INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

May 11, 2023

5:30 PM

Civic Center Memorial Hall

To participate by conference call:
1 785-289-4727 Conference ID: 197 828 702#

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. Plumbing Board -- One Vacancy (Atmos Representative)

III. PRESENTATIONS

A. Presentation from Indy Trails regarding grand opening.

B. Presentation from A.W.O.L. regarding future funding.

C. Presentation from Four County Mental Health on programs that utilize the City's Special Alcohol Funds.

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 a request from Montgomery Place Nursing Home to close 8th Street between Birch and Edison on May 18, 2023 for a special event.

B. Consider approval of flagpole maintenance and repair.

C. Consider authorizing a one-time exception to the existing policies regarding a sanitary sewer project that is set to go out for bid later this year.

D. Consider approving a contract with Indigo Design, Inc to update the Master Plan for Riverside Park.

E. Consider adopting an Ordinances related to the operation of trucks over a certain weight on certain City streets.

F. Consider authorizing a Greenbush Energy Group Participation Agreement & Hedging Authorization, and Woodriver Energy Base Agreement to acquire natural gas.

V. ITEMS FOR COMMISSION ACTION

A. Consider proclaiming May 14th through the 20th as Police Week in Independence.

B. Consider proclaiming May 21st through the 27th as Emergency Medical Services Week.

C. Consider adopting Resolution No. 2023-013 and Resolution No. 2023-014 authorizing certain water projects for bond issuance and authorizing the sale of bonds.

D. Consider Change Order for City Hall Phase II project.

E. Consider setting the date of July 27, 2023 for a Public Hearing to consider the condemnation of 512 N. 16th Street as dangerous and unsafe.

F. Consider authorizing the Mayor to sign the Kansas Department of Commerce CDBG grant for 106-110 North 8th Street.

G. Consider revising the interlocal agreement with Rural Water District #6.

H. Consider adopting a resolution modifying and recertifying the amount of cash funds dedicated toward the Rural Business Development Grant Program from USDA Rural Development.

VI. REPORTS

A. City Board Minutes

B. 2023 Q1 Treasurer's Report

C. March 2023 Sales Tax Report

D. April 2023 Sales Tax Report

E. Water Pipeline Update

VII. CITY MANAGER'S COMMENTS

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC CONCERNS

X. EXECUTIVE SESSION

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

B. Data relating to financial affairs or trade secrets of second parties.

XI. ADJOURNMENT

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **David Cowan**

AGENDA ITEM Plumbing Board -- One Vacancy (Atmos Representative)

SUMMARY RECOMMENDATION Staff supports Atmos Energy's recommendation.

BACKGROUND Chris Fry, Supervisor of Atmos Energy, filled the natural gas company position on the Plumbing Board. Chris is transferring back to the Olathe, Kansas, office and is recommending Laramie Ruark, the replacement supervisor, to fill the Atmos position on the Board. The current term expires on August 15, 2023.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to appoint Laramie Ruark, Atomos Energy, to the Plumbing Board for an unexpired term ending on August 15, 2023.

SUPPORTING DOCUMENTS

Presentation
CITY OF INDEPENDENCE
May 11, 2023

Department Finance **Director Approval Lacey Lies**

AGENDA ITEM Presentation from Indy Trails regarding grand opening.

BACKGROUND The Eagle Rock Shredders have created a mountain bike and hiking trail north and east of the Dog Park on Park Blvd. A Grand Opening celebration will be held on Saturday, May 20th from 11 AM -1 PM.

SUPPORTING DOCUMENTS

Presentation
CITY OF INDEPENDENCE
May 11, 2023

Department Admin **Director Approval Kelly Passauer**

AGENDA ITEM Presentation from A.W.O.L. regarding future funding.

BACKGROUND Dr. Phillip Eastep has requested to address the Commission on behalf of A.W.O.L regarding their future funding.

SUPPORTING DOCUMENTS

1. A.W.O.L. Request to Present

From: Phillip Eastep
To: Kelly Passauer
Subject: City Commission meeting agenda on May 11 @ 5:30
Date: Monday, April 24, 2023 2:03:51 PM

Kelly: I am requesting to be listed on the Commission meeting agenda on May 11 to talk about A.W.O.L. funding. Thanks Phil Eastep

Presentation
CITY OF INDEPENDENCE
May 11, 2023

Department Finance **Director Approval Lacey Lies**

AGENDA ITEM Presentation from Four County Mental Health on programs that utilize the City's Special Alcohol Funds.

BACKGROUND Four County Mental Health has requested to present to the Commission regarding the City's Special Alcohol Funds.

SUPPORTING DOCUMENTS

1. Independence Liquor Funds 2023

May 11, 2023

Request for Liquor Tax Funds

FY 2023

Presented by Ginger Hill, MS, LCP, LCAC

Four County Mental Health Center, Inc.

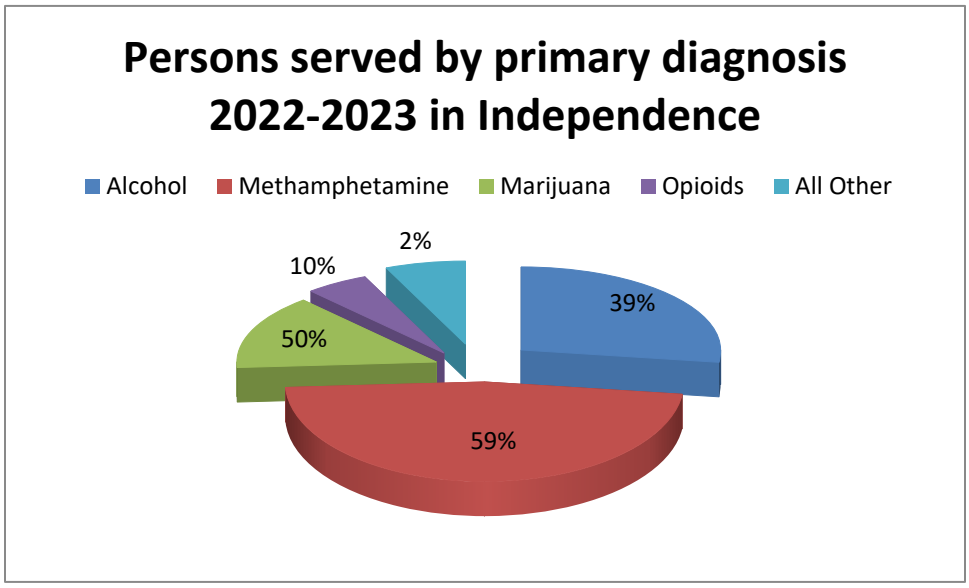
Statute KSA 79-42 a04

(d)Except as otherwise provided by this subsection, each city treasurer of a city that has a population of more than 6,000, upon receipt of any moneys distributed under this section, shall deposit the full amount in the city treasury and shall credit 1/3 of the deposit to the general fund of the city, 1/3 to a special parks and recreation fund in the city treasury and 1/3 to a special alcohol and drug programs fund in the city treasury. Each city treasurer of a city that has a population of 6,000 or less, upon receipt of any moneys distributed under this section, shall deposit the full amount in the city treasury and shall credit 1/2 of the deposit to the general fund of the city and 1/2 to a special parks and recreation fund in the city treasury. Moneys in such special funds shall be under the direction and control of the governing body of the city. Moneys in the special parks and recreation fund may be expended only for the purchase, establishment, maintenance or expansion of park and recreational services, programs and facilities. One-half of the moneys distributed under this section to cities located in Butler county shall be deposited in a special community support program and parks and recreation fund in the city treasury. Moneys in the special community support program and parks and recreation fund may be expended only for (1) the establishment and operation of a domestic violence program operated by a not-for-profit organization or (2) the purchase, establishment, maintenance or expansion of park and recreational services, programs and facilities. Moneys in the special alcohol and drug programs fund shall be expended only for the purchase, establishment, maintenance or expansion of services or programs whose principal purpose is alcoholism and drug abuse prevention and education, alcohol and drug detoxification, intervention in alcohol and drug abuse or treatment of persons who are alcoholics or drug abusers or are in danger of becoming alcoholics or drug abusers.

Organizational Mission & Purpose

Four County Mental Health Center Inc. is dedicated to providing accessible, innovative services in partnership with individuals and families in our communities. Four County Mental Health Center has been serving Montgomery County residents since 1964 and has a long-lasting relationship with residents and community partners in Independence. The alcohol and drug treatment program is dedicated to achieving recovery in partnership with individuals that struggle with substance use and addiction.

Relevant data and highlights from the past year



- Methamphetamine is the number one reason for admission for the 6th year in a row and continues to present a significant concern in the Independence community.
- Four County is has hosted 2 community events partnering with law enforcement, corrections staff, emergency rooms, and other community partners to begin addressing community wide problems related to mental health and substance abuse. The project is called the ***Southeast Kansas Behavioral Health Emergency Summit***
- Since July 1, 2022, Four County completed 117 admission assessments for Independence residents. Eleven admission assessments were completed for our community's youth population below the age of 18. Twelve Independence residents have graduated successfully from Substance Use Disorder treatment with Four County.

Service Description and Provision

Four County uses the City of Independence liquor tax funding to help provide the following services to both adults and adolescents in Independence:

1. Substance Use Disorder assessment and referral
2. Substance Use Disorder treatment including individual, group, and family intervention
3. Intensive outpatient services, as available
4. Peer support services
5. Assessments and recommendations for DUI evaluations

6. Public education and prevention presentations as requested
7. Substance related crisis response services including emergency assessments and referral to detox programs
8. Care coordination activities

Fund Distribution: Four County uses liquor tax funding to fil the gap of unreimbursed care

1. ***Reimbursement for services not covered by insurance or State resources:*** In the fiscal year from July 1, 2022 to now, Four County has provided 1306 addiction-related services at the Independence location, and a majority the services were received by individuals who were uninsured or underinsured. Four County heavily relies Substance Abuse Prevention Treatment (SAPT) funding administered by the Kansas Department of Aging and Disability Services (KDADS)to help cover these costs, but these funds are not sufficient to cover the agency's entire programming.
2. ***Non-billable treatment activities:*** Individuals with alcohol and drug disorders often require coordination to assure that the needs are met. This coordination includes essential communication with correctional officers, law enforcement, medical professionals, foster care agencies and family members

Training and outcome measurement

The Independence location maintains an independent license to practice substance use disorder treatment. All Four County providers are trained in evidenced practices and use ASAM criteria for assessing and determining level of need. Outcomes are measured with emphasis on improving functioning. The following are examples of outcomes that we seek to achieve with the populations served:

1. Gaining and maintaining employment
2. Improved functioning in family and relationships
3. Community involvement and participation
4. Decreased involvement with the correctional/law enforcement

Additional Benefit: By offering evaluations and treatment locally, many clients are able to maintain their work schedule with minimal disruption. In addition, intensive outpatient services help community members avoid long residential stays that can be disruptive to home and family life.

Conclusion

Four County Mental Health Center requests to receive full allotment of liquor tax distribution as in years past. Four County is dedicated to provide quality care and maintains the best interest of the

Independence community and surrounding areas. If there are additional questions, please contact Ginger Hill, Clinical Director or Steve Denny, Deputy Director.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **David Cowan**

AGENDA ITEM Consider a request from Montgomery Place Nursing Home to close 8th Street between Birch and Edison on May 18, 2023 for a special event.

SUMMARY RECOMMENDATION City Staff recommends approving the closure.

BACKGROUND The City received a request from Sandy Mercer for Montgomery Place Nursing Home at 614 S. 8th Street. The nursing home would like to celebrate National Nursing Home Week on May 18, 2023. The nursing home would like to do some outside activities including food, games, and music with the residents, and is requesting to block the street in front of the nursing home from 5 PM until 8 PM.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to authorize the closing of South 8th Street between Birch and Edison on May 18, 2023, from 5:00 PM until 8:00 PM.

SUPPORTING DOCUMENTS

1. Montgomery Place - Street Closing Request 05022023

From: Montgomery Place Activities <independence.act@americareusa.net>
Sent: Tuesday, May 02, 2023 12:27 PM
To: Kelly Passauer <kellyp@independenceks.gov>
Subject: block of a street

Hi This is Sandy Mercer from Montgomery Place . We are getting ready for our National Nursing Home Week. On May 18, 2023 we are having a outside activity. We would like to block off the street in front of the nursing home.

Our address is 614 S. 8th

Thank You

Sandy Mercer

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **David Cowan**

AGENDA ITEM Consider approval of flagpole maintenance and repair.

SUMMARY RECOMMENDATION City staff recommends approval of the maintenance quote.

BACKGROUND The VFW contacted the City regarding the condition of the flag pole at City Hall. The flag pole at City Hall was erected by the Daughters of the Union Veterans of the Civil War on May 15, 1960. A construction company related to City Hall Phase II work damaged a portion of the base and the damage is being repaired by McCown Gordon. The City met with the VFW and McCown Gordon to approve the repair and while reviewing the damage, the VFW noted the condition of the flagpole paint, halyard, and pulleys. The City published an RFQ and sent it to companies in Kansas and posted it online for flagpole restoration and repair. We also included the Memorial Hall and Shelter House flag poles with the RFQ.

Rocky Mountain Flag Company submitted a proposal and two other companies opted not to bid on the job.

FINANCIAL INFORMATION The City Staff recommends accepting the proposal from Rocky Mountain Flag Company for $10,884.70. The City will utilize contingency funding for the City Hall repairs, and department maintenance funds for Memorial Hall and Riverside Park to cover the expenses.

SUGGESTED MOTION I move to approve the restoration and repair of City Hall, Memorial Hall and Riverside Park Stich Shelter House flag poles.

SUPPORTING DOCUMENTS

1. City Hall Flagpole
2. City of Independence Kansas - Flagpole Repair
3. Est_4682_from_Rocky_Mountain_Flag_Company_LLC_16832
4. Heartland Signs Denial 04262023
5. Kansas Flag Pole 04132023

TO HONOR OUR FATHERS
THE GRAND ARMY OF THE REPUBLIC
ERECTED BY
THE DAUGHTERS OF UNION VETERANS
OF THE CIVIL WAR
1861 1865
MAY 15 1940

"Delivering Excellence"

REQUEST FOR QUOTES
FLAG POLE MAINTENANCE AND REPAIR

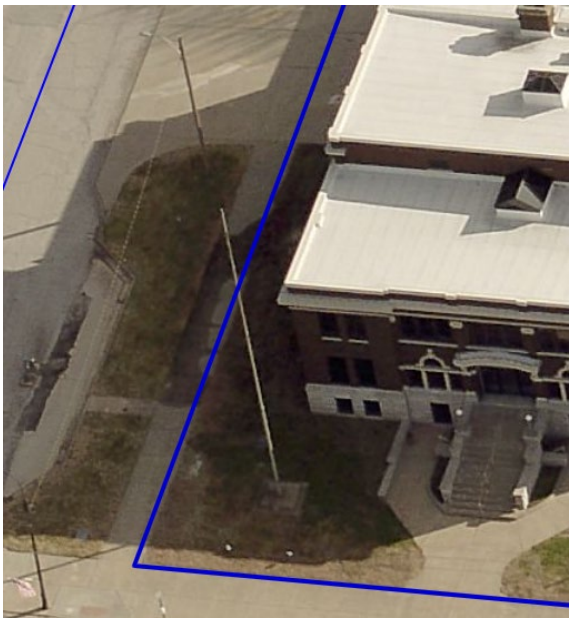
The City of Independence, Kansas, is requesting quoptes for the maintenance and repair of flag poles located at 120 N. 6th, 410 N. Penn Ave, and 500 Shelter House Place, Independence, Kansas 67301

The project consists of inspection, maintenance, and repair. The contractor will inspect the flag poles for integrity and perform maintenance on the flag poles.

CITY HALL – 120 N. 6TH STREET – 75' pole

Work shall Include:

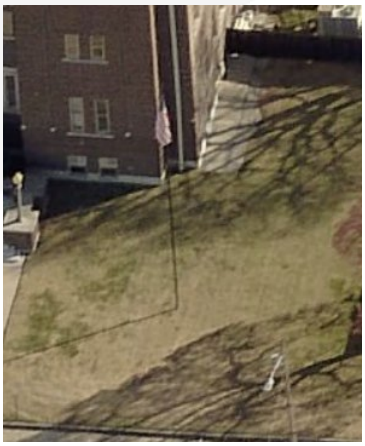
1. Inspection of the flagpole
2. Prep and paint the flagpole
3. Repair and installation of pulley mechanism and halyard



Memorial Hall – 410 N. Penn Ave – 60' pole

Work shall include:

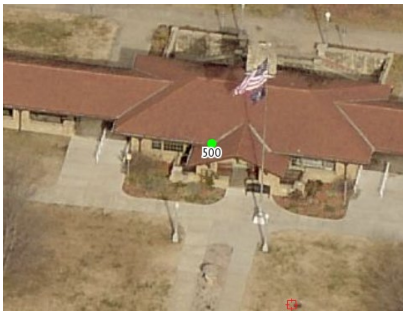
1. Inspection of the flagpole
2. Prep and paint the flagpole
3. Repair and installation of pulley mechanism and halyard



STICH SHELTER HOUSE – 500 SHELTER HOUSE PLACE - RIVERSIDE PARK – 80' POLE

Work shall Include:

1. Inspection of the flagpole
2. Prep and paint the flagpole
3. Repair and installation of pulley mechanism and halyard



General Requirements

The work: The contractor shall perform all the work, which consist of furnishing all labor, equipment, and materials necessary for the completion of the described work.

1. Travel
2. Labor
3. Supervision
4. Clean-up and disposal trash, debris during the work.
5. Equipment and lifts needed to perform the work
6. Materials and supplies
7. Proof of general liability ($1,000,000) per occurrence and Worker's Compensation as required by the State of Kansas
8. Obtain City Business and contractor license
    a. http://www.independenceks.gov/DocumentCenter/View/2962/Trade-Licenses---Class-A-Class-B-Class-C-Class-D
    b. http://www.independenceks.gov/DocumentCenter/View/2970/Business-License-Application

Proposed Schedule

The project deadline for completion of the work would be by **July 31, 2023.**

RFQ IS DUE BY: APRIL 28, 2023 BY 11:30 AM

Request for quotes

Submit quote to David Cowan, Asst. City Manager at davidc@independenceks.gov or by fax at 620.331.1628 by April 21, 2023.

The City of Independence reserves the right to reject to add or delete options after the quotation is awarded and expects appropriate credit or debit for said options. The City of Independence reserves the right to accept or reject any or all quotes or to waive any irregularities should any occur as may best benefit the City.

This proposal is good for 30 days from the receiving date.

Questions regarding the RFQ can be directed to David Cowan at 620.332.2528 (O), 620.330.0056 (M) or davidc@independenceks.gov

Rocky Mountain Flag Company LLC

12503 E. Euclid Dr #65
Centennial, CO 80111

Estimate

Date	Estimate #
4/13/2023	4682

Name / Address	Ship To
City of Independence 811 West Laurel St. Independence, KS 67301	City of Independence 811 West Laurel St. Independence, KS 67301

P.O. No.	Terms	Rep	FOB
	Net 30	MLM	Ship Point

Description	Qty	Rate	Total
Service Call for articulating 85' Boom Truck	1	6,500.00	6,500.00
Includes estimated price for the following: labor, expenses, gas, paint and other equipment	1	3,000.00	3,000.00
Cap Adapter for 3-1/2" top diameter, Satin Finish	2	113.00	226.00
Cap Adapter fpr 3-1/2" top diameter, Black Powder Coat finish	1	173.00	173.00
Revolving truck up to 3.5" top diameter, alum sheave, standard duty, Satin	2	127.00	254.00
Revolving truck up to 3.5" top diameter, alum sheave, standard duty, Black	1	148.00	148.00
6" Spun Aluminum Gold Anodized Ball Ornament 1/2"-13NC Rod	3	87.00	261.00
5/16" Silver Polypropylene Halyard	310	0.49	151.90
Rope, 5/16" Black Polypropylene	120	0.49	58.80
Snap Hook, Stainless Steel #1	8	14.00	112.00

Subtotal	$10,884.70
Sales Tax (0.0%)	$0.00
Total	$10,884.70

Estimate valid for 30 days

Phone #	Fax #	E-mail
303-745-9035		Jeff@rockymountainflag.com

From: Julie Higgins
To: David Cowan
Cc: Tori Dial
Subject: Re: City of Independence Kansas
Date: Wednesday, April 26, 2023 4:45:53 PM
Attachments: image002.png

I am sorry it took me so long, I saw the date on it and put it on the back burner and then just noticed it was Independence KS, not up here Independence MO.

Julie

On Wed, Apr 26, 2023 at 4:44 PM David Cowan <davidc@independenceks.gov> wrote:

> Thank you for looking!
>
> David Cowan
>
> David J. Cowan
>
> Assistant City Manager -Director of Safety
>
> davidc@independenceks.gov
>
> P +1.620.332.2528 | M+1.620.330.0056 | F +1.620.331.1628
>
> City of Independence | 811 West Laurel Street | Independence, Kansas 67301
>
> CITY OF INDEPENDENCE KANSAS
>
> Important: This e-mail and any attachments may contain confidential information subject to protection under the Federal Standards for Privacy of Individually Identifiable Health Information (45C.F.R. Parts 160 and 164). This communication, including attachments, is for the exclusive use of an addressee and may contain proprietary, confidential or privileged information. If you or your organization is a "Covered Entity" under the above-mentioned regulations, you are obligated to treat such information in a manner consistent with the regulations. If this e-mail and any files were sent to you in error, be advised that any use, dissemination, forwarding, printing or copying of this e-mail and/or any files are strictly

prohibited. Please immediately delete it from your computer and any servers or other locations where it might be stored and e-mail davidc@independenceks.gov or call David Cowan, Assistant City Manager, at 620-332-2528 advising you have done so.

From: Julie Higgins <julie@heartlandsign.com>
Sent: Wednesday, April 26, 2023 4:43 PM
To: David Cowan <davidc@independenceks.gov>; Tori Dial <tori@heartlandsign.com>
Subject: Re: City of Independence Kansas

David,

I am afraid that these are out of our service area.

Thank you,

Julie

On Tue, Apr 11, 2023 at 4:59 AM David Cowan <davidc@independenceks.gov> wrote:

> Dear Sir,
>
> The City of Independence Kansas is seek quotes for the maintenance and repair of three flagpoles. Please see the attached request. If you have any questions, please let me know.
>
> Thanks,
> David Cowan
>
> David J. Cowan
>
> Assistant City Manager-Director of Safety
>
> davidc@independenceks.gov
>
> **P** +1.620.332.2528 | **M** +1.620.330.0056 | **F** + 1.620.331.1628

City of Independence | 811 W. Laurel Street | Independence, Kansas 67301

www.independenceks.gov

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From: Rose Jones <kansasflagpole@gmail.com>
Sent: Thursday, April 13, 2023 1:26 PM
To: David Cowan <davidc@independenceks.gov>
Subject: Re: City of Independence Kansas

Good afternoon David! Thanks so very much for considering us for the painting and repairing of the 3 flagpoles in Independence, Kansas. Unfortunately, we do not have the capability to do this scope of work on poles that high. I usually tag-team with a local sign company when I get jobs like this. I met with him and showed him what the work all entailed. He too declined. Most of the time, to get up that high, a crane has to be rented. Also, any time a pole is painted, you have to make sure every part of the pole has been scraped and sanded or the paint will start chipping. Because of this, it's a liability and people won't even consider it. I wish I had better news for you. Once again, thanks so much for reaching out to us! Have a super week!

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Public Works & Utilities** **Director Approval** **John Garris**

AGENDA ITEM Consider authorizing a one-time exception to the existing policies regarding a sanitary sewer project that is set to go out for bid later this year.

SUMMARY RECOMMENDATION Approve the one-time exception to the policies as included in the suggested motion.

BACKGROUND To move along the sanitary sewer project, which is set to go out for bid later this year and encompasses at least three areas of the City, and ensure proper connections to the City sanitary sewer, City staff would like authorization for a one-time exception to existing policies.

FINANCIAL INFORMATION The additional cost to the City will include the fees to connect to service lines in these areas and allow owners who previously connected to the 2013 sanitary sewer line on the north side of the 300 block of Westminster Place to apply for reimbursement. Due to the economy of scale in bidding out the connections along with the entire project, the engineer's estimated cost is around $2,000 to $3,000 per residence, within the amounts allowed under the sanitary sewer cost-share program ($2,000 or $4,000 depending on income). Therefore, any new connections as part of this project should not significantly impact the cost-share budget. Any reimbursement of qualified previous connections would have a more significant impact since those connections were stand-alone projects at a higher cost.

SUGGESTED MOTION I move to authorize a one-time exception to the existing policies regarding a sanitary sewer project that is set to go out for bid later this year as follows:

1. In regard to the properties that have not yet connected to the 2013 sanitary sewer main line serving an area on the north side of the 300 block of Westminster Place; rescind the previous action on August 13, 2020 requiring the property owners to repay the connection costs to the City, and authorize connection of these properties at no cost to the property owners in exchange for any easements as may be required.
2. In regard to the properties that have connected to the 2013 sanitary sewer main line serving an area on the north side of the 300 block of Westminster Place; authorize reimbursement to property owners for their out-of-pocket cost, less any funds already paid by the City's sanitary sewer cost-share grant as long as they apply to the City Finance Department for such reimbursement no later than November 16, 2023.
3. Authorize connection of properties to a sanitary sewer main line in the area of 1st and Laurel Streets at no cost to the property owners in exchange for any easements as may be required.

4. Authorize connection of properties to a sanitary sewer main line in the area of 1st and Birch Streets at no cost to the property owners in exchange for any easements as may be required.

SUPPORTING DOCUMENTS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Park, Zoo & Cemetery** **Director Approval** **Scott Patton**

AGENDA ITEM Consider approving a contract with Indigo Design, Inc to update the Master Plan for Riverside Park.

SUMMARY RECOMMENDATION I recommend approval of the contract with Indigo Design, Inc to update the master plan for Riverside Park.

BACKGROUND In 2007, Indigo Design, Inc was contracted by the City to develop a parks and recreation master plan to outline the development of City parks and recreational areas. A portion of that plan included several updates to Riverside Park, mainly focused on the playground and miniature train areas. In 2011, an update to the Riverside Park playground was added. The update included several picnic shelters, sidewalks, a splash pad, and several new play systems. Since the last update, several projects have been completed in the playground that did not conform to the master plan. These include the layout of the sidewalks and the location of the veteran's memorial, which was constructed closer to the playground than originally planned. Because of this, many aspects of the original plan no longer fit. Updates to the plan will include re-designing the playground area and a re-configuration of the miniature train area to include an ADA-compliant miniature golf course, splash pad, and renovated train depot/ticket booth.

FINANCIAL INFORMATION The quote from Indigo Design, Inc is $7,400. This cost does not include a topographical survey of the area, which the City will contract through a third party.

SUGGESTED MOTION I move to approve the contract with Indigo Design, Inc to update portions of the 2007 parks and recreation master plan.

SUPPORTING DOCUMENTS

1. Indigo Design - 2023 Park Plan Update Proposal
2. Indigo Design - 2011 Riverside Park Playground Renovation Plan
3. Indigo Design - 2007 Parks and Recreation Master Plan (Does Not Include Later Updates to Central Park)

Indigo Design, Inc.
The Art and Science of Parks

April 28, 2023

Kelly Passauer
City of Independence, Kansas
811 W. Laurel Street
Independence, KS 67301

RE: **Riverside Park – Playground Master Plan Update**

Dear Ms. Passauer:

Indigo Design, Inc. is pleased to submit this proposal to the City of Independence, the Client, to provide professional landscape architectural design services for a **Master Plan Update** for the **Riverside Park Playground, and adjacent train/miniature golf/sculpture garden area**. A basic understanding of the scope of the project is outlined below:

PROJECT UNDERSTANDING

PLAYGROUND

- Add the following features to include but not limited to:
  - Sensory Garden
  - Replace Large Play Structure and Surfacing (consider options for pour-in-place or artificial turf)
  - Improve accessibility.
  - Consider relocation of wide slide or convert to embankment slide.
  - Other features, as requested.

MINIATURE TRAIN, MINIATURE GOLF, AND SCULTURE GARDEN AREA

- Revise locations of and/or add the following features:
  - Sculpture Garden
  - Miniature Golf Course
    - Redesign the course for ADA compliance.
  - New Splash Pad
    - Location, size, water features, and access considerations
  - New Train Depot
    - The master plan will address the building location, overall footprint dimensions, and access. Architectural elevations/renderings are not included in the scope of services. However, they may provided as an additional service.

OTHER ITEMS

- City to hire a surveyor to prepare an updated site topo survey for the full project area. (Or, Indigo Design can add this to the scope and fee below, as an additional service.)
- Scope of Services to be complete by August 2023.

SCOPE OF SERVICES

Indigo Design, Inc. proposes the following Scope of Services:

1. Kick-off Meeting: Meet with City staff to review existing playground conditions.
2. Develop 2-3 preliminary concept plans to include all items noted above.
3. Develop preliminary cost estimates for each of the concepts.
4. Meet with City staff to review the preliminary concept plans and cost estimates.
5. Refine the concepts to one preferred plan. Update the cost estimate.
6. Meet with City staff to review the refined plan and cost estimate.
7. Prepare the final Revised Master Plan and cost estimate.
8. Provide to the final plan to the City in digital form.

ADDITIONAL SERVICES

Services of this proposal are limited to those listed in the Basic Services section. Any additional services will be performed at an hourly rate or at a lump sum amount agreed to prior to initiating the additional service.

1. **Site Boundary & Topographic Survey (as an additional service):** Indigo Design strongly recommends that a site boundary and topographic survey be conducted of the project area to assist in the creation of an accurate base map for the master plan. This survey will capture existing features, utilities, easements, topography, trees, drives, fences, etc. This survey will also be necessary should the City choose to move forward with construction of improvements that are grade-critical such as ADA-accessible walkways, drainage improvements, etc.
2. **Architectural plans and elevations for the proposed train depot:** If the City desires more than building location and size parameters for the master plan, Indigo Design will contract with an architectural firm to provide the desired final products.

OPINION OF PROBABLE PROJECT COSTS and SCHEDULES

Indigo Design, Inc.'s (IDI's) Opinions of Probable Project Costs (including Probable Total Project Costs and Construction Costs) and schedules/phasing plans shall be made on the basis of the IDI's experience and qualifications and shall represent the IDI's best judgment as an experienced and qualified professional. Opinions of Probable Project Costs are made on the basis of the IDI's professional skill and judgment, as well as historical information reported by others. IDI cannot and does not guarantee that proposals, bids or actual project costs (including Total Project Costs or Construction Costs) will not vary from the Opinions of Probable Project Costs or that actual construction schedules will not vary from the estimated projected schedules.

PROVIDED BY OWNER

The Client or their representatives will provide:

1. Verify presence and status (active or abandoned) of utilities in the project area.
2. Access to the site.
3. All permits and governmental approvals.
4. Geotechnical investigation/environmental assessment.

CONTRACT

If the Client agrees to the items set forth in this document, this proposal may serve as the contract agreement. Your signature below will authorize Indigo Design, Inc. to proceed.

FEES
Indigo Design, Inc. will provide the services described in the Basic Services section of this proposal for a lump sum fee, per the schedule shown below.

- Tasks 1-4: $ 3,800
- Tasks 5-8: $ 3,600
- Total $ 7,400

***Optional Additional Service – Topographic Survey** - At cost, or by City - TBD
***Optional Additional Service – Train Depot Architectural Plans and Renderings -** TBD

The Client agrees to pay all direct, reimbursable expenses of Indigo Design, Inc. and our sub-consultants that are not included in the above costs, to a maximum of $400. These direct expenses include travel costs (mileage), plan and report reproduction costs, and miscellaneous office costs (such as FAX, overnight mail, etc.) and will be billed at the following rates:

Mileage:	per federal mileage allowances for 2020
Prints (plans):	$5.00/each for in-house prints, or at cost for out-of-house prints
Color Reproductions	at cost
Overnight Delivery	at cost

Billing will be on a monthly basis based on the percentage of work complete to date. All invoices will be due in 30 days.

SCHEDULE
Indigo Design, Inc. proposes to commence work upon your acceptance of this proposal and authorization to proceed. We anticipate completion of all phases within ten (10) weeks of written authorization to proceed and completion of the proposed kick-off meeting.

The Client shall provide written authorization to Indigo Design to proceed with each phase of the project and Indigo Design will not begin work on any phase until receiving such authorization.
In the event circumstances beyond Indigo Design, Inc.'s control extend the time for completion beyond 180 days, Indigo Design, Inc. reserves the right to re-negotiate a new fee based on increased cost indices and costs associated with re-initiating a project.

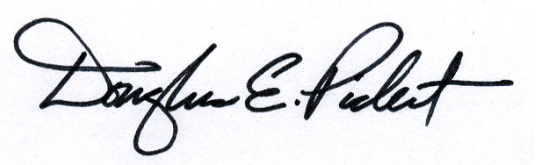
PROPOSAL ACCEPTANCE
This proposal is open for acceptance for 30 calendar days. At the end of this period, Indigo Design, Inc. reserves the right to extend, in writing, the period for acceptance, re-negotiate the proposal or completely withdraw the proposal.

TERMINATION
Either party of this agreement can terminate this same agreement in writing with five (5) working days notice. Payment for all work completed up to the date of the termination will become due immediately. Client will receive all work complete to date.

LIABILITY
Liability for work by Indigo Design, Inc. on this project will be limited to the dollar value of this agreement. Payment of any invoice by the Client to Indigo Design, Inc. shall be taken to mean that the Client is satisfied with Indigo Design's services and is not aware of any deficiencies in those services.

Thank you for the opportunity to provide these services. If you have any questions concerning this proposal, please do not hesitate to call.

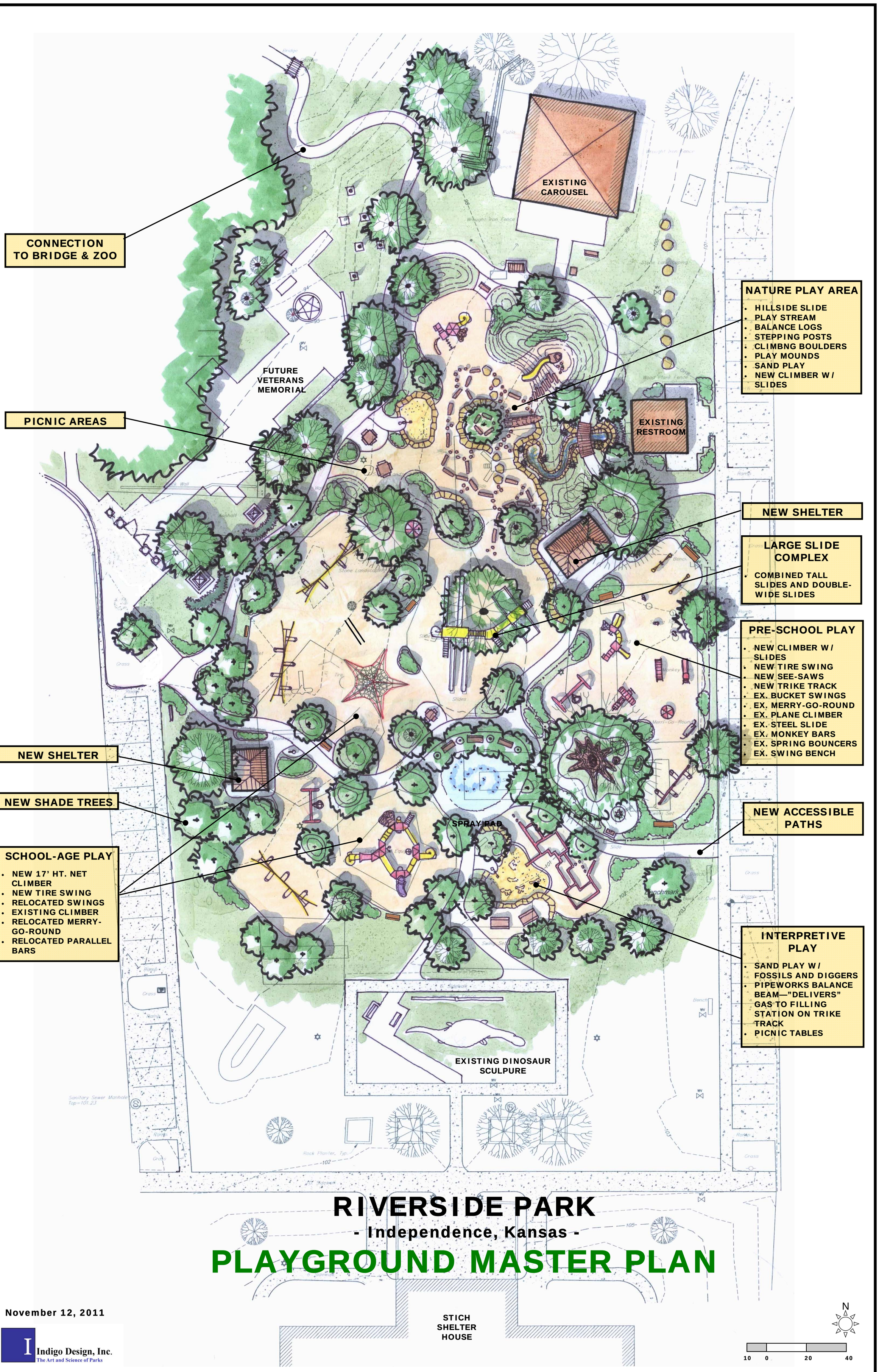
Sincerely,



Douglas E. Pickert, ASLA
Indigo Design, Inc.
President

Accepted and agreed to this
_____ day of _____, 2023.

_____
Authorized Signature



RIVERSIDE PARK

- Independence, Kansas -

PLAYGROUND MASTER PLAN

November 12, 2011

Indigo Design, Inc.
The Art and Science of Parks

Phase 1

EXISTING TODDLER AREA
Building
Patio
Stone Landscaping
Wood Plank Fence
Wrought Iron Fence
Slides
Swing Set
Grass
Ramp
Sidewalk
Bench
Benchmark

Phase

2

Bridge
Gazebo
Patio
Building
Wrought Iron Fence
Bench
Stone Landscaping
Wood Plank Fence
Ramp
Grass
Slides
Tire Swings
Merri-Go-Round
Swing Set
Slide
Monkey Bars
Sidewalk
Benchmark
Back of Curb

Phase

3

Bridge
Gazebo
Patio
Building
Wrought Iron Fence
Bench
Stone Landscaping
Wood Plank Fence
Building
Ramp
Grass
Tire
Slides
Merri-Go-Round
Swing Set
Monkey Bars
Slide
Benchmark
Back of Curb
6' Sidewalk
Wooden Wire Fence

Phase

4

Bridge
Gazebo
Patio
Building
Wrought Iron Fence
Bench
Stone Landscaping
Wood Plank Fence
Building
Ramp
Grass
Slide
Slides
Merri-Go-Round
Swing Set
Monkey Bars
Tire Swings
Tire
Sand Pit
Equipment
Benchmark
Back of Curb
6' Sidewalk
Wrought Iron Fence

Phase

5

Bridge
Gazebo
Patio
Building
Bench
Wrought Iron Fence
Stone Landscaping
Wood Plank Fence
Building
Ramp
Grass
Slides
Merri-Go-Round
Swing Set
Monkey Bars
Tire Swings
Slide
Benchmark
Back of Curb
6' Sidewalk
Bench

Phase

6

Bridge
Gazebo
Patio
Building
Wrought Iron Fence
Bench
Stone Landscaping
Wood Plank Fence
Building
Ramp
Grass
Slides
Merri-Go-Round
Swing Set
Monkey Bars
Tire Swings
See-Saw
Slide
Benchmark
Back of Curb
6' Sidewalk
Bench

Riverside Park Playground - Master Plan Update 2011

11/12/2011

Proposed Phasing Plan - based on Final Master Plan dated 11/12/11

Note: The opinions of cost represented below are based on all project elements being publicly bid and performed by general contractors and sub-contractors. It is understood that certain items may be suitable for self-performance by the City and/or volunteer groups, but it is not possible at this time to accurately anticipate the value of those opportunities.

Indigo Design, Inc.

