter Setting Date - 07192022
3. Parcel Info
4. Photo - 20220712_130737
5. Photo - 20220712_130843
6. Photo - 20220712_134153
7. Photo - 20220712_134311
8. Photo - 20220712_130501
9. Photo - 20220712_130716

RESOLUTION NO. 2022-036

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 28th day of July 2022, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Block 11, Lot 7 of the Concannons Addition to the City of Independence, Montgomery County, Kansas

Common Address: 920 W Maple St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **September 22, 2022** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Civic Center, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 28th day of July 2022.

(SEAL)

Mayor

City Clerk



July 20, 2022

Patrick Springer
3824 Cedar Springs Rd 1015
Dallas Texas, 75219

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 28, 2022, to set a date of September 22, 2022, to consider condemnation of the structure at 920 W. Maple Street.

To avoid having your residence condemned as dangerous and unsafe on September 22, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. Please provide information on who will be making the repairs and a timeline of completion of those repairs on a piece of paper.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and work with you to have the structure removed or sold within a timeframe set by City Code.
 - ii. I've attached our demo grant application and a permission form to remove the structure. Please fill out and return to the city.
2. I would like to inform the City Commission of your intentions on July 28th at 5:30 p.m. at Memorial Hall. You are welcome to attend the meeting and notify the commission of your choices if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by July 27th, it will be **imperative** that you communicate or attend the September 22, 2022, meeting to avoid condemnation of the property.

Please feel free to contact me by calling 620-332-2528 or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas
811 W. Laurel
Independence, Kansas 67301

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The Parcel Number for this Property is 063-087-36-0-10-20-007.00-0
Quick Ref ID: 3894

Owner Information

Owner Name	SPRINGER, PATRICK L
Address	3824 CEDAR SPRINGS RD 1015 DALLAS, TX 75219

Property Situs Address

Address	920 W MAPLE ST, Independence, KS 67301
----------------	--

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2022 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	5,870	10,240
Total	4,370	5,870	10,240

2021 Appraised Value

Class	Land	Building	Total
Residential - R	3,140	5,760	8,900
Total	3,140	5,760	8,900

Tract Description

CONCANNONS ADD, S36, T32, R15, BLOCK 11, Lot 7, 7916 SQUARE FEET, Lot Width: 050.0 Lot Depth: 140.0 Plat Book/Page 1 /8 Deed Book/Page 647 /78 533 /170 399 /380 391 /742 388 /464 387 /334 347 /245

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
647	78	607	1114				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7916										4,370

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR+	Bsmt Type	Crawl - 2
Year Built	1865	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,180	Foundation	Stone - 4
Main Floor Living Area	1,180		
Upper Floor Living Area Pct.			
CDU	FR-		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/102,930		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	100			
Frame, Siding, Wood		100		
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Wall Furnace		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			

Automatic Floor Cover Allowance				
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TECHNOLOGIES







K.S.A. 12-1750 – Dangerous and unsafe structure
City of Independence Building Department requires this
structure to be vacated until structural repairs can be
made.
No occupancy or utilities allowed.
David Coxon, Building Inspector



Caution
Unsafe building



**Do not
enter**







**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider awarding a contract for renovation of the Evidence Building.

SUMMARY RECOMMENDATION Approve Award.

BACKGROUND Given the pending move from the Temporary City Hall back to the Historic City Hall, one area previously discussed with the Commission was the need for a location to securely store evidence. The project has been designed and bid, and the low bidder was Decker Construction at a bid price of \$149,900.00. The previous amount approved by the Commission was \$261,615.00. The lowered cost is due to a rigorous scope review to remove items from the building not necessary to meet the function as well as competitive bidding by local contractors.

The architect (Echelon) recommends award to Decker, and has found them to be a competent contractor. Echelon further notes that, while there are currently some anticipated change orders due to late pricing on some items, those are not thought to be significant.

The Bid Tabulation is as follows:

Decker:	\$149,900
Tri-State:	\$169,400
Koehn:	\$180,445
Hofer & Hofer:	\$248,000

FINANCIAL INFORMATION A portion of this project is included in the bond funds and the remainder will come from a transfer from the Water and Sewer Funds.