	ITEM	QTY	UNIT	UNIT PRICE	SUBTOTALS	TOTALS	Possible Phasing: Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Totals
DEMO						**$7,000**								
	MISCELLANEOUS DEMOLITION AND OFF-SITE DISPOSAL	1	L.S.	$3,000.00	$3,000.00		$3,000	$1,000						**$4,000**
	REMOVAL AND SALVAGE FOR RE-USE	1	L.S.	$4,000.00	$4,000.00		$3,000	$2,000						**$5,000**
SITE UTILITIES						**$21,500**								
	RELOCATE DRINKING FOUNTAIN	1	L.S.	$500.00	$500.00								$500	**$500**
	WATER SUPPLY FOR SPRAY PAD	1	L.S.	$3,000.00	$3,000.00						$3,000			**$3,000**
	ELECTRIC - SUB-PANEL IN RESTROOM	1	L.S.	$4,000.00	$4,000.00						$4,000			**$4,000**
	SITE LIGHTING - DOUBLE-FIXTURE POLES IN PLAY AREA	4	L.S.	$3,500.00	$14,000.00			$2,000					$12,000	**$14,000**
EARTHWORK (COSTS SHOULD BE PROPORTIONED WITH EACH AREA PER PHASED IMPLEMENTATION)						**$20,000**								
	EARTHWORK	1	L.S.	$15,000.00	$15,000.00		$8,000	$5,000	$3,000	$2,000	$2,000			**$20,000**
	FINISH GRADING	1	L.S.	$5,000.00	$5,000.00		$3,000	$2,000	$1,000					**$6,000**
NEW CONCRETE WALKING PATHS						**$54,600**								
	6' WIDE CONCRETE PATH (4' DEPTH ON 4" AB-3 BASE)	7,800	S.F.	$7.00	$54,600.00		$20,000	$6,000	$8,000			$22,000		**$56,000**
	Includes clear/grub, topsoil management, finish grading													
SHELTERS														
	EAST SHELTER (28'X18') - Pre-engineered steel w/ metal roof	1	LS	$32,000.00	$32,000.00	**$46,700**				$46,700				**$46,700**
	CONCRETE SLAB	1,100	SF	$7.00	$7,700.00									
	COOKING GRILL	1	EA	$600.00	$600.00									
	LIGHTING AND ELECTRICAL	1	LS	$4,000.00	$4,000.00									
	PICNIC TABLES	3	EA	$800.00	$2,400.00									
	WEST SHELTER (20'X18') - Pre-engineered steel w/ metal roof	1	LS	$28,000.00	$28,000.00	**$40,780**				$40,780				**$40,780**
	CONCRETE SLAB	940	SF	$7.00	$6,580.00									
	COOKING GRILL	1	EA	$600.00	$600.00									
	LIGHTING AND ELECTRICAL	1	LS	$4,000.00	$4,000.00									
	PICNIC TABLES	2	EA	$800.00	$1,600.00									
PRE-SCHOOL PLAY AREA						**$69,020**								
	RELOCATE/RESET PLAY EQUIPMENT	1	L.S.	$1,500.00	$1,500.00			$1,500						**$1,500**
	NEW CLIMBING/SLIDE STRUCTURE	1	E.A	$20,000.00	$20,000.00			$20,000						**$20,000**
	NEW TIRE SWING	1	E.A	$3,500.00	$3,500.00			$3,500						**$3,500**
	NEW SEE-SAWS	2	E.A	$2,200.00	$4,400.00			$4,400						**$4,400**
	CONCRETE TRIKE TRACK	850	SF	$7.00	$5,950.00			$5,950						**$5,950**
	PLAY GAS STATION FOR TRIKE TRACK	1	E.A	$2,500.00	$2,500.00			$2,500						**$2,500**
	CONCRETE CURBING (8" WIDE x 12" DEPTH)	350	L.F.	$15.00	$5,250.00			$5,250						**$5,250**
	DRAINAGE	1	L.S.	$1,500.00	$1,500.00			$1,500						**$1,500**
	WOOD FIBER SURFACING	6000	S.F.	$2.00	$12,000.00			$12,000						**$12,000**
	FENCING (ORNAMENTAL STEEL)	345	L.F.	$36.00	$12,420.00			$12,420						**$12,420**
SCHOOL-AGE PLAY AREA						**$78,000**								
	RELOCATE/RESET PLAY EQUIPMENT	1	L.S.	$2,500.00	$2,500.00		$2,500							**$2,500**
	NEW NET CLIMBER	1	E.A	$30,000.00	$30,000.00		$30,000							**$30,000**
	NEW TIRE SWING	1	E.A	$3,500.00	$3,500.00		$3,500							**$3,500**
	CONCRETE CURBING (8" WIDE x 12" DEPTH)	680	L.F.	$15.00	$10,200.00		$10,200							**$10,200**
	CONCRETE PADS AND ACCCESSIBLE PATHS	200	SF	$7.00	$1,400.00		$1,400							**$1,400**
	DRAINAGE	1	L.S.	$2,500.00	$2,500.00		$2,500							**$2,500**
	WOOD FIBER SURFACING	13300	S.F.	$2.00	$26,600.00		$26,600							**$26,600**
	PICNIC TABLES	1	E.A	$800.00	$800.00		$800							**$800**
	BENCHES	1	E.A	$500.00	$500.00		$500							**$500**
LARGE SLIDE COMPLEX						**$1,500**								
	COMBINING OF TALL SLIDES AND DOUBLE-WIDE SLIDES	*NOT ESTIMATED*							$10,000					**$10,000**
	RECYCLED RUBBER MULCH SURFACING	*NOT ESTIMATED*							$3,000					**$3,000**
	DRAINAGE	1	L.S.	$1,500.00	$1,500.00				$1,500					**$1,500**

	ITEM	QTY	UNIT	UNIT PRICE	SUBTOTALS	TOTALS	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Totals
INTERPRETIVE PLAY AREA						**$31,125**								
	PIPEWORKS BALANCE BEAM	1	L.S.	$8,000.00	$8,000.00				$8,000					**$8,000**
	SAND PLAY W/ FOSSILS	1	L.S.	$7,500.00	$7,500.00				$7,500					**$7,500**
	SAND DIGGER (RELOCATED FROM PRE-SCHOOL AREA)	1	EA.	$200.00	$200.00				$200					**$200**
	LEDGE STONES	60	L.F.	$45.00	$2,700.00				$2,700					**$2,700**
	CONCRETE CURBING (8" WIDE x 12" DEPTH)	125	L.F.	$15.00	$1,875.00				$1,875					**$1,875**
	CONCRETE PADS AND ACCCESSIBLE PATHS	650	SF	$7.00	$4,550.00				$4,550					**$4,550**
	DRAINAGE	1	L.S.	$1,500.00	$1,500.00				$1,500					**$1,500**
	WOOD FIBER SURFACING	1600	S.F.	$2.00	$3,200.00				$3,200					**$3,200**
	PICNIC TABLES	2	E.A	$800.00	$1,600.00				$1,600					**$1,600**
SPRAY PAD						**$74,500**								
	CONCRETE PAD	1,900	SF	$10.00	$19,000.00						$19,000			**$19,000**
	IN-GROUND NOZZLES AND PIPING	1	L.S.	$10,000.00	$10,000.00						$10,000			**$10,000**
	WATER SUPPLY/MANAGEMENT SYSTEM	1	L.S.	$40,000.00	$40,000.00						$40,000			**$40,000**
	DRAINAGE	1	L.S.	$4,000.00	$4,000.00						$4,000			**$4,000**
	BENCHES	3	E.A	$500.00	$1,500.00						$1,500			**$1,500**
NATURE PLAY AREA						**$120,220**								
	GRADING/EARTHWORK	1	L.S.	$8,000.00	$8,000.00							$8,000		**$8,000**
	PLAY STREAM	1	L.S.	$22,000.00	$22,000.00							$22,000		**$22,000**
	WATER SUPPLY/MANAGEMENT SYSTEM	*PROVIDED BY SPRAY PAD SYSTEM*												
	NEW CLIMBING/SLIDE STRUCTURE	1	E.A	$35,000.00	$35,000.00								$35,000	**$35,000**
	DRAINAGE	1	L.S.	$2,500.00	$2,500.00							$2,500		**$2,500**
	SAND PLAY	1	L.S.	$1,500.00	$1,500.00							$1,500		**$1,500**
	SAND DIGGER (RELOCATED FROM PRE-SCHOOL AREA)	1	EA.	$200.00	$200.00							$200		**$200**
	WOOD FIBER SURFACING	5700	S.F.	$2.00	$11,400.00							$11,400		**$11,400**
	LEDGE STONES	280	L.F.	$45.00	$12,600.00							$12,600		**$12,600**
	LOGS - CUT AND SET	1	L.S.	$6,000.00	$6,000.00							$6,000		**$6,000**
	POSTS - CUT AND SET	1	L.S.	$4,000.00	$4,000.00							$4,000		**$4,000**
	FOOTBRIDGE OVER PLAY STREAM	1	E.A	$8,500.00	$8,500.00							$8,500		**$8,500**
	SHRUBS	40	EA.	$45.00	$1,800.00							$1,800		**$1,800**
	ORNAMANTAL GRASSES	60	EA.	$35.00	$2,100.00							$2,100		**$2,100**
	CONCRETE PADS AND ACCCESSIBLE PATHS	360	SF	$7.00	$2,520.00							$2,520		**$2,520**
	PICNIC TABLES	2	E.A	$800.00	$1,600.00							$1,600		**$1,600**
	BENCHES	1	E.A	$500.00	$500.00							$500		**$500**
NEW PARK SIGNS		2	EA.	$1,500.00	$3,000.00	**$3,000**								
										$3,000				**$3,000**
LANDSCAPING						**$37,525**								
	SHADE TREES	32	EA.	$350.00	$11,200.00		$9,100	$1,400				$700		**$11,200**
	ORNAMENTAL TREES	9	EA.	$225.00	$2,025.00			$675	$675			$675		**$2,025**
	SHRUBS	80	EA.	$45.00	$3,600.00		$1,200		$2,400					**$3,600**
	ORNAMANTAL GRASSES	120	EA.	$35.00	$4,200.00		$1,000	$1,600	$1,600					**$4,200**
	FESCUE SEEDING	3	AC.	$2,000.00	$6,000.00		$2,000	$2,000				$2,000		**$6,000**
	SODDING	3,000	SY	$3.50	$10,500.00		$4,000	$2,000	$2,000	$1,500		$1,000		**$10,500**
SUB-TOTAL PROBABLE PROJECT COST						**$605,470**	$132,300	$94,695	$64,300	$93,980	$83,500	$111,595	$47,500	**$627,870**
OTHER COSTS														
	PERMIT FEES	1	L.S.	$6,054.70		**$6,055**	$1,323	$947	$643	$940	$835	$1,116	$475	**$6,279**
	MOBILIZATION	1	L.S.	$21,191.45		**$21,191**	$4,631	$3,314	$2,251	$3,289	$2,923	$3,906	$1,663	**$21,975**
	CONSTRUCTION STAKING	1	L.S.	$9,082.05		**$9,082**	$1,985	$1,420	$965	$1,410	$1,253	$1,674	$713	**$9,418**
	TESTING	1	L.S.	$6,054.70		**$6,055**	$1,323	$947	$643	$940	$835	$1,116	$475	**$6,279**
	CONTINGENCY (10%)	1	L.S.	$60,547.00		**$60,547**	$13,230	$9,470	$6,430	$9,398	$8,350	$11,160	$4,750	**$62,787**
TOTAL PROBABLE PROJECT COST						**$708,400**	**$154,791**	**$110,793**	**$75,231**	**$109,957**	**$97,695**	**$130,566**	**$55,575**	**$734,608**
					Add Inflation at 4% annually		$6,192	$8,863	$9,028	$17,593	$19,539	$31,336	$15,561	**Total w/ inflation**
					Total with Inflation		**$160,983**	**$119,657**	**$84,259**	**$127,550**	**$117,234**	**$161,902**	**$71,136**	**$842,720**

Riverside Park Playground - Master Plan Update 2011

Opinion of Probable Project Costs - based on Final Master Plan dated 11/12/11

11/12/2011

Indigo Design, Inc.

Note: The opinions of cost represented below are based on all project elements being publicly bid and performed by general contractors and sub-contractors. It is understood that certain items may be suitable for self-performance by the City and/or volunteer groups, but it is not possible at this time to accurately anticipate the value of those opportunities.

	ITEM	QTY	UNIT	UNIT PRICE	SUBTOTALS	TOTALS
DEMO						**$7,000**
	MISCELLANEOUS DEMOLITION AND OFF-SITE DISPOSAL	1	L.S.	$3,000.00	$3,000.00	
	REMOVAL AND SALVAGE FOR RE-USE	1	L.S.	$4,000.00	$4,000.00	
SITE UTILITIES						**$21,500**
	RELOCATE DRINKING FOUNTAIN	1	L.S.	$500.00	$500.00	
	WATER SUPPLY FOR SPRAY PAD	1	L.S.	$3,000.00	$3,000.00	
	ELECTRIC - SUB-PANEL IN RESTROOM	1	L.S.	$4,000.00	$4,000.00	
	SITE LIGHTING - DOUBLE-FIXTURE POLES IN PLAY AREA	4	L.S.	$3,500.00	$14,000.00	
EARTHWORK (COSTS SHOULD BE PROPORTIONED WITH EACH AREA PER PHASED IMPLEMENTATION)						**$20,000**
	EARTHWORK	1	L.S.	$15,000.00	$15,000.00	
	FINISH GRADING	1	L.S.	$5,000.00	$5,000.00	
NEW CONCRETE WALKING PATHS						**$54,600**
	6' WIDE CONCRETE PATH (4' DEPTH ON 4" COMPACTED AB-3 BASE)	7,800	S.F.	$7.00	$54,600.00	
	INCLUDES CLEAR/GRUB, TOPSOIL MANAGEMENT, FINIISH GRADING					
SHELTERS						
	EAST SHELTER (28'X18') - Pre-engineered steel with standing seam roof	1	LS	$32,000.00	$32,000.00	**$46,700**
	CONCRETE SLAB	1,100	SF	$7.00	$7,700.00	
	COOKING GRILL	1	EA	$600.00	$600.00	
	LIGHTING AND ELECTRICAL	1	LS	$4,000.00	$4,000.00	
	PICNIC TABLES	3	EA	$800.00	$2,400.00	
	WEST SHELTER (20'X18') - Pre-engineered steel with standing seam roof	1	LS	$28,000.00	$28,000.00	**$40,780**
	CONCRETE SLAB	940	SF	$7.00	$6,580.00	
	COOKING GRILL	1	EA	$600.00	$600.00	
	LIGHTING AND ELECTRICAL	1	LS	$4,000.00	$4,000.00	
	PICNIC TABLES	2	EA	$800.00	$1,600.00	
PRE-SCHOOL PLAY AREA						**$69,020**
	RELOCATE/RESET PLAY EQUIPMENT	1	L.S.	$1,500.00	$1,500.00	
	NEW CLIMBING/SLIDE STRUCTURE	1	E.A	$20,000.00	$20,000.00	
	NEW TIRE SWING	1	E.A	$3,500.00	$3,500.00	
	NEW SEE-SAWS	2	E.A	$2,200.00	$4,400.00	
	CONCRETE TRIKE TRACK	850	SF	$7.00	$5,950.00	
	PLAY GAS STATION FOR TRIKE TRACK	1	E.A	$2,500.00	$2,500.00	
	CONCRETE CURBING (8" WIDE x 12" DEPTH)	350	L.F.	$15.00	$5,250.00	
	DRAINAGE	1	L.S.	$1,500.00	$1,500.00	
	WOOD FIBER SURFACING	6000	S.F.	$2.00	$12,000.00	
	FENCING (ORNAMENTAL STEEL)	345	L.F.	$36.00	$12,420.00	
SCHOOL-AGE PLAY AREA						**$78,000**
	RELOCATE/RESET PLAY EQUIPMENT	1	L.S.	$2,500.00	$2,500.00	
	NEW NET CLIMBER	1	E.A	$30,000.00	$30,000.00	
	NEW TIRE SWING	1	E.A	$3,500.00	$3,500.00	
	CONCRETE CURBING (8" WIDE x 12" DEPTH)	680	L.F.	$15.00	$10,200.00	
	CONCRETE PADS AND ACCCESSIBLE PATHS	200	SF	$7.00	$1,400.00	
	DRAINAGE	1	L.S.	$2,500.00	$2,500.00	
	WOOD FIBER SURFACING	13300	S.F.	$2.00	$26,600.00	
	PICNIC TABLES	1	E.A	$800.00	$800.00	
	BENCHES	1	E.A	$500.00	$500.00	
LARGE SLIDE COMPLEX						**$1,500**
	COMBINING OF TALL SLIDES AND DOUBLE-WIDE SLIDES	*NOT ESTIMATED*				
	RECYCLED RUBBER MULCH SURFACING	*NOT ESTIMATED*				
	DRAINAGE	1	L.S.	$1,500.00	$1,500.00	
INTERPRETIVE PLAY AREA						**$31,125**
	PIPEWORKS BALANCE BEAM	1	L.S.	$8,000.00	$8,000.00	
	SAND PLAY W/ FOSSILS	1	L.S.	$7,500.00	$7,500.00	
	SAND DIGGER (RELOCATED FROM PRE-SCHOOL AREA)	1	EA.	$200.00	$200.00	
	LEDGE STONES	60	L.F.	$45.00	$2,700.00	
	CONCRETE CURBING (8" WIDE x 12" DEPTH)	125	L.F.	$15.00	$1,875.00	
	CONCRETE PADS AND ACCCESSIBLE PATHS	650	SF	$7.00	$4,550.00	
	DRAINAGE	1	L.S.	$1,500.00	$1,500.00	
	WOOD FIBER SURFACING	1600	S.F.	$2.00	$3,200.00	
	PICNIC TABLES	2	E.A	$800.00	$1,600.00	

SPRAY PAD						**$74,500**
	CONCRETE PAD	1,900	SF	$10.00	$19,000.00	
	IN-GROUND NOZZLES AND PIPING	1	L.S.	$10,000.00	$10,000.00	
	WATER SUPPLY/MANAGEMENT SYSTEM	1	L.S.	$40,000.00	$40,000.00	
	DRAINAGE	1	L.S.	$4,000.00	$4,000.00	
	BENCHES	3	E.A	$500.00	$1,500.00	
NATURE PLAY AREA						**$120,220**
	GRADING/EARTHWORK	1	L.S.	$8,000.00	$8,000.00	
	PLAY STREAM	1	L.S.	$22,000.00	$22,000.00	
	WATER SUPPLY/MANAGEMENT SYSTEM	*PROVIDED BY SPRAY PAD SYSTEM*				
	NEW CLIMBING/SLIDE STRUCTURE	1	E.A	$35,000.00	$35,000.00	
	DRAINAGE	1	L.S.	$2,500.00	$2,500.00	
	SAND PLAY	1	L.S.	$1,500.00	$1,500.00	
	SAND DIGGER (RELOCATED FROM PRE-SCHOOL AREA)	1	EA.	$200.00	$200.00	
	WOOD FIBER SURFACING	5700	S.F.	$2.00	$11,400.00	
	LEDGE STONES	280	L.F.	$45.00	$12,600.00	
	LOGS - CUT AND SET	1	L.S.	$6,000.00	$6,000.00	
	POSTS - CUT AND SET	1	L.S.	$4,000.00	$4,000.00	
	FOOTBRIDGE OVER PLAY STREAM	1	E.A	$8,500.00	$8,500.00	
	SHRUBS	40	EA.	$45.00	$1,800.00	
	ORNAMANTAL GRASSES	60	EA.	$35.00	$2,100.00	
	CONCRETE PADS AND ACCCESSIBLE PATHS	360	SF	$7.00	$2,520.00	
	PICNIC TABLES	2	E.A	$800.00	$1,600.00	
	BENCHES	1	E.A	$500.00	$500.00	
NEW PARK SIGNS		2	EA.	$1,500.00	$3,000.00	**$3,000**
LANDSCAPING						**$37,525**
	SHADE TREES	32	EA.	$350.00	$11,200.00	
	ORNAMENTAL TREES	9	EA.	$225.00	$2,025.00	
	SHRUBS	80	EA.	$45.00	$3,600.00	
	ORNAMANTAL GRASSES	120	EA.	$35.00	$4,200.00	
	FESCUE SEEDING	3	AC.	$2,000.00	$6,000.00	
	SODDING	3,000	SY	$3.50	$10,500.00	
SUB-TOTAL PROBABLE PROJECT COST						**$605,470**
OTHER COSTS						
	PERMIT FEES	1	L.S.	$6,054.70		**$6,055**
	MOBILIZATION	1	L.S.	$21,191.45		**$21,191**
	CONSTRUCTION STAKING	1	L.S.	$9,082.05		**$9,082**
	TESTING	1	L.S.	$6,054.70		**$6,055**
	CONTINGENCY (10%)	1	L.S.	$60,547.00		**$60,547**
TOTAL PROBABLE PROJECT COST						**$708,400**

Independence, Kansas
Parks and Recreation Master Plan
2007

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Table of Contents

Section

1 Master Plan Summary
w/ Additional Recommendations

2 Inventory and Analysis
Existing Parks and Recreation Facilities Map
Parks and Recreation Facility Inventory
Summary of Committee Member Comments
Design Team Facilities Analysis
Park Land Inventory - Compared to Traditional Standards
Neighborhood Parks Service Levels
Recreation Facilities Needs Analysis - Summary

3 Capital Improvement Program

4 Summary Plan for the Parks and Recreation Master Plan

5 Park Plans

Riverside Park
General Improvement Plan
Shulthis Stadium – New Football and Soccer Field Plan
Verdigris River Overlook
Playground Renovation
Mini-Railroad Area and Sculpture Garden
New Zoo Entry and Kiddy Land Concept
New Zoo Exhibits and Children's Mini-Farm Concept

Neighborhood Parks and Mini-Parks
Coffeyville & Wald Park
19th & Poplar Park
South 10th Street Park
Birdie Drive Park
13th & Sycamore *(Proposed)*
6th & Myrtle *(Mini-park)*

Recreation Facilities
Central Park and Park Boulevard Sports Complex
Soccer Complex
ARCO Complex
Ash Youth Center

(continued)

6 Opinion of Probable Project Costs

7 Prioritization
- Combined Voting Summary – In Order from Highest to Lowest
- Summary of Priority Votes – Combined Park Board and Recreation Commission
- Recommended priority Order to Accommodate for Accessibility, Safety Requirements, and Anticipated Phasing

8 Appendix
- Parks and Recreation Facility Inventory
- Summary of Committee Member Comments
- Design Team Facilities Analysis
- Recreation Facilities Needs Analysis

...We are charged with the duty of developing a plan that shall
not only meet present, but future wants...
to undertake important work in a half-hearted manner
is the poorest economy...
it is far better to plan comprehensively and broadly
and proceed with actual construction leisurely
than to attempt economy in the original plans.

George Kessler
Landscape Architect and City Planner
and the original
Master Planner for Riverside Park

SECTION 1

MASTER PLAN SUMMARY

Purpose

This Master Plan was initiated by the City of Independence, in conjunction with the Independence Park Board and the Independence Recreation Commission, as a means to document the community's needs and wants as related to parks and recreation resources. It was envisioned that the Park Board and Recreation Commission would work through this process side-by-side to allow an assessment of the current status, near-term needs, and long-term goals of the community. As well, this Master Plan is seen as a fundamental tool, enabling the City to seek outside funding sources (at state and national levels, et al.) to assist in implementing the plan.

Process

Beginning in February 2007 the Independence Parks Board and the Independence Recreation Commission began providing input and direction to the design consultant regarding their assessment of the current state of the various parks and recreation facilities, as well as their visions for the future. The following briefly summarizes the process that was employed to arrive at the final recommendations and plans:

Analysis – All Park Board and Recreation Commission members were provided an opportunity to assess and comment on the complete inventory of parks and recreation facilities. A "Summary of Committee Member Comments" is included in Section 2. This summary document was reviewed with each group at their regularly scheduled March 2007 meeting. As well, the consultant team conducted an independent site analysis and photo cataloguing process of all parks and recreation facilities, which was used to supplement the analysis comments expressed by the Park Board and Recreation Commission.

Programming – Following the development and review of the facilities assessments, a detailed written "Parks and Recreation Capital Improvement Program" was developed, summarizing the improvements and changes that were called for during the assessment process. The full program is included in Section 3 of this report. This Program document was reviewed with each group at their regularly scheduled April meeting.

Concept Plans - The Program was used as the basis to develop concept plans for each park and recreation facility represented in this master plan – for both renovations of existing sites and proposed new facilities. The concept plans were reviewed with each group at their regularly scheduled May meetings, and can be viewed in summary in Section 4 and with detailed plans and supplementary descriptions in Section 5.

Opinions of Cost – Following review of the concept plans, Opinions of Costs were developed to provide guidance on the probable project development costs of the renovations to existing sites and/or development of new facilities. The Opinions of Costs were reviewed with each group at their regularly scheduled June meetings.

Priorities – The Park Board and Recreation Commission were then asked to prioritize the Master Plan recommendations to assist with the development of future capital improvement budgets. The priority setting process was intended to weigh the relative importance of each project, giving guidance to the community on where to begin with implementation efforts. The initial prioritization process was conducted in late June with each group, in separate meetings. Additional input opportunities were provided to members of each group that were unable to attend these meetings, and the additional priority inputs were incorporated with the results from the larger meetings.

Overview of Recommendations

Riverside Park

As the largest and most heavily used park in Independence, Riverside Park received a great deal of attention throughout the master planning process. Safety and accessibility concerns are a driving force behind many of the improvements recommended for Riverside Park. The most prominent projects are renovation of the main playground, visual enhancements and walking paths in the mini-railroad and sculpture garden area, a renovation and suggested relocation of the Lions Club Kiddy Land in the zoo, and the development of a park-wide multi-use trail system, highlighted by a new Verdigris River Overlook. This overlook is proposed to be built on the unused concrete piers of the long-since removed interurban rail line that connected Independence to nearby cities. And most notably, the overlook is seen as a potential centerpiece of significant public projects undertaken to celebrate the City's Sesquicentennial milestone in the year 2020. Other park-related projects include improvements to park drives, shelter areas, new zoo features, a possible boat ramp and camping areas.

Due to recent efforts by local veterans, a new "All Veterans Memorial" has been added to the park plan, to be located near the Garden House and playground in the central portion of the park. This location will allow many visitors to experience the new memorial and it will serve as a "bridge" between the playground/carousel area and the zoo.

On the recreation front, rebuilding Shulthis Stadium and renovating the playing field are noted as major needs to better accommodate increased use and the many functions associated with hosting competitive games. Discussions regarding this facility recognized the significant history associated with the structure, and yet it is imperative that the facility be brought "up-to-date" for admissions, concessions, restrooms, locker rooms, and storage. This master plan, then, recommends that the Shulthis Stadium structure be replaced with a new entry/support building - one that evokes the history of the site (via footprint, column placement, etc.) - while providing the freedom to modernize the facility. In effect, a new structure has the potential to embody the best of both worlds. On the playing field itself, adding artificial turf and new field lighting are seen as opportunities to increase the use of the stadium. Both football and soccer could be played, as well as other activities that would be possible due to the durability of artificial turf.

Neighborhood Parks

During the course of the master plan process, it was often expressed that the City must invest comprehensively, helping to keep all of its neighborhoods vibrant while investing in the health of the entire community. To that end, the committee members recognized a need to upgrade (and in some cases expand) the various neighborhood parks, three of which are located in the south portions of the city. As well, new neighborhood park developments are called for in two locations – one on existing park land in the northwest section of town at the southwest corner of Birdie Drive and Crown Drive and one at a new location at the southeast corner of 13th and Sycamore that will address an underserved section of town. The general service areas of the neighborhood parks are shown in the "Neighborhood Parks Service Levels" diagram found in Section 2 of this report.

Central Park and Park Boulevard Sports Complex

During the assessment phase of the master plan, it became clear that a few significant needs would affect the future of Central Park and the Park Boulevard Sports Complex – 1) a need to solve the parking and access problems that create an unsafe pedestrian environment along Park Boulevard, 2) a need for an additional T-ball field and dedicated Blast ball fields, and 3) a desire to have a second softball field capable of accommodating adult softball games, ideally located adjacent to the existing Sinclair Field. To address these needs, the Central Park Master Plan was revised to allow for the relocation of Jaycee Field, an additional T-ball, and Blast ball fields. This re-arrangement frees up space for more efficient off-street parking to serve the entire sports complex, as well as Central Park. The desire for an additional adult softball field was addressed by incorporating two new adult softball fields into the redesigned Soccer Complex on Peter Pan Road, as outlined below.

Other park improvements are centered on the creation of a walking trail though the park, completing the existing skate park, adding a new playground, shelter, and restroom in the new T-ball/Blast Ball area, and replacing the existing basketball court. New batting cages and a disc golf course are also planned.

Soccer Complex

After assessing the need for soccer field numbers and sizes to serve the soccer programs administered by the Recreation Commission, a concept plan was created to explore the possibility of an expanded recreation program on the 22-acre site. The plan, by rearranging the needed soccer fields and parking, could accommodate not only the soccer fields but also two new adult softball fields, as noted above from the Park Boulevard Sports Complex. Also, a new central parking area is provided, and a new concessions and restrooms facility is recommended.

ARCO Complex

The primary improvements recommended for the ARCO sports complex include new lighting and infield irrigation for Emerson Field, and new lighting, fencing, grading, and scoreboard for Volunteer Field. Also, paved parking, new warm-up area, and a new concessions, restroom, and storage building are planned for this facility.

Ash Youth Center

Two prominent issues were noted during the analysis of this facility. First, the center does not get the level of use that many feel it should. To address this issue, the master plan calls for additional features to attract potential user groups. A new weight/cardio room, outdoor basketball court, sand volleyball court, and outdoor seating area are offered to attract the middle and high school youth. A small outdoor play area for toddlers, connected to the existing gymnasium, can be used as part of new morning programs for stay-at-home moms and their pre-school children. A new, expanded indoor pool deck area, on the north end of the pool with much natural light, will help to attract reservations for pool/birthday parties and other such group events.

Second, additional gym space at the youth center (or adjacent high school) is in great need due to the use pressures placed on the existing gym from both school district and community recreation programming. Additional gymnasium space is shown in the youth center concept plan as a "place holder" in anticipation of a new gymnasium associated with the adjacent high school. Accordingly, this Master Plan recommends that, when studies are undertaken to explore possible locations/configurations for a new high school gymnasium, placing the gym adjacent to the Ash Youth Center should be explored. In concept, placing new gym space in this location may create efficiencies and cost savings by utilizing some of the existing youth center facilities (e.g., restrooms, lobby, concessions, weight/cardio room, and utility infrastructure).

Additional Recommendations

These final recommendations are general items that can greatly assist with achieving implementation of the improvements in this master plan…

- First and foremost, it is this master plan's highest recommendation that a significant project or group of projects be identified as a goal to achieve by the city's Sesquicentennial Celebration in 2020. Certainly, high-visibility projects such as the Verdigris River Overlook and Interurban Trail Segment would be exciting projects to accomplish, but including something to improve facilities for all areas of the City and user groups should also be given consideration. The city's 150 year-old milestone is a unique opportunity to get the community working toward common goals, and given the prominent role of parks and recreation in the city's history, this chance should be captured to the greatest extent possible.
- With this master plan as a foundation for the future, the Park Board and Recreation Commission should seek opportunities to increase their partnership efforts. With an understanding of the funding limitations that harness all public agencies, these groups must find ways to maximize the use of capital improvement dollars. Regular meetings of the Park Board and Recreation Commission are highly encouraged – at least once a year as an annual planning and strategy session, but more desirable would be quarterly meetings to keep abreast of changes in needs, resources, plans, and opportunities for collaboration.
- Beyond the master plan's recommended Ash Youth Center physical improvements and program additions, all of which are aimed at increasing use of the center, it is also worth exploring if gains could be realized by increasing the variety, flexibility, and marketing of membership opportunities.

- The city should seek outside partnerships and sponsorship opportunities to help defray the cost of the plan's implementation. Naming rights should be seriously considered with, of course, appropriate limitations on visual impact and consideration of the user group(s) expected at a given facility.
- This master plan must be re-visited regularly and updated to account for recent project accomplishments as well as factors that are ever-changing. At least yearly, the cost estimates and prioritizations should be reviewed and modified to address current situations.
- Playground safety issues are very significant in Independence's parks. The consultant design team has strongly encouraged the Park Board to recommend removing certain pieces of play equipment that do not meet current playground safety standards. However, with an understanding that some of the pieces embody a certain nostalgia for citizens of the community, this report suggests that some of the older pieces be retained, but re-built with improvements to make them compliant. It must be noted that the technicalities of achieving safety compliance are beyond the scope of this report, but in general the most significant issues are anticipated to be guardrail upgrades and elimination of entanglement hazards. It should be noted that new play equipment is available that can approximate the height and slide configurations of the older pieces. While re-building the pieces is within the realm of possibility, it is suggested that incorporation of new, similar experiences will alleviate much of the liability concern of the City.

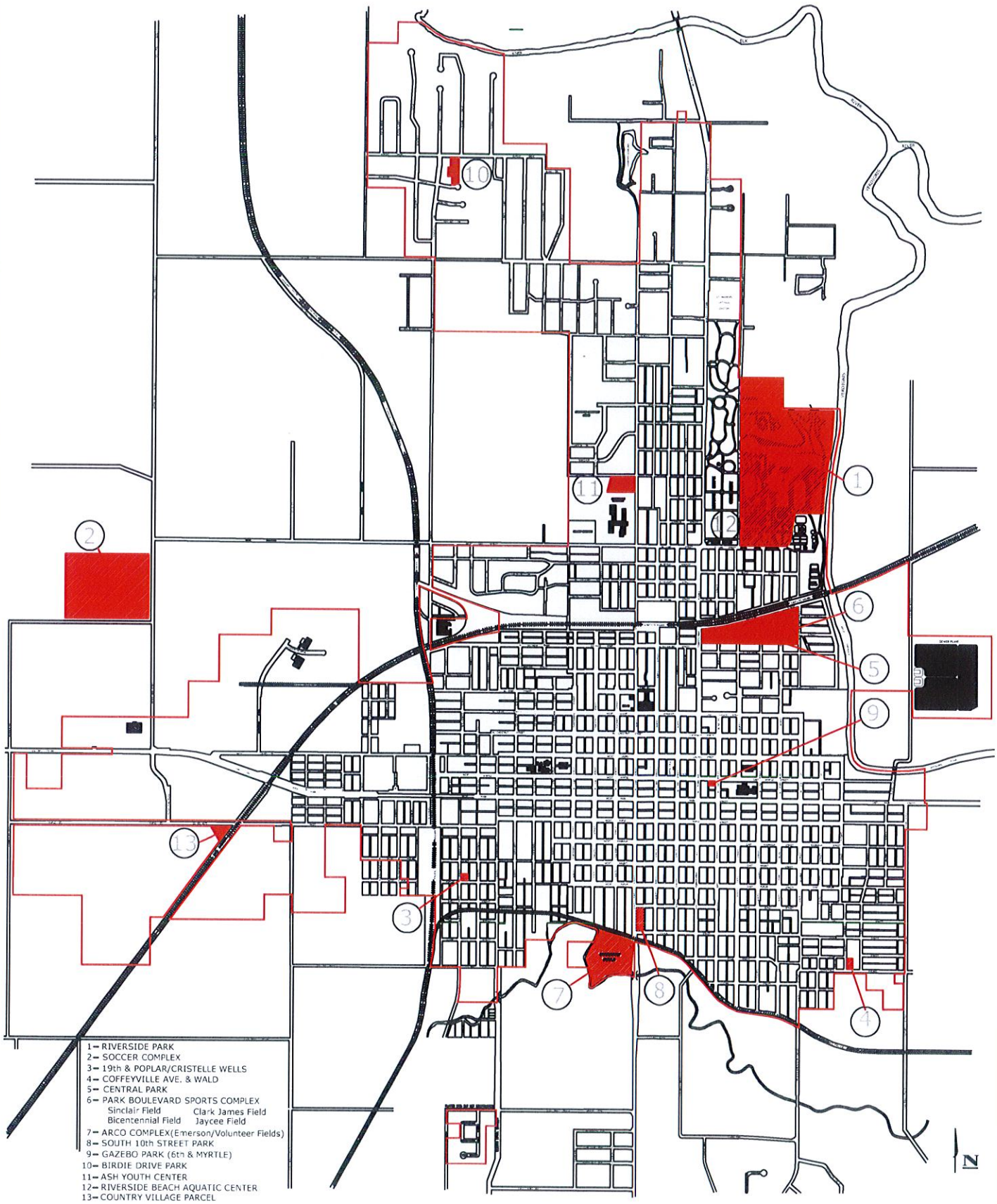
In summary…

- This master plan is largely directed at renovating the existing parks and recreation infrastructure. While achieving compliance with accessibility and safety requirements is not necessarily exciting, the process does afford an opportunity to make other improvements that can improve maintenance, visual quality, and other factors. As well, the renovation overtones of this plan are consistent with the needs of a community that does not anticipate a significant change (increase or decrease) in the population in the foreseeable future. However,…
- A substantial investment in neighborhood parks can spark private re-investment in the portions of the City containing these places, especially the south and central sections of the City. As well, all efforts and finances put toward accomplishing this master plan should be viewed as marketing efforts to attract visitors to the City and, no less important, new residents attracted by the quality of the City's public spaces.
- **This plan - generated from the expressions and hopes of citizen members - is rich with ideas "that meet not only the present, but future wants"** ***(G. Kessler).*** **Their hope is that the community of Independence can use this master plan as a spring board to re-invent itself and ensure a healthy, vibrant future for its citizens.**

A footnote regarding The Flood of the Summer of 2007

While it is not yet known what the full impact of this flood will be on re-use and/or abandonment of existing structures and lots, the City should monitor these areas to assess the possibility of adding the affected areas to the City's park and recreation inventory. Both major areas - around South 10th & Edison Park and south/southeast of Central Park - may provide potential for expansion of park and recreation resources.

INDEPENDENCE, KANSAS
EXISTING PARKS AND RECREATION FACILITIES



1– RIVERSIDE PARK
2– SOCCER COMPLEX
3– 19th & POPLAR/CRISTELLE WELLS
4– COFFEYVILLE AVE. & WALD
5– CENTRAL PARK
6– PARK BOULEVARD SPORTS COMPLEX
Sinclair Field Clark James Field
Bicentennial Field Jaycee Field
7– ARCO COMPLEX(Emerson/Volunteer Fields)
8– SOUTH 10th STREET PARK
9– GAZEBO PARK (6th & MYRTLE)
10– BIRDIE DRIVE PARK
11– ASH YOUTH CENTER
12– RIVERSIDE BEACH AQUATIC CENTER
13– COUNTRY VILLAGE PARCEL

SECTION 2

INVENTORY AND ANALYSIS

The following section includes information gathered during the initial phase of the master plan process. The following components are included:

- **Existing Parks and Recreation Facilities Map**

- **Facility Inventory Sheets (*included in the Appendix)***
  This document is a compilation of the general features of each park and recreation facility that currently exists in the community.

- **Summary of Committee Member Comments (*included in the Appendix)***
  This document is a compilation of the comments and ratings received from the Park Board and Recreation Commission members. The summary is based on the form that was provided to each member, allowing them an opportunity to comment on the individual parks and recreation sites, as well as broader concerns of the community in relation to parks and recreation services.

- **Design Team Facilities Analysis (*included in the Appendix)***
  The design team conducted an independent review and analysis of all parks and recreation facilities. The notes are gathered in this document and were later combined with the committee member comments to arrive at a comprehensive set of recommendations for future improvements, as noted in the Capital Improvements Program found in Section 3.

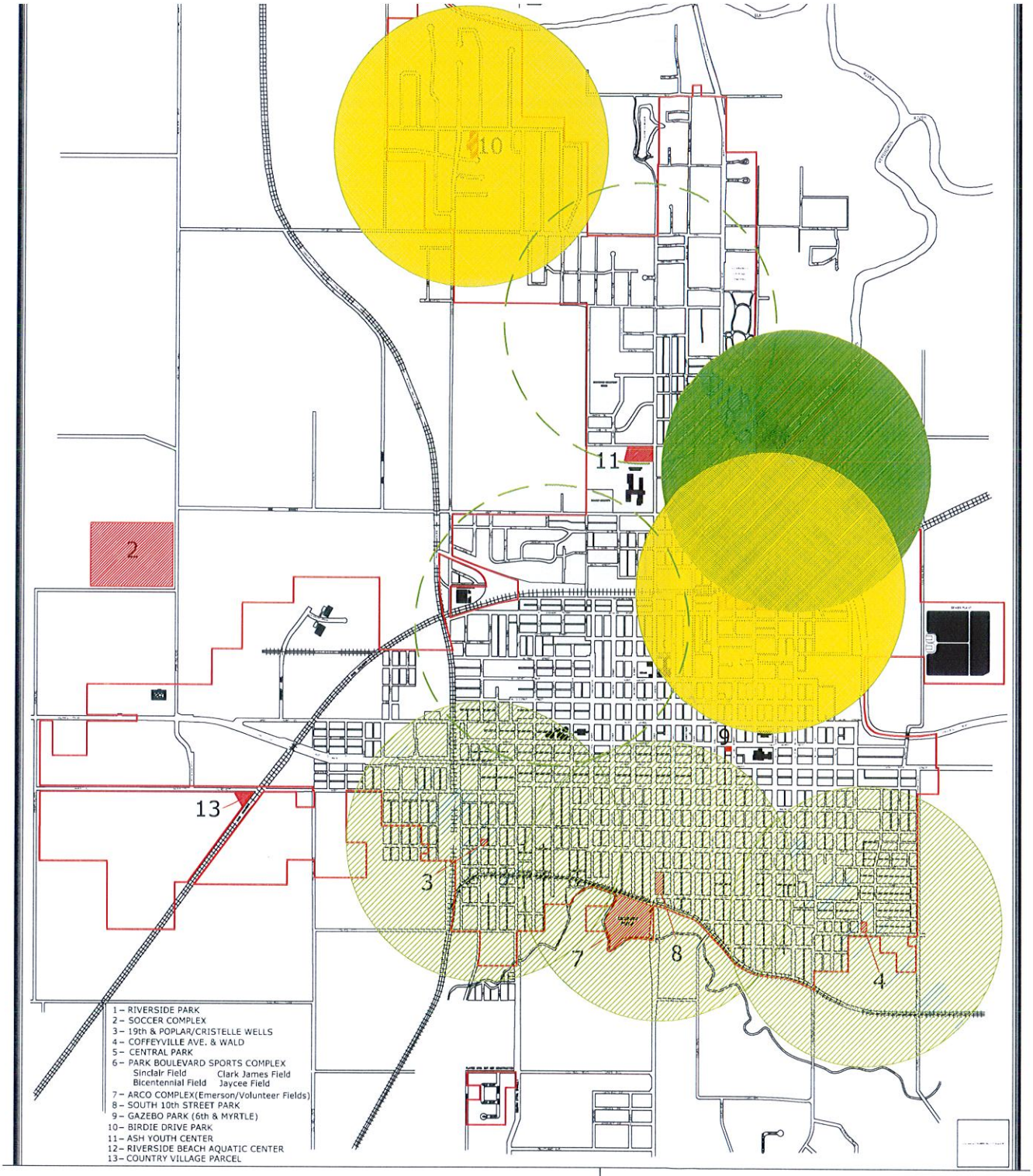
- **Park Land Inventory - Comparison to Traditional Standards**
  This summary outlines the quantity of park and recreation lands available in Independence and compares that quantity to traditional levels of service. These standards are historically tied to information supplied by the National Recreation and Parks Association. However, the NRPA has evolved their recommendations to encourage communities to look at their parks and recreation needs from a community-driven approach, as was used for this master plan. The standards information is supplied to provide a basic understanding of the community's resources, but these findings did not weigh heavily into the recommendations included in the master plan. Instead, the plan relied predominantly on the committee members' experiences and thoughts (which are derived from their daily experiences with the facilities), analysis of current programs, assessment of current safety and accessibility standards, and the design team's own experiences and design solutions.

- **Neighborhood Parks Service Levels Diagram**
  This document analyzes the service levels within the community as related to neighborhood parks. A generally accepted park system design criteria is that neighborhood parks should be located within ½-mile of every residence. This diagram shows the coverage afforded by the existing neighborhood parks. Also, this report recommends that a basic level of service within a neighborhood park

should include a playground area, walking path(s), and usable open space. Usable open space is defined for purposes of this analysis as an area large enough to accommodate a youth sports practice and/or neighborhood-scale "pick-up games" such as baseball, football, and "Frisbee".

It should be noted that the diagram indicates a lack of neighborhood park service in the area to the west and northwest of Riverside Park. When discussing this information, the Park Board members felt this area was adequately served due to its proximity to Riverside Park as well as the elementary school in this part of the city. Likewise, once Central Park is developed to include a play area, shelters, and walking trail, it will adequately serve the neighborhood park needs of the east-central portions of the city.

- **Recreation Facilities Needs Analysis – Summary (*included in the Appendix)***
  The current recreation programs were analyzed to determine if additional sports fields and facilities are needed. Due to the understanding that Independence does not anticipate a significant change in population in the next 10-15 years it was deemed reasonable to base facility needs on current participation levels. The initial committee member comments indicated a need – based on practical experience - for an additional T-ball field, adult softball field, and gymnasium space. This spreadsheet analysis, using participation figures, season game schedules, and field/court availability arrived at the same conclusions. The full analysis spreadsheets are included in the Appendix of this master plan report.