SUGGESTED MOTION I move to approve awarding a contract to Decker Construction in the amount of \$149,900.00 for renovation of the Evidence Building.

SUPPORTING DOCUMENTS



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 28, 2022

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider proclaiming August 8, 2022 as Jim Kelly Day.

SUMMARY RECOMMENDATION Authorize the proclamation.

BACKGROUND Jim Kelly has served the Independence community in multiple ways over the past 50+ years. Mr. Kelly will be honored at a reception on August 3, 2022 from 5 PM to 6:30 PM at the Independence Country Club, and the public is encouraged to attend. The attached proclamation documents just a few of Mr. Kelly's many contributions. We request the Commission authorize the Mayor to sign the proclamation. We further request that the Mayor read and present the proclamation to Mr. Kelly at the August 3, 2022 reception. The proclamation proclaims "Jim Kelly Day" on August 8th, which is Mr. Kelly's 75th Birthday.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to proclaim August 8, 2022 as Jim Kelly Day.

SUPPORTING DOCUMENTS

1. Jim Kelly Day Proclamation 2022
2. Jim Kelly Retirement Event Flyer- Final

PROCLAMATION 2022

JIM KELLY DAY

WHEREAS: The Governing Body of the City of Independence, Montgomery County, Kansas, recognizes the extensive impact of James P. Kelly in his hometown and home state for more than 50 years in various service capacities; and

WHEREAS: Mr. Kelly has dutifully served District 11 in the Kansas House of Representatives for the past 12 years; and

WHEREAS: Mr. Kelly also demonstrated outstanding community leadership, including serving as Mayor of Independence from April 1986-April 1987 and April 1989-April 1990; and

WHEREAS: Mr. Kelly has served Independence residents and families in multiple ways, including for 31 years as the champion of the annual 4th of July community fireworks display; and many years leading the annual holiday Adopt-A-Family drive and back-to-school Stuff the Bus campaign; and

WHEREAS: Mr. Kelly built an admirable professional career in the banking industry for more than 50 years, serving the entirety of his career in the community of Independence; and

WHEREAS: Mr. Kelly is further recognized as a servant leader for his dedication to his faith community and his innumerable roles among local civic and charitable organizations and entities devoted to the economic well-being of Independence and the surrounding region; and

WHEREAS: The Governing Body wishes to acknowledge Mr. Kelly's many contributions and congratulate him upon his retirement from politics as he celebrates his 75th Birthday,

NOW, THEREFORE, I Dean A. Hayse, Mayor of the City of Independence, do hereby proclaim the day of August 8, 2022 to be

JIM KELLY DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Independence, Kansas, to be affixed this day, July 28, 2022.

Dean A. Hayse,
Mayor, City of Independence

Retirement

★ RECEPTION

★ Honoring

★ State of Kansas
★ House Representative
★ Jim Kelly
District 11

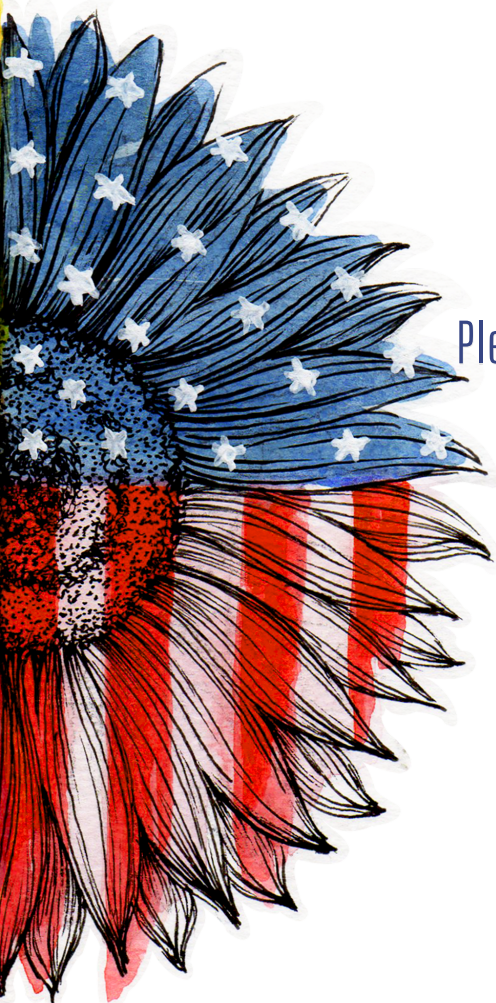
Please join us as we celebrate Jim's retirement after many years of exceptional service to our state and community