Level 0 - No Services

Level 1 - Undeveloped Land Available

Level 2 - Land and One Amenity

Level 3 - Land and Two Amenities

Level 4 - Land and Three Amenities

Preferred Amenities - Play Equipment, Walking Paths, Usable Open Space

Independence Parks and Recreation Master Plan

Neighborhood Parks Service Levels

Based on $\frac{1}{2}$-mile access reach

April 2007

Independence Park Land Inventory - Compared to Traditional Standards

Current Inventory			Park Type
Riverside Park & Zoo -	106.00	acres	Community
Central Park -	9.20	acres	Community and Neighborhood*
Coffeyville & Wald Park	0.75	acres	Neighborhood
19th & Poplar Park	0.32	acres	Neighborhood
S. 10th Street Park	1.32	acres	Neighborhood
6th & Myrtle Park	0.24	acre	Mini
Birdie Drive Park	1.94	acres	Neighborhood
Country Village	n/a	n/a	n/a*
Park Boulevard Sports	8.00	acres	Community
ARCO Complex	4.50	acres	Community
Soccer Complex	22.00	acres	Community
Ash Youth Center	2.00	acres	Community
Total Current Inventory	156.27	acres	

* Central Park was divided into 5 acres of neighborhood park and 4.2 acres of community park for purposes of this comparison. The Country Village parcel was not included due to its currently undeveloped state and uncertain future as a park facility for the community.

Traditional Standards Comparison - based on current population of 10,000
-Standards are based on historical National Recreation and Parks Association guidelines

Park Type	Per 1,000 pop.	@ 10K pop.	Existing Inventory
Mini	.25-0.5 acres	2.5-5.0 acres	0.24 acres
Neighborhood*	1.0-2.0 acres	10-20 acres	9.33 acres
Community*	5.0-8.0 acres	50-80 acres	146.70 acres (96.70**)
Totals	6.25-10.5 acres	62.50-105.0 ac.	156.27 acres

Total without Zoo (approx. 50 acres) 106.27 acres**

** This alternate total is provided because the zoo provides a special type of recreation and education within the community and is not traditionally included in community park figures.

The following list summarizes the proposed capital improvements for each of the existing parks in Independence. This program will serve as a basis for specific park improvement plans to be generated in the next phase of the master plan process.

RIVERSIDE PARK

Overall Park Items

1. Improve lighting thoughout the park.
2. Add walking trails.
3. Add more directional signage to direct visitors to the zoo, various shelters, band shell, and other use areas
4. Improve parking throughout (See specific area notes below).
5. Add an office/information center.
6. Consider initiating a volunteer park ranger program (walking or bike-mounted) for the busiest times of the day.
7. Create visual access to Verdigris River.
8. Bury overhead lines to the light poles along all drives.

Playground

1. Redesign playground to:
   a. Group age-appropriate pieces
   b. Create accessible routes to equipment.
   c. Minimize surfacing and border to be maintained.
2. Replace outdated and non-compliant equipment or modify equipment to make it match current safety regulations. Consider modifying the large slide structure and fire truck to improve safety. Other outdated pieces should be removed. Add pieces to compensate for what is being taken removed.
3. Install wood fiber surfacing under all play equipment.
4. Replace the play area border with modular plastic or concrete borders.
5. Build central seating area with benches and picnic tables area for adults to watch over children's play.
6. Install centrally-located drinking fountain.
7. Add playground rules boards (east and west sides).
8. Add shade trees on western section.
9. Enlarge fall zone for swings, extend beyond end supports. This will also ease mowing.
10. Replace fence around Dinosaur and add groundcover around base of Dinosaur to reduce maintenance and add "naturalized" feel to setting.
11. Replace see-saws with current styles for safety reasons and provide proper spacing.
12. Add pipe play feature near Sinclair/ARCO pipeline piece. Could be a balance beam or water play feature.
13. Add formal sandbox.
14. Put up a graphic showing the new plan before implementing any of the changes.

Stich Shelter House

1. Add walking path along park drive on south side of shelter.
2. Plant ground cover beds around bldg to reduce mowing.
3. Need to add ADA ramp on north side (closest to ADA parking) Sidewalk on north is too steep, so add new angled sidewalk up the slope.
4. Replace 4 missing urns under open shelter areas or cap top of pedestals to finish look.
5. Plant large planters at ends of shelter with vines for low maintenance.
6. Repair all sidewalks, esp. at front. Pour back to original ht. to reduce high step to front "porch" and to improve drainage, which is causing settling now.
7. Sand off graffiti on top of sand stone seat walls (in open shelter areas).
8. Add small trees in lower leveled patio to soften space and cool in summer. May be placed in large pre-cast planters.
9. Need more ADA parking stalls at NE corner of shelter (aka, SE corner of playground).
10. Need ADA sign posts, also, to go with painted markings.

Logan Fountain

1. Paint basin black (with Tnemec). Improves reflections of sky, brightens water.
2. Paint walls of fountain black (between concrete columns) to show off water action.
3. Add small trees between raised beds for increased shade (with bench in front of it). (4 locations)
4. Use same bench (with backs) for all locations.
5. At least in this area, use nicer trash receptacles in lieu of barrels.

Front Entry at Park Blvd./Circle Drive

1. Replace sidewalk (near each lion monument) to get rid of single step. This is an awkward location for a step.
2. Replace front planter edge with a stone border.
3. Replace perimeter sidewalk with min. 6 ft. wide walk
4. Plant trees to fill gaps in tree line around the inside edge of the circle drive.

Kiwanis Shelters/Picnic Area

1. Add ADA accessible routes to all six shelters.
2. Add ADA accessible routes to the two concrete pads with tables.
3. Connect an ADA route to the footbridge between carousel and zoo.
4. Remove fitness/par course stations.
5. Need benches at picnic table on east side of carousel shelter, otherwise its useless and should be removed.
6. Add more grills at shelters.
7. Add a walking path along the back edge of picnic area, looking out over zoo. Open views to zoo in a few spots so animals in the valley can be seen from the shelters.

Band Shell/Amphitheater

1. Create ADA access route to middle of seating bowl and designate dedicated (and signed) seating area.

Rock Kitchen

1. Improve ADA access (accessible walk to door near parking stall).
2. Enlarge parking stall to allow vehicles to turn around.
3. Improve security lighting.
4. Open a view to Verdigris River Valley and to river, also.
    a. Create an overlook for viewing (a small raised platform w/ railing may help)
5. Replace grill and add more grill space.

Concession House

1. Consider adding outside paver area and seating on the band shell side.

Shelter - south of Concession House

1. Replace the concrete pad. Extend beyond the shelter drip line by 2 feet.
2. Build a small retaining wall between shelter and parking/sidewalk to allow for improved grading and drainage. Force storm water around shelter pad.

New Octagon Shelter - on east side of oval drive

1. Create ADA access walk from parking stalls. Sign and stripe two ADA stalls.
2. Extend concrete pad beyond shelter drip line. Make sure drainage goes around pad.

Horseshoe Courts and Shelter (to the south)

1. Install crushed stone in center area of courts to eliminate mowing.
2. Extend concrete pad beyond shelter drip line.
3. Build a small retaining wall between shelter and parking/sidewalk to allow for improved grading and drainage. Force storm water around shelter pad.
4. Replace grill.

Oval Drive and open play fields

1. Add trees on inside of oval drive (especially at the south end, but possibly all the way around) to better frame the open space.
2. Add new decorative lighting @ inside perimeter of oval drive.
3. Paint the backstops black (at the north and south ends of oval).
4. Add speed bumps in oval drive.
5. Set up west half of open space between oval drive and Water Plant for t-ball practice area. Add two small skinned areas (for 40' base lengths). No backstops are needed.

"Summer Showers" Sculpture Garden

1. Extend a path to garden from the parking/RR crossing at the playground. Also, create a new drive crossing and extend a path from the tennis/pool area.
2. Install a new/larger gazebo (to be donated by the Garden Club) at the south end of the garden and connect it with a path. Move the existing small gazebo to the Woodland Garden near the Garden House.
3. Implement the final phase(s) of the sculpture garden master plan.

Mini-Railroad Area

1. Build a walking path inside mini-railroad tracks.
2. Add landscaping/theme to enhance visual character of the train route.
3. Perhaps incorporate nice sculpture similar to "Summer Showers" pieces.
4. Add a water feature near small tressel bridge. The area is low and could have a small pond for children's fishing. (Note: T-ball practice area can be moved to the area south of the oval drive where parking is convenient and avoids any conflict with the train).
5. Bury electric lines in this area.

Mini-Golf

1. No capital improvements needed.

Railroad Ticket Booth/Shelter

1. Replace concrete pad.
2. Repair seat wall at golf entry.
3. Demo the fenced area and shack to the south of ticket shelter. Replace with seating area for parents/grandparents to watch train. Connect with the proposed new path from the tennis area to the sculpture garden.
4. Keep only one pop vending machine and move to a small enclosure to the south of the shelter.
5. Put ticket booth in the middle of shelter for a more formal arrangement (as viewed when approached from the east side).
6. Take out large shrubs, improve visibility/security.
7. Pave the gravel parking along the west side of the RR station (on east side of the park drive).

Jet Plane Display

1. Improve base of jet plane area with low-maintenance landscaping – May be an ideal location for the proposed Veterans Memorial project.
2. Add sidewalk along side of northwest drive to connect Oak Street with inside areas of the park.

Riverside Beach Family Aquatic Center (area outside of fence)

1. Add sidewalk along Oak St. in front of pool - will tie to ex. sidewalk west of 5th (by cemetery) and with the proposed sidewalk along the mini-railroad/jet area.
2. Add evergreens behind both Lion monuments.
3. Screen back side of pump house.
4. Stripe crosswalk from parking (west of tennis) to entry.
5. Add paved and striped parking along cemetery wall to gain 25-30% more parking.
6. Add traffic bollards along back side of pump house to keep cars off grass
7. Landscape the small triangular island by the northwest corner drop-off.
8. Plant shade trees along the south edge of pool parking/drive.

Tennis Area

1. Add double-loaded parking aisle on west side of tennis courts to benefit tennis, pool, and 4-H uses.
2. Plant trees along edge of existing west tennis parking lot.
3. Plant evergreen trees for windscreen along north and west sides of courts.
4. Create 3-4 ADA seating spots in lower level of grandstand.
5. Formalize space between grandstands and tennis house with pavers to reduce mowing and add a few up right trees in this space.

4-H Buildings

1. Replace wood bollards at north end of 4-H open area- need something nice such as stone columns or just a curb.

Stadium Area

1. Remove the old baseball stadium seating/ticket booth. Design a new stadium entry feature that architecturally recalls the historic nature of the structure and incorporates new restrooms, ticket booths, concessions, and storage.
2. Consider additional uses for the stadium grounds.
3. Stripe and sign the three ADA stalls on west side of the ticket booth.
4. Repair the pavers around six trees by ticket booth.
5. Replace six pear trees at ticket booth with shade trees.

Garden House/Woodland Garden

1. Renovate the Woodland Garden (east of garden house), including adding an accessible path through the space.
2. Remove gravel drive between Garden House and play area and create an improved walking path.
3. Realign park drive south of garden house to soften curve.

Locomotive Area/Boardwalk

1. Restrict access with a with 4' fence set in a shallow swale. This will maintain good views of the train for photos.
2. Build a controlled access boardwalk to the engineers cabin that comes off of hill behind garden house to achieve ADA access.
3. Put wire mesh in engineer cabin windows so kids can't fall out and close dangerous foot gaps in cabin, etc.
4. Control erosion under the boardwalk.
5. Bury power lines that go over train
6. Clean out undergrowth and vines so you can see the valley foot bridge from the boardwalk in summer.

Interurban Rail-Line & Abandoned Bridge Abutments at Verdigris River

1. Build a walking trail along this corridor to tie the two main sections of the park together and provide great views of the animals in the valley. Will need to move the animal fence slightly to make room for a new walk.

2. Build an elevated pedestrian walk (overlook) on top of abutments to create a river view and enhance the park's connection to the Verdigris River! Only the west abutment will need to be replaced.
3. If not on top, then wrap a boardwalk around the mid-section of the large abutment closest to the river, which will be accessed from a ramp starting near the double footings.

Verdigris River Area (including areas near water plant intake)

1. Add walking/multi-use trails from the proposed river overlook, south to the railroad bridge. Then pass the trail under the bridge and turn west to the Park Blvd. Sports Complex.
2. Consider adding an RV Park in this area to increase use (and surveillance).

North End of Park

1. Consider purchasing the 12 acres north of the existing boundary for a small lake for children's fishing and also a scout camp. Also, some of the north end could be set aside as a dog off-leash area.

RALPH MITCHELL ZOO in RIVERSIDE PARK

Lion's Den Snack Shack and Restrooms

1. Remove high fence and gate across park drive.
2. Add more paving by concessions windows. Take out gravel/asphalt on east side of Lion's Den.
3. Move parking to south- near football stadium east wall, etc. and delete parking closest to Lion's Den.
4. Add shade for seating area on west side.
5. Add evergreen hedges to increase sense of separation between seating area on west side and the drive.
6. Improve wayfinding for pedestrian entry to zoo when coming from locomotive area – formalize walks and add signage.

Zoo Entries

1. Enhance entry gates:
    a. Omit parking in front of gate and add planting islands and walks @ entries to bring attention to them.
    b. Add columns and arches at fence line.
    c. Consider shifting entry at Monkey Island to east (to line up with grass island in parking area)
2. Upgrade fence at front of zoo – black wrought iron or black mesh with vines, etc.
3. Improve sense of entry at west vehicular gate to parking lot .
4. Same for both pedestrian entries near Kiddy Land Playground, take fence back to behind zoo sign.
5. Take out (fill-in w/ concrete) the three small planting beds in the sidewalk west of zoo.

Kiddy Land

1. Combine pieces into groups with proper surfacing.
2. Get rid of pipe climbers that are not special pieces. Keep unusual pieces /animals only.
3. Provide accessible routes to play pieces.
4. Remove one of four bucket swings by fort and re-space.
5. Remove climber on concrete.
6. Improve walk to the north, across ravine. Consider other routes, e.g. near zoo drive.
7. Try to create a separate entry/enclosure for Kiddyland so that it can be open later than the zoo (i.e. outside of regular zoo fence and gates).

Zoo Drive and valley exhibits

1. Soften the two sharp curves and add a few parking spaces (at each location) on the outside of curve to pause and watch animals.
2. Add walking path on the inside edge of the drive with pedestrian bridges that span the upper reaches of the two draws.

Overall Zoo Items

1. Build an Office, Learning Center and Library.
2. Replace the Stevens Building with a more modern exhibit.
3. Add an aquarium facility.
4. Improve internal signage.
5. Add children's mini-farm (non-petting exhibits).

CENTRAL PARK

1. Revisit the Master Plan to address the need for additional Blast-ball, T-ball fields, and parking in the adjacent Park Blvd. Sports Complex.
2. Complete implementation of plan for the skate park. Add more seating.
3. Complete implementation of the Master Plan (noting possible changes from Item 1 above). Continue to include:
    a. Walking Trails
    b. Disc Golf Course
    c. Sledding Hill
4. Purchase abutting residential properties as they become available and add space for parking as a means to improving views into the park from adjacent streets (esp. Sycamore Street.

COFFEYVILE & WALD PARK

1. Remove the free-standing slide at the northwest corner of the play area.
2. Replace the play area border with modular plastic or concrete borders.
3. Add water hydrant and drinking fountain.
4. Add picnic tables (1).
5. Provide 2-3 easily accessed trash receptacles.

6. Add park identification sign and park rules board.
7. Re-grade near NW corner of basketball court to divert drainage off of the court.
8. Expand park for usable open space and walking trail.

CRISTELLE WELLS PARK – 19th & Poplar

1. Replace the play area border with modular plastic or concrete borders.
2. Add water hydrant and drinking fountain.
3. Add picnic tables (1) and bench seating (2-3).
4. Provide 2-3 easily accessed trash receptacles.
5. Add park identification sign and park rules board.
6. Improve parallel parking area on Poplar and replace wooden bollards with concrete bollards or curb.
7. Expand park for usable open space and walking trail.

SOUTH 10th STREET PARK – 10th & Edison

1. Install a significant play area with play structure and swings
2. Replace basketball court.
3. Add a second drinking fountain at the north end of the park.
4. Add bench seating (3-4) along a new path.
5. Provide 3-4 easily accessed trash receptacles.
6. Add park identification sign and park rules board.
7. Provide paved off-street parking from alley.
8. Add a walking trail.
9. Add fence along 10th Street and/or shrub borders.

GAZEBO PARK – 6th & Myrtle

1. Add planter area on north side of gazebo to minimize pavements.
2. Add lighting to east façade of VFW to add night-time interest to flag display and illuminate the park, also.
3. Improve visual screening of parking areas.
4. Add a water feature to provide "white noise" while within the park.

BIRDIE DRIVE PARK

1. Keep land for future use. Maintain as usable open space for neighborhood residents.
2. Plant trees (along edges) in the next 2 years in anticipation of future use.
3. Develop if, and when, the remainder of residential lots are developed to the west and south. Add play area and walking path at that time.

GENERAL COMMENTS FOR THE PARK SYSTEM

1. Set a goal to achieve a major project in time for the Independence Sesquicentennial in 2020. (Plaque in front of Stich Shelter says that 1870 was city's incorporation date).
2. Replace play borders with flush borders, which will minimize mowing/trimming and reduce tripping hazards.
3. Replace all sand surfacing around play equipment with wood fiber.
4. Add park signage to all parks, with rules boards, too.
5. Play grounds need to have more small plant materials (especially grasses) that children can interact with and play in/around.

ASH YOUTH CENTER

Outside Areas

1. Add an outdoor seating area near the front entry for socializing.
2. Add outdoor basketball court(s).
3. Open space west of the pool could be used for T-ball fields, also.
4. Fix drainage problem at southeast corner of the gym.
5. Install a small play area to supplement increased day programming for mothers and toddlers (see "Indoor Spaces/Gym" below).

Indoor Pool

1. Expand the deck space at the north end of the pool and increase natural light and greenery (the greenery can be artificial and still add to the visual quality and desire to stay in the space.
2. Consider options for installing a submersible divider to allow for additional heating in one portion of the pool.

Indoor Spaces/Gym

1. Add a second gym to the west of the entry, south of the pool, which is large enough to accommodate High School events.
2. Encourage School District to improve HS gym to be able to move some school uses out of Ash Gym.
3. Add mother-toddler day use opportunities (e.g. inflatable toys in gym).

Other Program Items

4. Add a weight room/cardio room.

SOCCER COMPLEX

1. Adopt a formal name(Consider sponsorship opportunity).
2. Redesign complex layout to move fields to the west and keep parking in the eastern 1/3 of site. This will allow for better field grading and drainage, and also minimize vehicular/pedestrian interaction. This arrangement will also require less fencing.
3. Pave parking to gain 25-30% more stalls with striped lot.
4. Run soils tests to determine nutrients needs for improved turf quality.

5. Build new concessions stand with restrooms and storage.
6. Improve image with new entry sign.
7. Plant tree/shrub screen for electrical substation
8. Add prominent field signs to help with orientation
9. Add scoreboards to improve competitive feel of the facility.
10. Add perimeter fence and ball control fences behind the primary goal areas.
11. Plant trees to define edge of property.
12. Add shelter(s) for team gatherings, weather protection, and tournament hosting.

PARK BOULEVARD SPORTS COMPLEX

1. Look for location for an additional adult softball field on east side of Park Blvd.. May need to look at other locations.
2. Possibly expand into 9.2 acre park area for T-ball/blast ball fields and use existing T-ball field for more parking. Will need (2) T-ball fields and at least (1) Blastball field.
3. Improve Parking Layout - Pave and stripe to pick up 25-30% more stalls.
    a. Widen north parking to two double-loaded aisles.
    b. Move entry farther away from RR bridge.
4. Re-grade fields, where needed to keep playing areas at maximum/uniform 2%.
5. Re-build basketball courts – one concrete regular-size court.
6. Update scoreboards.
7. Improve P.A. System on all fields

ARCO COMPLEX

Emerson Field

1. Build infield practice area in one of three scenarios:
    a. Redesign parking to allow for space at southwest corner of Volunteer Field.
    b. To north of Volunteer Field (would require purchase of lot to the north).
    c. Shift Volunteer Field north and still re-arrange parking layout.
2. Re-grade lip and skinned area and re-grade right field.
3. Install infield irrigation system
4. Lighting
    a. Short-term: Re-aim lighting
    b. Long-term: Replace lighting with steel poles
5. Build a storage facility
6. Create pedestrian entry from parking
7. Re-grade pedestrian area or pave
8. Pave parking and stripe to improve efficiency
9. Build a trash enclosure

Volunteer Field

1. Re-grade infield
2. Replace all fencing
3. Same on lighting as Emerson Field
4. Backstop wall to match baseball.
5. Upgrade concession stand and restroom.
6. Update scoreboard on the softball field.

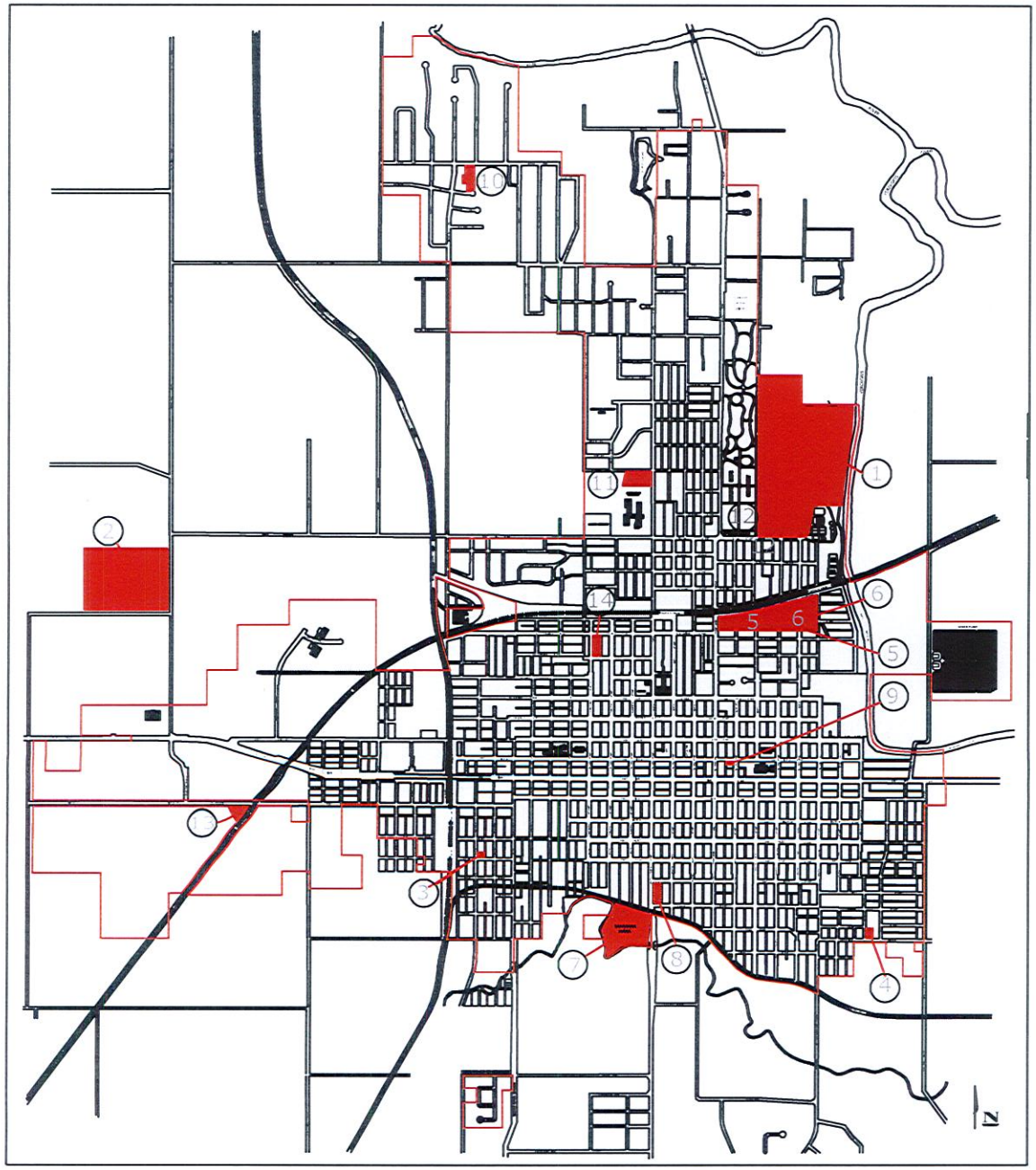
ADDITIONAL PROGRAM RECOMMENDATIONS

1. Add a neighborhood park at 13th and Sycamore (SE corner).
2. Consider a scout camp type facility at the north end of Riverside Park.
3. Find a location for a dog park – North end of Riverside Park is a location that should be further reviewed as a possible space for this facility.
4. Batting cages – Keep in Central Park/Park Blvd Sports Complex plan.
5. Junior Golf Program – Work with College for space and programming opportunities.

SECTION 3

CAPITAL IMPROVEMENT PROGRAM

The following document is a compilation of recommended improvements for each park and recreation facility. The improvements are derived from the comments expressed by the Park Board and Recreation Commission committee members and the analysis conducted by the consultant design team. This program was the used as a basis for the community-wide plan of Section 4 and the park-specific concept plans included in Section 5.



Independence, Kansas
2007 Parks and Recreation Master Plan

Summary Plan

Key	Park Name	Master Plan
1	Riverside Park	Renovations to Playground, Mini-Railroad Area, Park Drives New Walking Trails and Verdigris River Overlook North End Expansion Shulthis Stadium Renovations Miscellaneous Improvements for Accessibility and Safety
	Ralph Mitchell Zoo	Renovated and Relocated Kiddyland New Zoo Entry New Zoo Education Center w/ Offices New Exhibit Space and Children's Mini-Farm Exhibit
2	Soccer and Softball Complex @ Peter Pan Road	New Soccer Fields New Lighted Adult Softball Fields New Concessions and Restrooms New Paved Parking
3	19th & Poplar Cristelle Wells Park	Expansion of Park Area New Walking Trails New Shelter Site Improvements
4	Coffeyville & Wald Park	Expansion of Park Area New Walking Trails New Shelter Site Improvements
5&6	Central Park & Park Blvd. Sports Complex	New T-ball and Blast-ball Fields New Off-Street, Paved Parking Traffic Control and Pedestrian Access Improvements Renovated Softball Field Completed Skate Park New Restrooms, Shelter, and Playground for T-ball/Blast-ball area New Walking Trails, Basketball Court, Batting Cages, and Disc Golf Course Site Improvements
7	ARCO Complex	New Concessions and Restrooms Paved Parking Areas New Pedestrian Entry Feature New Warm-up Area Improved Field Lighting, Field Grading, Fencing, Irrigation, Scoreboards, and Storage
8	South 10th & Edison Park	New Playground and Shelter New Walking Trails New Basketball Court New Parking and Site Improvements
9	Gazebo Park	New Water feature New Architectural Lighting Features Enhanced Plantings and Screening
10	Birdie Drive Park	Development of Existing Neighborhood Park Land w/ New Playground and Shelter New Walking Trails New Basketball Court Site Improvements
11	Ash Youth Center	New Weight/Cardio Room New Indoor Pool Deck Expansion New Outdoor Basketball Court and Sand Volleyball New Outdoor Seating /Gathering Area New Outdoor Toddler Play Area Space Reserved for Possible Gymnasium Addition
12	Riverside Beach Aquatic Center	Site Improvements - outside fence for improved parking and pedestrian access
13	Country Village Parcel	No improvements planned
14	13th & Sycamore Park	New Neighborhood Park w/ New Playground and Shelter New Walking Trails New Basketball Court Site Improvements

SECTION 4

SUMMARY PLAN for the PARKS and RECREATION MASTER PLAN

The following plan highlights the community-wide improvements recommended for the parks and recreation facilities in Independence. This plan includes only the most significant elements for each facility. Many other detailed improvements are recommended beyond these listed here. The full listing of improvements can be reviewed in the specific park plans detailed in Section 5 and in the associated Opinions of Probable Costs in Section 6.

SECTION 5

PARK PLANS

The following pages provide additional insight into the design thoughts and intentions of the concept plans developed for each of the park and recreation sites. The individual plans are presented in the following order and the graphic plans follow the description pages in this same order:

Riverside Park & Ralph Mitchell Zoo

General Improvement Plan
Shulthis Stadium – New Football and Soccer Field Plan
Verdigris River Overlook
Playground Renovation
Mini-Railroad Area and Sculpture Garden
New Zoo Entry and Kiddy Land Concept
New Zoo Exhibits and Children's Mini-Farm Concept

Neighborhood Parks and Mini-Parks

Coffeyville & Wald Park
19th & Poplar Park
South 10th Street Park
Birdie Drive Park
13th & Sycamore *(Proposed)*
6th & Myrtle *(Mini-park)*

Recreation Facilities

Central Park and Park Boulevard Sports Complex
Soccer Complex
ARCO Complex
Ash Youth Center

RIVERSIDE PARK & RALPH MITCHELL ZOO

Riverside Park - General Improvement Plan

- This plan shows the general package of improvements planned for this city's community park over the next 15-20 years. Improvements to the playground, mini-railroad and sculpture garden, Kiddy Land, and other new zoo features are discussed separately below, along with their specific plans. Other notable improvements for Riverside include a park-wide trail system designed to improve pedestrian and bicycle access to various areas of the park. During on-site analysis work, it was noted how frequently the park is used for walking. In many cases the walking activities are occurring in the busiest vehicular areas of the park. Thus, the trail system is seen as an opportunity to provide a safer and quieter alternative for walkers and cyclists, allowing them to experience the more natural areas of the park. This trail system will allow increased viewing and use of the central valley and northern portions of the park. A trail connection is also proposed along the banks of the Verdigris River,

ultimately connecting to Central Park and the Park Boulevard Sports Complex. However, the centerpiece of the trail system is a proposed Verdigris River overlook, as discussed below. Numerous other improvements are called for in the plan, many of which focus on improving access to existing shelters, enhancements of the oval drive area, and the Logan Fountain/entry area. Park drive and parking improvements are noted throughout the park to address specific needs and improve the general flow of traffic and increase parking availability at key areas. Also, two "place holder" concepts are noted on the plan. One concept suggests a future boat ramp for river access and overnight camping area(s). The other concept calls for an expansion of the north end of the park, acquiring land for a scout camp and small children's fishing lake. These concepts will require additional discussion and exploration to determine their suitability.

Due to recent efforts by local veterans, a new "All Veterans Memorial" has been added to the park plan, to be located near the Garden House and playground in the central portion of the park. This location will allow many visitors to experience the new memorial and it will serve as a "bridge" between the playground/carousel area and the zoo.

Shulthis Stadium – New Entry/Support Building and New Football and Soccer Fields

- On the recreation front, rebuilding Shulthis Stadium and renovating the playing field are noted as major needs to better accommodate increased use and the many functions associated with hosting competitive games. Discussions regarding this facility recognized the significant history associated with the structure, and yet it is imperative that the facility be brought "up-to-date" for admissions, concessions, restrooms, locker rooms, and storage. This master plan, then, recommends that the Shulthis Stadium structure be replaced with a new entry/support building - one that evokes the history of the site (via footprint, column placement, etc.) - while providing the freedom to modernize the facility. In effect, a new structure has the potential to embody the best of both worlds. On the playing field itself, adding artificial turf and new field lighting are seen as opportunities to increase the use of the stadium. Both football and soccer could be played, as well as other activities that would be possible due to the durability of artificial turf. The following points are provided to supplement the "New Football and Soccer Field Plan" included later in this report section:
    - The shaded area represents artificial turf, which will allow greater flexibility and intensity of use than grass.
    - The track is unchanged from its' current configuration. It will remain intact.
    - The existing storage shed and small concession stand on the east side of the field will be replaced (probably incorporated into the proposed new entry/support building).
    - The visitor bleachers on the east side may be 1) moveable and placed on the track for football season, or 2) built to the east of the track, rising over the east wall a short distance.

Riverside Park -Verdigris River Overlook

- Over the years, Riverside Park has lost its connection with the Verdigris River, both visually and functionally. While the floods of the summer of 2007 will for many years be a reminder of the potential power and dangers of the river, the river is most often a desirable source of recreation and viewing. Currently, there is no easily accessed place from which to view the river. Thus, this master plan puts forth the concept of creating a viewing walk perched atop the existing concrete pillars. These pillars once served to support an interurban railroad bridge over the Verdigris River. These pillars appear to be very sound – with exception of the west abutment - and capable of supporting a new pre-engineered pedestrian bridge that will connect to a new walking trail. The trail will follow the old interurban corridor through the central valley of the park. The west abutment will be replaced prior to placement of the new pedestrian bridge.

Riverside Park - Playground Renovation

- The driving forces behind the proposed renovation of the playground at Riverside Park are three-fold:
    1. Improve accessibility to the play areas and play elements to achieve compliance with Americans with Disabilities Act (ADA).
    2. Improve playground safety by removing and in some cases re-building the older play pieces, and by adding safety surfacing under all play equipment.
    3. Reduce maintenance levels by reducing the quantity of borders and minimizing the area of play surfacing.

  The concept plan shows a reconfigured playground, utilizing as much of the existing equipment as possible. The large play structure remains in its current location, as does the toddler area swing set and merry-go-round. New shelters and a spray pad anchor the center of the playground, providing plenty of shaded seating for parents and families. New features are added, as well, to supplement the existing pieces and to add new experiences for the children.

Riverside Park - Mini-Railroad Area and Sculpture Garden

- The mini-railroad is a wonderful feature for Riverside Park, and the new sculpture garden has established a very desirable image for this area. To enhance both features the master plan details a set of improvements that are largely geared toward continuing the positive visual impacts of the sculpture garden while creating a "themed" landscape for the mini-railroad riders to travel through. First, a water feature is envisioned to take advantage of the natural drainage through the site and to become a focal point for the other landscape improvements. Second, new sculptures are envisioned for the railroad corridor around the new lake. One possibility is to theme the area with zoo animal sculptures, particularly with species that are not housed at Ralph Mitchell Zoo. This theme would highlight the zoo's presence in the park and add to the interest of the train route. Other, more whimsical or locally-based themes could be explored for the sculptures, as well.

To pull all of the improvements together, the plan includes a walking/strolling path around the water feature, allowing close-up pedestrian viewing of the sculptures. Finally, substantial additions of plant materials, mostly trees and ornamental grasses, will create a "natural setting" for the animal (or other) sculptures.

Ralph Mitchell Zoo
New Zoo Entry and Kiddy Land Concept (Renovated and Relocated)

- The proposed new location for Kiddy Land will allow for a strong relationship with the Lion's Den Concession Stand, nearby restrooms, and the proposed new zoo entry. The Concession Stand and restrooms will experience much greater use if the play areas are adjacent to them. This new location will also benefit from an improved sense of connection with the larger park playground and carousel area.
- The majority of play pieces shown are the existing animals, play buildings, etc. They are arranged to create a variety of themed areas within Kiddy Land. The existing pieces have been supplemented with a few new items (especially in the "Active Play" area). This arrangement will allow for continuous play surfacing (wood fiber) and borders to minimize maintenance effort and mowing, while bringing the playground in compliance with federal fall-zone safety and access guidelines.
- The new Zoo Entry allows for an enhanced entry experience with monument signage and a proposed statue of "Miss Able", and her fascinating space story, as a captivating entry feature.
- A possible alignment for an expanded mini-railroad loop is also shown. Extending the mini-railroad to this new Kiddy Land will add a great deal of interest to the area while also making the train experience more enticing by allowing a view of the zoo and Kiddy Land.
- The plan includes a proposed re-alignment of the park drive south of the Lion's Den. This will allow for improved parking arrangements and more space for the proposed train tracks (on higher ground).
- The proposed Zoo Education Center is proposed at this location so that it can have views of animal exhibits to the east, including a possible new aviary along the east façade. While the inclusion of this facility is not essential to the play area plan, it would create a beneficial interaction by having all of these uses grouped together.
- The existing donkey exhibit is removed and would possibly be relocated into a new children's mini-farm (located in or near the existing Kiddy Land area) as described below.

New Zoo Exhibits and Children's Mini-Farm Concept

- With the recommended relocation of Kiddy Land to the Lion's Den area, the existing site becomes available for new zoo exhibits. This plan envisions re-use of the existing castle feature as a viewing area for new animal exhibits. To provide handicap access to the castle deck, and to strengthen the internal connections to the large animal pens, a pair of raised boardwalks are planned to cross the east side of the site. These boardwalks, along with a new walking trail along the west edge of the site will serve to greatly improve the pedestrian flow in this area of the park. New children's mini-farm exhibits, located in the open corridor between the Duck Pond and the Bear Valley, can add a fun feature to the zoo and add a desirable link between the other exhibits, leading the visitor on without breaks in the opportunity to see animals.

Neighborhood Parks

Coffeyville & Wald Park/ 19th & Poplar Park

- Both of these existing parks are small, yet functional neighborhood resources. As noted on the Neighborhood Parks Service Levels Diagram in Section 2, both of these parks have only one of the three desired features of a neighborhood park. In both cases the parks have playground areas, but lack walking paths and usable open space. Thus, these plans suggest possible expansion areas that would allow the walking paths and open space to be included as new amenities for these neighborhoods. A portion of the expansion areas are to be obtained by abandoning shorts segments of adjacent streets (Wald and Poplar, accordingly) that do not carry significant through traffic in these neighborhoods. This allows vacant land on the far sides of the streets to be added to the park boundaries, creating a substantial size increase with minimal property acquisition. Small shelters, a small quantity of on-street parking stalls, and new shade trees are also recommended for these two parks.

South 10th Street Park (10th & Edison)

- This park is larger than the previous neighborhood parks with plenty of usable open space, yet it lacks a play area and walking trails. The concept plan for this park adds these missing elements, as well as a new basketball court, a fence along 10th Street for the safety of playing children, and new trees to visually frame the play areas and basketball court. A new parking area is shown, accessed from the east side alley, as there are no proper locations for parking along Edison, Birch, or S. 10th St. due to the relatively high levels of traffic that can be experienced along these streets.

  This park has great potential as an appealing entry into the City from the south, and the size allows both the walking trail and open space needs to be well-served.

Birdie Drive Park

- This park land in the northwest part of the city has been only informally used by the nearby residents since it was given to the City as part of the surrounding residential development process. The master plan suggests that the park land be retained as a part of the city's park inventory and, when additional residential developments warrants, be developed with the basic components of the other neighborhood parks. The plan concept shows a possible arrangement of the playground, walking path, and open space, again with a small shelter, new basketball court, and new shade trees. No parking is suggested near the park, as the site is largely bound by residential lots and has minimal street frontage.

13th & Sycamore *(Proposed new neighborhood park)*

- This new neighborhood park is recommended to serve a portion of town that does not have ready access to neighborhood park facilities. The southeast corner of 13th and Sycamore is currently vacant and is of a very desirable size for a neighborhood park, being similar in size to S. 10th and Edison Park. The recommended three fundamental elements – playground, walking paths, and open space are all easily accommodated

here. As well, the plan shares the program of the other neighborhood parks with a small shelter, new basketball court, and new shade trees. On-street parking is shown along the south edge of the park (Cottonwood Street), and is located near the playground area.

Mini-Parks

6th & Myrtle

- This small downtown park is fine for its' intended purpose to dress up the visual character of the downtown and as a rest area for patrons of downtown businesses. Yet, the master plan recommends a few additional features to make it more user friendly and attractive, day and night. First, a small water feature is suggested as a means to provide "white noise" for persons seated in the space, softening the effects of the surrounding traffic. Secondly, a new planter is recommended to the north of the gazebo to increase the sense of enclosure and to allow for increased greening of the space. As well, new in-ground light fixtures are placed to "wash" light up the east façade of the VFW building, providing a dramatic night-time background for the flags that line the west side of the park. These fixtures will also provide an indirect light for the park itself. There is no graphic plan provided for this park site.

Recreation Facilities

In addition to the facilities below, please see prior discussion under "Shulthis Stadium – New Entry/Support Building and New Football and Soccer Fields"

Central Park and Park Boulevard Sports Complex

- The concept plan for these two, now effectively combined, sites addresses a few needs that significantly affect the future of Central Park and the Park Boulevard Sports Complex – 1) a need to solve the parking and access problems that create an unsafe pedestrian environment along Park Boulevard, 2) a need for an additional T-ball field and dedicated Blast ball fields, and 3) a desire to have a second softball field capable of accommodating adult softball games, ideally located adjacent to the current Sinclair Field. To address these needs, the adjacent Central Park master plan was revised to allow for relocation of Jaycee Field, an additional T-ball, and Blast ball fields. This re-arrangement frees up space for more efficient off-street parking to serve the entire sports complex, as well as Central Park. The desire for an additional adult softball field was addressed by incorporating two new adult softball fields into the redesigned Soccer Complex on Peter Pan Road, as outlined below.

  Other park improvements are centered on the creation of a walking trail though the park, completing the existing skate park, adding a new playground, shelter, and restroom in the new T-ball/Blast Ball area, and replacing the existing basketball court. New batting cages and a disc golf course are also planned.

Soccer Complex

- This concept plan was created to explore the possibility of re-arranging soccer fields and parking in such a way that the 22-acre site could accommodate not only the soccer fields, but also two new adult softball fields noted above in relation to the Park Boulevard Sports Complex. The field needs analysis indicated that one full-size (360x225), two half-size (150x225), and two quarter-size fields (80x100) were needed to adequately serve the anticipated IRC-sponsored soccer programs. The area needed to accommodate these fields is small enough to allow two 300' adult softball fields to be built, as well. The plan suggests placing the softball fields to the west to minimize impacts and concerns from field lighting on the residences to the east. A new central, paved parking area is provided, and is large enough to serve all uses at the same time, assuming normal levels of use and spectators. To better serve the facility patrons, a new concessions and restrooms facility is recommended. The concession/restroom building is centrally located to be easily accessed from any of the playing fields and minimize pedestrians crossing the parking lot to access it.

  Two concept plans are included in this section. The first plan is based on a desire to simplify the parking layout, vehicular flow, and pedestrian safety within the site. The second plan (Option 2) explores the effect of having both full-size soccer fields in the preferred north-south orientation.

ARCO Complex

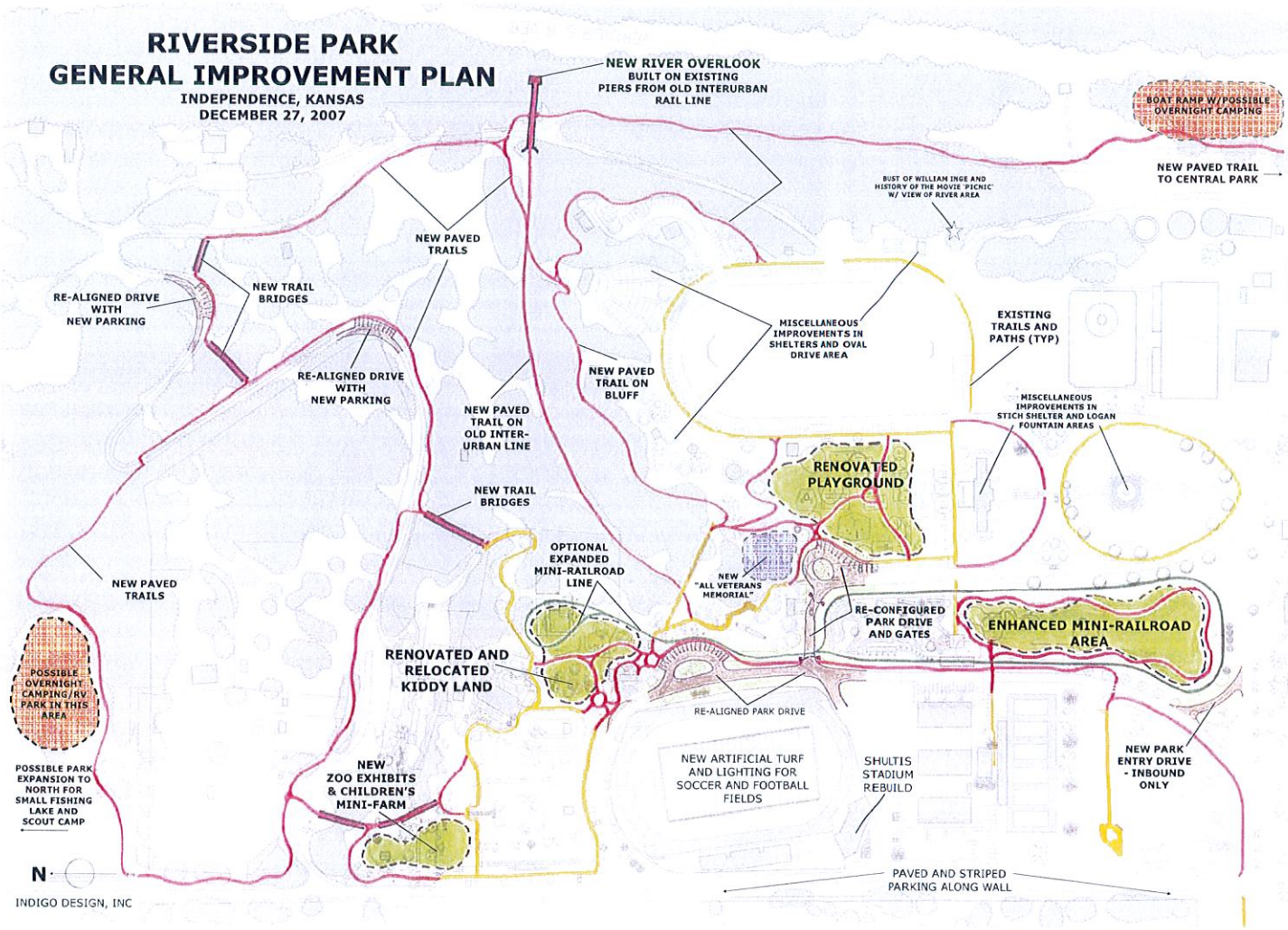
- This facility in many ways appears to function well, although the facility is in need of certain updates and renovations. The basic improvements recommended for the ARCO complex include new lighting and infield irrigation for Emerson Field, new lighting, fencing, grading, and scoreboard for Volunteer Field. A reconfigured west end of the parking lot allows for much-needed warm-up area, and the parking lot will benefit in terms of efficient use of space from being paved and striped. A new concessions, restroom, and storage building is greatly needed and shown in the plan centered between the fields. Pedestrian entry enhancements near the concessions building will add a welcoming feel to the facility.

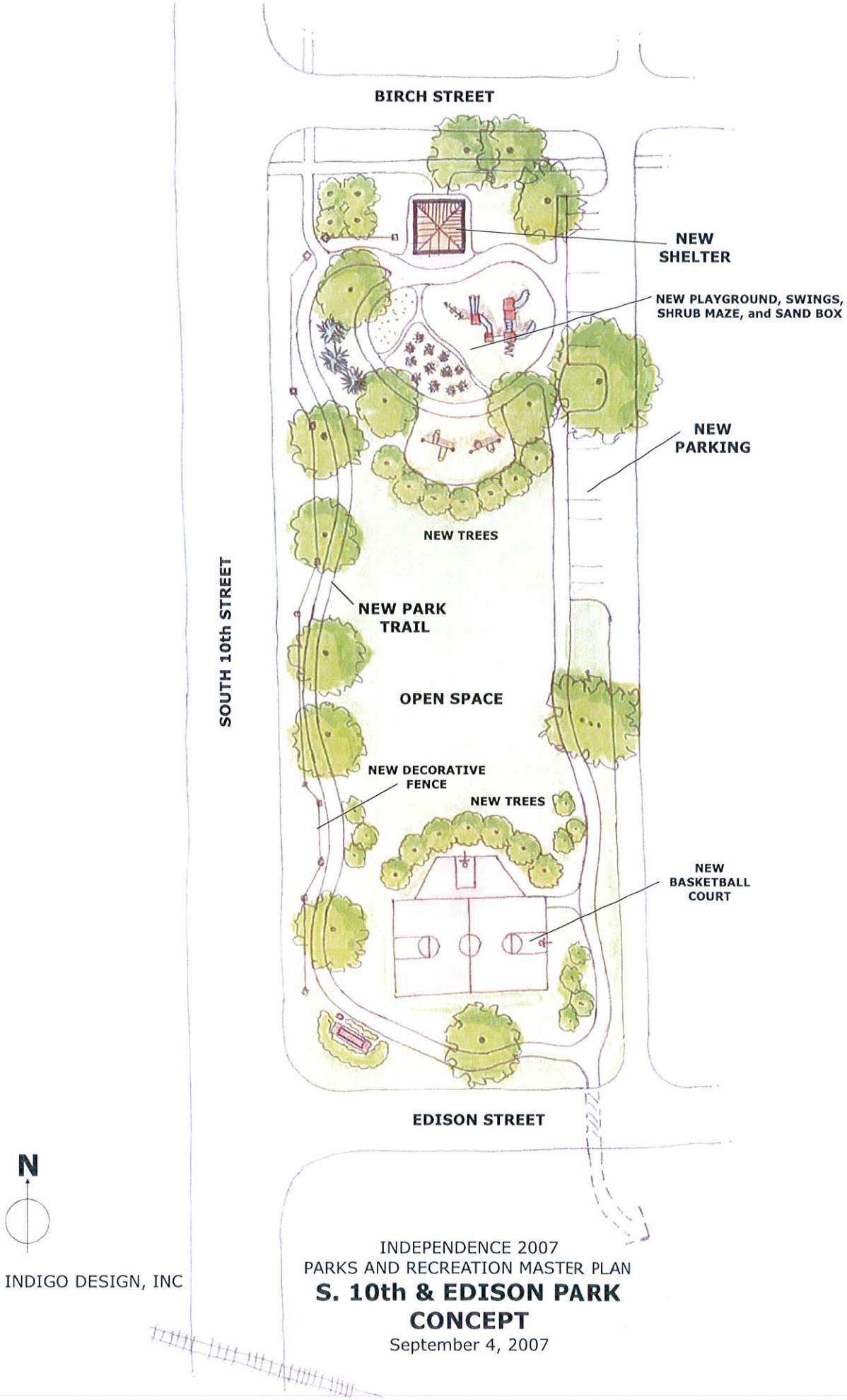
Ash Youth Center

- Two prominent issues were noted during the analysis of this facility. First, the center does not get the level of use that many feel it should. To address this issue, the master plan calls for additional features that can help create more options for potential user groups. A new weight/cardio room near the gym, large outdoor basketball court with side court, sand volleyball court, and outdoor seating area are offered to attract the middle school and high school youth populations. This is the centers' primary target user, so providing more options to achieve a "critical mass" is an important emphasis of the master plan. However, these efforts do not help fill the morning hours of the day. To this end a small outdoor play area for toddlers, connected to the existing gymnasium, can be used as part of a new morning program of activities aimed at attracting stay-at-home moms with pre-school children. Weekends are also opportunities to increase the center's use, and so a new, expanded indoor pool deck space is recommended. This deck space would be on the north end of the pool with

significant natural light, and can attract reservations for pool/birthday parties and other such group events.

Second, additional gym space at the youth center (or adjacent high school) is in great need due to the use pressures placed on the existing gym from both school district and community recreation programming. Additional gymnasium space is shown in the youth center concept plan as a "place holder" in anticipation of a new gymnasium associated with the adjacent high school. Accordingly, this Master Plan recommends that, when studies are undertaken to explore possible locations/configurations for a new high school gymnasium, placing the gym adjacent to the Ash Youth Center should be explored. In concept, placing new gym space in this location may create efficiencies and cost savings by utilizing some of the existing Youth Center facilities (e.g., restrooms, lobby space, concessions, the proposed new weight/cardio room, as well as water, sanitary, and electrical infrastructure).


RIVERSIDE PARK
GENERAL IMPROVEMENT PLAN
INDEPENDENCE, KANSAS
DECEMBER 27, 2007
NEW RIVER OVERLOOK
BUILT ON EXISTING
PIERS FROM OLD INTERURBAN
RAIL LINE
BOAT RAMP W/POSSIBLE
OVERNIGHT CAMPING
NEW PAVED TRAIL
TO CENTRAL PARK
BUST OF WILLIAM INGE AND
HISTORY OF THE MOVIE 'PICNIC'
W/ VIEW OF RIVER AREA
NEW PAVED
TRAILS
RE-ALIGNED DRIVE
WITH
NEW PARKING
NEW TRAIL
BRIDGES
MISCELLANEOUS
IMPROVEMENTS IN
SHELTERS AND OVAL
DRIVE AREA
EXISTING
TRAILS AND
PATHS (TYP)
RE-ALIGNED DRIVE
WITH
NEW PARKING
NEW PAVED
TRAIL ON
BLUFF
NEW PAVED
TRAIL ON
OLD INTER-
URBAN LINE
MISCELLANEOUS
IMPROVEMENTS IN
STICH SHELTER AND LOGAN
FOUNTAIN AREAS
RENOVATED
PLAYGROUND
NEW TRAIL
BRIDGES
OPTIONAL
EXPANDED
MINI-RAILROAD
LINE
NEW
"ALL VETERANS
MEMORIAL"
NEW PAVED
TRAILS
RE-CONFIGURED
PARK DRIVE
AND GATES
ENHANCED MINI-RAILROAD
AREA
POSSIBLE
OVERNIGHT
CAMPING/RV
PARK IN THIS
AREA
RENOVATED AND
RELOCATED
KIDDY LAND
RE-ALIGNED PARK DRIVE
NEW ARTIFICIAL TURF
AND LIGHTING FOR
SOCCER AND FOOTBALL
FIELDS
SHULTIS
STADIUM
REBUILD
NEW PARK
ENTRY DRIVE
- INBOUND
ONLY
POSSIBLE PARK
EXPANSION TO
NORTH FOR
SMALL FISHING
LAKE AND
SCOUT CAMP
NEW
ZOO EXHIBITS
& CHILDREN'S
MINI-FARM
N
PAVED AND STRIPED
PARKING ALONG WALL
INDIGO DESIGN, INC



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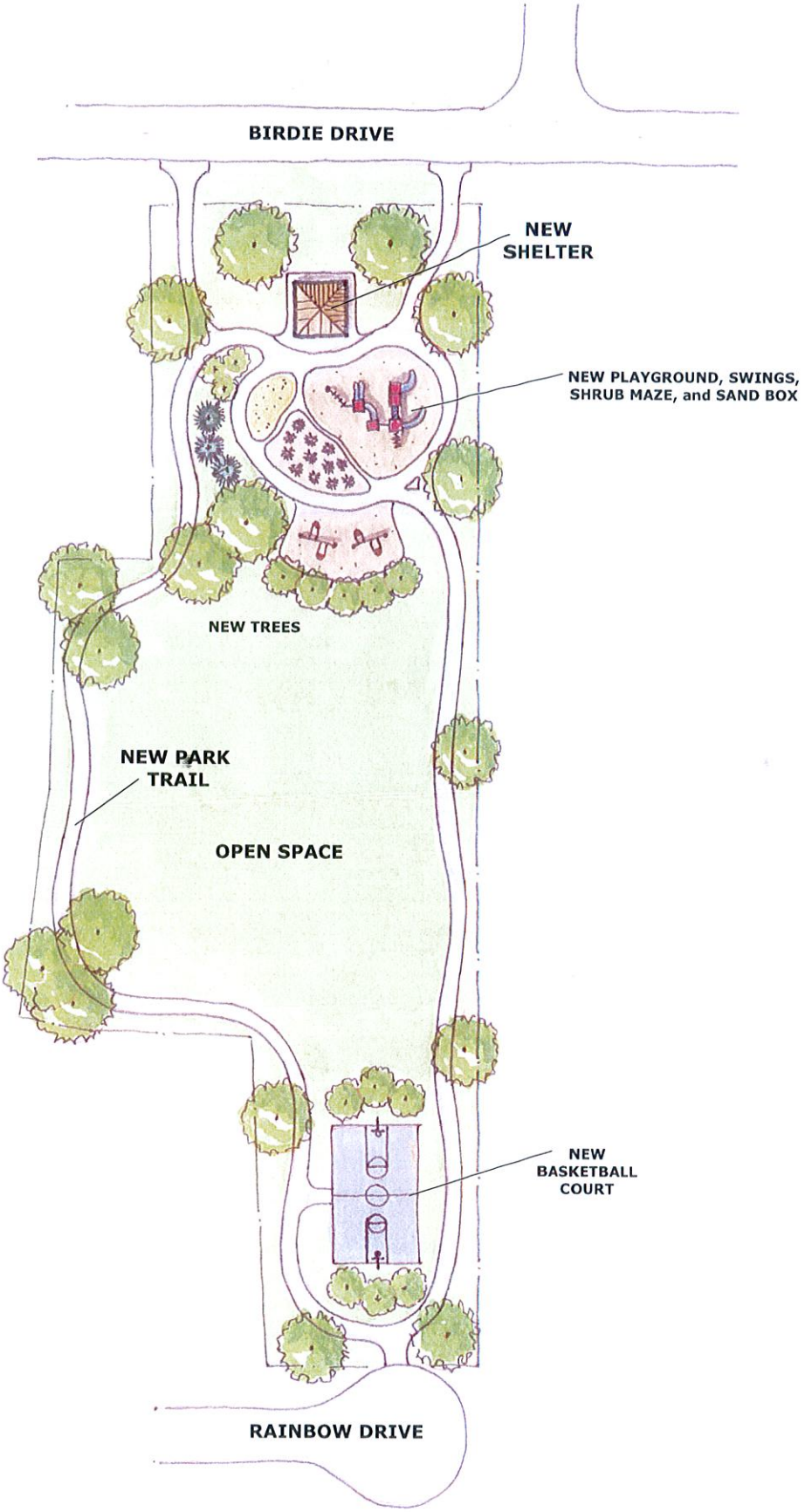
INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

S. 10th & EDISON PARK CONCEPT

September 4, 2007



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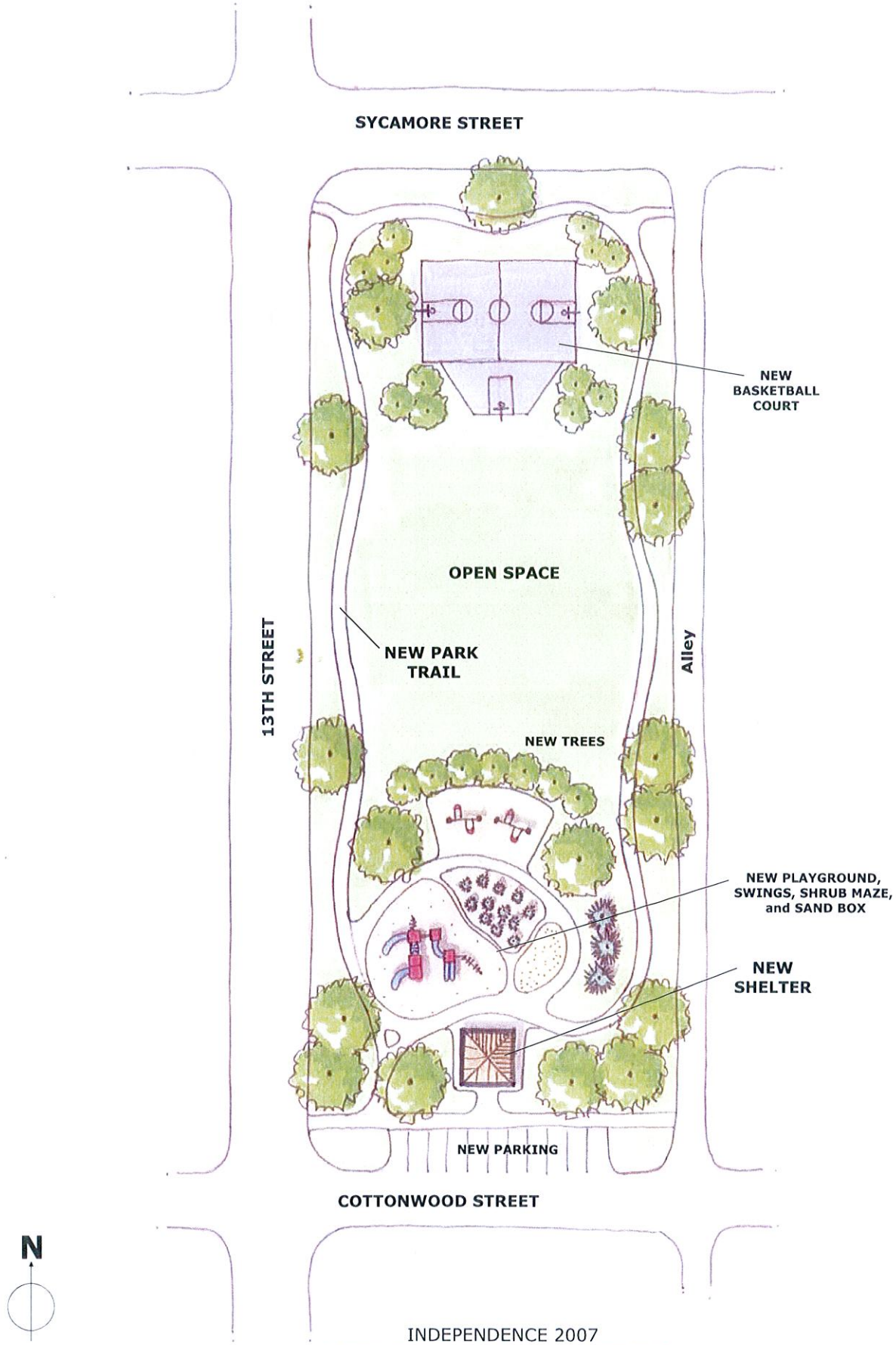
PARKS AND RECREATION MASTER PLAN

BIRDIE DRIVE PARK CONCEPT

September 4, 2007



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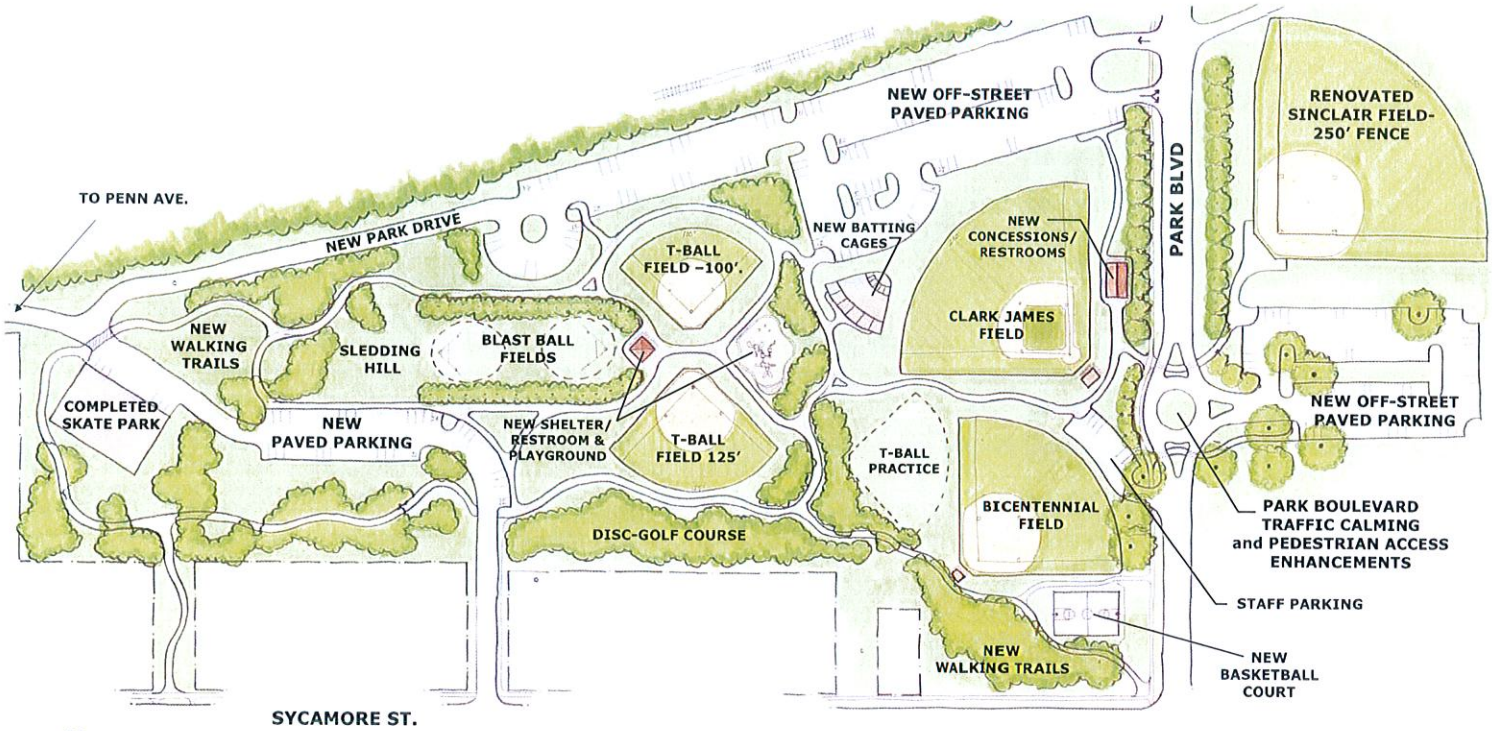
INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

13th & SYCAMORE PARK CONCEPT

September 4, 2007



INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

CENTRAL PARK & PARK BLVD
SPORTS COMPLEX CONCEPT

September 4, 2007

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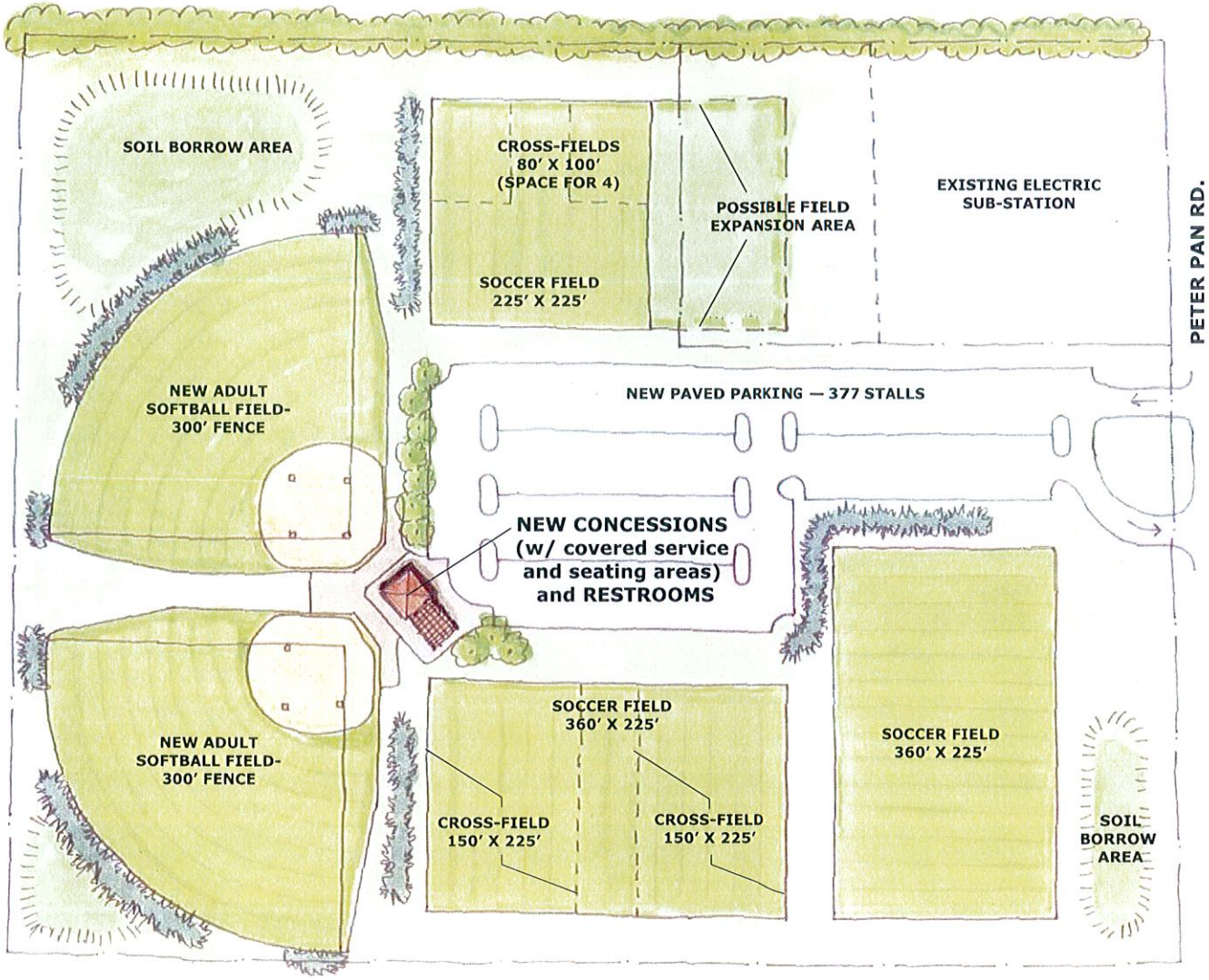

INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

SOCCER AND ADULT SOFTBALL COMPLEX
@ PETER PAN ROAD
CONCEPT

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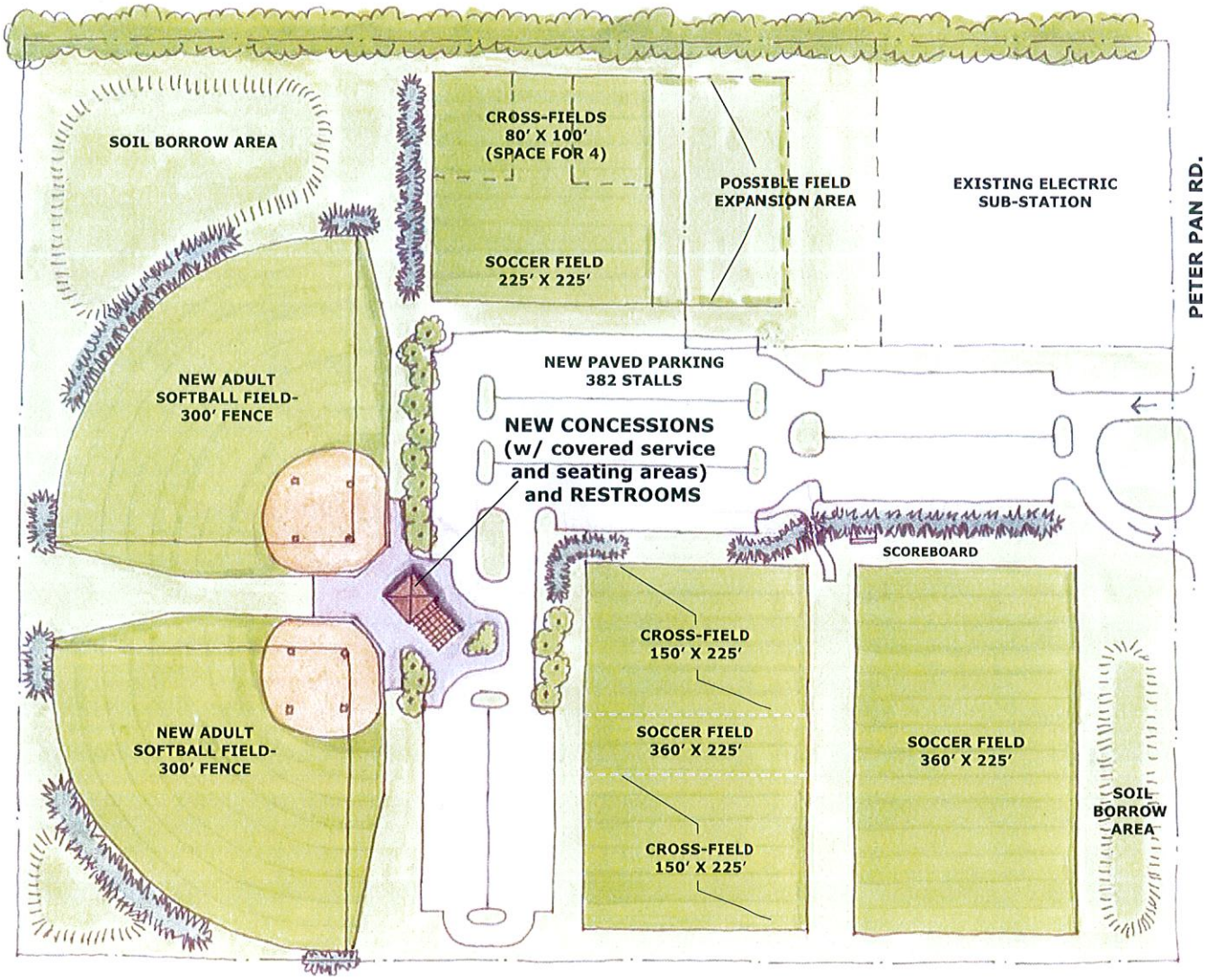

INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

SOCCER AND ADULT SOFTBALL COMPLEX
@ PETER PAN ROAD
CONCEPT — Option 2

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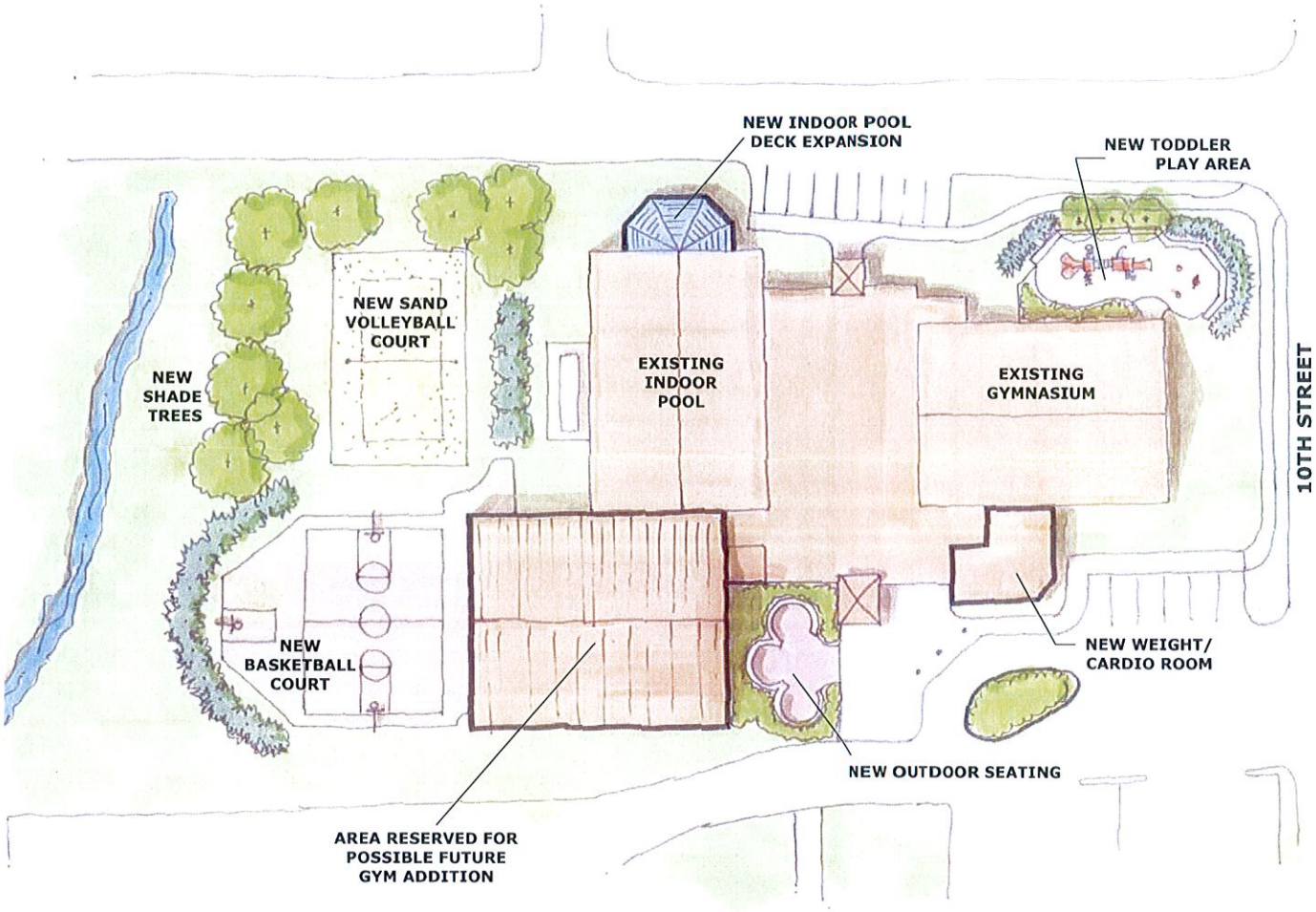
INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

ARCO COMPLEX
CONCEPT

September 4, 2007



INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

ASH YOUTH CENTER CONCEPT

September 4, 2007

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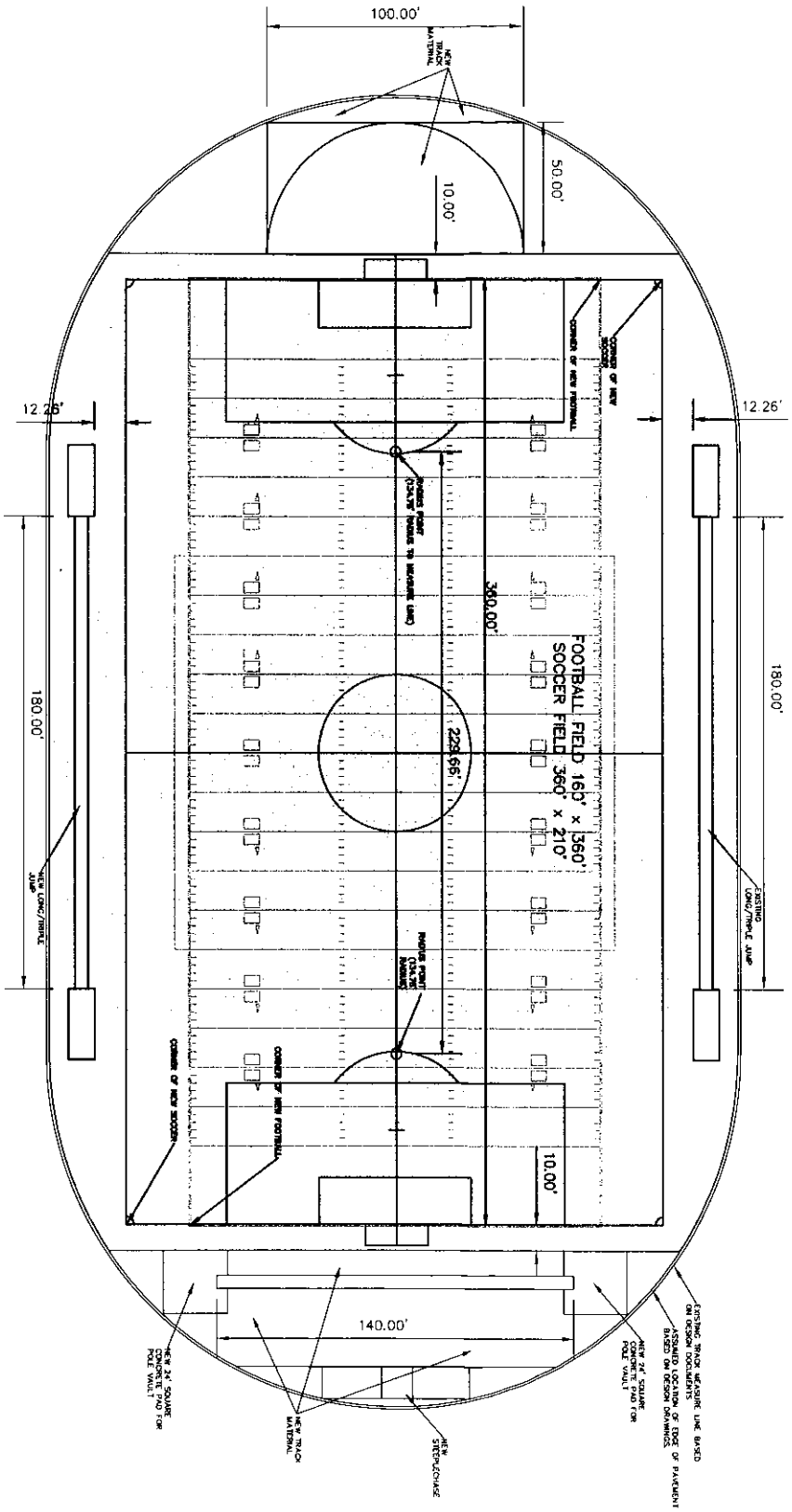


GRAPHIC SCALE

1 in = 100 ft.

Layout and Materials Plan

SHEET L1	DWN VSR	DESIGNED VSR	DATE 12/27/07
0	CHK VSR	DESIGNER VSR	PROJ. NO.