Wednesday, August 3, 2022
5:00 p.m. - 6:30 p.m.

Independence Country Club
2824 Country Club Circle

6:00 p.m. Special presentations and comments

Cash bar and light hors d'oeuvres





Report
CITY OF INDEPENDENCE
July 28, 2022

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM City Board Minutes

1. December 16, 2022 Plumbing Board
2. May 9, 2022 Electrical Board

BACKGROUND Attached are the minutes from the December 16, 2022 Plumbing Board and May 9, 2022 Electrical Board Meetings.

SUPPORTING DOCUMENTS

1. December 16, 2022 - Plumbing Board Minutes - Approved 07112022
2. May 9, 2022 - Approved Electrical Board Minutes



"Delivering Excellence"

December 16, 2019

Plumbing Board Meeting
Memorial Hall

Call to Order: Pat Howe

Present: Pat Howe, Paul Lemon, Doug Rinck, Wayne Sundquist, and David Cowan
Absent: Chris Fry

Minutes: Motion to Approve November 12, 2019 minutes Doug Rinck
Aye: Howe, Lemon, Rinck, Sundquist
Nay: None

New Business:

Wayne Sundquist: Was called to 400 Westminister Street and she has sewage water leaking into her basement. I placed this sewer line on the new sewer line in the alley and placed several bags of concrete on the private line but it is so broken up sewage continues to enter into this house.

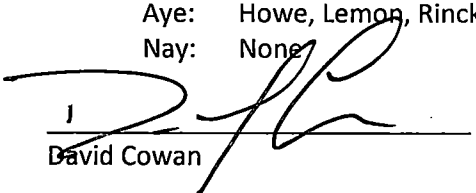
General Discussion: The old sewer line runs East and West directly behind the houses and under most of the back porches. The line is broken up and has been in bad shape for a long time and the City has been aware of the issues. The board felt it was the city responsibility to provide adequate sewer main lines as the citizens continue to pay for support of the sewer system monthly on their bills and they should have connected them when they installed the new line.

Motion: City of Independence needs to condemn the private sewer line and connect the houses to the new sewer main in the alley at the City Cost. Doug Rinck

Aye: Howe, Lemon, Rinck, Sundquist
Nay: None

Next Meeting Date: January 13, 2019 at 6:00 p.m.

Motion to adjourn: Pat Howe
Aye: Howe, Lemon, Rinck, Sundquist
Nay: None


David Cowan

07/11/2022

Minutes of the Electrical Board's May 9, 2022 Meeting

I. CALL TO ORDER

II. MINUTES

- a. March 07, 2022, minutes for review and approval.

Motion to approve the minutes by Danny Johnston and second by Travis Blankinship. I's - 5 and No - 0 to approve the motion.

III. ACTION ITEMS

IV. DISCUSSION

- a. Updating NEC to 2020

The board discussed updating the 2011 NEC. At a previous meeting, the board had discussed updating to the 2014 but since that meeting and further thought, the board would prefer to update to the 2020 NEC. The board feels there may be items they are unaware of but can address individual items as they present themselves, once the code is adopted.

The board discussed items they would like to exempt from the 2020 NEC.

1. Exempt the City of Independence from Arc Fault requirements
2. Exempt GFCI from appliances, garage doors, freezers, refrigerators, dishwashers, washing machines and air conditioning units.
3. Disconnects would be required for all residential and commercial service upgrades or new service
4. UL listed meter boxes would be acceptable in the City of Independence
5. New construction, and electric car charging services will be required. Upgrades or rewiring of existing structures would not be required to install car charging circuits.