Shultis Stadium in Riverside Park

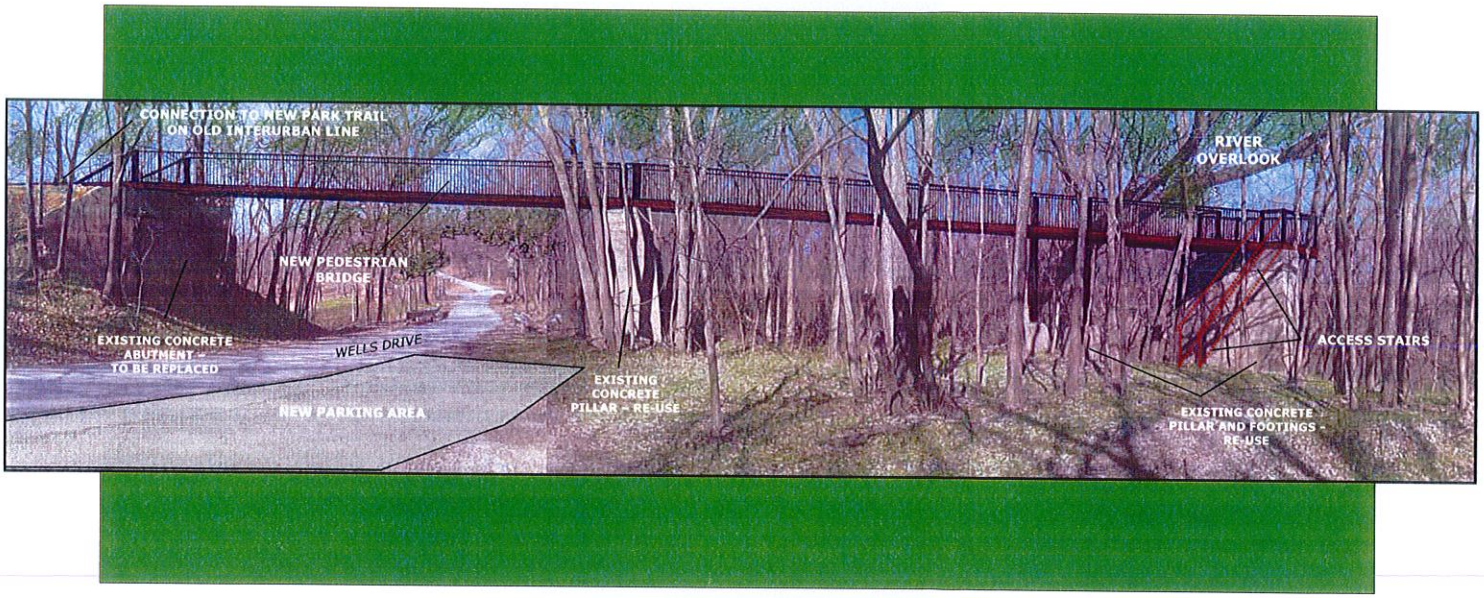
Independence, KS

New Football & Soccer Field

VSR *Design*
Sports & Recreation
4500 W. 95th Ter Suite 301
Prairie Village, KS 66207
Ph. 913-464-5211 Fax 913-385-0674

INDIGO DESIGN, INC.
Landscape Architecture
6551 Timber Trails Drive, De Soto, KS 66018
Ph. 913-583-5312 Fax 913-583-5312

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	00/00/00		VSR		



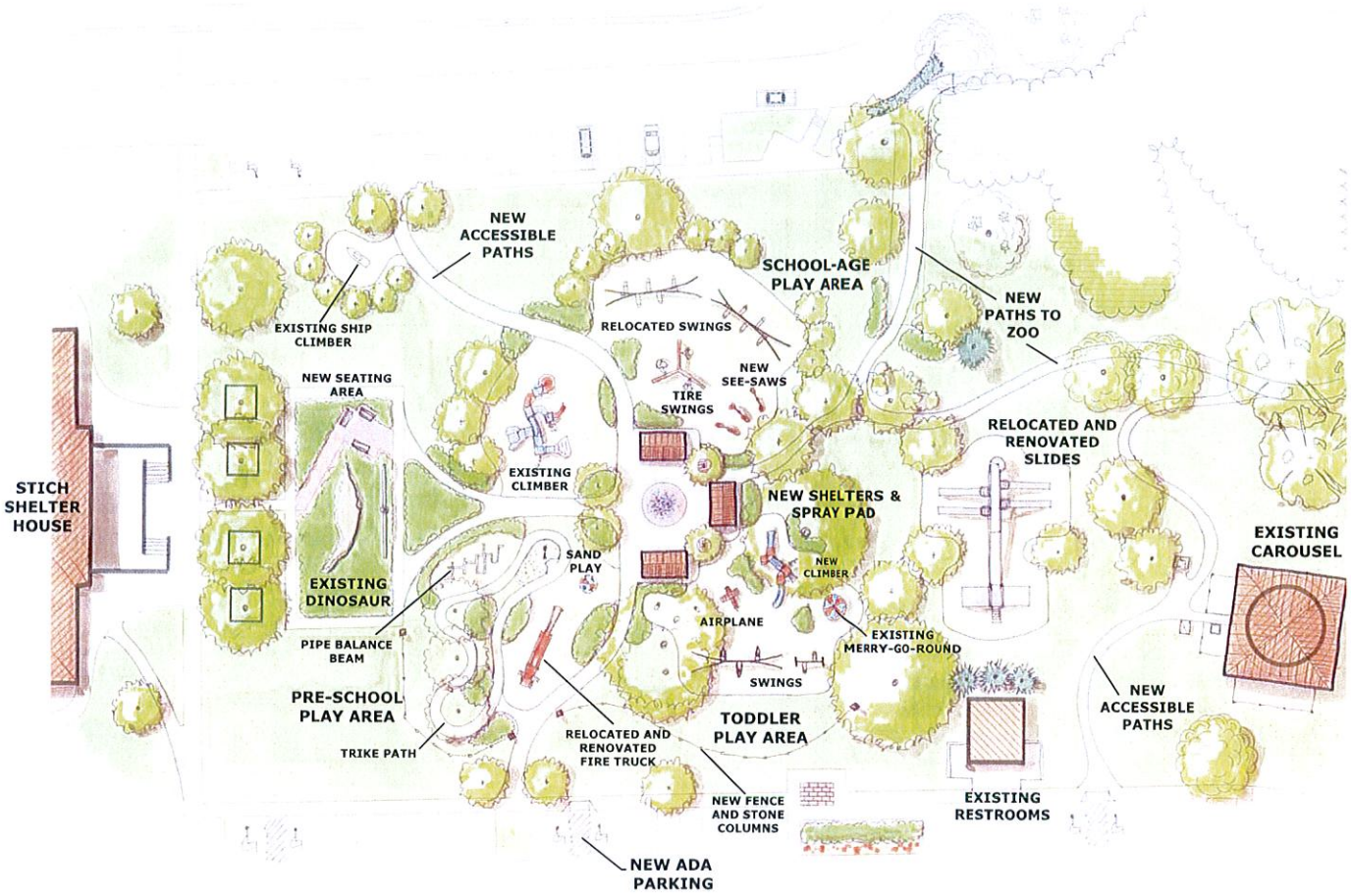
INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

VERDIGRIS RIVER OVERLOOK

@ INTERURBAN ABUTMENTS

September 4, 2007

INDIGO DESIGN, INC



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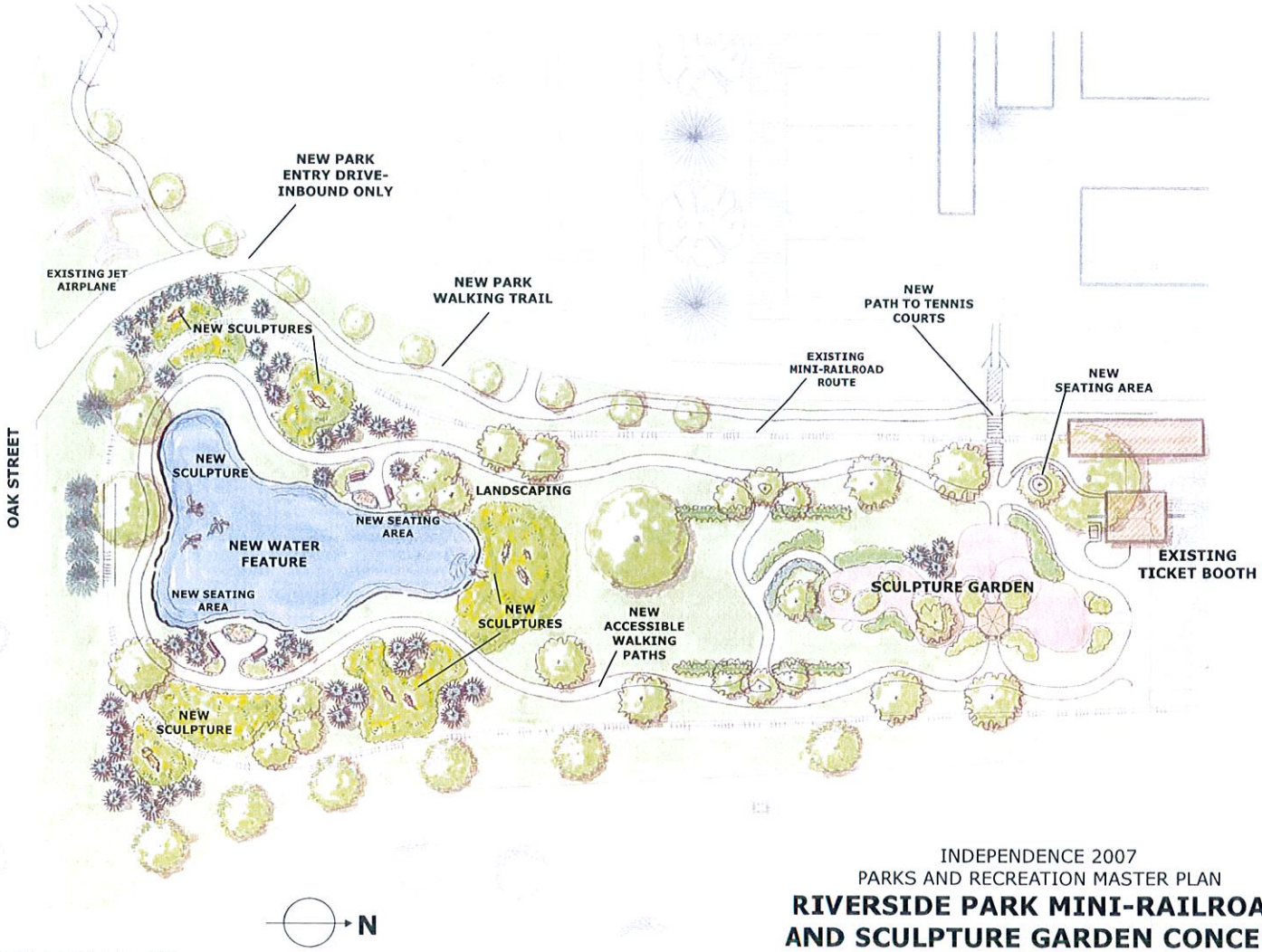
INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

RIVERSIDE PARK PLAYGROUND CONCEPT

September 4, 2007



INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

RIVERSIDE PARK MINI-RAILROAD AND SCULPTURE GARDEN CONCEPT

September 4, 2007

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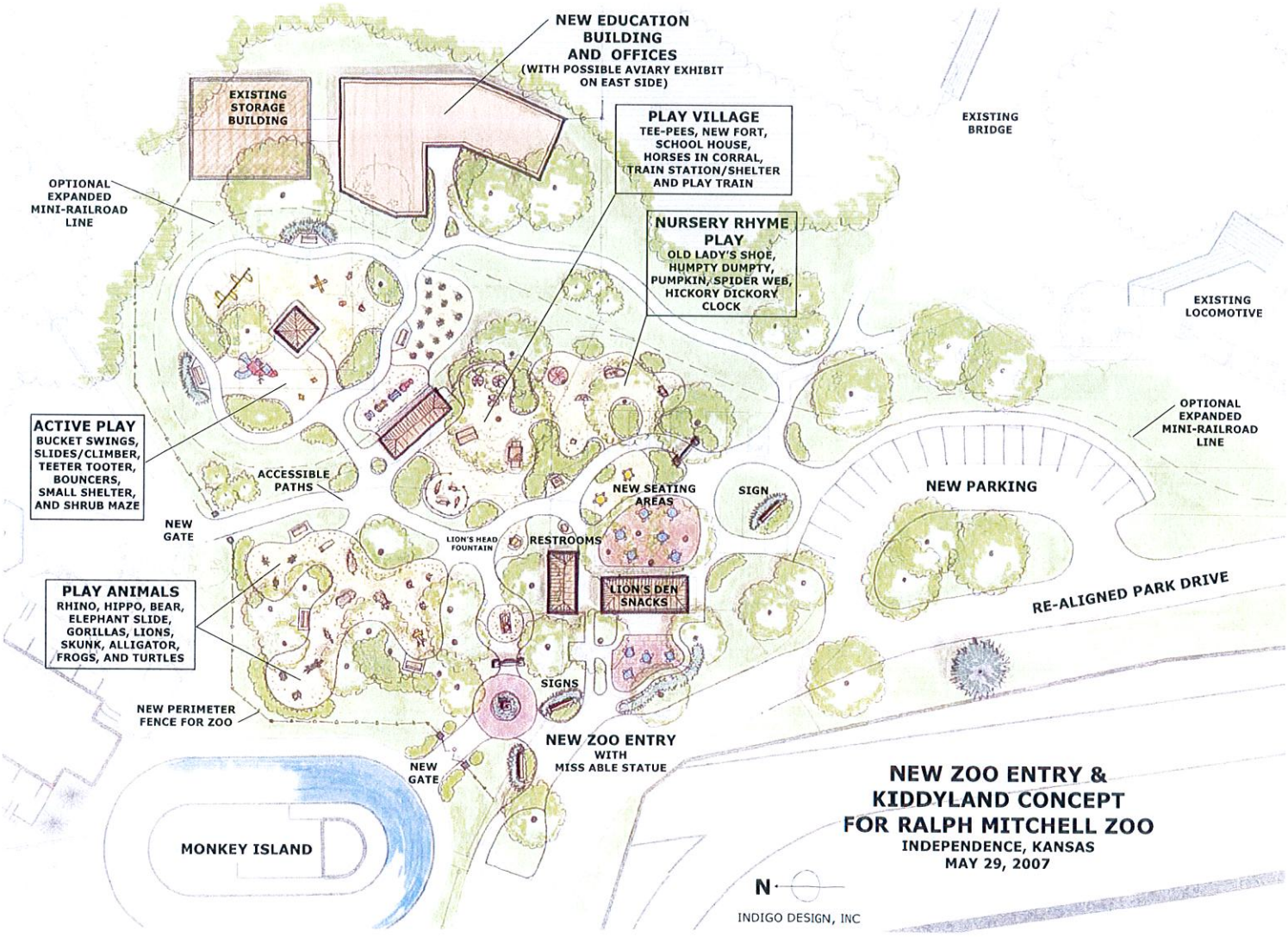
NEW EDUCATION BUILDING AND OFFICES
(WITH POSSIBLE AVIARY EXHIBIT ON EAST SIDE)
EXISTING STORAGE BUILDING
PLAY VILLAGE
TEE-PEES, NEW FORT, SCHOOL HOUSE, HORSES IN CORRAL, TRAIN STATION/SHELTER AND PLAY TRAIN
EXISTING BRIDGE
OPTIONAL EXPANDED MINI-RAILROAD LINE
NURSERY RHYME PLAY
OLD LADY'S SHOE, HUMPTY DUMPTY, PUMPKIN, SPIDER WEB, HICKORY DICKORY CLOCK
EXISTING LOCOMOTIVE
ACTIVE PLAY
BUCKET SWINGS, SLIDES/CLIMBER, TEETER TOOTER, BOUNCERS, SMALL SHELTER, AND SHRUB MAZE
OPTIONAL EXPANDED MINI-RAILROAD LINE
ACCESSIBLE PATHS
NEW SEATING AREAS
SIGN
NEW PARKING
NEW GATE
LION'S HEAD FOUNTAIN
RESTROOMS
LION'S DEN SNACKS
RE-ALIGNED PARK DRIVE
PLAY ANIMALS
RHINO, HIPPO, BEAR, ELEPHANT SLIDE, GORILLAS, LIONS, SKUNK, ALLIGATOR, FROGS, AND TURTLES
SIGNS
NEW PERIMETER FENCE FOR ZOO
NEW ZOO ENTRY WITH MISS ABLE STATUE
NEW GATE
MONKEY ISLAND
NEW ZOO ENTRY & KIDDYLAND CONCEPT FOR RALPH MITCHELL ZOO
INDEPENDENCE, KANSAS
MAY 29, 2007
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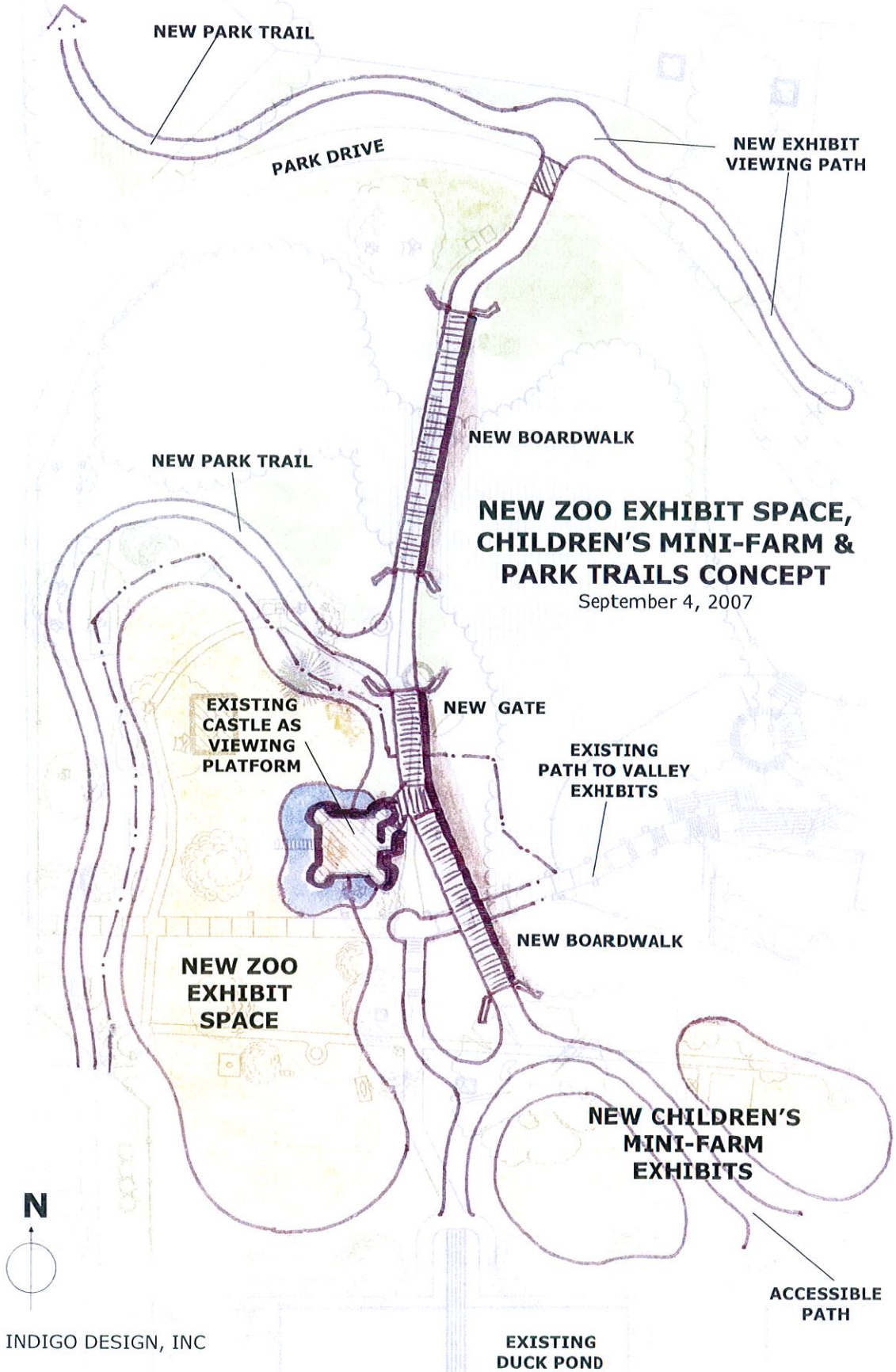
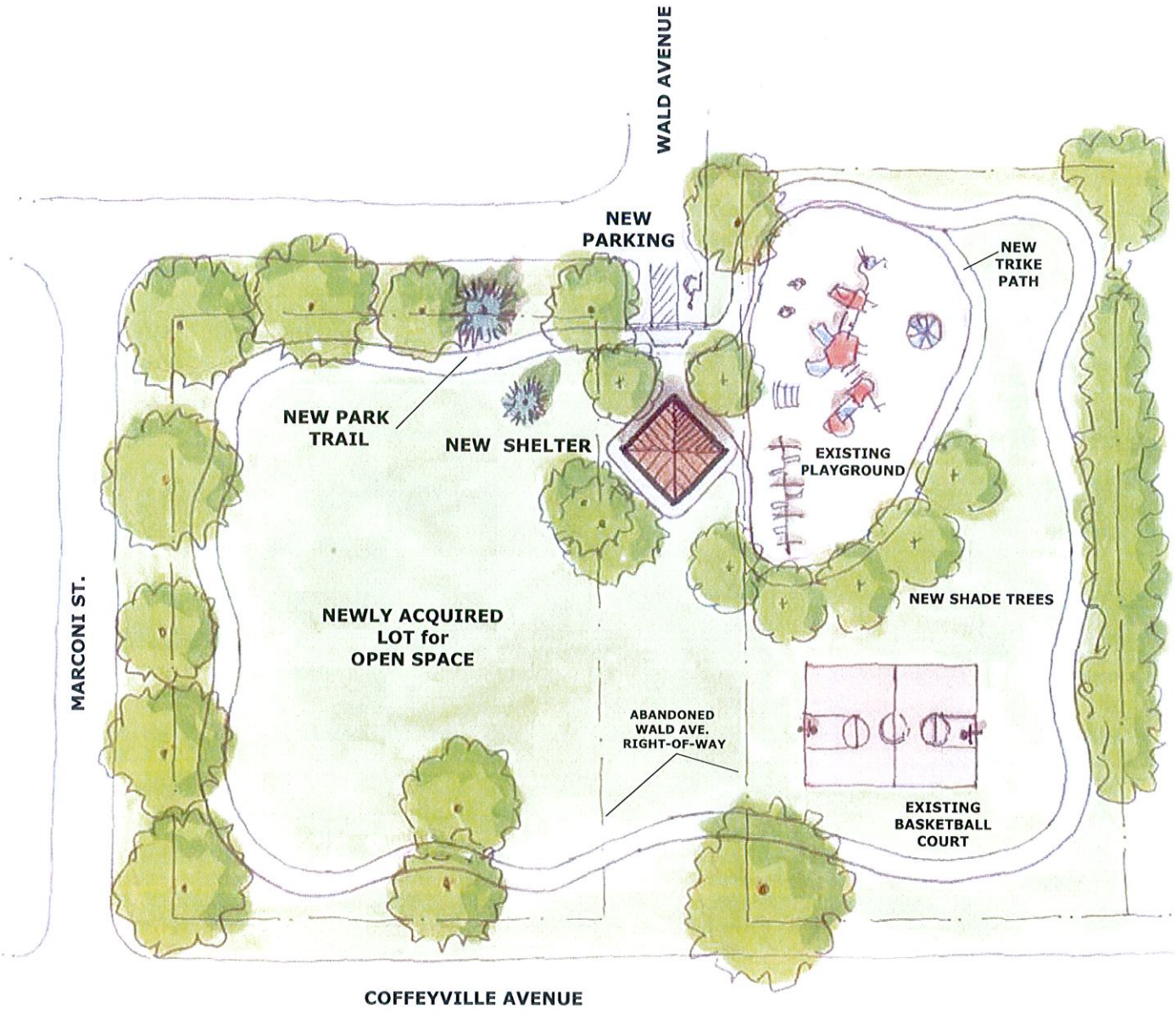
INDIGO DESIGN, INC


NEW PARK TRAIL
PARK DRIVE
NEW EXHIBIT VIEWING PATH
NEW BOARDWALK
NEW PARK TRAIL
NEW ZOO EXHIBIT SPACE, CHILDREN'S MINI-FARM & PARK TRAILS CONCEPT
September 4, 2007
EXISTING CASTLE AS VIEWING PLATFORM
NEW GATE
EXISTING PATH TO VALLEY EXHIBITS
NEW BOARDWALK
NEW ZOO EXHIBIT SPACE
NEW CHILDREN'S MINI-FARM EXHIBITS
N
ACCESSIBLE PATH
INDIGO DESIGN, INC
EXISTING DUCK POND



INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

COFFEYVILLE & WALD PARK CONCEPT

September 4, 2007

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INDEPENDENCE 2007
PARKS AND RECREATION MASTER PLAN

19th & POPLAR PARK CONCEPT

September 4, 2007

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INDIGO DESIGN, INC

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

SUMMARY

NEIGHBORHOOD PARKS - All 5 Together		**$1,508,012**
COFFEYVILLE & WALD PARK IMPROVEMENTS	**$209,239**	
19th & POPLAR PARK IMPROVEMENTS	**$214,712**	
S. 10TH STREET (10th & Edison) PARK IMPROVEMENTS	**$397,969**	
BIRDIE DRIVE PARK IMPROVEMENTS	**$323,386**	
13th & SYCAMORE - NEW NEIGHBORHOOD PARK	**$362,705**	
6th & MYRTLE	**$92,800**	
ARCO COMPLEX - Total Project		**$1,240,026**
GROUP 1 - NEW CONCESSIONS/RESTROOMS, PARKING IMPROVEMENTS	**$758,116**	
GROUP 2 - NEW FIELD LIGHTING, INFIELD IRRIGATION, MISC FIELD IMPROVEMENTS	**$481,910**	
SOCCER COMPLEX - Total Project		**$3,062,059**
GROUP 1 - NEW SOCCER FIELDS (3), PARKING FOR ENTIRE COMPLEX	**$1,487,140**	
GROUP 2 - NEW CONCESSIONS/RESTROOMS, MISC. SITE IMPROVEMENTS	**$478,100**	
GROUP 3 - NEW ADULT SOFTBALL FIELDS (2), IRRIGATION, MISC IMPROVEMENTS	**$1,096,820**	
ASH YOUTH CENTER - Total Project	**$710,261**	**$710,261**
INCLUDES: NEW WEIGHT/CARDIO ROOM, OUTDOOR SEATING AREA, OUTDOOR BASKETBALL COURT,		
SAND VOLLEYBALL COURT, INDOOR POOL DECK EXPANSION, TODDLER PLAY AREA, LANDSCAPING		
DOES NOT INCLUDE COST FOR NEW GYM SPACE (BUT GYM IS STILL IN LIST OF POSSIBLE IMPROVEMENTS)		
CENTRAL PARK & PARK BOULEVARD SPORTS COMPLEX - Total Project		**$2,918,654**
GROUP 1 - NEW T-BALL FIELDS (2), BLAST BALL FIELDS (2), NEW PARKING FOR COMPLEX, FINISH SKATE PARI	**$1,506,518**	
GROUP 2 - PARK BLVD. IMPROVEMENTS, RESTROOM/SHELTER FOR T-BALL, PLAYGROUND, TRAILS	**$790,714**	
GROUP 3 - NEW SOFTBALL FIELD EAST OF PARK BLVD., *PLUS*	**$621,422**	
BASKETBALL COURT, DISC GOLF COURSE, BATTING CAGES, MISC. SITE IMPROVEMENTS		
RIVERSIDE PARK		**$5,624,869**
PLAYGROUND RENOVATION	**$786,161**	
MINI-RAILROAD ENHANCEMENTS	**$278,415**	
MINI-RAILROAD - ROUTE EXPANSION to ZOO (w/ new RR signal to cross park drive near mini-golf area)	**$151,634**	
KIDDYLAND		
RENOVATE AND RELOCATE TO LION'S DEN AREA *or*	**$624,247**	*or*
Option 2: RENOVATE IN THE CURRENT LOCATION		**$583,284**
NEW ZOO EDUCATION CENTER W/ OFFICES	**$700,000**	
PARK DRIVES - All drives		**$731,163**
OVAL DRIVE IMPROVEMENTS - TREES AND DECORATIVE LIGHTS	**$85,188**	
WELLS DRIVE/ ZOO LOOP - RE-ALIGNED SEGMENTS AND ANIMAL-VIEW PARKING	**$197,200**	
RE-ALIGNED DRIVE BY STADIUM - RE-ALIGNED SEGMENTS AND NEW PARKING	**$311,750**	
NEW PARK ENTRY DRIVE @ OAK ST. - BETWEEN JET PLANE AND MINI-RAILROAD (RIGHT-IN ONLY)	**$36,975**	
NEW PARKING ALONG CEMETARY WALL - PAVED AND STRIPED TO MAXIMIZE QUANTITY	**$100,050**	
TRAIL SYSTEM - All Trails		**$1,993,605**
GROUP 1 - INTERURBAN LINE TRAIL AND VERDIGRIS RIVER OVERLOOK	**$454,285**	
GROUP 2 - MAIN PARK AREAS, WELLS DRIVE TRAIL W/ BRIDGES, *PLUS*	**$1,190,015**	
VERDIGRIS RIVER CORRIDOR FROM OVERLOOK TO CENTRAL PARK		
GROUP 3 - NORTHERN SECTIONS INCLUDING WEST LINK AROUND ZOO	**$349,305**	
MISCELLANEOUS IMPROVEMENTS - As one group		**$3,906,045**
LOCOMOTIVE AREA - BOARDWALK AND OTHER SAFETY IMPROVEMENTS	**$64,350**	
RIVERSIDE PARK AND ZOO DIRECTIONAL SIGNAGE	**$71,500**	
STICH SHELTER HOUSE - SITE IMPROVEMENTS	**$35,750**	
LOGAN FOUNTAIN IMPROVEMENTS - INCLUDES SITE IMPROVEMENTS	**$11,440**	
FRONT ENTRY AT PARK BLVD/CIRCLE DRIVE - INCLUDES SIDEWALK WIDENING	**$57,200**	
KIWANIS SHELTERS - ADA ACCESS WALKS	**$10,725**	
BAND SHELL - ADA ACCESS WALKS	**$8,580**	
ROCK KITCHEN - SITE IMPROVEMENTS	**$21,450**	
SITE IMPROVEMENTS TO SHELTERS ON EAST SIDE OF OVAL DRIVE	**$42,900**	
RAILROAD TICKET BOOTH IMPROVEMENTS	**$22,880**	
JET PLANE DISPLAY - LANDSCAPE ENHANCEMENTS	**$5,720**	
POOL AREA - SITE IMPROVEMENTS	**$7,150**	
BOAT RAMP W/ POSSIBLE OVERNIGHT CAMPING/RV PARK	**$214,500**	
@ Verdigris River or north end of park		
NORTH END EXPANSION - Purchase an additional 12 acres, plus small fishing lake and scout camp	**$257,400**	
SHULTIS STADIUM REBUILD - New Ticketing, Concessions, Restrooms, Locker Rooms, and Storage	**$1,430,000**	
ARTIFICIAL TURF AND NEW LIGHTING FOR SHULTIS STADIUM - Plus new east side bleachers	**$1,644,500**	
TOTAL PROBABLE PROJECT COST (In 2007 dollars)	**$18,703,080**	

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

COFFEYVILLE & WALD PARK IMPROVEMENTS

	ITEM	TOTALS
PURCHASE ADJACENT PROPERTY		$10,000
DEMO EXISTING HOUSE AND SELECTED SITE FEATURES/TREES		$12,000
DEMO WALD STREET (from Cedar to Coffeyville Ave.)		$12,740
	FULL DEPTH ASPHALT SAWCUT	
	ASPHALT and CURB DEMOLITION AND OFF-SITE DISPOSAL	
	CLEAR AND GRUB	
	EARTHWORK	
	FINISH GRADING	
	TEMPORARY EROSION CONTROL BLANKET	
	FESCUE MIX SEEDING	
NEW PARKING STALLS		$5,248
	EARTHWORK	
	TYPE B (MR-90) COMPACTION)	
	2" BM-2 ASPHALT SURFACE	
	4" BM-2B ASPHALT BASE	
	6" AB-3 SUBBASE	
	CURB & GUTTER (ALONG FRONT AND ENDS)	
	PAVEMENT MARKING FOR STALLS	
	FINISH GRADING	
NEW WALKING PATH		$43,690
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	6' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET (Covered under field figures)	
	SEEDING	
OTHER SITE IMPROVEMENTS		$4,700
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		$6,000
NEW PARK SIGN @ PARKING STALLS		$5,000
SHELTER (20X20-PRE-ENGINEERED) WITH CONCRETE PAD AND TABLES		$40,000
LANDSCAPING		$4,925
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$144,303
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$23,088
	PERMIT FEES	$2,165
	MOBILIZATION	$5,772
	CONSTRUCTION STAKING	$3,608
	TESTING	$1,443
	CONTINGENCY (20%)	$28,861
TOTAL PROBABLE PROJECT COST		$209,239

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

19th & POPLAR PARK IMPROVEMENTS

ITEM	TOTALS
PURCHASE ADJACENT PROPERTY	**$15,000**
DEMO EXISTING SELECTED SITE FEATURES/TREES	**$5,000**
DEMO POPLAR STREET (from 19TH to 18TH.)	**$16,340**
FULL DEPTH ASPHALT SAWCUT	
ASPHALT and CURB DEMOLITION AND OFF-SITE DISPOSAL	
CLEAR AND GRUB	
EARTHWORK	
FINISH GRADING	
TEMPORARY EROSION CONTROL BLANKET	
FESCUE MIX SEEDING	
NEW PARKING STALLS	**$5,248**
EARTHWORK	
TYPE B (MR-90) COMPACTION)	
2" BM-2 ASPHALT SURFACE	
4" BM-2B ASPHALT BASE	
6" AB-3 SUBBASE	
CURB & GUTTER (ALONG FRONT AND ENDS)	
PAVEMENT MARKING FOR STALLS	
FINISH GRADING	
NEW WALKING PATH	**$44,840**
CLEAR AND GRUB	
6" OF TOPSOIL STOCKPILE, RE-SPREAD	
EARTHWORK	
FINISH GRADING	
HDPE STORM DRAINAGE PIPE (12")	
HDPE STORM DRAINAGE AREA INLETS	
HDPE STORM DRAINAGE PIPE END SECTIONS	
6' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
TEMPORARY EROSION CONTROL BLANKET (Covered under field figures)	
SEEDING	
OTHER SITE IMPROVEMENTS	**$4,700**
BENCHES	
TRASH RECEPTACLES	
SITE/SECURITY LIGHTING	**$6,000**
NEW PARK SIGN @ PARKING STALLS	**$5,000**
SHELTER (20X20-PRE-ENGINEERED) WITH CONCRETE PAD AND TABLES	**$40,000**
LANDSCAPING	**$5,950**
SHADE TREES	
ORNAMENTAL TREES	
EVERGREEN TREES	
SHRUBS	
GRASSES/PERENNIALS	
FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST	**$148,078**
OTHER COSTS	
SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$23,692**
PERMIT FEES	**$2,221**
MOBILIZATION	**$5,923**
CONSTRUCTION STAKING	**$3,702**
TESTING	**$1,481**
CONTINGENCY (20%)	**$29,616**
TOTAL PROBABLE PROJECT COST	**$214,712**

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

SOUTH 10th & EDISON PARK IMPROVEMENTS

	ITEM	TOTALS
PAVE (CHIP AND SEAL) ALLEY FOR PARKING ACCESS		$12,620
	BASE - AB-3	
	CHIP AND SEAL	
	EARTHWORK	
	FINISH GRADING	
	TEMPORARY EROSION CONTROL BLANKET	
	FESCUE MIX SEEDING	
NEW PARKING STALLS		$20,797
	EARTHWORK	
	TYPE B (MR-90) COMPACTION)	
	2" BM-2 ASPHALT SURFACE	
	4" BM-2B ASPHALT BASE	
	6" AB-3 SUBBASE	
	CURB & GUTTER (ALONG PARKING FRONT AND ENDS)	
	PAVEMENT MARKING FOR STALLS	
	FINISH GRADING	
NEW WALKING PATH		$49,370
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	6' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
OTHER SITE IMPROVEMENTS		$6,600
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		$10,000
NEW PARK SIGN @ PARKING STALLS		$5,000
SHELTER (20X20-PRE-ENGINEERED) WITH CONCRETE PAD AND TABLES		$40,000
PLAY GROUND		$69,500
	CLIMBING STRUCTURE AND SLIDES, WITH WOOD SURFACING	
	SWINGS AND WOOD FIBER SURFACING	
	SAND PLAY AREA	
	SHRUB MAZE	
NEW BASKET BALL COURT (75X45 WITH SIDE COURT)		$36,725
	CONCRETE PAVEMENT	
	GOALS AND STRIPING	
FENCING ALONG STREET		$14,700
	GALVANIZED STEEL DECORATIVE FENCING (6' ht.)	
LANDSCAPING		$9,150
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$274,462
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$43,914
	PERMIT FEES	$4,117
	MOBILIZATION	$10,978
	CONSTRUCTION STAKING	$6,862
	TESTING	$2,745
	CONTINGENCY (20%)	$54,892
TOTAL PROBABLE PROJECT COST		$397,969

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

BIRDIE DRIVE PARK IMPROVEMENTS

	ITEM	TOTALS
NEW WALKING PATH		$48,950
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	6' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
OTHER SITE IMPROVEMENTS		$4,700
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		$6,000
NEW PARK SIGN @ PARKING STALLS		$5,000
SHELTER (20X20-PRE-ENGINEERED) WITH CONCRETE PAD AND TABLES		$40,000
PLAY GROUND		$69,500
	CLIMBING STRUCTURE AND SLIDES, WITH WOOD SURFACING	
	SWINGS AND WOOD FIBER SURFACING	
	SAND PLAY AREA	
	BUSH MAZE	
NEW BASKET BALL COURT (75X45 WITH SIDE COURT)		$36,725
	CONCRETE PAVEMENT	
	GOALS AND STRIPING	
LANDSCAPING		$12,150
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$223,025
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$35,684
	PERMIT FEES	$3,345
	MOBILIZATION	$8,921
	CONSTRUCTION STAKING	$5,576
	TESTING	$2,230
	CONTINGENCY (20%)	$44,605
TOTAL PROBABLE PROJECT COST		$323,386

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

13th & SYCAMORE - NEW NEIGHBORHOOD PARK

	ITEM	TOTALS
NEW PARKING STALLS		$20,797
	EARTHWORK	
	TYPE B (MR-90) COMPACTION)	
	2" BM-2 ASPHALT SURFACE	
	4" BM-2B ASPHALT BASE	
	6" AB-3 SUBBASE	
	CURB & GUTTER (ALONG PARKING FRONT AND ENDS)	
	PAVEMENT MARKING FOR STALLS	
	FINISH GRADING	
NEW WALKING PATH		$49,370
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	6' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
OTHER SITE IMPROVEMENTS		$6,600
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		$10,000
NEW PARK SIGN @ PARKING STALLS		$5,000
SHELTER (20X20-PRE-ENGINEERED) WITH CONCRETE PAD AND TABLES		$40,000
PLAY GROUND		$69,500
	CLIMBING STRUCTURE AND SLIDES, WITH WOOD SURFACING	
	SWINGS AND WOOD FIBER SURFACING	
	SAND PLAY AREA	
	BUSH MAZE	
NEW BASKET BALL COURT (75X45 WITH SIDE COURT)		$36,725
	CONCRETE PAVEMENT	
	GOALS AND STRIPING	
LANDSCAPING		$12,150
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$250,142
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$40,023
	PERMIT FEES	$3,752
	MOBILIZATION	$10,006
	CONSTRUCTION STAKING	$6,254
	TESTING	$2,501
	CONTINGENCY (20%)	$50,028
TOTAL PROBABLE PROJECT COST		$362,705

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

GAZEBO PARK (6TH & MYRTLE) IMPROVEMENTS

	ITEM	TOTALS
NEW WATER FOUNTAIN		$50,000
NEW PLANTER ON NORTH SIDE		$5,000
NEW LIGHTING ON VFW FAÇADE TO HIGHLIGHT FLAGS		$8,000
ADDITIONAL SCREENING OF PARKING AREA		$1,000
SUB-TOTAL PROBABLE PROJECT COST		**$64,000**
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$10,240**
	PERMIT FEES	**$960**
	MOBILIZATION	**$2,560**
	CONSTRUCTION STAKING	**$1,600**
	TESTING	**$640**
	CONTINGENCY (20%)	**$12,800**
TOTAL PROBABLE PROJECT COST		**$92,800**

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

ARCO SPORTS COMPLEX

ITEM	TOTALS
DEMO PORTION OF EXISTING PARKING ON WEST END	**$12,440**
FULL DEPTH ASPHALT SAWCUT	
ASPHALT DEMOLITION AND OFF-SITE DISPOSAL	
CLEAR AND GRUB	
EARTHWORK	
FINISH GRADING	
TEMPORARY EROSION CONTROL BLANKET	
FESCUE MIX SEEDING	
NEW PARKING STALLS	**$94,551**
EARTHWORK	
TYPE B (MR-90) COMPACTION)	
2" BM-2 ASPHALT SURFACE	
4" BM-2B ASPHALT BASE	
6" AB-3 SUBBASE	
BUMPER BLOCKS	
PAVEMENT MARKING FOR STALLS	
FINISH GRADING	
REPLACE FIELD LIGHTING SYSTEMS	**$240,000**
FIELD GRADING IMPROVEMENTS (BOTH FIELDS)	**$25,000**
NEW FENCING AND BACKSTOP FOR VOLUNTEER FILED	**$40,000**
INFIELD IRRIGATION SYSTEM FOR EMERSON FIELD	**$15,000**
UPDATE SCOREBOARD ON VOLUNTEER FIELD	**$12,000**
NEW CONCESSIONS, RESTROOM, SCORERS BOXES, AND STORAGE BUILDING	**$375,000**
WITH COVERED SERVICE AND SEATING AREA	
NEW STORAGE BUILDING (BEYONG EMERSON FIELD FENCE)	**$30,000**
TRASH ENCLOSURE	**$4,000**
NEW PARK SIGN @ ENTRY	**$5,000**
NEW PEDESTRIAN ENTRY FEATURE	**$12,000**
LANDSCAPING	**$2,160**
SHRUBS	
GRASSES/PERENNIALS	
FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST	**$867,151**
OTHER COSTS	
SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$121,401**
PERMIT FEES	**$13,007**
MOBILIZATION	**$34,686**
CONSTRUCTION STAKING	**$21,679**
TESTING	**$8,672**
CONTINGENCY (20%)	**$173,430**
TOTAL PROBABLE PROJECT COST	**$1,240,026**

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

SOCCER & SOFTBALL COMPLEX @ PETER PAN ROAD

	ITEM	TOTALS
DEMO EXISTING PARKING		$10,000
	GRAVEL REMOVAL AND ON-SITE DISPOSAL	
NEW PARKING STALLS		$335,800
	EARTHWORK	
	TYPE B (MR-90) COMPACTION)	
	2" BM-2 ASPHALT SURFACE	
	4" BM-2B ASPHALT BASE	
	6" AB-3 SUBBASE	
	CURB & GUTTER (ALONG FRONT AND ENDS)	
	PAVEMENT MARKING FOR STALLS	
	FINISH GRADING	
MASS GRADING FOR ALL BALL FIELDS		$160,000
NEW SOFTBALL FIELDS - 300' WITH LIGHTS		$650,000
RELOCATED/REGRADED SOCCER FIELDS (360'X225')		$375,000
NEW FENCING AND BALL STOPS FOR (2) SOUTH SOCCER FIELDS		$44,000
IRRIGATION SYSTEM FOR (3) SOCCER AND (2) SOFTBALL FIELDS		$200,000
NEW SCOREBOARDS		$36,000
NEW CONCESSIONS, RESTROOM, AND STORAGE BUILDING		$325,000
	WITH COVERED SERVICE AND SEATING AREA	
SEPTIC SYSTEM		$5,000
EXTEND WATER SERVICE		$2,500
TRASH ENCLOSURE		$4,000
NEW PARK SIGN @ ENTRY		$5,000
LANDSCAPING		$34,885
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$2,187,185
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$240,590
	PERMIT FEES	$32,808
	MOBILIZATION	$87,487
	CONSTRUCTION STAKING	$54,680
	TESTING	$21,872
	CONTINGENCY (20%)	$437,437
TOTAL PROBABLE PROJECT COST		$3,062,059

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

ASH YOUTH CENTER

ITEM	TOTALS
NEW WEIGHT/CARDIO ROOM	**$175,000**
NEW BASKET BALL COURT (75X45 WITH SIDE COURT)	**$36,725**
CONCRETE PAVEMENT	
GOALS AND STRIPING	
NEW SAND VOLLEYBALL COURT	**$7,500**
NEW SEATING AREA @ MAIN ENTRY	**$25,000**
INDOOR POOL DECK EXPANSION	**$200,000**
ON NORTH END OF POOL	
PLAY GROUND	**$35,600**
CLIMBING STRUCTURE AND SLIDES, WITH WOOD SURFACING	
BOUNCERS	
DRANAGE IMPROVEMENTS	
SEATWALL/RETAINING WALL	
LANDSCAPING	**$10,010**
SHADE TREES	
ORNAMENTAL TREES	
EVERGREEN TREES	
SHRUBS	
GRASSES/PERENNIALS	
FESCUE MIX SEEDING	
POSSIBLE GYMNASIUM ADDITION	*No Cost Estimate provided (see note below)*
SUB-TOTAL PROBABLE PROJECT COST	**$489,835**
OTHER COSTS	
SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$78,374**
PERMIT FEES	**$7,348**
MOBILIZATION	**$19,593**
CONSTRUCTION STAKING	**$12,246**
TESTING	**$4,898**
CONTINGENCY (20%)	**$97,967**
TOTAL PROBABLE PROJECT COST	**$710,261**

NOTE: Additional Gymnasium space is shown in the Master Plan as a "place holder" in anticipation of a new gymnasium associated with the adjacent high school. Additional gym space at the Youth Center (or High School) is in great need due to the use pressures placed on the existing gym from school and community recreation programming. Accordingly, this Master Plan recommends that when studies are undertaken to explore possible locations/configurations for a new high school gymnasium, placing the gym adjacent to the Ash Youth Center be explored. In concept, placing new gym space in this location may create efficiencies and cost savings by utilizing some of the existing Youth Center facilities (e.g., restrooms, lobby space, concessions, the proposed new weight/cardio room, as well as water, sanitary, and electrical infrastructure).