David will work with the City Attorney to prepare a draft of the code changes and get it to the electric board for review at the June meeting. We will also invite other electricians to the meeting for any input.

- b. Discussion of electrical work being done by non-licensed electricians

Discussion was held about non-licensed contractors in the City of Independence doing electric work on remodels and not utilizing a required electrician. David informed the board the plumbing board will also be discussing this item at their meeting. The plumbing board is considering sending a letter out to local contractors and reminding them of the codes. The board discussed how difficult it is to monitor these contractors for proper permits and work they are doing inside the City.

David will report back at the next meeting after the plumbing board has

Minutes of the Electrical Board's May 9, 2022 Meeting

discussed the issue.

- c. Discussion of grounding wire using copper clad aluminum and copper wire

At the March meeting, the board had discussed aluminum ground rods being used by a contractor and approved by the building inspector. The building inspector asked to follow-up and report back at the next meeting. David is working on the issue and will update at the June 2022 meeting.

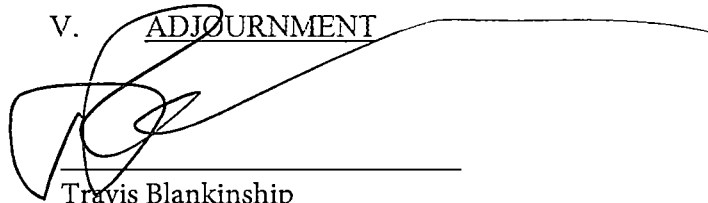
- d. Kiddy Land lighting wiring

David reported that TranSystems is working with an electrician to install the Lions Club light poles and underground electrical at Kiddy Land. Underground electrical will be in conduit due to rock and areas that they can't get the 24" depth. All of the electrical work will be inspected by the City prior to acceptance.

- e. Evergy New Service Policy Discussion

Danny Johnston requested to add a discussion item regarding Evergy policy on new electrical service at a residence. Danny reviewed a recent issue with a residential electrical service upgrade and the need for a formal written policy by Evergy that needs to be shared with the electricians. Dennis informed Danny he would visit with Lori and report back next month.

V. ADJOURNMENT



Travis Blankinship

7-12-2022

Date



Report
CITY OF INDEPENDENCE
July 28, 2022

Department Public Works & Utilities

Director Approval

AGENDA ITEM Monthly Project and Public Works Report

BACKGROUND

SUPPORTING DOCUMENTS

1. Project Status 7-2022

	Project Title	Project Description/Scope	Approx. Cost (000's)	Grant Portion	Arch. or Eng. Partner	Status	Last Month Progress	Next Month Plan/Issues	Projected Const Start	Projected Compl.
1	Water Tower Maint.	Maintain and Coat North Water Tower	\$120		N/A	Pre-bid.	New	Documents prepared.	4Q22	1Q23
2	Evidence Building	Buildout of existing building for evidence storage.	\$260		Echelon	Pre-bid.	Prepare for bid issuance, July bid.	July bid.	3Q22	1Q23
3	Zoo and Park Power	Move power feed for Zoo and Park underground	\$300		PEC	Design in progress.	Working on proposed concept to refeed existing services.	Working on proposed concept to refeed existing services.	1Q22	3Q22
4	Zoo Master Plan	Create Master Plan for the future of the Zoo.	\$80		PGAV	Planning in progress.	Early July Product Development Review, understand revenue issues.	Set priorities for listed projects with Zoo Master Plan Committee.	4Q21	4Q22
5	Communication Tower	Build new communication tower for emergency services north of historic City Hall.	TBD	TBD	TUSA	Alternative review.	Complete Phase I - information gathering.	Reviewing scope alternatives.	TBD	TBD
6	SE Improvements	Improvements to Lift Station for Reliability	\$170		TranSystems	Design in progress.	Design review. Incorporating comments, complete design.	Commission RCA early August, bid in early September.	4Q22	2Q23
7	Central Park	New soccer fields, revamp existing ball fields.	\$7,500	TBD	Indigo	Design in progress.	Submitted water extension plans to KDHE, prepared plan for fitness court.	On hold. Conduct site visit on woodland removal.	TBD (Bid on Hold)	TBD (Bid on Hold)
8	CCLIP Grant	Reconstruct Penn from Morningside to City Limits	\$500	\$370	TranSystems	Design complete.	Plans at KDOT, await approval.	Plans at KDOT, await approval.	1Q23	2Q23
9	CCLIP Grant	Mill and overlay Chestnut from 9th to Penn	\$220	\$150	TranSystems	Design complete.	KDOT wants to bid this year (summer 2022).	Plans at KDOT, await approval, reviewing economics on timing.	3Q22	2Q23
10	Parking Lot N. of City Hall	Design and construct new parking lot north of historic City Hall.	\$600	TBD	Treanor	Design complete.	Drawings ready for review.	Review drawings, determine bid type and bid timeline, understand City Hall construction layout.	1Q23	2Q23
11	Waterline/Meter Project	New Water Meters, Replace Some Water Main	\$3,400		PEC	Design complete.	100% plan review, prepare KDHE Submittal.	Planning out for bid in late September, award in October.	4Q22	2Q23
12	Water Plant Next Phase	Water Plant Capital Work Per Master Plan	\$6,000		PEC	Design complete.	100% plan review, prepare KDHE Submittal.	Planning bid on 9/1, award in early October.	4Q22	4Q26
13	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	\$3,000		TranSystems	Pre-bid.	Waiting on final loan document (waiting on KDHE). Working on obtaining easements.	Receive final loan document (waiting on KDHE). Working on obtaining easements, have majority, reviewing alternatives.	3Q22	4Q22