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

CENTRAL PARK AND PARK BOULEVARD SPORTS COMPLEX

	ITEM	TOTALS
DEMO EXISTING PARKING		**$8,000**
	GRAVEL REMOVAL AND ON-SITE DISPOSAL	
NEW PARKING STALLS		**$586,953**
	EARTHWORK	
	TYPE B (MR-90) COMPACTION)	
	2" BM-2 ASPHALT SURFACE	
	4" BM-2B ASPHALT BASE	
	6" AB-3 SUBBASE	
	CURB & GUTTER (ALONG FRONT AND ENDS)	
	PAVEMENT MARKING FOR STALLS	
	FINISH GRADING	
TRAFFIC CALMING MEDIAN ON PARK BOULEVARD		**$100,000**
MASS GRADING FOR (3) NEW BALL FIELDS		**$50,000**
NEW T-BALL FIELDS - 100'-125' WITH LIGHTS		**$300,000**
NEW SOFTBALL FIELD - 250' WITH LIGHTS		**$275,000**
GRADING FOR BLAST BALL FIELDS/CENTRAL OPEN AREA AND SLEDDING HILL		**$37,500**
IRRIGATION SYSTEM FOR ALL FIELDS- NOT INCLUDED		**$0**
NEW SCOREBOARDS		**$36,000**
NEW RESTROOM AND SHELTER FOR T-BALL/BLASTBALL AREA		**$150,000**
PLAY GROUND		**$75,100**
	CLIMBING STRUCTURE AND SLIDES, WITH WOOD SURFACING	
	BOUNCERS	
	SAND PLAY AREA	
NEW PARK SIGN @ ENTRIES		**$10,000**
COMPLETE FINAL PHASES OF SKATE PARK PLAN		**$70,000**
NEW WALKING PATH		**$235,690**
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	8' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET (Covered under field figures)	
	SEEDING	
OTHER SITE IMPROVEMENTS		**$14,500**
	BENCHES	
	TRASH RECEPTACLES	
NEW BASKET BALL COURT (75X45)		**$31,125**
	CONCRETE PAVEMENT	
	GOALS AND STRIPING	
NEW BATTING CAGES		**$50,000**
NEW DISC GOLF COURSE (9-HOLE)		**$12,000**
LANDSCAPING		**$28,100**
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		**$2,069,968**

(Continued on next page)

CENTRAL PARK AND PARK BOULEVARD SPORTS COMPLEX (continued)

OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$248,396
	PERMIT FEES	$31,050
	MOBILIZATION	$82,799
	CONSTRUCTION STAKING	$51,749
	TESTING	$20,700
	CONTINGENCY (20%)	$413,994
TOTAL PROBABLE PROJECT COST		$2,918,654

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK - PLAYGROUND RENOVATION

	ITEM	TOTALS
DEMO SELECTED OLD EQUIPMENT		$2,500
RELOCATE EXISTING EQUIPMENT, NEW PAINT		$10,000
REFURBISH AND RELOCATE TALL SLIDES AND DOUBLE-SIDED SLIDE		$30,000
REFURBISH AND RELOCATE FIRE ENGINE		$15,000
NEW PLAY EQUIPMENT		$73,540
	TODDLER CLIMBING STRUCTURE AND SLIDES	
	BOUNCERS	
	NEW BUCKET SWINGS	
	SAND PLAY AREA W/ DIGGER	
	PIPE BALANCE BEAM	
	TRICYCLE TRACK (6' WIDE, 4" CONCRETE)	
	SEE-SAWS	
WOOD FIBER SURFACING UNDER ALL PLAY EQUIPMENT (12" DEPTH)		$132,900
CONCRETE BORDERS		$16,800
GENERAL SITE GRADING		$6,000
NEW WALKING PATH		$33,240
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	8' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
OTHER SITE IMPROVEMENTS		$11,400
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		$20,000
NEW PARK SIGN @ PARKING STALLS		$10,000
SHELTERS (20X12-PRE-ENGINEERED) WITH CONCRETE PAD AND TABLES		$120,000
STONE SEAT WALLS @ SHELTERS, WITH CAST STONE CAF		$14,000
SPRAY PAD		$16,125
	CONCRETE PAD	
	SPRAY EQUIPMENT	
FENCING ALONG EAST SIDE		$14,750
	GALVANIZED STEEL DECORATIVE FENCING (6' ht.)	
	STONE COLUMNS	
LANDSCAPING		$15,925
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$542,180
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$86,749
	PERMIT FEES	$8,133
	MOBILIZATION	$21,687
	CONSTRUCTION STAKING	$13,555
	TESTING	$5,422
	CONTINGENCY (20%)	$108,436
TOTAL PROBABLE PROJECT COST		$786,161

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK - MINI-RAILROAD ENHANCEMENTS

	ITEM	TOTALS
NEW WATER FEATURE		**$43,840**
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (36")	
	CONCRETE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	AERATION PUMP	
	SHORE RIP-RAP (6' WIDE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
GENERAL SITE GRADING		**$4,000**
NEW WALKING PATH		**$68,920**
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	8' WIDE CONCRETE TRAIL (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
OTHER SITE IMPROVEMENTS		**$11,200**
	BENCHES	
	TRASH RECEPTACLES	
SCULPTURES - NOT INCLUDED		**$0**
2ND PHASE OF 'SUMMER SHOWERS' GARDEN - NOT INCLUDED		**$0**
SEATING AREAS PAVEMENT		**$3,000**
STONE SEAT WALLS AT TRAIN TICKET SHELTER, W/ CAST STONE CAI		**$33,750**
LANDSCAPING		**$27,300**
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS	
	GRASSES/PERENNIALS	
	"NATURALIZED" GRASS MIX SEEDING	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		**$192,010**
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$30,722**
	PERMIT FEES	**$2,880**
	MOBILIZATION	**$7,680**
	CONSTRUCTION STAKING	**$4,800**
	TESTING	**$1,920**
	CONTINGENCY (20%)	**$38,402**
TOTAL PROBABLE PROJECT COST		**$278,415**

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK - MINI-RAILROAD ROUTE EXPANSION TO ZOO**

**PLEASE NOTE: THESE COSTS MUST BE CONSIDERED ALONG WITH OTHER COSTS ANTICIPATED FOR THE RE-ALIGNMENT OF THE PARK DRIVE ON THE EAST SIDE OF SHULTIS STADIUM. THE GRADE CHANGES NEEDED TO ACCOMMODATE THE MINI-RAILROAD EXPANSION PROJECT WILL ALSO REQUIRE AT LEAST SOME PORTION OF THE DRIVE RE-ALIGNMENT AND ASSOCIATED GRADE CHANGES.

ITEM	TOTALS
GENERAL SITE GRADING	**$40,000**
STORM DRAINAGE IMPROVEMENTS @ PARK DRIVE INTERSECTION/LOCOMOTIVE	**$20,000**
NEW MINI-RAILROAD TRACKS	**$31,275**
CLEAR AND GRUB	
6" OF TOPSOIL STOCKPILE, RE-SPREAD	
FINISH GRADING	
BALLAST	
RAILS AND TIES	
LANDSCAPING	**$13,300**
SHADE TREES	
ORNAMENTAL TREES	
EVERGREEN TREES	
"NATURALIZED" GRASS MIX SEEDING	
FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST	**$104,575**
OTHER COSTS	
SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$16,732**
PERMIT FEES	**$1,569**
MOBILIZATION	**$4,183**
CONSTRUCTION STAKING	**$2,614**
TESTING	**$1,046**
CONTINGENCY (20%)	**$20,915**
TOTAL PROBABLE PROJECT COST	**$151,634**

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK & RALPH MITCHELL ZOO

KIDDYLAND - RENOVATE AND RE-LOCATE TO LION'S DEN AREA

	ITEM	TOTALS
DEMO SELECTED OLD EQUIPMENT, CONCRETE BASES, AND SIDEWALK		**$5,000**
RELOCATE EXISTING EQUIPMENT, NEW PAINT		**$20,000**
RE-BUILD FORT AND SCHOOL HOUSE		**$15,000**
NEW PLAY EQUIPMENT		**$37,960**
	TODDLER CLIMBING STRUCTURE AND SLIDES	
	BOUNCERS	
	NEW BUCKET SWINGS (4 SEATS)	
	TRICYCLE TRACK (6' WIDE, 4" CONCRETE)	
	SHRUB MAZE	
WOOD FIBER SURFACING UNDER ALL PLAY EQUIPMENT (12" DEPTH)		**$87,725**
CONCRETE BASES FOR RELOCATED PIECES		**$12,000**
CONCRETE BORDERS		**$11,700**
GENERAL SITE GRADING		**$4,000**
NEW WALKING PATHS		**$55,780**
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	8' WIDE CONCRETE PATH (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
PAVED SEATING AREA ON EAST SIDE OF LION'S DEN		**$20,250**
	PAVER AREA AND BORDERS AROUND TREE BASES	
	TABLES AND CHAIRS (SETS)	
OTHER SITE IMPROVEMENTS		**$11,400**
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		**$10,000**
NEW PARK SIGN @ PARKING STALLS		**$15,000**
"MISS ABLE" SCULPTURE AT ZOO ENTRY - NOT INCLUDED		**$0**
NEW "KIDDY LAND" GATES		**$8,000**
"TRAIN STATION" SHELTER (35X12-PRE-ENGINEERED) W/ CONC. PAD AND TABLES		**$50,000**
SMALL SHELTERS (15X15-PRE-ENGINEERED) W/ CONCRETE PAD AND TABLES		**$30,000**
NEW EDUCATION CENTER W/ OFFICES - NOT INCLUDED		
NEW ZOO PERIMETER FENCING		**$22,200**
	GALVANIZED STEEL DECORATIVE FENCING (8' ht.)	
	STONE COLUMNS	
LANDSCAPING		**$14,500**
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS/LARGE GRASSES	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		**$430,515**
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	**$68,882**
	PERMIT FEES	**$6,458**
	MOBILIZATION	**$17,221**
	CONSTRUCTION STAKING	**$10,763**
	TESTING	**$4,305**
	CONTINGENCY (20%)	**$86,103**
TOTAL PROBABLE PROJECT COST		**$624,247**

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK & RALPH MITCHELL

KIDDYLAND - RENOVATE in the CURRENT LOCATION

	ITEM	TOTALS
DEMO SELECTED OLD EQUIPMENT, CONCRETE BASES, AND SIDEWALK		$5,000
RELOCATE EXISTING EQUIPMENT, NEW PAINT		$20,000
RE-BUILD FORT AND SCHOOL HOUSE		$15,000
NEW PLAY EQUIPMENT		$37,960
	TODDLER CLIMBING STRUCTURE AND SLIDES	
	BOUNCERS	
	NEW BUCKET SWINGS (4 SEATS)	
	TRICYCLE TRACK (6' WIDE, 4" CONCRETE)	
	SHRUB MAZE	
WOOD FIBER SURFACING UNDER ALL PLAY EQUIPMENT (12" DEPTH)		$87,725
CONCRETE BASES FOR RELOCATED PIECES		$12,000
CONCRETE BORDERS		$11,700
GENERAL SITE GRADING		$6,000
NEW WALKING PATHS		$55,780
	CLEAR AND GRUB	
	6" OF TOPSOIL STOCKPILE, RE-SPREAD	
	EARTHWORK	
	FINISH GRADING	
	HDPE STORM DRAINAGE PIPE (12")	
	HDPE STORM DRAINAGE AREA INLETS	
	HDPE STORM DRAINAGE PIPE END SECTIONS	
	8' WIDE CONCRETE PATH (4' DEPTH ON 4" COMPACTED AB-3 BASE)	
	TEMPORARY EROSION CONTROL BLANKET	
	SEEDING	
OTHER SITE IMPROVEMENTS		$11,400
	BENCHES	
	TRASH RECEPTACLES	
SITE/SECURITY LIGHTING		$10,000
NEW PARK SIGN @ PARKING STALLS		$5,000
"MISS ABLE" SCULPTURE AT ZOO ENTRY - NOT INCLUDED		$0
NEW "KIDDY LAND" GATES		$8,000
"TRAIN STATION" SHELTER (35X12-PRE-ENGINEERED) W/ CONC. PAD AND TABLES		$50,000
SMALL SHELTERS (15X15-PRE-ENGINEERED) W/ CONCRETE PAD AND TABLES		$30,000
NEW EDUCATION CENTER W/ OFFICES - NOT INCLUDED		
NEW ZOO PERIMETER FENCING		$22,200
	GALVANIZED STEEL DECORATIVE FENCING (8' ht.)	
	STONE COLUMNS	
LANDSCAPING		$14,500
	SHADE TREES	
	ORNAMENTAL TREES	
	EVERGREEN TREES	
	SHRUBS/LARGE GRASSES	
	GRASSES/PERENNIALS	
	FESCUE MIX SEEDING	
SUB-TOTAL PROBABLE PROJECT COST		$402,265
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$64,362
	PERMIT FEES	$6,034
	MOBILIZATION	$16,091
	CONSTRUCTION STAKING	$10,057
	TESTING	$4,023
	CONTINGENCY (20%)	$80,453
TOTAL PROBABLE PROJECT COST		$583,284

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK - PARK DRIVE IMPROVEMENTS

	DRIVE SEGMENT	TOTALS
Note: "Other Costs" (see below) are added to the line item costs to equal the amounts shown in the Summary		
OVAL DRIVE		$58,750
	TREES	
	LIGHTS	
WELLS DRIVE/ ZOO LOOP		$136,000
	RE-ALIGNED SEGMENTS	
	PARKING AREAS	
RE-ALIGNED DRIVE BY STADIUM		$215,000
	RE-ALIGNED SEGMENTS	
	PARKING AREAS	
NEW PARK ENTRY DRIVE @ OAK ST - BETWEEN JET PLANE AND MINI-RAILROAD		$25,500
	NEW SEGMENT	
NEW PARKING ALONG CEMETARY WALL		$69,000
	PARKING AREAS - 1150X20	
SUB-TOTAL PROBABLE PROJECT COST		$504,250
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$80,680
	PERMIT FEES	$7,564
	MOBILIZATION	$20,170
	CONSTRUCTION STAKING	$12,606
	TESTING	$5,043
	CONTINGENCY (20%)	$100,850
TOTAL PROBABLE PROJECT COST		$731,163

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK - WALKING TRAIL SYSTEM

	TRAIL SEGMENT	TOTALS
Note: "Other Costs" (see below) are added to the line item costs to equal the amounts shown in the Summary		
NOTE: ALL TRAILS ESTIMATED WITH 8' WIDE ASPHALT SURFACING ON AB-3 BASE w		
	GRADING and SEEDING (EXCEPT AS NOTED)	
AQUATIC CENTER AREA/OAK STREET		$17,400
FROM AQUATIC CENTER TO NEW KIDDYLAND		$34,200
SOUTH SIDE OF STICH SHELTER HOUSE (CONCRETE SEGMENT)		$21,600
CENTRAL AREA (PLAYGROUND, CAROUSEL, TO EXISTING BRIDGE)		$31,500
FROM CAROUSEL /BRIDGE TO BAND SHELL		$24,000
FROM BAND SHELL AROUND ROCK KITCHEN TO EAST SIDE OF OVAL DRIVE		$22,500
OLD INTERURBAN LINE AND NEW OVERLOOK AT VERDIGRIS RIVER		$313,300
	TRAIL	
	NEW ABUTMENT	
	PEDESTRIAN BRIDGE	
	ZOO FENCE ADJUSTMENTS	
WELLS DRIVE/ ZOO LOOP - FROM NEAR BAND SHELL TO TO MAIN ZOO AREA		$543,500
	TRAIL	
	PEDESTRIAN BRIDGES (3)	
	ACCESS STAIRS TO OVERLOOK DECK	
	ZOO FENCE ADJUSTMENTS	
WELLS DRIVE/ ZOO LOOP - ALONG LARGE ANIMAL PENS		$22,500
NORTH LOOP - NORTH OF LARGE ANIMAL PENS		$65,100
NEW SEGMENTS BY EXISTING KIDDY LAND		$153,300
	TRAIL	
	PEDESTRIAN BRIDGE	
EAST SIDE ALONG VERDIGRIS RIVER (FROM OVERLOOK TO CENTRAL PARK)		$126,000
SUB-TOTAL PROBABLE PROJECT COST		$1,374,900
OTHER COSTS		
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	$219,984
	PERMIT FEES	$20,624
	MOBILIZATION	$54,996
	CONSTRUCTION STAKING	$34,373
	TESTING	$13,749
	CONTINGENCY (20%)	$274,980
TOTAL PROBABLE PROJECT COST		$1,993,605

Independence 2007 Park & Recreation Master Plan

Opinion of Probable Project Costs

12/31/2007

Indigo Design, Inc.

RIVERSIDE PARK - MISCELLANEOUS IMPROVEMENTS

	ITEM	TOTALS
Note: "Other Costs" (see below) are added to the line item costs to equal the amounts shown in the Summary		
LOCOMOTIVE AREA		$64,350
	BOARDWALK	
	AROUND LOCOMOTIVE	
PARK AND ZOO DIRECTIONAL SIGNAGE		$71,500
STICH SHELTER HOUSE - SITE IMPROVEMENTS		$35,750
LOGAN FOUNTAIN IMPROVEMENTS		$11,440
FRONT ENTRY AT PARK BLVD/CIRCLE DRIVE		$57,200
	INCLUDES SIDEWALK REPLACEMENT	
KIWANIS SHELTERS - ADA ACCESS WALKS		$10,725
BAND SHELL - ADA ACCESS WALKS		$8,580
ROCK KITCHEN SITE IMPROVEMENTS		$21,450
SITE IMPROVEMENTS TO SHELTERS ON EAST SIDE OF OVAL DRIVE		$42,900
RAILROAD TICKET BOOTH IMPROVEMENTS		$22,880
JET PLANE DISPLAY - LANDSCAPE ENHANCEMENTS		$5,720
POOL AREA - SITE IMPROVEMENTS		$7,150
BOAT RAMP W/ POSSIBLE OVERNIGHT CAMPING/RV PARK @ lower east side by Verdigris R.		$214,500
	Or locate camping at north end of Riverside Park (north of large animal pens)	
	Costs based on concrete boat ramp and 12 RV camping stalls, gravel drives	
NORTH END EXPANSION - Purchase an additional 12 acres for small fishing lake and scout camp		$257,400
	Costs based on land costs, +/- 2 acre lake, gravel drives, and primitive camping	
SHULTIS STADIUM REBUILD-NEW ENTRY/SUPPORT BUILDING		$1,430,000
	New Ticket Booth, Concessions, Restrooms, Storage, and Locker Rooms and	
	Architectural features to capture the essence of the historic stadium.	
ARTIFICIAL TURF AND NEW LIGHTING FOR STADIUM - to increase usage potential and quality		$1,644,500
	Includes new bleachers for east side	
SUB-TOTAL PROBABLE PROJECT COST		$3,906,045
OTHER COSTS		included in above line items
	SURVEY, DESIGN, AND CONSTRUCTION ADMINISTRATION FEES	"
	PERMIT FEES	"
	MOBILIZATION	"
	CONSTRUCTION STAKING	"
	TESTING	"
	CONTINGENCY (20%)	"
TOTAL PROBABLE PROJECT COST		$3,906,045

SECTION 6

OPINION OF PROBABLE PROJECT COSTS

This section provides a look at probable project costs that will be incurred during the implementation phases – first as a summary of the overall master plan costs, followed by detailed parks and facilities breakdowns. The figures represent typical costs associated with publicly bid capital improvements projects. All of the figures are based on 2007 cost factors and are not adjusted for inflation. As the community begins to establish implementation strategies, these costs should be adjusted according to the date that is anticipated for the project to be initiated.

SECTION 7

PRIORITIZATION

The following documents provide various summaries of the prioritizations established during the master planning process.

Combined Voting Summary – In Order from Highest to Lowest

This document is a concise summary of the committee member's priority voting. It lists, from most votes to fewest votes, the overall priorities established from the combined efforts of the Park Board and Recreation Commission. As well, the priorities of each of the two groups are shown for comparison.

Summary of Priority Votes - Combined Park Board and Recreation Commission

This document details the full tabulations from the priority voting process. As with the first summary document, it shows the overall priorities established from the combined efforts of the Park Board and Recreation Commission, as well as the priorities of each of the two. It also contains cost information that was listed with the items when the priority votes were cast.

Recommended Priority Order to Accommodate for Accessibility, Safety Requirements, and Anticipated Phasing

This document is the consultant's recommended adjustments to the committee's overall priorities, with an emphasis on the need to address handicap accessibility and safety issues first, and recognizing that implementation will, most likely, be accomplished in reasonable phases. This recommended re-ordering makes every effort to honor the priorities established by the committees, yet also addresses the overriding civic responsibilities inherent in these public projects.

Independence 2007 Park & Recreation Master Plan

12/31/2007

Indigo Design, Inc.

Summary of Priority Votes:

Combined Park Board and Recreation Commission

Recreation Commission Votes						Park Board Votes						Combined				
3 Points	2 Points	1 Points	Reject	Total Points	Ranking	3 Points	2 Points	1 Points	Reject	Total Points	Ranking	Combined Points	Combined Ranking	ITEM	SUB-GROUPS	GROUP TOTAL
1	3	1		10	6	3	1			11	8-T	21	6-T	**NEIGHBORHOOD PARKS - All 5 Together**		$1,508,012
				0			3			6	17-T	6	21-T	**COFFEYVILLE AND WALD PARK IMPROVEMENTS**	$209,239	
				0			2	1		5	22-T	5	25-T	**19th & POPLAR PARK IMPROVEMENTS**	$214,712	
				0			3			6	17-T	6	21-T	**S. 10TH STREET (10th & Edison) PARK IMPROVEMENTS**	$397,969	
				0				1		1	43-T	1	44-T	**13th & SYCAMORE - NEW NEIGHBORHOOD PARK**	$362,705	
			X	0				2	X	2	37-T	2	38-T	**BIRDIE DRIVE PARK IMPROVEMENTS**	$323,386	
				0						0		0	49	**6th & MYRTLE PARK IMPROVEMENTS**	$92,800	
6				18	1		3	1		7	15-T	25	4-T	**ARCO COMPLEX - Total Project**		$1,240,026
				0				2		2	37-T	2	38-T	**GROUP 1** - NEW CONCESSIONS/RESTROOMS, PARKING IMPROVEMENTS	$758,116	
				0			2			4	29-T	4	31-T	**GROUP 2** - NEW FIELD LIGHTING, INFIELD IRRIGATION, MISC FIELD IMPROVEMENTS	$481,910	
4				12	4-T	4	1			14	3-T	26	3	**SOCCER COMPLEX - Total Project**		$3,062,059
1				3	12-T	2				6	17-T	9	17-T	**GROUP 1** - NEW SOCCER FIELDS (3), PARKING FOR ENTIRE COMPLEX	$1,487,140	
1				3	12-T	1				3	33-T	6	21-T	**GROUP 2** - NEW CONCESSIONS/RESTROOMS, MISC. SITE IMPROVEMENTS	$478,100	
				0				1		1	43-T	1	44-T	**GROUP 3** - NEW ADULT SOFTBALL FIELDS (2), IRRIGATION, MISC IMPROVEMENTS	$1,096,820	
1	2			7	10	1	4	3		14	3-T	21	6-T	**ASH YOUTH CENTER - Total Project**	$710,261	$710,261
														INCLUDES: NEW WEIGHT/CARDIO ROOM, OUTDOOR SEATING AREA, OUTDOOR BASKETBALL COURT,		
														SAND VOLLEYBALL COURT, INDOOR POOL DECK EXPANSION, TODDLER PLAY AREA, LANDSCAPING		
														DOES NOT INCLUDE COST FOR NEW GYM SPACE (BUT GYM IS STILL IN LIST OF IMPROVEMENTS)		
5				15	2-T	5				15	2	30	1	**CENTRAL PARK & PARK BOULEVARD SPORTS COMPLEX - Total Project**		$2,918,654
				0		1	1			5	22-T	5	25-T	**GROUP 1** - NEW T-BALL FIELDS (2), BLAST BALL FIELDS (2), NEW PARKING FOR COMPLEX, FINISH SKATE PARK	$1,506,518	
				0			1			2	37-T	2	38-T	**GROUP 2** - PARK BLVD. IMPROVEMENTS, RESTROOM/SHELTER FOR T-BALL, PLAYGROUND, TRAILS	$790,714	
				0				1	X	1	43-T	1	44-T	**GROUP 3** - NEW SOFTBALL FIELD EAST OF PARK BLVD., *PLUS*	$621,422	
														BASKETBALL COURT, DISC GOLF COURSE, BATTING CAGES, MISC. SITE IMPROVEMENTS		
3 Points	2 Points	1 Points	Reject	Total Points		3 Points	2 Points	1 Points	Reject	Total Points				ITEM	SUB-GROUPS	GROUP TOTAL
														RIVERSIDE PARK		$5,624,869
	4			8	8-T	5		2		17	1	25	4-T	**PLAYGROUND RENOVATION**	$786,161	
		2		2	15-T		4	2		10	10-T	12	11-T	**MINI-RAILROAD ENHANCEMENTS**	$278,415	
	1	1		3	12-T	2	1	1		9	13-T	12	11-T	**MINI-RAILROAD** - ROUTE EXPANSION to ZOO (w/ new RR signal to cross park drive near mini-golf area)	$151,634	
														KIDDYLAND		
		2		2	15-T	4			X	12	6-T	14	10	**RENOVATE AND RELOCATE TO LION'S DEN AREA** *or*	$624,247	*or*
				0		1				3	33-T	3	35-T	**Option 2: RENOVATE IN THE CURRENT LOCATION**		$583,284
				0			1	3		5	22-T	5	25-T	**NEW ZOO EDUCATION CENTER W/ OFFICES**	$700,000	
		2		2	15-T		2	2		6	17-T	8	20	**PARK DRIVES - All drives**		$731,163
				0		2				6	17-T	6	21-T	**OVAL DRIVE IMPROVEMENTS** - TREES AND DECORATIVE LIGHTS	$85,188	
				0						0		0		**WELLS DRIVE/ ZOO LOOP** - RE-ALIGNED SEGMENTS AND ANIMAL-VIEW PARKING	$197,200	
				0			1			2	37-T	2	38-T	**RE-ALIGNED DRIVE BY STADIUM** - RE-ALIGNED SEGMENTS AND NEW PARKING	$311,750	
				0						0		0		**NEW PARK ENTRY DRIVE @ OAK ST.** - BETWEEN JET PLANE AND MINI-RAILROAD (RIGHT-IN ONLY)	$36,975	
				0			2			4	29-T	4	31-T	**NEW PARKING ALONG CEMETARY WALL** - PAVED AND STRIPED TO MAXIMIZE QUANTITY	$100,050	
1	2	1		8	8-T	2	3	1		13	5	21	6-T	**TRAIL SYSTEM - All Trails**		$1,993,605
				0		1		1		4	29-T	4	31-T	**GROUP 1** - INTERURBAN LINE TRAIL AND VERDIGRIS RIVER OVERLOOK	$454,285	
				0		1		1		4	29-T	4	31-T	**GROUP 2** - MAIN PARK AREAS, WELLS DRIVE TRAIL W/ BRIDGES, *PLUS*	$1,190,015	
														VERDIGRIS RIVER CORRIDOR FROM OVERLOOK TO CENTRAL PARK		
				0			1			2	37-T	2	38-T	**GROUP 3** - NORTHERN SECTIONS INCLUDING WEST LINK AROUND ZOO	$349,305	
2	3			12	4-T	1	1			5	22-T	17	9	**MISCELLANEOUS IMPROVEMENTS - As one group**		$359,645
				0		1	3	1		10	10-T	10	15-T	**LOCOMOTIVE AREA** - BOARDWALK AND OTHER SAFETY IMPROVEMENTS	$64,350	
				0		3			X	9	13-T	9	17-T	**RIVERSIDE PARK AND ZOO DIRECTIONAL SIGNAGE**	$71,500	
				0		1		2		5	22-T	5	25-T	**STICH SHELTER HOUSE - SITE IMPROVEMENTS**	$35,750	
				0		1	1			5	22-T	5	25-T	**LOGAN FOUNTAIN IMPROVEMENTS** - INCLUDES SITE IMPROVEMENTS	$11,440	
				0				2		2	37-T	2	38-T	**FRONT ENTRY AT PARK BLVD/CIRCLE DRIVE** - INCLUDES SIDEWALK WIDENING	$57,200	
				0		1			X	3	33-T	3	35-T	**KIWANIS SHELTERS - ADA ACCESS WALKS**	$10,725	
				0		1		2	X	5	22-T	5	25-T	**BAND SHELL - ADA ACCESS WALKS**	$8,580	
				0						0		0		**ROCK KITCHEN - SITE IMPROVEMENTS**	$21,450	
				0			1	1	X	3	33-T	3	35-T	**SITE IMPROVEMENTS TO SHELTERS ON EAST SIDE OF OVAL DRIVE**	$42,900	
				0		3	1			11	8-T	11	13-T	**RAILROAD TICKET BOOTH IMPROVEMENTS**	$22,880	
				0				1	X-2	1	43-T	1	44-T	**JET PLANE DISPLAY** - LANDSCAPE ENHANCEMENTS	$5,720	
				0				1	X	1	43-T	1	44-T	**POOL AREA - SITE IMPROVEMENTS**	$7,150	
				0		2	2		X-3	10	10-T	10	15-T	**BOAT RAMP W/ POSSIBLE OVERNIGHT CAMPING/RV PARK** @ lower east side by Verdigris River	$214,500	
														Or locate camping at north end of Riverside Park (north of large animal pens)		
	2			4	11	1	1	2	X	7	15-T	11	13-T	**NORTH END EXPANSION** - Purchase an additional 12 acres for small fishing lake and scout camp	$257,400	
5				15	2-T	3	1	1	X	12	6-T	27	2	**SHULTHIS STADIUM REBUILD** - Capture history of site with a new structure - to include:	$1,430,000	
														New Ticket Booth, Concessions, Storage, and Locker Rooms AND		
														Architectural features to capture the footprint, size, and basic framework of the historic stadium		
1	3			9	7	Not voted on by Park Board						9	17-T	**ARTIFICIAL TURF AND NEW LIGHTING FOR STADIUM** - to increase usage potential and quality	$1,644,500	
														TOTAL PROBABLE PROJECT COST (In 2007 costs)	$18,703,080	

Independence 2007 Park & Recreation Master Plan

9/4/2007

Indigo Design, Inc.

Combined Voting Summary - in Order from Highest to Lowest

Rec Comm	Park Board	Votes	Combined	
2-T	2	30	1	**CENTRAL PARK & PARK BOULEVARD SPORTS COMPLEX - Total Project**
2-T	6-T	27	2	**SHULTHIS STADIUM REBUILD** - Capture history of site with a new structure - to include:
				New Ticket Booth, Concessions, Storage, and Locker Rooms AND
				Architectural features to capture the footprint, size, and basic framework of the historic stadium.
4-T	3-T	26	3	**SOCCER COMPLEX - Total Project**
1	15-T	25	4-Tie	**ARCO COMPLEX - Total Project**
8-T	1	25	4-Tie	**RIVERSIDE PARK - PLAYGROUND RENOVATION**
6	8-T	21	6-Tie	**NEIGHBORHOOD PARKS - All 5 Together**
10	3-T	21	6-Tie	**ASH YOUTH CENTER - Total Project**
8-T	5	21	6-Tie	**RIVERSIDE PARK -TRAIL SYSTEM - All Trails**
4-T	22-T	17	9	**RIVERSIDE PARK - MISCELLANEOUS IMPROVEMENTS - As one group**
15-T	6-T	14	10	**KIDDYLAND - RENOVATE AND RELOCATE TO LION'S DEN AREA**
15-T	10-T	12	11-Tie	**MINI-RAILROAD ENHANCEMENTS**
12-T	13-T	12	11-Tie	**MINI-RAILROAD** - ROUTE EXPANSION to ZOO (w/ new RR signal to cross park drive near mini-golf area)
	8-T	11	13-Tie	**RAILROAD TICKET BOOTH IMPROVEMENTS**
11	15-T	11	13-Tie	**NORTH END EXPANSION** - Purchase an additional 12 acres for small fishing lake and scout camp
	10-T	10	15-Tie	**LOCOMOTIVE AREA** - BOARDWALK AND OTHER SAFETY IMPROVEMENTS
	10-T	10	15-Tie	**BOAT RAMP W/ POSSIBLE OVERNIGHT CAMPING/RV PARK @** lower east side by Verdigris River
				Or locate camping at north end of Riverside Park (north of large animal pens)
12-T	17-T	9	17-Tie	**SOCCER COMPLEX GROUP 1** - NEW SOCCER FIELDS (3), PARKING FOR ENTIRE COMPLEX
	13-T	9	17-Tie	**RIVERSIDE PARK AND ZOO DIRECTIONAL SIGNAGE**
7	N/A	9	17-Tie	**ARTIFICIAL TURF AND NEW LIGHTING FOR STADIUM** - to increase usage potential and quality
15-T	17-T	8	20	**PARK DRIVES - All drives**
	17-T	6	21-Tie	**COFFEYVILLE AND WALD PARK IMPROVEMENTS**
	17-T	6	21-Tie	**S. 10TH STREET (10th & Edison) PARK IMPROVEMENTS**
12-T	33-T	6	21-Tie	**SOCCER COMPLEX GROUP 2** - NEW CONCESSIONS/RESTROOMS, MISC. SITE IMPROVEMENTS
	17-T	6	21-Tie	**OVAL DRIVE IMPROVEMENTS** - TREES AND DECORATIVE LIGHTS
	22-T	5	25-Tie	**19th & POPLAR PARK IMPROVEMENTS**
	22-T	5	25-Tie	**CENTRAL PARK GROUP 1** - NEW T-BALL FIELDS (2), BLAST BALL FIELDS (2), NEW PARKING FOR COMPLEX, FINISH SKATE PARK
	22-T	5	25-Tie	**NEW ZOO EDUCATION CENTER W/ OFFICES**
	22-T	5	25-Tie	**STICH SHELTER HOUSE - SITE IMPROVEMENTS**
	22-T	5	25-Tie	**LOGAN FOUNTAIN IMPROVEMENTS** - INCLUDES SITE IMPROVEMENTS
	22-T	5	25-Tie	**BAND SHELL - ADA ACCESS WALKS**
	29-T	4	31-Tie	**ARCO Complex GROUP 2** - NEW FIELD LIGHTING, INFIELD IRRIGATION, MISC FIELD IMPROVEMENTS
	29-T	4	31-Tie	**NEW PARKING ALONG CEMETARY WALL** - PAVED AND STRIPED TO MAXIMIZE QUANTITY
	29-T	4	31-Tie	**TRAIL SYSTEM GROUP 1** - INTERURBAN LINE TRAIL AND VERDIGRIS RIVER OVERLOOK
	29-T	4	31-Tie	**TRAIL SYSTEM GROUP 2** - MAIN PARK AREAS, WELLS DRIVE TRAIL W/ BRIDGES, *PLUS*
				VERDIGRIS RIVER CORRIDOR FROM OVERLOOK TO CENTRAL PARK
	33-T	3	35-Tie	**KIDDYLAND Option 2: RENOVATE IN THE CURRENT LOCATION**
	33-T	3	35-Tie	**KIWANIS SHELTERS - ADA ACCESS WALKS**
	33-T	3	35-Tie	**SITE IMPROVEMENTS TO SHELTERS ON EAST SIDE OF OVAL DRIVE**
	36-T	2	38-Tie	**BIRDIE DRIVE PARK IMPROVEMENTS**
	36-T	2	38-Tie	**ARCO Complex GROUP 1** - NEW CONCESSIONS/RESTROOMS, PARKING IMPROVEMENTS
	36-T	2	38-Tie	**CENTRAL PARK GROUP 2** - PARK BLVD. IMPROVEMENTS, RESTROOM/SHELTER FOR T-BALL, PLAYGROUND, TRAILS
	36-T	2	38-Tie	**RE-ALIGNED DRIVE BY STADIUM** - RE-ALIGNED SEGMENTS AND NEW PARKING
	36-T	2	38-Tie	**TRAIL SYSTEM GROUP 3** - NORTHERN SECTIONS INCLUDING WEST LINK AROUND ZOO
	36-T	2	38-Tie	**FRONT ENTRY AT PARK BLVD/CIRCLE DRIVE** - INCLUDES SIDEWALK WIDENING
	43-T	1	44-Tie	**13th & SYCAMORE - NEW NEIGHBORHOOD PARK**
	43-T	1	44-Tie	**SOCCER COMPLEX GROUP 3** - NEW ADULT SOFTBALL FIELDS (2), IRRIGATION, MISC IMPROVEMENTS
	43-T	1	44-Tie	**CENTRAL PARK GROUP 3** - NEW SOFTBALL FIELD EAST OF PARK BLVD., *PLUS*
				BASKETBALL COURT, DISC GOLF COURSE, BATTING CAGES, MISC. SITE IMPROVEMENTS
	43-T	1	44-Tie	**JET PLANE DISPLAY** - LANDSCAPE ENHANCEMENTS
	43-T	1	44-Tie	**POOL AREA - SITE IMPROVEMENTS**
		No Votes	49	**6th & MYRTLE PARK IMPROVEMENTS**

Highlighted Yellow = Top 10 Votes of Rec Comm and Park Board

Independence 2007 Park & Recreation Master Plan

12/31/2007

Indigo Design, Inc.

Recommended Priority Order to Accommodate for Accessibility, Safety Requirements, and Anticipated Phasing

Green Highlight = Moved up in the Priority Order

4-Tie	RIVERSIDE PARK - PLAYGROUND RENOVATION	$786,161
25-Tie	CENTRAL PARK GROUP 1 - NEW T-BALL FIELDS (2), BLAST BALL FIELDS (2), NEW PARKING FOR COMPLEX, FINISH SKA	$1,506,518
10	KIDDYLAND - RENOVATE AND RELOCATE TO LION'S DEN AREA	$624,247
15-Tie	LOCOMOTIVE AREA - BOARDWALK AND OTHER SAFETY IMPROVEMENTS	$65,250
35-Tie	KIWANIS SHELTERS - ADA ACCESS WALKS	$10,875
25-Tie	BAND SHELL - ADA ACCESS WALKS	$8,700
2	SHULTHIS STADIUM REBUILD - Capture history of site with a new structure - to include:	$1,430,000
	New Ticket Booth, Concessions, Storage, and Locker Rooms AND	
	Architectural features to capture the footprint, size, and basic framework of the historic stadium.	
17-Tie	SOCCER COMPLEX GROUP 1 - NEW SOCCER FIELDS (3), PARKING FOR ENTIRE COMPLEX	$1,487,140
4-Tie	ARCO COMPLEX - Total Project	$1,240,026
6-Tie	NEIGHBORHOOD PARKS - All 5 Together	$1,508,012
6-Tie	ASH YOUTH CENTER - Total Project	$710,261
11-Tie	MINI-RAILROAD ENHANCEMENTS	$278,415
11-Tie	MINI-RAILROAD - ROUTE EXPANSION to ZOO (w/ new RR signal to cross park drive near mini-golf area)	$151,634
13-Tie	RAILROAD TICKET BOOTH IMPROVEMENTS	$23,200
13-Tie	NORTH END EXPANSION - Purchase an additional 12 acres for small fishing lake and scout camp	$257,400
15-Tie	BOAT RAMP W/ POSSIBLE OVERNIGHT CAMPING/RV PARK @ lower east side by Verdigris River	$214,500
	Or locate camping at north end of Riverside Park (north of large animal pens)	
17-Tie	RIVERSIDE PARK AND ZOO DIRECTIONAL SIGNAGE	$72,500
17-Tie	ARTIFICIAL TURF AND NEW LIGHTING FOR STADIUM -to increase usage potential and quality	$1,644,500
20	PARK DRIVES - All drives	$731,163
21-Tie	COFFEYVILLE AND WALD PARK IMPROVEMENTS	$209,239
21-Tie	S. 10TH STREET (10th & Edison) PARK IMPROVEMENTS	$397,969
21-Tie	SOCCER COMPLEX GROUP 2 - NEW CONCESSIONS/RESTROOMS, MISC. SITE IMPROVEMENTS	$478,100
21-Tie	OVAL DRIVE IMPROVEMENTS - TREES AND DECORATIVE LIGHTS	$85,188
25-Tie	19th & POPLAR PARK IMPROVEMENTS	$214,712
25-Tie	NEW ZOO EDUCATION CENTER W/ OFFICES	$700,000
25-Tie	STICH SHELTER HOUSE - SITE IMPROVEMENTS	$36,250
25-Tie	LOGAN FOUNTAIN IMPROVEMENTS - INCLUDES SITE IMPROVEMENTS	$11,600
31-Tie	NEW PARKING ALONG CEMETARY WALL - PAVED AND STRIPED TO MAXIMIZE QUANTITY	$100,050
31-Tie	TRAIL SYSTEM GROUP 1 - INTERURBAN LINE TRAIL AND VERDIGRIS RIVER OVERLOOK	$454,285
31-Tie	TRAIL SYSTEM GROUP 2 - MAIN PARK AREAS, WELLS DRIVE TRAIL W/ BRIDGES, *PLUS*	$1,190,015
	VERDIGRIS RIVER CORRIDOR FROM OVERLOOK TO CENTRAL PARK	
35-Tie	SITE IMPROVEMENTS TO SHELTERS ON EAST SIDE OF OVAL DRIVE	$43,500
38-Tie	RE-ALIGNED DRIVE BY STADIUM - RE-ALIGNED SEGMENTS AND NEW PARKING	$311,750
38-Tie	BIRDIE DRIVE PARK IMPROVEMENTS	$323,386
38-Tie	CENTRAL PARK GROUP 2 - PARK BLVD. IMPROVEMENTS, RESTROOM/SHELTER FOR T-BALL, PLAYGROUND, TRAILS	$790,714
38-Tie	TRAIL SYSTEM GROUP 3 - NORTHERN SECTIONS INCLUDING WEST LINK AROUND ZOO	$349,305
38-Tie	FRONT ENTRY AT PARK BLVD/CIRCLE DRIVE -INCLUDES SIDEWALK WIDENING	$58,000
44-Tie	13th & SYCAMORE - NEW NEIGHBORHOOD PARK	$362,705
44-Tie	SOCCER COMPLEX GROUP 3 - NEW ADULT SOFTBALL FIELDS (2), IRRIGATION, MISC IMPROVEMENTS	$1,096,820
44-Tie	CENTRAL PARK GROUP 3 - NEW SOFTBALL FIELD EAST OF PARK BLVD., *PLUS*	$621,422
	BASKETBALL COURT, DISC GOLF COURSE, BATTING CAGES, MISC. SITE IMPROVEMENTS	
44-Tie	JET PLANE DISPLAY - LANDSCAPE ENHANCEMENTS	$5,800
44-Tie	POOL AREA - SITE IMPROVEMENTS	$7,250
49	6th & MYRTLE PARK IMPROVEMENTS	$92,800
	Items removed due to anticipated need for phasing:	
1	CENTRAL PARK & PARK BOULEVARD SPORTS COMPLEX - Total Project	$2,918,654
3	SOCCER COMPLEX - Total Project	$3,062,059
6-Tie	RIVERSIDE PARK -TRAIL SYSTEM - All Trails	$1,993,605
9	RIVERSIDE PARK - MISCELLANEOUS IMPROVEMENTS - As one group	$364,675
31-Tie	ARCO Complex GROUP 2 - NEW FIELD LIGHTING, INFIELD IRRIGATION, MISC FIELD IMPROVEMENTS	$481,910
38-Tie	ARCO Complex GROUP 1 - NEW CONCESSIONS/RESTROOMS, PARKING IMPROVEMENTS	$758,116
	Items removed due to expressed preference for other options:	
35-Tie	KIDDYLAND Option 2: RENOVATE IN THE CURRENT LOCATION	$583,284

Combined Voting Summary - in Order from Highest to Lowest (For Comparison)

1	CENTRAL PARK & PARK BOULEVARD SPORTS COMPLEX - Total Project	$2,918,654
2	SHULTHIS STADIUM REBUILD - Capture history of site with a new structure - to include:	$1,430,000
	New Ticket Booth, Concessions, Storage, and Locker Rooms AND	
	Architectural features to capture the footprint, size, and basic framework of the historic stadium.	
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15-Tie	LOCOMOTIVE AREA - BOARDWALK AND OTHER SAFETY IMPROVEMENTS	$65,250
15-Tie	BOAT RAMP W/ POSSIBLE OVERNIGHT CAMPING/RV PARK @ lower east side by Verdigris River	$214,500
	Or locate camping at north end of Riverside Park (north of large animal pens)	
17-Tie	SOCCER COMPLEX GROUP 1 - NEW SOCCER FIELDS (3), PARKING FOR ENTIRE COMPLEX	$1,487,140
17-Tie	RIVERSIDE PARK AND ZOO DIRECTIONAL SIGNAGE	$72,500
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25-Tie	NEW ZOO EDUCATION CENTER W/ OFFICES	$700,000
25-Tie	STICH SHELTER HOUSE - SITE IMPROVEMENTS	$36,250
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31-Tie	TRAIL SYSTEM GROUP 2 - MAIN PARK AREAS, WELLS DRIVE TRAIL W/ BRIDGES, *PLUS*	$1,190,015
	VERDIGRIS RIVER CORRIDOR FROM OVERLOOK TO CENTRAL PARK	
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38-Tie	RE-ALIGNED DRIVE BY STADIUM - RE-ALIGNED SEGMENTS AND NEW PARKING	$311,750
38-Tie	TRAIL SYSTEM GROUP 3 - NORTHERN SECTIONS INCLUDING WEST LINK AROUND ZOO	$349,305
38-Tie	FRONT ENTRY AT PARK BLVD/CIRCLE DRIVE -INCLUDES SIDEWALK WIDENING	$58,000
44-Tie	13th & SYCAMORE - NEW NEIGHBORHOOD PARK	$362,705
44-Tie	SOCCER COMPLEX GROUP 3 - NEW ADULT SOFTBALL FIELDS (2), IRRIGATION, MISC IMPROVEMENTS	$1,096,820
44-Tie	CENTRAL PARK GROUP 3 - NEW SOFTBALL FIELD EAST OF PARK BLVD., *PLUS*	$621,422
	BASKETBALL COURT, DISC GOLF COURSE, BATTING CAGES, MISC. SITE IMPROVEMENTS	
44-Tie	JET PLANE DISPLAY - LANDSCAPE ENHANCEMENTS	$5,800
44-Tie	POOL AREA - SITE IMPROVEMENTS	$7,250
49	6th & MYRTLE PARK IMPROVEMENTS	$92,800

SECTION 8

APPENDIX

Parks and Recreation Facility Inventory Sheets (6 pages)

See Section 2 – Inventory and Analysis for supporting information.