14	CDBG	Lakeview lift station, I and I abatement.	\$1,400	\$700	TranSystems	Award.	Documentation to SEKRPC, schedule pre-con., check on schedule	Hold pre-con, review schedule, preparing infrastructure at lift station.	3Q22	4Q22
15	Airport Taxiway	Remove Taxiway B, Rehabilitate Taxiway D and Terminal Apron	\$750	\$720	Lochner	Preconstruction.	Kickoff meeting held, construction started.	Project proceeding, working with Textron on runway closures.	2Q22	3Q22
16	Wayfinding Signs	Design and installation of wayfinding signs in the City	\$340		Avia	Preconstruction.	Project in process.	Project in process.	3Q22	3Q22
17	City Hall/Fire/EMS	Refinish City Hall, construct new Fire/EMS personnel spaces.	\$10,000		Treanor	In construction.	Construction in progress.	Construction in progress.	1Q22	2Q23
18	Enterprise Drive	Buildout of street, utilities	\$1,700	\$1,100	TranSystems	In construction.	Enterprise completion, working ROW issue.	Enterprise completion, working ROW issue. Start intersection at Laurel and Main.	1Q22	3Q22
19	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	\$3,100	\$1,600	TranSystems	In construction.	Paving in progress (concrete), working with RR on engineering approval of suggested fix.	Paving in progress (concrete), working with RR on engineering approval of suggested fix. Asphalt early September?	1Q22	3Q22
20	KDOT: 10th & Main	Complete rebuild, 8th to 10th	\$1,700	\$1,000	TranSystems	In construction.	Projected completion - mid July.	Punchlist.	1Q22	3Q22
21	Kiddy Land Sidewalk	Sidewalk at Kiddie Land	\$250		TranSystems	In construction.	Complete except for sod.	Removing project from list.	4Q21	2Q22
22	Kiddy Land Restroom	Restroom.	\$150		BG Consult.	In construction.	Construction in progress.	Complete project.	1Q21	3Q22
23	ADA 2021	Five+ locations - Big Cheese Lot, Alley Work	\$100		TranSystems	In construction.	Construction in progress.	Alley in progress, plan Big Cheese, 4th & Beech.	Jul-21	3Q22
A	Airport Terminal	Upgrades/Remodel	\$100	TBD	In-House	Hold.	May replace with grant.	Prepare at least a limited scope.		
B	Whiskey Creek	Artificial lake for runoff water impoundment	TBD		TranSystems	Hold.	Fourth meeting in April.	Fifth meeting in July.	TBD	TBD
C	Transp. Alt. Grant	8' sidewalk to Wal-Mart	TBD		TranSystems	Hold.	Package submitted week of 5/9.	Wait.	TBD	TBD
D	KDOT Bridge Grant	Replace Cherry Street bridge with box culvert.	\$400	TBD	TranSystems	Hold.	Hold.	Not awarded to Independence, will hold for next opportunity.	TBD	TBD
E	KDOT CCLIP	Main Street - 8th to 2nd, two projects	\$1,500	\$1,200	TranSystems	Prepare Grant.	Meeting with KDOT, wait.	Wait.	TBD	TBD
F	KDOT Cost Share	Sycamore Rebuild	\$1,000	\$300	TranSystems	Prepare Grant.	Apply for grant, wait.	Not awarded to Independence, will hold for next opportunity.	TBD	TBD
G	FAA Terminal	New terminal.	\$2,700	\$2,565	Lochner/ Echelon	Prepare Grant.	Apply for grant, wait.	Not awarded to Independence, will hold for next opportunity.	2023	2025
H	Library/Memorial Hall	Maintenance projects.	TBD		Echelon	Review	Working Memorial exterior pricing.	Memorial work in process.	TBD	TBD
Green shade denotes changed/new information from last month.										