Summary of Committee Member Comments (18 pages)

See Section 2 – Inventory and Analysis for supporting information.

Design Team Facilities Analysis (11 pages)

See Section 2 – Inventory and Analysis for supporting information.

Recreation Facilities Needs Analysis (3 pages)

See Section 2 – Inventory and Analysis for supporting information.

Independence Recreation Facilities - Needs Analysis

Basketball, Volleyball, and Tennis Courts

March 2007

Activity	Days	No. of Games/ Events	Time of Season	Game/Event Times	# of Teams	# of Participants	Current Size of Facility	# of Facilities Used	Preferred Facility Sizes	Total Games In Season	Divided by - Weeks In Season	Equals - Required Games per Week	Maximum Games per day on one court	Multiplied by Game Days per Week	Equals - Maximum Games per week on one court	Courts Needed (Games per week/ Games per week on one court)
PW Basketball Coed	Th/S	8	Nov-Dec	5:30pm-9pm	10	88	Ash Gym	1	Cross court	40	6	7	4	2	8	1
1-2 grade				Start times												
Jr Girls Basketball	M/S	8	Nov-Dec	5:30pm-9pm	4	41	Ash Gym	1	OK	16	6	3	4	2	8	1
3-4 grade				Start times												
Sr Girl's Basketball	M/S	8	Nov-Dec	5:30pm-9pm	5	45	Ash Gym	1	OK	20	6	4	4	2	8	1
5-6 grade				Start times												
JV Boys Basketball	M/S	8	Nov-Dec	5:30pm-9pm	4	33	Ash Gym	1	OK	16	6	3	4	2	8	1
7-8 grade				Start times												
JV Girls Basketball	M/S	8	Jan-Feb	5:30pm-9pm	3	24	Ash Gym	1	OK	12	8	2	4	2	8	1
7-8 grade				Start times												
Jr Boys Basketball	Th/S	8	Jan-Feb	5:30pm-9pm	7	56	Ash Gym	1	OK	28	8	4	4	2	8	1
3-4 grade				Start times												
Sr Boys Basketball	M/S	8	Jan-Feb	5:30pm-9pm	5	46	Ash Gym	1	OK	20	8	3	4	2	8	1
5-6 grade				Start times												
Basketball Clinic Coed	Th	6	Sept-Oct	6pm-9pm	0	80	Ash Gym	1	OK		6					
Mens Basketball	Su	10	Jan-April	1:30pm-4:30pm	7	70	Ash Gym	1	OK	35	12	3	3	1	3	1
Women's Volleyball	W/Su	10	Jan-March	5:30pm-9:30pm	11	80	Ash Gym	1	OK	55	6	10	4	2	8	2
																Cross court?
Adult Coed Volleyball	W/Su	10	April-June	5:30pm-9:30pm	9	60	Ash Gym	1	OK	45	6	8	4	2	8	1
Youth Volleyball Clinic	Tu/Th	12	Sept-Oct	4pm-6pm	0	40	Ash Gym	1	OK		6					
Youth Tennis Lessons	M-F	90	June-July	8am-1:30pm	0	140	6 courts	6 courts	OK							6 courts
Tennis For Tots	Tu/F	3	May-June	10am-12pm	0	30	6 courts	6 courts	OK							6 courts
SEK YOUTH TENNIS Tournament	W/Th	2	May	8am-8pm	0	20	6 courts	6 courts	OK							6 courts
IRC Tennis Tournament	M-F	5	July	8am-8pm	0	140	6 courts	6 courts	OK							6 courts
USA Coaches Workshop	S	1	June	9am-4pm	0	25	6 courts	6 courts	OK							6 courts
USA Free Tennis Clinics	Th/F	2	May	1pm-3pm	0	30	6 courts	6 courts	OK							6 courts

** All tennis court analysis based on facilities at Riverside Park

Sport	Basketball Courts - Nov-Dec Sun	M	T	W	TH	F	Sat	Basketball Courts - Jan-Feb Sun	M	T	W	TH	F	Sat
PW Basketball Coed					1		1							
					3		4							
Jr Girls Basketball		1					1							
		1					2							
Sr Girl's Basketball		1					1							
		2					2							
JV Boys Basketball		1					1							
		1					2							
					Total on Sat		10							
JV Girls Basketball									1					1
									1					1
Jr Boys Basketball												1		1
												2		2
Sr Boys Basketball									1					1
									2					1
Basketball Clinic Coed														
Mens Basketball									1					
									3					
Women's Volleyball									1			1		
									6			4		
Adult Coed Volleyball									9 - total on Sunday					

Independence Park and Recreation Master Plan
Parks and Recreation Facilities Inventory
3/6/07

Riverside Park

Playground Area

- Play components include large composite climber with slides, two large swing sets (6 each, total of 12 seats), three tire swings, four animal swings, four toddler/bucket swings, one wood climber, merry-go-round, small animal merry-go-round, large fire truck and concrete battleship for climbing, fenced dinosaur display, tower with fire pole and slide, large slide structure with four straight slides and one spiral slide, double-sided wide slides, small free-standing slide, see-saws, steel jungle-gym, two spring bouncers, arch climber, airplane climber, monkey bars, sand digger.
- Sand surfacing around most play pieces, few have wood fiber.
- Restrooms and drinking fountain
- Benches (several types), including one swinging bench.
- Area lights
- Good amount of shade for most areas.

Musical Carousel with permanent cover

Stich Shelter House

Logan Fountain

- Water fountain with surrounding walks and landscape
- Eight benches and trash receptacles

Front Entry at Park Blvd. / Circle Drive

- Lion entry monuments
- Sidewalks
- Numerous shade trees

Kiwanis Shelters (and surrounding area)

- Six small shelters with picnic tables
- Two concrete pads with picnic tables
- Some grills
- Fitness/par course stations
- Numerous shade trees

Band Shell

- With large, amphitheater seating – benches and open concrete terraces

Rock Kitchen (east of Band Shell)

- With large, concrete picnic table and benches
- Stone walls

Concession House

- With electric and water services.
- Picnic tables
- Drinking fountain
- ADA accessible

Shelter South of Concession House

- Picnic tables
- ADA accessible

New Shelter on east side of oval drive

- *Under construction*

Horse Shoe Courts and Shelter (to the south)

- Picnic tables
- ADA accessible
- With grill

Oval drive/open play fields

- Large open, grassy area bound by two-way park drive
- Backstops at the north and south ends of oval
- Large open area between oval drive and water plant

"Summer Showers" Sculpture Garden

- Three life-size bronze sculptures with extensive landscaping
- New/larger gazebo(installed during master plan process)
- Ex. small gazebo at south end of garden
- Sculptures spray water with timer control and only in short periods during the summer.

Mini Railroad Area / Jet plane

- Small-scale railroad for children to ride. Includes wooden trestle-style bridge.
- Covered boarding area (near ticket booth/shelter – see below)
- Open area with some trees
- Military jet plan on a large concrete pedestal at southwest corner of railroad area..

Mini Golf

1. 18-hole facility, themed holes with landscaping.

Train Ticket Booth / Shelter

- Serves as ticket booth for mini-railroad and mini-golf
- Vending machines

Riverside Beach Family Aquatic Center

- New large, aquatic facility with zero-depth pool, several slides, pool house, concessions, restrooms, etc.
- Parking along north side with drop-off area.
- Lion monuments on south side, along Oak Street.

Tennis Area

- Six lighted tennis courts (completely replaced during this master plan process).
- Wooden grandstands.
- Stone tennis clubhouse
- Drinking fountain

4-H Area

- Three large buildings – one enclosed, two open
- Restrooms
- Adjacent open space
- Parking areas

Shultis Stadium

- Historic, concrete baseball stadium bleachers/building, now used for various support services for football field and track. Includes ticketing, restrooms, storage, one locker room, and referees room.
- Grass football field with rubberized track, some field events.
- Large bleachers on west side with concessions and one locker room.
- Small bleachers on east side, with small storage building and small satellite concessions booth.
- Brick entry plaza
- Surrounding concrete wall

Garden House

- Stone cabin in heavily-treed area, with landscaping
- Small woodland garden area to the east.

Locomotive Area

- Full-scale, original steam locomotive display. Is set on alignment of old interurban line that ran from Cherryvale to Independence, and beyond. Access is allowed by ladder to cabin.
- Adjacent elevated boardwalk (serves as connecting path to zoo area).

Lion's Den snack shack

- Provides concessions and restrooms for zoo area.
- Seating area with tables and benches

Ralph Mitchell Zoo

- *Detailed inventory of the zoo was not undertaken with this master plan.*
- Includes numerous animal exhibits, most notable being Monkey Island, which once housed Miss Able, the first monkey in space. Also houses large animal pens on the north side, which can be viewed from a drive through the park.

Kiddy Land in Ralph Mitchell Zoo

- Toddler-age collection of climbing pieces - animals, nursery-rhyme characters, themed structures, and a large castle, swings, bouncers, small slides, etc.
- Picnic shelter, picnic tables
- Benches.
- Drinking fountain.

InterUrban Rail Line - Abandoned Rail Bed and Bridge Abutments (located between Band Shell and Zoo)

- View of animals on hillside and in valley.
- Graded rail-bed generally intact, leads to abutments near Verdigris River.

Verdigris River Area (including open areas near water plant intake)

- Beautiful area with lots of character, topography, and trees.
- Brick picnic tables at water plant, with grill
- Open area along river bank, especially near water plant. Other areas are heavily wooded.
- Disc-golf "holes" (pipe standards)

Lone Chief Cabin

- Stone cabin/shelter with fireplace
- With electric and water service.
- Outdoor grills
- Separate restroom building
- Picnic tables
- Parking lot with ADA-accessible parking stall

North End of Riverside Park

- North of large animal pens in zoo.
- Open area, includes shot put and discuss pads with backstop.
- Minimal use at this time.

Central Park

- Skate Park – with room for additional skate features
- Parking lot for skate park
- Open space with many large trees
- Deep ravine on south edge
- Abandoned street corridor on north edge, along active railroad tracks

Coffeyville & Wald Park

- Play ground with composite climber with slides, two belt swings, two bucket swings, one ADA swing, two spring rockers, arch climber, free-standing slide, Merry-go-round. Sand around all play equipment.
- Bench
- Trash receptacle
- Basketball court (small, full court with two goals)
- One large tree at southwest corner, few others.
- Some open space
- On-street parking

Cristelle Wells Park (19th and Poplar)

- Play ground with composite climber with slides, two belt swings, two bucket swings, one ADA swing, two spring rockers, Merry-go-round. Sand around all play quipment.
- Wood bench
- Trash receptacle
- Basketball court (small, full court with two goals)
- No trees
- No open space
- On-street parking

South 10th St. Park (10th and Edison)

- Basketball Court (small, full court with two goals, plus half court with one goal)
- Merry-go-round
- Picnic tables at northeast corner
- Trash receptacles
- Drinking Fountain
- Large, open space
- Good trees on the park perimeter

Gazebo Park (6th and Myrtle)

- Small paved plaza area with planting beds at corners, small brick walls, landscaping, and large shade trees
- Gazebo
- Seating/benches
- Flag poles along VFW wall

Birdie Drive Park

- Large, open space set aside for a neighborhood park.

Ash Youth Center

- Includes gymnasium, indoor pool, restroom/locker rooms, office space for Independence Recreation Commission staff, meeting room, socializing areas with video games and game tables, concessions window/room, storage.
- Adjacent to Independence High School.
- Small open space directly west of the building.

Soccer Complex

- Open field areas, generally accommodating three soccer fields and 2-3 smaller fields.
- Gravel parking area
- Water service
- Small concessions building

Park Boulevard Sports Complex

- Four baseball/softball fields of various sizes. See Sports Fields Needs Analysis document for more information.
- Three gravel parking lots
- New concessions building
- Basketball court

Arco Complex/Emerson Field

- Baseball field and softball field, both lighted and with concrete block dug-outs
- Concessions/restroom building, with press box on top
- Press box for softball field, with storage below
- Netted, practice/warm-up areas between fields
- Storage container
- Parking lot – part asphalt paved part gravel
- Large shade trees along parking lot

Independence Park and Recreation Master Plan
Project Start-up - Committee Member Comment Form

SUMMARY OF COMMITTEE MEMBER COMMENTS

Riverside Park

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Playground equipment (x 9)
  2. Train (x 7)
  3. Merry-go-round (x 5); Children run around the carousel 2 or 3 times trying to decide which horse to ride.
  4. Shelters and buildings for events; Shelter houses (x 3); Buildings (x 3); Picnic Facilities; Plenty of picnic areas.
  5. Flowers and cleanliness; Cleanliness and flowers (moved from Central Park comments); Flower beds and plantings are plentiful and well-maintained; How well the grass is mowed (moved from Central Park comments)
  6. Zoo (x 3) and Monkey Island; Zoo is a rarity among small communities.
  7. The size of the park itself; Large, numerous areas; Large open area; Large area, room for growth.
  8. The variety of attractions (x 2); Variety of things to do from park rental buildings to the zoo.
  9. Tennis courts (x 3)
  10. Pool (x 3)
  11. Miniature golf (x 2)
  12. Accessibility
  13. Fountain
  14. A great park!; Park
  15. Band Shell; Band Concert
  16. Open spaces allow for kite flying, tossing Frisbee with your dog, football and baseball games or practice.
  17. Variety of terrains; nice native stone; many large trees of many species.
  18. Train, Carousel, and Miniature Golf draw visitors.
  19. I could name a couple of dozen other positive aspects as well.
  20. Area for children to play (moved from Central Park comments)
  21. Rides for children (moved from Central Park comments)
  22. Brings people to area.
  23. Historical significance
  24. Concessions

- What are the 3-4 most negative aspects or features of this park?
  1. Lack of parking (x 2), particularly bus parking; Parking for pool; Improve parking around stadium.
  2. Some outdated equipment (x 2); Safety issues with some equipment; Safety of the tall slides; Playground equipment does not meet current safety recommendations. (Including 1050 locomotive).

3. Sand under play equipment (we use wood chips at the schools)
4. Litter (x 2); Trash around oval (moved from Central Park comments)
5. Not enough funding
6. Under staffed
7. Need better seating in Band Shell
8. Need more band shell entertainment
9. Keep Monkey Island in better shape
10. Lack of security personnel, cameras, and public address systems; Security
11. No office or information center.
12. Need more directional and informational signage.
13. Lighting
14. Football stadium; Football stadium needs renovations.
15. No walking paths

- What should be added to this park?
  1. Frisbee golf course (2 replies)
  2. Access to river
  3. More signs
  4. Train or trolley ride through park
  5. Updated restrooms
  6. Maybe need more trash containers (moved from Central Park comments)
  7. Water fountains
  8. Office and/or Administration Building.
  9. Parking.
  10. Possibly RV hook-ups.
  11. Walking trails; Running and jogging track.
  12. Security.
  13. Add something to let people know about the KOM League of baseball played there.
  14. Go-cart track.
  15. New football field.

- What should be removed from this park?
  1. Vandals
  2. Old, unsafe slides
  3. Plane

- Other comments
  1. Riverside Park attracts visitors from SE Kansas and NE Oklahoma
  2. Do not let things deteriorate.
  3. Redo tennis courts.
  4. Riverside Park is the mainstay in Independence for its citizens. Rotary has at least an annual picnic in the park, the FORPAZ Park Opening draws about 6,000 people, weddings and wedding receptions happen in the park, political parties meet in the park, band concerts are held each Tuesday night during summer, tennis courts are busy and the Tennis Clubhouse is used often, the Lions Club established Kiddy Land in the 1950s and continues to paint, mow, trim, and maintain the area, the Lions Club now operates the concession stand at the zoo, Independence Garden Club meets in the park, churches hold services in the band shell and Easter sunrise

services at various locations in the park, people walk in the park, and people take lunch breaks in the park.
5. Great family park
6. Very nice park and a huge part of our city.

Ralph Mitchell Zoo in Riverside Park

- How would you rate the importance/impact of this facility to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this facility
  1. Monkey island (x 5)
  2. Variety of animals (x 2); Variety of inhabitants; Animals
  3. Special because there are not many free zoos, especially in small towns; Free. People stop by just to see a favorite animal or feed the ducks. They return again and again; Inexpensive; Free zoo.
  4. Educational (x 2); School trips – educational.
  5. Newer attractions like where the bears are; Attractions
  6. Size; Size. Riverside Park is over 100 acres with the zoo covering over half that area. There is ample room for large animals such as the bison and elk. The ravine area also has large exhibits for bear and cougar.
  7. Kiddy Land (x 2)
  8. Families enjoy the zoo together; Place to enjoy with your family.
  9. Only about 10 zoos exist in Kansas. The zoo draws visitors from about a 50 mile range; Brings people to the area.
  10. Variety of environments.
  11. Drive through access
  12. Centrally located
  13. The natural steps to the displays in lower area
  14. Natural terrain. Beautiful natural sandstone bluffs and large trees would cost a fortune to replicate in a zoo elsewhere.
  15. Open every day 365 days of the year. Open until 8:00 p.m. during summer and 5:30 p.m. during winter.
  16. How the area is kept. Well-kept displays.
  17. Lion's Den
  18. Enjoyment I see my kids have; Interesting for children.
  19. The staff
  20. Amazing that a city this size even offers a zoo.
  21. Duck pond

- What are the 3-4 most negative aspects or features of this facility?
  1. Not enough indoor stuff to see; Not enough indoor exhibits.
  2. Empty cages; Too many empty cages especially in the new section.
  3. Mostly native animals; Animals are very common.
  4. Bigger attractions like the elephant are lacking.
  5. Outdated building structures
  6. Need more visible animals in one way drive
  7. Improve one way drive
  8. Clear brush from overlook of one way drive so we can see animals down below
  9. The number of animals we have; Not enough zoo animals (x 2).
  10. The "natural look" is a little too much, you can't see the monkeys in center cages

11. Does not meet current accreditation standards, which makes it difficult to obtain animals.
12. Directional signs in the zoo and informational signs at exhibits are lacking or poor.
13. Budget restraints preclude exhibits requiring specialized skills or unusual temperature requirements such as rain forests or penguin exhibits.
14. Zookeeper training and participation in professional organizations needs to be encouraged.
15. In 1980 a theme was established for the zoo, but that theme has not been carried out well.
16. A formal education program needs to be developed.
17. A formal volunteer program needs to be developed.
18. Being free is a negative as well as a positive as it encourages vandalism and high use without a corresponding source of revenue.
19. Trash
20. Zoo closes too early
21. Better marked gates
22. Handicapped animals.

- What should be added to this facility?
  1. More animals (x 3)
  2. Exotic animals (x 2).
  3. Learning center; Education center; It also needs a library, clinic, and education facility to meet accreditation standards.
  4. This facility needs an office or central information area even more than Riverside Park.
  5. The Stevens Building (main animal building) should be replaced with a more modern exhibit. It was retained in the 1985 study because it was structurally sound and was set up reasonably well for holding animals. It would have been cost prohibitive to replace it.
  6. The facility needs a main entrance with easily accessible gates.
  7. Possibly some sort of aquarium facility could be added.
  8. More signs
  9. Rabbits again
  10. Petting zoo.
  11. More feeding machines.

- What should be removed from this facility?
  1. The former elephant barn and former shop building need a better use.
  2. Empty cages and the poor donkey

- Other comments
  1. I see many families visiting the zoo together
  2. The park and zoo are part of Independence's identity
  3. Scheduled walking tours through park
  4. I think that the zoo is a rare gem. The grounds are about as pretty as any that I have seen and the zoo takes advantage of that beauty. Size is also positive. Most zoos are 80 acres or less and many are less than 40 acres. The collection is mostly native. Most of the animals are easy to care for and require little in supplemental heat or cooling. Diets are not specialized. This allows the zoo to exhibit a variety of

animals of various orders showing a variety of adaptations. Children like familiar animals like ducks, turtles, and rabbits. Older people tend to like what I call "ego animals" like lions, tigers, and elephants. I believe that these are "bragging rights" and these animals do not really have any greater educational value than an opossum.

5. Very nice zoo – love it – keep it & continue to make improvements.

Central Park

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Skate park to attract younger people (x 6)
  2. Central locale (x 3); Centrally located and easily accessible from Penn Avenue.
  3. Walking course (in plans); Walking trails
  4. Frisbee golf in plans; Frisbee golf course
  5. Size; 9.2 acres is a nice size.
  6. Addition is most beautiful park area in Independence
  7. Sledding hill (in plans)
  8. Can be used in conjunction with the ball fields.
  9. Blank slate to be creative with
  10. Opportunity to grow
  11. Variety of features
  12. Fun for kids of all ages.
  13. Exercise.

- What are the 3-4 most negative aspects or features of this park?
  1. Housing along the borders is run down / dilapidated; It is blocked by houses on Penn Avenue and Sycamore Street.; Hidden
  2. How long it will take to get completed
  3. Staff may get too thin and not able to maintain area
  4. No seating to watch people skate
  5. Undeveloped
  6. Lighting
  7. Much is in the flood plain.
  8. It is close to Riverside Park.
  9. Drainage area is steep and difficult to maintain.
  10. Slate is still blank.
  11. No progress; Room for more fields, but nothing is being done.
  12. Has not been upgraded
  13. Rough crowd – profanity, littering, etc.

- What should be added to this park?
  1. Restroom facilities (x 4)
  2. Roads; Better access.
  3. Ball fields (x 2); Blastball field; Open play area which could be used by the Recreation Commission
  4. All additions in plan are positive; Eventually, the facilities identified on the Central Park plan.
  5. Water features
  6. Signage.

7. A sidewalk from Sycamore Street.
8. Benches for the skate park.
9. Pond
10. Extra parking
11. More features
12. Police patrol.

- What should be removed from this park?
  1. Trees and rubble in the southeast corner.
  2. All the timber.

- Other comments
  1. Developed Central Park would have potentially positive impact.
  2. This could be a nice park. I question our ability to take on another 10 acres of maintenance without some corresponding increase in operating budget and personnel.
  3. Let's get moving on the project.

Coffeyville & Wald Park

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Updated equipment (x 2); Play equipment; It has nice play equipment thanks to a grant received a few years ago; Plenty of equipment.
  2. Park for South side of town; It is the only park in a several block area for the people south of Main Street.
  3. Basketball court; Basketball court is nice, could use lights.
  4. Neighborhood parks are important to a neighborhood and the community
  5. Open area.

- What are the 3-4 most negative aspects or features of this park?
  1. Somewhat rundown; Upkeep lacking (broken equipment); Plastic slide broke.
  2. Few know about it
  3. Small size; Limited space
  4. Lack of open field area.
  5. What is the boundary?

- What should be added to this park?
  1. Ball field for teams to practice
  2. Lighting; Lights on basketball court.
  3. Water hydrant and drinking fountain.
  4. Picnic table.
  5. Off-street parking (2 stalls?)
  6. Sign.

- What should be removed from this park?
  1. Slippery slide
  2. Some trees
  3. Replace broken slide.

- Other comments
  1. Maintained well, used more by local neighbors than community
  2. Did not know this existed; Never heard of this park before this survey.
  3. Neighborhood parks are nice for our city; Nice neighborhood park.
  4. Small but nice overall.
  5. Not familiar with this park but it may be important to the close neighborhood.

Cristelle Wells Park – (19th & Poplar)

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Nice basketball court (x 4); Could use lights.
  2. Updated equipment (x 2); Play equipment; Good play equipment (x 2).
  3. Park for this area of town; It is the only park within several blocks for people south of Main Street.
  4. Not familiar with this park
  5. Looks well kept

- What are the 3-4 most negative aspects or features of this park?
  1. Rundown-not taken care of
  2. No Seating
  3. Old wooden posts used to stop traffic
  4. Turf is easily accessible by automobiles which results in vandalism.
  5. Too small for any open field play; No open field.
  6. Poplar is not paved.
  7. Small

- What should be added to this park?
  1. Lighting; Lights on basketball court.
  2. Benches
  3. Picnic table

- What should be removed from this park?
  1. Trash
  2. Railroad tie border should be replaced with some type of curb.

- Other comments
  1. Maintained well, used more by local neighbors than community
  2. What percentage of community use this park?
  3. This park receives the hardest use. Broken bottles on the basketball court are common.
  4. Big surprise – not what I expected!
  5. Nice small park
  6. Never heard of this park before this survey.
  7. Not familiar with this park but it may be important to the neighborhood kids.

South 10th Street Park (10th & Edison)

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Large area; Has some open space; Open field.
  2. New trees; Has some trees recently planted
  3. Nice entry to community; Most visitable (visible?) to outsiders
  4. Basketball court (x 4)
  5. Location
  6. Gives kids in that area a place to play.
  7. Clean
  8. Playground

- What are the 3-4 most negative aspects or features of this park?
  1. Little play equipment for youngsters; lack of recreational equipment; Limited playground equipment.
  2. Traffic on 10th Street is pretty fast and heavy; On a busy street; Too close to busy street; Too close to a main traffic road (x 2)
  3. Little seating-benches
  4. Not enough features
  5. Deteriorating basketball court
  6. I never see anyone using this park
  7. Location
  8. It is in the flood plain.
  9. It's not a park.
  10. Gets torn up a lot
  11. Needs some improvements

- What should be added to this park?
  1. Playground equipment (x 6), swings, etc.
  2. Fence along 10th Street (x 2)
  3. Perhaps picnic tables
  4. More things to do.

- What should be removed from this park?
  1. I believe that there is still a curb in the middle of the park where play equipment was to go. We may have finally removed this.

- Other comments
  1. This park with the "Welcome to Independence" sign is a nice welcome to visitors coming into the city on 10th Street. The picnic tables are used by people who visit the park to sit and read.
  2. Needs more landscaping care.
  3. Slower speed limit on 10th St. by park
  4. Offers access to basketball court for kids who may not have one at home and encourages exercise.

Gazebo Park (6th & Myrtle)

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Gazebo is nice (x 2); Looks nice; Attractive; Beautifies downtown area.
  2. Adds greenery and place to sit in business district
  3. Parking; Parking for events uptown.
  4. Planters give color to the downtown.
  5. I think the park gives a good impression to visitors coming to town. 6th Street was once Highway 96.
  6. Area that is clean to sit; Nice place to relax.

- What are the 3-4 most negative aspects or features of this park?
  1. 6th Street traffic is heavy and noisy; The traffic (x 2)
  2. Location-could be more "in town"
  3. Not much to it; Wasted space.
  4. Could be used for something other than parking, like grass.
  5. More of a parking lot than park
  6. Hedge needs to be removed or replaced.
  7. Not enough parking; limited parking.
  8. Not utilized very much

- What should be added to this park?
  1. More places to sit than just gazebo
  2. Perhaps need more benches
  3. Some type of screen to screen off the backs of the Main Street businesses and VFW.
  4. Parking
  5. Water fountain

- What should be removed from this park?
  1. Parking spaces
  2. Business vehicles parking here
  3. Hedge

- Other comments
  1. This is a nice feature for downtown
  2. We receive complaints of birds in the trees. A row of pear trees was recently removed and replaced with flag poles (a VFW project) which improves the situation. The pear trees were pretty, but they were large enough to be close to the VFW. A couple had received ice damage which opened the door for removal.
  3. Could be better used for parking.

Birdie Drive Park

- How would you rate the importance/impact of this park to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this park?
  1. Would add play area to this part of town
  2. Location
  3. It appears to be a pretty good size lot.

4. A park somewhere in the area is probably appropriate.
5. Couldn't find

- What are the 3-4 most negative aspects or features of this park?
  1. Might spread out staff and become neglected like other parks
  2. Undeveloped
  3. Unmaintained
  4. Most people do not know it exists. It is just a lot.
  5. Rainbow Drive has not been built so access is limited to Birdie Drive.
- What should be added to this park?
  1. Play equipment (x 3)
  2. Plants
  3. Trees (x 2)
- What should be removed from this park?
  1. Little concrete
  2. There is not much there to remove.
- Other comments
  1. Could potentially benefit neighbors
  2. Is it ever used? By whom?
  3. I am not sure how this park came to be. It was included as part of a platting process for either the Horizon or Huntington Addition. The Street Department mows the lot.
  4. Never heard of this park before this survey.
  5. Not familiar with this particular park, may be important to neighborhood but doubt that it is used much.

Ash Youth Center

- How would you rate the importance/impact of this facility to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this facility
  1. Swimming pool (x 8); Indoor pool is used by seniors for water aerobics; Heated.
  2. Gym (x 3); Gym !!! We need another; Basketball courts (x 3); Gymnasium for community use and additional practice area for school (I think).
  3. Place for kids to go that is positive; Provides a place for youth to go (x 3); Good place for kids to hang out; Youth activities; Good clean place for kids; Safe environment; Safe place for kids.
  4. Games (x 3)
  5. Lots of stuff to do; Activities.
  6. Indoor location when the weather is bad; Indoor recreation.
  7. Offices for Recreation Commission.
  8. It is close to the high school and Eisenhower Elementary school for after school use.
  9. Attracts people to area.
  10. Sports events held there.
  11. Adequate supervision; Kid's safety
  12. Good hours of operation.
  13. Cheap memberships.
  14. Friendliness
  15. Private meeting rooms
  16. Programs

- What are the 3-4 most negative aspects or features of this facility?
  1. No Fitness Center; No weight room (x 2)
  2. Lack of usage; Underused.
  3. Too small of basketball area; More basketball goals.
  4. The fee they have to pay to go
  5. Few scheduled activities (b-ball clinics, lock-ins, ?)
  6. It seems game tables and youth equipment is sparse for a youth center.
  7. The indoor pool has been a maintenance problem and great expense.
  8. Eisenhower Elementary students are kindergarten, first grade, and second grade--not big users of a youth center.
  9. It is a nice facility for the people in the north end of town. These people have incomes that allow the youth more mobility and greater alternatives to after school activities than the people in the south part of town.
  10. Upkeep; Cleanliness.
  11. Seating in gymnasium.
  12. Availability of gym.
  13. Exterior groundskeeping.
  14. More games
  15. Kids tend to outgrow it quickly.
  16. Need more team related activities.
  17. High school does not have adequate gym space and use Ash Centers' too often.

- What should be added to this facility?
  1. Fitness Center (x 3); Weight room (x3).
  2. Outdoor areas with b-ball goals and concrete to play games on
  3. Signs indicating swimming inside.
  4. More table-type games (shuffleboard, darts)

- What should be removed from this facility?
  1. I would remove the indoor pool and save a great deal of money.
  2. Pay to play video games.
  3. Pool

- Other comments
  1. Mr. and Mrs. Glen Ash left a bequest of $950,000 for a facility for the youth of Independence. A committee comprised of Don Yerkes, Jim Kelly, and Karl Feldman (deceased) were appointed by the Ashes to determine the facility. The Ashes requested that the entire amount be used for the facility (I had hoped that some could be set aside in an endowment to help pay for maintenance and operational cost). Proposals were solicited from the community and the Ash Youth Center was the result. A youth center called "The Right Place" was located on Main Street at 6th Street where the Dollar General is now. This center closed when the Ash Center opened. The board of "The Right Place" (Independence Community Youth Center Association) became a support group for the Ash Center. Their funds paid for scholarships for memberships for youth in the community. They also sponsored some activities such as middle school dances (I think) and Super Bowl parties. I am not sure what function the group serves today. 40% of the cost of

operating the Ash Center is born by the school district. 40% is born by the City (liquor tax proceeds) and 20% is contributed by the Recreation Commission. The Recreation Commission is responsible for the operation and maintenance of the facility.

2. Attractive facility.
3. Need something new to bring in more customers.
4. Great facility for youth and all ages – variety of activities.

Soccer Complex

- How would you rate the importance/impact of this facility to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this facility
  1. Multiple fields; Large, open area for game fields.
  2. Plenty of room to grow (x 2); Size (x 2).
  3. Provides area for recreation; Place to hold soccer practice and games.
  4. Many children and adults play soccer
  5. Excellent location for soccer fields; Location
  6. It is large enough to contain fields, parking, and accessories.
  7. Nice area.
  8. Good place for soccer; Kids can play soccer.

- What are the 3-4 most negative aspects or features of this facility?
  1. Inadequate parking; Poor parking areas; Parking (x 3); I do not think that there is any paved parking; Rough entrance and parking area.
  2. No bathrooms (x 3); No real bathrooms; There is no permanent restroom facility (Port-a-potties are used I believe).
  3. Location (x 3); It is located outside of town along busy streets with no sidewalk access anywhere close.
  4. Not really a facility
  5. Needs a bigger building for nice snack bar, restrooms, etc.
  6. The condition of the fields; Lack of grass, Better grass; Playing fields.
  7. There is little or no shade for spectators.
  8. No snack bar; Concession.
  9. Entry/exit can be confusing.
  10. Fence along the road.

- What should be added to this facility?
  1. Restrooms (x 6)
  2. The fields need attention; Better playing grass.
  3. SAA, trees, or shrubs to somewhat cover that electric stuff
  4. Permanent storage
  5. Signs
  6. Parking; Cemented or asphalt parking
  7. Shade
  8. Snack bar; Permanent concession.
  9. Bleachers
  10. Fenced off

- What should be removed from this facility?
  1. Rock parking lot (x 2)
  2. Large, metal storage bin.

- Other comments
  1. Seems it is used a lot.
  2. Soccer is popular and the soccer teams do well. A soccer field is badly needed.
  3. Ground work has always been a concern.
  4. The large field is overused.
  5. Very important to youth and high school soccer programs – promotes physical fitness.

Park Blvd. Sports Complex

- How would you rate the importance/impact of this facility to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this facility
  1. Location (x 3); It is centrally located and accessible to almost everyone. Centralized recreation facility.
  2. Many children and adults play baseball and softball; Involves lots of kids in activities; Kid's games, family fun; Family atmosphere
  3. Condition of ball fields (x 3); The fields are kept in good condition (I think); Well-kept.
  4. Multiple fields close together
  5. Frequently used; It is a busy place during the summer; Holds lots of softball and baseball activities.
  6. New concession/restroom facility being built.
  7. Grass infields

- What are the 3-4 most negative aspects or features of this facility?
  1. Need better parking; Parking (x 5); Not enough parking.
  2. Restrooms (x 3), concession.
  3. In a flood plain (x 2)
  4. Not enough fields (x 2)
  5. Pedestrians cross a busy street to get from ball field to ball field; Busy street.
  6. All dirt infield – big rocks in dirt
  7. Poor irrigation
  8. Outdated basketball court
  9. Seating lacks.

- What should be added to this facility?
  1. Better parking, new parking lot (x2); Additional Parking (x 4)
  2. More complexes; Another small field; Another small ball field for ages 4-8.
  3. New restrooms (x 2)
  4. Updated facilities
  5. Resurface basketball court
  6. More signs

- What should be removed from this facility?
  1. Vacate the thru-street.
  2. Train track above Jaycee.
  3. Old bathrooms.

- Other comments
  1. Add a safe place for kids to play.
  2. Update scoreboards
  3. P.A. systems; Improve P.A. System on all fields.
  4. This facility is starting to be out-grown. Need another kids ball field to accommodate the youth of Independence.
  5. Very nice and important to the youth and the entire community.

ARCO Complex/Emerson Field

- How would you rate the importance/impact of this facility to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this facility
  1. It is well-maintained (x 2); Nice fields (x 2); Field looks good.
  2. One entrance (x2)
  3. Nice place for players to play
  4. Updated facilities
  5. Frequently utilized; Very visible and constantly in use
  6. Serves as the baseball field for Independence Community College.
  7. Involves older kids and sports, keeps them out of trouble.
  8. Continually being upgraded.
  9. Large dugouts
  10. New added parking spaces

- What are the 3-4 most negative aspects or features of this facility?
  1. When it rains that field is under water; It is in the flood plain.
  2. Water standing on infields.
  3. Poor parking areas; Parking (x 2).
  4. Location (x 2); It is outside the city along a busy street.
  5. Snack bar, concessions (x 2)
  6. Restrooms (x 2)
  7. Sound system.
  8. Hazardous exit.
  9. Lack of security
  10. No practice or warm-up areas.

- What should be added to this facility?
  1. Just one drive through to ball fields
  2. More complexes for games.
  3. Updated scoreboard on softball field.
  4. Fence for security
  5. Practice field
  6. New restrooms and concessions

- What should be removed from this facility?
  1. College

- Other comments
  1. I would rather see funds used to improve Riverside Park than improve this facility
  2. More parking
  3. Volunteer needs to be updated as Emerson has.

Riverside Beach Family Aquatic Center

- How would you rate the importance/impact of this facility to the community?
  See Attached Rating Summary
- What are the 3-4 most positive aspects or features of this facility
  1. Attracts many visitors to Independence; It draws visitors to Riverside Park (and Independence) and works well with Riverside Park activities; Attracts people to this area; Brings people to Independence.
  2. Variety of attractions (x 2)
  3. Size (x 2)
  4. Updated recently; New facility
  5. Inexpensive; Cost
  6. Place for kids to go and enjoy summer
  7. Cleanliness; Well-maintained.
  8. Visibility
  9. Fits all ages
  10. Bowl slide
  11. Lazy river
  12. Zero entry pool and lazy river make it a family facility.
  13. Swimming events
  14. Awesome water park for all ages; Great pool.

- What are the 3-4 most negative aspects or features of this facility?
  1. Parking; Lack of parking; Limited parking.
  2. Only six lanes in lap pool; Need more lap pool space
  3. No room for growth; Limited space
  4. Price to enter – No summer passes that can be purchased
  5. Overcrowded during summer months
  6. It has been difficult to staff (and therefore, difficult to keep open on Labor Day); Finding enough good help.
  7. It has to double as a competition pool requiring the center to be closed to the general public at certain times.
  8. Not being open when advertised.

- What should be added to this facility?
  1. Wave pool (x 2)
  2. Space
  3. Another slide
  4. Add more parking
  5. More activities for older kids (slides)

- What should be removed from this facility?

- Other comments
  1. Frequently used in the summer
  2. It's an A-1 facility
  3. The park department mows around the outside of the Aquatic Center and the Recreation Commission mows inside the fence. The Park Board voted to contribute $15,000 of its special project funds for purchase of the 3 meter diving board. The board also selected the parking area west of the tennis courts as a project. This lot benefit's the 4H Building activities, tennis courts, and Aquatic Center.
  4. Great addition to the community.
  5. Great facility! Very important to the families of Independence!

Additional Questions: (please write on other side of sheet, if needed)

- Should the city park system include more nature areas, greenways, and trails?
  1. Yes, they are easy to maintain and used often.
  2. Better access to our natural areas.
  3. Are there grants for this?
  4. Yes
  5. The 1975 Bicentenniel Park & Recreation Plan called for an extensive system of bicycle trails along the Verdigris River and through town. This was not well received, but I always liked the idea of hiking or biking trails along the river. The banks of the river have some nice fossils and limestone. The river banks are wooded and pretty. Regular sightings of wildlife occur. I like green space and nature areas, but I do not have any specific recommendations. Montgomery County State Lake, located five miles south of Independence, is about 105 acres and is a pretty fishing and canoeing lake. Elk City Reservoir and Big Hill Lake provide many hiking and nature opportunities.
  6. Trails
  7. No
  8. Walking and bike path.
  9. Yes, I believe they should especially running/walking trails.
  10. Yes, new walking trail – but not too secluded!

- Are there any special concerns/needs regarding parks or recreation facility access that should be addressed? (These could be pedestrian or vehicular access concerns, involving sidewalks, trails, parking needs, or unsafe entry and exit points, etc.)
  1. Making sure the road in and out of the Central Park gets paved along the railroad tracks.
  2. Access to Central Park.
  3. Maybe speed bumps on the oval (in Riverside Park).
  4. Soccer fields.
  5. My main concern is access to the soccer field. Wells Drive in Riverside Park is a popular area for walking and jogging. Separation of pedestrian and vehicular traffic is desirable.
  6. Parking at football games and swimming pools for safety reasons.

7. Yes, parking at all ball fields is inadequate and is unsafe at the Sports Complex. The entry/exit at the ARCO Complex is unsafe.
8. Parking (lack of) and unsafe parking on Park St. Sports Complex
9. At the Park Blvd. Complex more and safer parking is needed.
10. Parking is always an issue in the City Park and pool area in the summer. A new lot would be nice.

- Are there any other safety concerns that you are aware of at any of the parks or rec. facilities? (Physical dangers, visibility and surveillance problems, lighting, etc.)
    1. More lighting at the Poplar Park may make it more accessible and safer (as well as at Wald St. site).
    2. Lighting at Riverside Park around buildings and problem areas could be updated.
    3. Central Park.
    4. Riverside Park has numerous areas that are secluded and not readily visible. The 1050 locomotive is dangerous to climb on. The fire truck is popular, but was not designed to be play equipment. Slides are tall (12-14 ft) and have open railings along the platform. The animal swings are no longer recommended because small children wall behind the swings and get hit.
    5. Concerns in the park area or oval at the park, one way.
    6. Through-traffic on Park Street by ball fields.
    7. Children at Emerson and foul ball problems.
    8. There was damage to equipment at some parks.
    9. Some slides in the park make me nervous with my kids.
    10. Lack of security at ARCO Complex.
    11. "Grandstand" at football stadium – restroom area.
    12. More lighting needed out on the ARCO Complex.
    13. Better police surveillance at all areas vary important – especially skate park.