Report
CITY OF INDEPENDENCE
July 28, 2022

Department Finance

Director Approval David Schwenker

AGENDA ITEM 2nd Quarter 2022 Treasurers Report

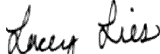
BACKGROUND

SUPPORTING DOCUMENTS

1. 2nd Quarter 2022 Treasurers Report

Treasurer's Quarterly Financial Statement for Quarter Ending June 30, 2022

Name of Fund		Beginning Balance	Receipts	Disbursements	Ending Balance
General	1	1,937,687.41	2,396,262.33	2,219,982.39	2,113,967.35
Fire Insurance Proceeds	3	20,234.94	15,380.00	9,000.00	26,614.94
Industrial	4	16,209.18	9,480.57	25,000.00	689.75
Crime Prevention Program	5	1,405.17	293.04	848.33	849.88
Economic Development/Transportation	6	431,351.16	84,364.74	53,483.50	462,232.40
Alcohol Assessment	7	3,820.00	0.00	0.00	3,820.00
E-911 - New	8	203,118.75	37,166.28	11,267.84	229,017.19
Incubator Building	9	78,660.08	18,570.00	3,095.00	94,135.08
KPWSLF Proj No 2933 - WTP	10	(152,855.69)	0.00	50,358.00	(203,213.69)
Education Sales Tax	11	184,766.75	653,429.23	613,928.99	224,266.99
Capital Project Reserve	12	257,627.67	0.00	0.00	257,627.67
City Projects	14	(139,250.88)	10,505,958.00	410,180.50	9,956,526.62
City Skate Park	15	1,694.64	0.00	0.00	1,694.64
Special Use Sales Tax	17	1,756,298.17	653,429.21	393,432.70	2,016,294.68
Logan Fountain	19	394.37	0.00	0.00	394.37
Airport Capital Projects Reserve	21	242,616.00	0.00	557.80	242,058.20
Street Capital Projects Reserve	22	743,972.02	4,034,193.31	1,884,942.24	2,893,223.09
KWPCRF LOAN C20 2043 01	23	(97,941.50)	0.00	0.00	(97,941.50)
Fire/EMS Grants	24	9,958.24	0.00	0.00	9,958.24
City Grant Program	25	236,609.87	0.00	28,318.64	208,291.23
G. F. Employee Benefits	26	331,014.80	273,217.38	175,493.10	428,739.08
Airport	31	272,866.00	254,574.26	306,651.20	220,789.06
Water and Sewer	33	2,997,076.66	1,397,656.65	1,211,275.75	3,183,457.56
Grinder Pump Replacement	34	267,856.93	2,218.59	0.00	270,075.52
Cap Infrastructure - W/S	35	3,687,815.57	3,380.80	0.00	3,691,196.37
Sanitation	37	731,880.91	310,057.71	327,410.61	714,528.01
Independence Land Bank	38	53,351.68	48.91	0.00	53,400.59
Special Park	40	28,548.95	4,435.19	2,114.00	30,870.14
Employee Wellness	41	2,739.55	8,450.27	220.00	10,969.82
Library	42	0.00	71,789.71	71,789.71	0.00
Downtown Tree Replacement	43	15,362.52	14.08	0.00	15,376.60
Special Park & Recreation	44	72,931.87	10,122.51	6,000.00	77,054.38
Special Alcohol Programs	45	96,006.05	10,122.50	60,000.00	46,128.55
Demolition	46	169,482.47	532.00	1,105.00	168,909.47
Liability Insurance	47	167,376.66	76,190.56	78,561.00	165,006.22
Housing Authority Funds **	48-64	4,906,102.96	359,691.27	367,526.02	4,898,268.21
E-911 - Old	65	4,696.52	0.00	0.00	4,696.52
Memorial Hall Tax Credits	66	31,362.13	0.00	0.00	31,362.13
Quality of Life Sales Tax	67	74,264.71	0.00	60,144.00	14,120.71
First Aid Training	72	3,825.99	3.19	1,000.00	2,829.18
ADA DJ # 204-29-144	74	166,554.77	0.00	0.00	166,554.77
KLINK, Penn/Chestnut-Oak	76	34,942.78	0.00	0.00	34,942.78
K-9	78	30,094.61	452.73	28.08	30,519.26
Law Enforcement Trust	79	24,367.56	22.23	350.00	24,039.79
Grant - Walmart - Fire/EMS	84	3,046.18	0.00	0.00	3,046.18
Bond and Interest	91	910,945.87	14,106,790.38	14,000,030.00	1,017,706.25
2015-2016 KLINK Projects	92	318,879.31	0.00	0.00	318,879.31
Grant Funds	94	643,976.93	648,970.42	0.00	1,292,947.35
TOTAL		21,783,747.29	35,947,274.05	22,374,100.40	35,356,920.94

Name of Fund	Beginning Balance	Receipts	Disbursements	Ending Balance
Reconciled Items				0.00
TOTAL				35,356,920.94
Summary				
Community Nat'l. Bank	Checking	30,271,679.41		
Community Nat'l. Bank	C/D's	3,294,587.96		
Equity Bank	MM Account	1,790,653.57		
		<u>0.00</u>		
	TOTAL	35,356,920.94		
Liabilities				
		Principal	Interest	Total
Series 2013A		640,000.00	17,257.00	657,257.00
Series 2015A		1,230,000.00	167,687.00	1,397,687.00
Series 2016A		1,145,000.00	83,750.00	1,228,750.00
Series 2019A		1,385,000.00	105,225.00	1,490,225.00
Series 2022A - Streets		3,485,000.00	1,498,020.00	4,983,020.00
Series 2022A - Facilities		10,440,000.00	4,405,773.00	14,845,773.00
Bonds & T-Notes Payable - September 30, 2022		18,325,000.00	6,277,712.00	24,602,712.00
Capital Leases				
			Payoff Date	
Commercial Bank - JD Tractor & Bush Hog			April 1, 2025	64,457.99
Community National Bank - 2021 Street Sweeper			March 1, 2025	63,566.94
Community National Bank - 2019 Rosenbauer Fire Truck			April 1, 2026	359,720.67
Kansas Public Water Supply/Pollution Control Loan Funds				
Loan # C20-1915-01, Southeast Lift Station				2,020,483.63
Loan #2933 Water Treatment Plant Upgrades				<u>1,375,592.85</u>
			TOTAL	28,486,534.08
I, David Schwenker, Treasurer, do hereby certify that the above statement is correct to the best of my knowledge and belief.				
				
David Schwenker, Treasurer				
Attested by:				
				
Lacey B. Lies, Director of Finance				