- What other park facilities/activities would you like to see in the city (not noted above)?
    1. Frisbee Golf Course
    2. Sand Volleyball
    3. Frisbee Golf
    4. Easier access to Verdigris River
    5. Development of Central and Birdie Drive parks.
    6. I would like to see something else for middle school and high school age youth, particularly during winter. This could be batting cages, pool tables, chess tournaments, or indoor miniature golf. I would like to utilize the Verdigris River more, perhaps canoe rentals. The north end of Riverside Park would make a good location for a scout camp type facility. A fishing pond for people under age 18 would be nice.
    7. More ball fields.
    8. Batting cages.
    9. 13th and Sycamore would make a nice park
    10. Fishing pond in town.
    11. Dog park
    12. Running trails and more ball fields.
    13. New gym with lots of seating!

- What other recreations programs would you like to see in the city?
    1. Junior Golf program (I'm not sure if there is one anymore).
    2. Roller skating/roller hockey

- Other thoughts, concerns, inspirations?
    1. Riverside Park, Zoo, and Aquatic Center are great for Independence!
    2. Neighborhood parks are important to neighborhoods and the community.
    3. I have a concern that Independence has declined in population from about 12,000 in the 1960s to less than 10,000 today. This area is not an affluent area either. It is a challenge to develop or even maintain a park system built when Independence was "the buckle on the oil belt" and had more millionaires per capita than anywhere in the nation. My objective is to improve the facilities that exist. Each recommendation should weigh cost versus benefits. Benefits could be in financial support or usage per dollar invested. The tourism impact should be considered. Support groups such as the Lions Club or Friends of Riverside Park and Zoo are extremely important. Policies may need to be reviewed in regard to allowing or not allowing advertising or commercial activities in the parks.
    4. In my early years, the recreation program was a sports program. Over the years additional programs were added. Many of these were still sports, only adding younger participants and female participants. Today, there is more of an overlap with other activities in the community. Recreation includes the Ash Youth Center, Easter Egg Hunts, and Super Bowl parties. The library offers reading programs, computers, Ghost Stories in the Park, and humanities programs. The Independence Historical Museum and Science & Tech Center also offer humanities programs. USD 446 offers after school programs. Churches, boy scouts, girl scouts, 4H clubs, FORPAZ, civic groups, the Main Street program, Neewollah, and Little House on the Prairie offer activities during the year. Groups are pretty good about coordinating activities and it is important for each organization to work with the other groups to provide recreational opportunities. Independence Community College just started a "55 and better" program that involves some travel, but also bingo, speakers, and discounted lunches.
    5. Two or three neighborhood parks were very nice.
    6. The addition of more neighborhood parks with similar equipment.
    7. The south side of town is overlooked for recreational facilities.
    8. This community seems to lack in gym space. No high school gym.
    9. Upgraded and better facilities overall could help the community to grow.
    10. New football stadium.
    11. With the lack of facilities the City, college, schools, and recreation department seem to get by o.k. and they all seem to get along very well. But, more facilities would be a BIG BONUS. Especially gyms!
    12. Our city as a whole needs another gym and another ball field and a more cost efficient fitness center.

Independence Park and Recreation Master Plan

Committee members ratings for the following question:

How would you rate the importance/impact of this park to the community?
If rated at 9 or 10, should the city consider abandoning this park? Y or N

Compiled March 5, 2007

	Response #															
PARK OR FACILITY	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11****	**12**	**13**	**14**	**Range**	**AVG**
Riverside Park	1	1	1	1	1	1	1	3	1	1	2	1	2	1	1 to 3	**1.29**
Ralph Mitchell Zoo	1	1	1.5	2	1	1	1	1	1	1	NR	1	4	1	1 to 4	**1.35**
Central Park	4	1	NR	2	5	6	NR	1	2	1	NR	10	6	2	1 to 10	**3.64**
Coffeyville & Wald Park	3	4	NR	NR	3	3	NR	NR	5	1	NR	10	9	7	1 to 10	**5.00**
Abandon this park?													YES			
Cristelle Wells Park (19th & Poplar)	4	4	NR	8	3	3	NR	NR	5	1	NR	10	9	7	1 to 10	**5.40**
Abandon this park?													YES			
South 10th St. Park	NR	4	NR	8	3	8	NR	5	8	1	NR	NR	5	4	1 to 8	**5.11**
Gazebo Park (6th & Myrtle)	7	5	NR	4	3	3	NR	5	9	1	NR	10	5	2	1 to 10	**4.91**
Abandon this park?									YES							
Birdie Drive Park	3	7	NR	10	7	10	NR	NR	NR	NR	NR	10	9	7	3 to 10	**7.88**
Abandon this park?				YES		YES							YES			
Ash Youth Center	1	1	1	1	4	1	NR	1	1	1	3	1	2	1	1 to 4	**1.46**
Soccer Complex	1	3	1	4	2	1	NR	1	1	1	3	1	2	1	1 to 4	**1.69**
Park Blvd. Sports Complex	1	1	1	2	1	1	NR	2	1	1	2	1	1	1	1 to 2	**1.23**
ARCO Complex/Emerson Field	1	1	1	2	3	1	NR	2	1	1	1	1	2	1	1 to 3	**1.38**
Riverside Beach Family Aquatic Ce	1	4	1	1	1	1	NR	1	1	1	1	1	3	1	1 to 4	**1.38**

** Ratings were reversed on this form. Assumes that ratings were unintentionally reversed by respondent.

Independence Park and Recreation Master Plan
Design Team Parks and Recreation Facilities Analysis
3/5/07

Riverside Park Playground

Strengths

1. Lots of variety and play equipment.
2. Lots of space for active children with reasonable separation from traffic areas (except on west side).
3. Good amount of shade for most areas.
4. Lots of history and memories for the community.
5. Great central location in the park with very good visibility and surveillance.
6. Carousel is a gem for the children.

Issues

1. No ADA access to any play equipment, benches, etc. This should be a high priority.
2. Out-dated equipment still in use. Initiate replacement program. Highest priorities to address are the large slide structure, fire truck, and high slide with fire pole.
3. Remove the large slide structures due to non-compliance with safety standards.
4. Fire truck is not designed for climbing by children. Needs to be taken out. If City elects to keep it, at a minimum must install fall surfacing around the fire truck.
5. Need to assess lighting levels for security.
6. Will need to replace south dinosaur sign pretty soon.
7. Try to achieve some uniformity in benches (5 styles visible in this area).
8. Only a few play pieces have wood fiber below them. (Most are sand). Sand is not an ADA accessible surface material. Wood fiber preferred for access, safety, and cost.
9. Need shade trees by the newest composite climber.
10. All play borders are in rough shape - all are wood timbers except tot swings- some spikes sticking up, curved timbers, bad fit.
11. Large swings (2 sets with 6 each) take out one swing and re-space for proper separation.
12. Large swings- add length to fall zone – cross bar ht. is 8', so need 16' each side.
13. Large swings- take border 2 ft. beyond ends of supports. Will make mowing easier.
14. Fence around dinosaur is unsafe and not attractive (and loose on North side). Replace.
15. Sidewalk around dinosaur needs to be replaced (and connection to shelter area).
16. Add new tree in west planter (south of dinosaur).
17. What is dog off-leash policy?
18. Need shade over swinging bench in middle of yard
19. Put sign up explaining risks of climbing on truck, etc.
20. Need to replace see-saws – existing ones have pinch points and are too close together.
21. Take out tower slide with fire pole on west side. Dangerous heights with open railing.
22. Replace wood climber by restrooms with new composite play structure.
23. Take out merry-go-rounds (2 locations).
24. Take fire pole off of Jungle gym - not enough space (there is already a fire pole on newest climber) and it has exposed concrete at bottom.
25. No surfacing under small slide by tot swings (take this slide out and replace with new small slide and new comp. structure

Ideas

1. Add pipe play feature near Sinclair/ARCO pipeline piece, could be a balance beam sort of play feature (or maybe water play with pipes).
2. Consider adding formal sandbox (after all play areas have wood fiber).
3. Combine play areas to reduce border lengths and surfacing materials. Combine by age group as much as possible.
4. Initiate total replacement of edging/borders (probably plastic, but consider concrete, too).
5. Replace fence around dinosaur (with black wrought iron or black galvanized steel).
6. Add groundcover (probably English ivy) under dinosaur. This will reduce maintenance and add a "naturalized" feel to the setting.
7. Fire truck – If decision is made to keep it, then consider putting railings on top with walk to new slide at the end of the long ladder!
8. Big slides structure - If decision is made to keep it, move four high slides to a hillside location, or build hill under it. At the least, add a mesh arch over the top with entry hoods over the top 3-4' of the slides.
9. Build nice seating area for adults.
10. Add other new features to offset what is being taken out.
11. Put up plan showing new equipment to buy goodwill before taking old stuff out.

Stich Shelter House

1. Would it help to put ground cover beds around bldg to reduce mowing?
2. Need to add ADA ramp on North side (closest to ADA parking)- however, sidewalk on North is too steep, so add new angled sidewalk up side slope.
3. Replace 4 missing urns under open shelter areas or cap top of pedestals to finish look.
4. Plant large planters at ends and all urns with vines (what is in there now?)
5. Repair all sidewalks, esp. at front. Pour back to original ht. to reduce high step to front "porch" and to improve drainage, which is causing settling now.
6. Sand off graffiti on top of sand stone seat walls (in open shelter areas).
7. Add shade trees in lower leveled patio?
8. Need more ADA stalls at NE corner (SE corner of playground).
9. Need ADA sign posts, also, to go with painted markings.

Logan Fountain

1. Paint basin black (with Tnemec). Improves reflections of sky, brightens water.
2. Paint walls of fountain black between concrete columns to show off water action
3. Would shade trees increase use? Perhaps at least add small trees between raised beds with bench in front of it. (4 locations)
4. Four benches is enough. Take four out. Use same bench (with backs) for all locations.
5. At least in this area, use nicer trash receptacles in lieu of barrels.

Front Entry at Park Blvd. / Circle Drive

1. Replace sidewalk (near each lion monument) to get rid of single step. Awkward location for a step.
2. Replace planter edge with stone border
3. Replace perimeter sidewalk with min. 6 ft. wide walk
4. Plant trees to fill gaps in tree line around the inside perimeter of drive.

Kiwanis Shelters Area

1. Only 3 of 6 are ADA accessible- needs to be all 6 shelters
2. 2 concrete pads with tables should be ADA accessible, also
3. Connect an ADA route to the footbridge between carousel and zoo.
4. Remove fitness/par course stations.
5. Need some benches at picnic table on east side of shelter, otherwise its useless and should be removed.
6. Consider adding more grills at shelters.
7. Consider adding walking path along back edge of picnic area, look out over zoo. Open views to zoo in a few spots, could see animals from shelters.

Band Shell

1. Need ADA access to middle of seating area.
2. Bad site lines from concrete terrace seating (behind bench seating); Need to be raised about 12 inches. Pour new slabs over old ones, with slope at ends. Do people bring lawn chairs?
3. Repair access drive to back of band shell on east side. Geo-grid has failed.

Rock Kitchen (east of Band Shell)

1. Need to improve ADA access (no walk to door)
2. Cannot turn a vehicle around in the ADA parking stall. Look for ways to solve this problem.
3. Has electricity – do we need to improve security lighting?
4. Beautiful stone work on retaining walls and building.
5. Open view to Verdigris River Valley to East (also to river itself) (can see now through trees)
6. Create an overlook (small raised platform with railing may help)
7. Need to repair concrete bench on large picnic table.
8. Replace grill.

Concession House

1. Very nice building and setting.
2. Has electric and water.

Shelter South of Concession House

1. Concrete pad is in bad shape, probably due to …
2. Drainage problem – replace pad and extend beyond drip line.
3. May need to build small retaining walls between shelter and sidewalk to allow for improved grading/drainage situation.

New Shelter on east side of oval drive

1. Will need ADA access walk from parking.
2. Need to extend pad beyond drip line – currently it stops at columns.

Horse Shoe Courts and Shelter (to the south)

1. Do something inside horse shoe court to eliminate mowing.
2. Same drip line issue

3. Improve drainage from high side- cut swale
4. Add seat wall/ret. Wall on high side
5. Replace grill

Oval drive/open play fields

1. Add trees on inside of oval drive (especially at the south end, but possibly all the way around) to better frame the open space.
2. Add new decorative lighting @ inside perimeter of oval drive.
3. Paint the backstops black (at the north and south ends of oval).
4. Consider adding speed bumps in oval drive.
5. Consider uses for open space between oval drive and water plant.

"Summer Showers" Sculpture Garden

1. Extend path to garden from parking/RR crossing by fire truck, also to tennis/pool area.
2. Garden Club will be donating new/larger gazebo (per conversation with Ned). Consider moving ex. small gazebo to near the Garden House (by locomotive) – perhaps in shade garden area.
3. Sculptures spray water with timer control and only in short periods during the summer.

Mini Railroad Area South RR area / Jet plane

1. Build walking path inside RR tracks. Quieter area than oval drive with all it's traffic.
2. Issues: Need more visual interest. Add landscape/theme to improve feel of train area. Perhaps nice sculpture similar to "Summer Showers" pieces?
3. Ideas - Add water feature near small tressel bridge (area is low and could have a retention area/pond)
4. Improve base of jet plane area with landscaping. Only if it is minimal maintenance.
5. Paint jet plane.
6. Would be nice to bury electric lines in this area and also overhead lines to the light poles along all drives

Mini Golf

1. Very nice facility and appears to be in very good shape
2. Repair seat wall at golf entry

Train Ticket Booth / Shelter

1. Replace concrete pad.
2. Demo little fenced area and booth to south of ticket shelter.
3. Only need one pop machine – reduce clutter.
4. Could use seating area on south side for parents/grandparents to watch train (or some other use - perhaps small enclosure for vending to get machines out of ticket shelter).
5. Put ticket booth in middle of shelter- more formal arrangement.
6. Take out large shrubs, improve visibility/security.
7. Need bypass walk from tennis area around south end of booth to playground.

Riverside Beach Family Aquatic Center

1. Add sidewalk along Oak St. in front of pool-will tie to ex. sidewalk west of 5th (by cemetery) and with the proposed sidewalk along the park mini-railroad.
2. Add evergreens behind both Lion monuments.
3. Screen back side of pump house.
4. Need to stripe crosswalk from parking (west of tennis) to entry.
5. If parking is a problem add formal parking along cemetery wall – will get 25-30 % more stalls than with gravel lot.
6. Add traffic bollards along back side of pump house to keep cars off grass
7. Landscape small triangular island by northwest corner drop-off.
8. May be nice to have some trees along South side of pool parking

Tennis Area

1. There is room for double-loaded parking on west side of tennis, if needed.
2. Replace missing ADA sign at west lot.
3. Could plant trees along west tennis parking
4. Plant evergreen tree windscreen along north and west sides of courts.
5. Create 3-4 ADA spots in lower level of grandstand.
6. Get rid of grass between grandstands and tennis house to reduce mowing, consider a few up right trees in this space.
7. Get rid of - or at least pave - gravel parking along east side road (near RR station)

4-H / Stadium

1. Plant evergreens to soften south stadium wall. Plant one upright juniper per wall section on football stadium
2. Repair old stadium seating/ticket booth – or remove?
3. Stripe and sign the three ADA stalls on west side of ticket/stadium seating
4. Repair pavers around six trees by ticket booth - very unsafe.
5. Replace six pear trees at ticket booth- limbs too low!
6. Replace wood bollards at north end of 4-H open area- need something nice such as stone columns or just a curb.

Garden House/Locomotive Area

1. Fix up shade garden space (east of garden house)
2. Need fall surfacing around train, at least. Recommendation is to prohibit access. Maybe surround with a with small fence- try not to block view for photos. Build a "haha" (shallow swale) to set the fence in?
3. Could consider building controlled access to engineers cabin, something similar to boardwalk that comes off of hill behind garden house to achieve ADA access
4. Need ADA access to shade garden
5. Need to stop erosion under boardwalk
6. Stain boardwalk?
7. Bury power lines that go over train
8. Put wire mesh in engineer cabin windows so kids can't fall out
9. Close dangerous foot gaps in cabin etc.
10. Strengths: Loco is great, boardwalk is nice, shade garden has potential, nice space
11. Ideas: New walk along old RR bed to river

12. Realign road south of garden house to soften curve
13. Clean out undergrowth and vines so can see foot bridge from boardwalk in summer
14. Clean up shrub/vines, etc. at north end of train

Lion's Den snack shack

1. Does high fence/gate on road have to be there? Is it ever closed?
2. Add more paving by concessions windows. Take out gravel/asphalt on east side of Lion's Den.
3. Move parking to south- near football stadium east wall, etc. (at least get rid of parking closest to Lion's Den)
4. Seating area on west side needs more shade.
5. Seating area on west side needs more separation from road, use some evergreen hedges.
6. Need to improve wayfinding for pedestrian entry coming from locomotive area
7. Other thought re: zoo...Move signage on Oak St. to get them to turn earlier- west side of pool?

Ralph Mitchell Zoo Entry

1. Enhance entry gate:
    a. No parking in front of gate.
    b. Add planting islands and walks @ entries to bring attention to them.
    c. Add columns and arches at fence line.
2. Newer fence for front of zoo – black wrought iron or black mesh with vines, etc.
3. Could move Monkey Island entry to east (to grassy area)
4. Need to improve sense of entry at west vehicular gate to parking lot (almost looks like a service entry, same for east entry)
5. Same for both pedestrian entries near Kiddy Land Playground, take fence back to behind zoo sign.
6. Take out (fill-in w/ concrete) the three small planting beds in the sidewalk west of zoo.

Kiddy Land in Ralph Mitchell Zoo

1. Combine pieces into groups with proper surfacing.
2. Get rid of pipe climbers that are not special pieces keep unusual pieces / animals only
3. Improve accessibility.
4. Remove one of four bucket swings by fort, re-space.
5. Climber on concrete - Not good.

InterUrban Rail Line - Abandoned Rail Bed and Bridge Abutments (located between Band Shell and Zoo)

1. Beautiful Walk! Great view of animals on hillside and in valley.
2. A path here would tie everything together. Will need to move fence to make room for a new walk.
3. West abutment is badly broken- must be replaced- other supports appear to be in very good shape.
4. Idea: Build elevated walk (overlook) on top of abutments to create river view and enhance connection to Verdigris River!

5. If not on top, then at least build a walk about 10' – 12' from top, bring boardwalk through double footings, and wrap around large support at rivers edge.
6. If these two ideas don't work, use east supports as bookends on LARGE shelter with roof

Ideas

7. Use old bridge abutments for new elevated overlook. The overlook would extend to near the edge of the river and connect to a new path that follows the old rail bed running between the Band Shell and the Zoo.

Verdigris River Area (including open areas near water plant intake)

1. Beautiful area with lots of character, topography, and trees.
2. Picnic Tables at water plant area are in bad shape (esp. at northeast end within loop drive. Take them out.
3. Need to decide if any tables are needed or wanted in this area.

North End of Riverside Park

1. Consider using this area for dedicated T-ball/Blast ball fields. This will allow more space to be freed up in Park Blvd. Complex for parking for the three larger fields.

Central Park

Issues

1. Skate Park –
    a. Very Nice facility with room for growth.
    b. Very Noisy. Need to acquire sound dampers to put around bases of ramps.
    c. Could use some seating for spectators and rest for skaters.
2. Need to get more uses in this park to increase use and casual surveillance. The skate park users also want to be seen.

Ideas

1. Grade 2-3 T-ball fields in the eastern portion of park to supplement needs at the Park Blvd. sports complex. (Revise Master Plan to accommodate).

Coffeyville & Wald Park

Issues

1. Anchor bolts sticking up out of timber edging (numerous locations). Replace border.
2. Exposed concrete anchors/footings for swings, arch climber, and spring rockers.
3. 10'-3" for two swings – is this enough space? For two belt swings and two buckets?
4. 9'-6" for ADA swing?
5. No accessible routes to any park features.
6. need to replace sand with wood fiber surfacing.
7. Approximately 12' for swing fall zone on west side; Plenty on east side. There is at east least 36' east-west for both double bays. Need to re-center swings in the available space to achieve proper fall zone (16' each way).
8. 4.5'-5' fall zone on west side of arch climber. Shift 2' east.
9. Old slide has entanglement hazards at top and other places.
10. Wood on bench is nearing end of life. Replace soon.

11. Merry-go-round should be removed. Dangerous due to risk of severe injury.
12. Top of 360-degree circular slide is broken.
13. All slide plastics are heavily faded.
14. Concrete blocks holding up slide are loose and do not secure the end of the slide.
15. Small slide is completely broken in middle of slide, and at end, too.
16. Cut drainage swale on NW corner of B-ball court.
17. Big limb dangling in sycamore at SW corner of the park. Remove.
18. Need more shade, especially on west edge and around playground.
19. Weld has broken at base of west b-ball goal. Repair.
20. Paint lanes and center court lines on b-ball court.
21. North end of park could use some plantings to soften view of fence.
22. What is future of house to west, across the street? Needs to be dealt with, especially as a neighbor to a child-oriented park. The house is an attractive nuisance to children.

Strengths

1. Nice open space, easy to use due to gentle slopes.
2. Basketball court is in very good shape. Only a couple of minor cracks in NE ¼, but they should be sealed to slow water infiltration and deterioration.
3. Plenty of play equipment for a park of this size.
4. East tree line has been cleaned up and looks nice. Remove stumps.

Ideas

1. Plant shade trees, esp. on west edge and around playground.
2. Add tricycle track around play area. This can serve as new border, also and minimize maintenance issues and trimming efforts.

Cristelle Wells Park (19th and Poplar)

Issues

1. Fall zone on swings are too short (only 15' on north side) swing ht. is 8'. Swings can be shifted south 2' or move edge to the north 2'.
2. West end of swings is also too close to edge. Move edge out 2'.
3. Merry-go-round should be removed. Dangerous due to risk of severe injury.
4. Tunnel is cracked. Has been repaired, but should be considered for full replacement.
5. Faded slides/plastics.
6. Wood posts along Poplar are in generally poor condition. Replace with other form of vehicular barrier (perhaps vertical curb).
7. Need shade trees.
8. Parallel parking along Poplar is just gravel/grass.
9. Anchor spikes in play border are sticking up in numerous places. Need to replace with different type of border, or remove it all together.
10. No ADA access to any park features. Play surfacing is sand and needs to be replaced with wood fiber.
11. Bench is in bad shape. Replace and add others.
12. Trash can is too far out of the way to be used regularly.

Strengths

1. Slides are in better shape than at Coffeyville and Wald.
2. Basketball court is in very good shape.
3. No exposed concrete footings such as at Coffeyville and Wald.

Ideas
1. Plant trees.
2. Formalize parking along Poplar with curb and pavement.

South 10th St. Park (10th and Edison)

Issues
1. Basketball Courts in bad shape – Replace or remove.
2. Missing one b-ball goal.
3. Merry-go-round should be removed. Dangerous due to risk of severe injury.
4. Remove old see-saw support bar.
5. Remove old 40x40 in-ground concrete curb.
6. Need to improve drainage from NW corner of basketball courts. Divert around slab
7. Do we need drinking fountain?
8. Bad edges on b-ball court, fill or grade to get rid of "ankle turners".
9. Looks like there might be some internal drainage problems with the park.
10. In time (5-7 years), will need to improve City entry sign (re-paint).
11. In general, not a lot to do in this park.

Strengths
1. Nice large, open space.
2. Creates a pleasing entry into the city
3. Lots of good trees on the park perimeter.
4. Easy site to work with and add features.

Ideas
1. Add walking trail.
2. Add off-street parking (probably in alley).
3. Plant up west edge more with shrub beds, to enhance city entry and provide a bit more visual separation from 10th Street traffic. Note: still need to have reasonable visual access from 10th Street, just want to soften the view a bit.
4. Add substantial play ground area.

Gazebo Park (6th and Myrtle)

Issues
1. Improve planting beds at corners.
2. Paint shelter/gazebo.

Strengths
1. Nice pedestrian scale space that is visually appealing.
2. Provides good shade for seating.

Ideas
1. Uplights/washlights on side of VFW would help to illuminate flags.
2. Add new planting beds with 3-4' ht shrubs on north side of shelter to reduce pavement and increase sense of enclosure for shelter. This will also soften view of parking when seated in the shelter.

Birdie Drive Park

1. Has potential as a neighborhood park due to it's gentle grade and openness – could easily accommodate open play areas for pick-up games, playground, shelters, and walking path.
2. There are no sidewalks in this neighborhood, so having an off-street path would be desirable.
3. The site has good access with connection to Birdie Drive.

General Overall Comments for Parks

1. Set a goal to achieve a major project in time for the Independence Sesquicentennial in 2020. (Plaque in front of Stich Shelter says that 1870 was city's incorporation date).
2. Replace play borders with flush borders, which will minimize mowing/trimming and reduce tripping hazards.
3. Replace all sand surfacing around play equipment with wood fiber.
4. Add park signage to all parks, with rules boards, too.
5. Play grounds need to have more small plant materials (especially grasses) that children can interact with and play in/around.
6. OR, maybe whole space is treated ornamentally as large garden.
7. Overall Note: Extend pad beyond drip lines on all shelters
8. Look for ways to reduce maintenance (eliminate "fussy" plantings, add plantings in areas to reduce difficult mowing areas, etc.
9. Need more park rules boards like the Lion's Den snack bar at the zoo.

Ash Youth Center

1. Need to find additional uses to attract more youth. Take advantage of outdoor areas, as well.
2. Could use edutainment-type areas for younger children?

Soccer Complex

1. Needs a formal name (consider sponsorship opportunity)
2. Pave parking to improve efficiency. Can pick up 25-30% more stall with striped lot.
3. Run soils tests to determine nutrients needs for improved turf quality.
4. Shape fields with proper slopes and drainage patterns.
5. Need new concessions stand with restrooms.
6. Improve image with new entry sign.
7. Plant tree/shrub screen for electrical substation
8. Add prominent field signs to help with orientation
9. Is tournament management an issue (paid entry, etc.)?
10. Add scoreboards to improve competitive feel of the facility.
11. Add ball control fences behind the primary goal areas and/or consider perimeter fencing.
12. Plant trees to define edge of property.
13. Add shelter(s) for team gatherings, weather protection, and tournament hosting.

Park Boulevard Sports Complex

1. Relocate large fields to new facility (or small fields) to allow for better parking situation.
2. Possibly expand into 9.2 acre park area for T-ball/blast ball and use existing T-ball field for more parking.
3. Improve Parking Layout - Pave and stripe to pick up 25-30% more stalls.
4. Add 2nd t-ball field
5. Add shelter/shade
6. Re-grade fields, where needed to keep playing areas at maximum/uniform 2%.

Arco Complex/Emerson Field

Baseball Field

1. Re-grade lip and skinned area
2. Re-grade right field
3. Install infield irrigation system
4. Lighting
    a. Short-term: re-aim lighting
    b. Long-term: Replace lighting with steel poles
5. Storage facility
6. Pedestrian entry from parking
7. Re-grade pedestrian area or pave
8. Pave parking and stripe to improve efficiency
9. Trash enclosure

Softball Field

1. Re-grade infield
2. Replace all fencing
3. Same on lighting as Emerson Field
4. Backstop wall to match baseball
5. Upgrade concession stand and restroom

Independence Recreation Facilities - Needs Analysis

Baseball and Softball Fields

March 2007

Activity	Days	No. of Games Events	Time of Session	Game Event Times	# of Teams	# of Participants	Current Size of Facility (Field Name)	# of Facilities Used	Preferred Facility Size	Total Games in Season	Divided by Weeks in Season	Equals - Required Games per Week	Maximum Games per day on one field	Multiplied by Game Days per Week	Equals Maximum Games per week on one field	Fields Needed (Games per week / Games per week on one field)
BLASTBALL	T/TH	8	Mid May - Mid July	6pm-8pm	9	70	100ft	1 (OLD June 2)	OK	36	4	9	3	2	6	2
Age 4																
Boy's T-Ball	M/Th	8	Mid May - Mid July	6pm-8pm	6	80	150ft	1 (OLD June 2)	150'	24	4	6	3	2	6	1
Age 3-5				Jaycee												
Girl's T-Ball	W	8	Mid May - Mid July	6pm-8pm	6	75	150ft	1 (OLD June 2)	150'	24	4	6	3	1 (OK)	3	2
Age 3-5				Jaycee												
Boys Rookie League	T/F	8	Mid May - Mid July	6pm-8pm	6	80	150ft	1 (OLD June 2)	OK	24	4	6	3	2	6	1
Age 7-8				Jaycee												
Girls Rookie League	M/F	8	Mid May - Mid July	6pm-8pm	6	80	150ft	1 (OLD June 2)	OK	24	4	6	3	2	6	1
Age 7-8				Jaycee												
Cal Ripken Minor	M/W/F/S	10	Mid May - Mid July	6pm-10pm	6	70	200ft	1	OK	30	4	8	2	4	8	1
Age 9-10				Clark James												
Cal Ripken Major	T/Th/S	10	Mid May - Mid July	6pm-10pm	6	60	200ft	1	225-250	21	4	6	2	3	6	1
Age 11-12				Clark James												
Junior Girls	M/W/F	10	Mid May - Mid July	6pm-10pm	6	60	180ft	1	150	21	4	6	2	3	6	1
Age 9-10				Blair or Isaac												
Senior Girls	T/Th	10	Mid May - Mid July	6pm-10pm	4	48	180ft	1	OK	20	4	5	2	2	4	2
Age 11-12				Blair or Isaac												
Varsity Girls	M/W/F	10	Mid May - Mid July	6pm-10pm	6	74	300/250	1	OK	30	4	8	2	3	6	2
Age 13-15				Volunteer												
Jr Babe Ruth	M/W/F	10	Mid May - Mid July	6pm-10pm	4	52	300ft	1	300-325	20	4	5	2	3	6	1
Age 13-15				Emerson												
Sr Babe Ruth	M/W/F	20	Early June - Mid July	6pm-10pm	1	18	300ft	1	OK	7	5	1	2	3	6	1
Age 16-18				Emerson						7 Gms						
Mens Early Bird Softball	Tu/Th	10	April-June	6pm-10pm	9	100	275ft	1	300ft	45	5	9	4	2	8	1
Womens Softball	M/W	10	May-July	6pm-10pm	10	140	275ft	1	OK	50	5	7	4	2	8	1
Mens Summer Softball	Tu/Th	10	June-August	6pm-10pm	9	100	275ft	1 (OLD June 2)	300ft	45	5	9	4	2	8	1
Adult COED Softball	M/W	10	August-Oct	6pm-10pm	6	75	275ft	1	OK	30	5	6	4	2	8	1

Sport	BLAST BALL FIELD (Field Needs per Day for 100 ft Fields) Sun	M	T	W	TH	F	Sat	JAYCEE FIELD (Field Needs per Day for 150 ft Fields) Sun	M	T	W	TH	F	Sat	BICENTENNIAL FIELD (Field Needs per Day for 165 ft Fields) Sun	M	T	W	TH	F	Sat	CLARK JAMES FIELD (Field Needs per Day for 200 ft Fields) Sun	M	T	W	TH	F	Sat	SINCLAIR FIELD (Field Needs per Day for 300 ft Fields) Sun	M	T	W	TH	F	Sat	VOLUNTEER FIELD (Field Needs per Day for 300 ft Fields) Sun	M	T	W	TH	F	Sat	EMERSON FIELD (Field Needs per Day for 365 ft Fields) Sun	M	T	W	TH	F	Sat
BLASTBALL			1		1																																														
games per night / day			1		1																																														
Boy's T-Ball								1				1																																							
games per night / day								1				3																																							
Girl's T-Ball								1																																											
games per night / day								1				1																																							
Boys Rookie League								1			1			1																																					
games per night / day								1			1			1																																					
Girls Rookie League								1						1																																					
games per night / day								1						1																																					
Cal Ripken Minor																							1		1		1	1																							
games per night / day																							2		2		2	2																							
Cal Ripken Major																									1		1	1																							
games per night / day																									2		2	2																							
Junior Girls																	1		1		1																														
games per night / day																	2		2		2																														
Senior Girls																		1		1																															
games per night / day																		1 (2)		2																															
Varsity Girls																																							1		1		1									
games per night / day																																							1 (2)		1 (2)		2									
Jr Babe Ruth																																																	1		1		1
games per night / day																																																	1		2		2
Sr Babe Ruth																																																					
games per night / day																																																				1	
Mens Early Bird Softball																																	1			1																
games per night / day																																	4			4																
Womens Softball																																	1			1																
games per night / day																																	4			1																
Mens Summer Softball																																	1			1																
games per night / day																																	3			2																
Adult COED Softball																																	1			1																
games per night / day																																	2			2																
								1 (2)				1 (2)																																							

Independence Recreation Facilities - Needs Analysis

Football and Soccer Fields

March 2007

Activity	Days	No. of Games/ Events	Time of Season	Game/Event Times	# of Teams	# of Participants	Current Size of Facility	# of Facilities Used	Preferred Facility Sizes	Total Games in Season	Divided by - Weeks in Season	Equals - Required Games per Week	Maximum Games per day on one field	Multiplied by Game Days per Week	Equals - Maximum Games per week on one field	Fields Needed (Games per week, Games per week on one field)	Sport	Football Fields Sun	M	T	W	TH	F	Sat	80x100 Fields Sun	M	T	W	TH	F	Sat	150x225 Fields Sun	M	T	W	TH	F	Sat	180x360 Fields Sun	M	T	W	TH	F	Sat
5th-6th Tackle Football	Tu/S	10	Sept-Oct	9am-4pm	2	55	100 yards	1 could use 2	OK	10	8	Field Needs are tied to Coffeyville league					5th-6th Tackle Football			1																								
																	games per night/day			1																								
3rd-4th Tackle Football	Tu/S	10	Sept-Oct	9am-4pm	2	55	80 yards	1 could use 2	OK	10	8	Field Needs are tied to Coffeyville league					3rd-4th Tackle Football						1																					
																	games per night/day						1																					
5th-6th Cheer Squad	Tu/S	10	Sept-Oct	9am-4pm	1	25	100 yards	1	OK		8	Field needs are tied to Football Programs					5th-6th Cheer Squad																											
3rd-4th Cheer Squad	Tu/S	10	Sept-Oct	9am-4pm	1	25	80 yards	1	OK		8	Field needs are tied to Football Programs					3rd-4th Cheer Squad																											
Spring PW Soccer Coed	M/W	8	April-May	5:30pm-8pm	10	140	80 by100ft	1	OK	40	6	7	3	3	9	1	Spring PW Soccer Coed									1		1			1													
K-1 grade	S			9am-2pm													games per night/day									2		2			3													
Spring Jr Soccer Coed	Tu/Th	8	April-May	5:30pm-8pm	7	96	150 by 225ft	1	OK	28	6	5	3	3	9	1	Spring Jr Soccer Coed												1			1			1									
2-3 grade	S			9am-2pm													games per night/day												1			1			3									
Spring Sr Soccer Coed	M/W	8	April-May	5:30pm-8pm	6	84	150 by 225ft	1	OK	24	6	4	3	3	9	1	Spring Sr Soccer Coed											1		1					1									
4-5 grade	S			9am-2pm													games per night/day											1		1					2									
Varsity Soccer Coed	Tu/Th	8	April-May	5:30pm-8pm	3	43	180 by 360ft	1	OK	12	6	2	3	3	9	1	Varsity Soccer Coed																						1		1			1
6-8 grade	S			9am-2pm													games per night/day																						1		1			0
Fall PW Soccer Coed	M/W	8	Sept-Oct	5:30pm-8pm	6	80	80 by100ft	1	OK	24	6	4	3	3	9	1	Fall PW Soccer Coed									1		1			1													
1-2 grade	S			9am-2pm													games per night/day									1		1			2													
Fall Jr Soccer Coed	M/W	8	Sept-Oct	5:30pm-8pm	3	38	150 by 225ft	1	OK	12	6	2	3	3	9	1	Fall Jr Soccer Coed											1		1						1								
3-4 grade	S			9am-2pm													games per night/day											1		1														
Fall Upper Soccer Coed	M/W	8	Sept-Oct	5:30pm-8pm	4	55	180 by 360ft	1	OK	16	6	3	3	3	9	1	Fall Upper Soccer Coed																					1		1			1
5-8 grade	S			9am-2pm													games per night/day																					1		1			1

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Street** **Director Approval** **John Garris**

AGENDA ITEM Consider adopting an Ordinances related to the operation of trucks over a certain weight on certain City streets.

SUMMARY RECOMMENDATION Approve changes to the City Ordinances.

BACKGROUND As Internet-driven navigation is now more common, information about certain routes not traditionally used by trucks and through traffic is generally available. It is in the best interest of the City to restrict truck traffic on roadways that are not designed for it to prevent accelerated roadway failure, and are generally residential or recreational in nature to avoid conflict with foot traffic.

A draft ordinance is attached which would prevent through trucks on:

- Taylor Road west of 10th Street,
- East Oak Street between North Pennsylvania Avenue and North Park Boulevard, and
- North Park Boulevard between East Oak Street and East Main Street.

FINANCIAL INFORMATION Implementation will cost less than $1,000 for materials.

SUGGESTED MOTION I move to adopt Ordinance No. 4431 restricting the operation of trucks over a certain weight on certain City streets.

SUPPORTING DOCUMENTS

1. Ordinance 4431 - Restricting Operation of Trucks over a Certain Weight

ORDINANCE NO. 4431

AN ORDINANCE RESTRICTING OPERATION OF TRUCKS OVER A CERTAIN WEIGHT ON CERTAIN CITY STREETS

Be it ordained by the governing body of the City of Independence:

Section 1: No trucks or other commercial vehicles having an empty weight of 12,000 pounds or more shall be operated on the following streets except as hereinafter provided:

a) Taylor Road West of 10th Street;

b) East Oak Street between North Pennsylvania Avenue and North Park Blvd; and

c) North Park Blvd between East Oak Street and East Main Street.

Section 2: The prohibition provided in the preceding section shall not apply to trucks or other commercial vehicles providing services to locations on the above named streets or connecting streets of the above named streets.

Section 3: The City shall cause proper signage to be installed at the locations required by state statute in order to provide enforcement of this ordinance.

Section 4: This ordinance shall take effect upon its publication in the official city newspaper.

Adopted by the governing body of the City of Independence on the 11th day of May, 2023.

_____
Louis Ysusi, Mayor

ATTEST:

_____
David Schwenker, City Clerk

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **Kelly Passauer**

AGENDA ITEM Consider authorizing a Greenbush Energy Group Participation Agreement & Hedging Authorization, and Woodriver Energy Base Agreement to acquire natural gas.

SUMMARY RECOMMENDATION Authorize the City Manager to sign a Greenbush Energy Group Participation Agreement & Hedging Authorization, and Woodriver EnergyTransaction Confirmation Agreement to acquire natural gas

BACKGROUND City Administrative staff has been working with Greenbush Energy Group for approximately seven years on the acquisition of Natural Gas for Building D and Memorial Hall. This agreement kept the price volatility of February 2021's unprecedented winter storm from significantly impacting the budget. It is time to renew these agreements.

As indicated in the attached letter, the Greenbush Advisory Committee has followed the three-year supply agreement with Woodriver Energy, with two hedging recommendations that place approximately 70% of the 2023-24 anticipated winter usage under contract. These hedges represent a more than 25% savings year over year on the price of natural gas.They recommend the City execute the participation agreement and hedging authorization to continue participation in the group.

FINANCIAL INFORMATION For the Greenbush Energy Group Participation Agreement, there is a participation fee of $450 annually plus a service cost fee of five cents per Mcf per year based on the previous year's usage. Woodriver Energy's transaction agreement for the second hedge is priced at $4.63/MMBtu. The previous transaction confirmation sent to the City last month was for $6.265 per Mmbtu. As of the date of this RCA, the second hedge transaction confirmation had not yet been received from Woodriver Energy.

Greenbush recommends that the cost of the commodity (NYMEX plus basis), LDC delivery services, and supplier margins for budget purposes be $8.00/Mcf. This represents a significant decrease from the recommended $11.00 in 2022/2023 due to decreases in the market price of natural gas. Natural gas budgets should be reduced by 25% for the 2023-24 school year (please note the school year budget is from July 1 through June 30 while the City's budget is a calendar year).

SUGGESTED MOTION I move to authorize the City Manager to sign a Greenbush Energy Group Participation Agreement & Hedging Authorization and a Woodriver Energy Transaction Confirmation Agreement to acquire natural gas.

SUPPORTING DOCUMENTS

1. GBEnergy_Participation_Letter_City_County_2023-2024
2. GBEnergy_Participation_Agreement_City_County

3. Woodriver Energy April 2024 transaction confirmation for the first hedge (waiting for the second hedge priced at $4.63/MMBtu)

GREENBUSH
THE EDUCATION SERVICE CENTER

greenbush.org

May 5, 2023

It is that time of year to renew the Greenbush Energy Group Participation Agreement.

The Advisory Committee has followed the three-year supply agreement with Woodriver Energy, with two hedging recommendations which place approximately 70% of the 2023-24 anticipated winter usage under contract. These hedges represent a more than 25% savings year over year on the price of natural gas.

It is recommended the participation agreement and hedging authorization be signed and returned to continue participation in the group.

Woodriver Energy should have recently sent a transaction confirmation for the second hedge priced at $4.63/MMBtu.

We recommend signing and returning the document to Woodriver Energy as soon as possible.

By participating in the Greenbush Energy Group, your City/County received the following services:

- **Cooperative Buying**
  1. Vendor qualifications
  2. Volumetric discounts
  3. Contract standardization & risk indemnification
  4. Error rectification
- **Market Analysis**
  1. Trending
  2. Hedging advice
  3. Budget projections
- **Regulatory Advocacy**
  1. KCC interventions
  2. Legislative updates

Cost is billed to members at a rate of $450.00/year, $0.05/Mcf of consumption for the previous twelve months. Attached is the renewal agreement. If your City/County would like to continue participation in this program, or if you would like to join the Greenbush Energy Group, please return a signed agreement to:

Southeast Kansas Education Service Center
Attn: Morgan Harris morgan.harris@greenbush.org
PO Box 189 Girard, KS 66743

Girard
947 W. 47 Highway
Girard, KS 66743

P: 620.724.6281
F: 620.724.6284

Lawrence
1104 E. 1000 Road
Lawrence, KS 66047

P: 785.690.7081
F: 785.542.3825

Topeka
6822 SE Ross Street
Topeka, KS 66619

P: 785.862.7840
F: 785.862.8688

Budget Recommendations

• Budget Projections:

Natural Gas: I recommend the cost of commodity (NYMEX plus basis) plus LDC delivery services, plus supplier margins for 2023/2024 budget purposes be $8.00/Mcf. This represents a significant decrease from the recommended $11.00 in 2022/2023 due to decreases in the market price of natural gas. Natural gas budgets should be reduced by 25% for the 2023-24 school year.

Electricity: I recommend City/County increase their electricity budgets by 6% plus any anticipated load growth. This reflects anticipated increases due to the recent rate case request filed by Evergy with the Kansas Corporation Commission. The filling asks for an increase of greater the 25% to the school's class of customer on base rates(base rates represent slightly more than 50% of the average bill). A rate case takes approximately 180 days to complete. It is anticipated any increase will go into effect around January 1, 2024.

If you have questions concerning the natural gas renewal or budget projections included in this Utility Update, please email, or call:

David Banks
Flint Hills Energy Consultants
david@fheconsultants.net
(316) 990-8385

GREENBUSH
THE EDUCATION SERVICE CENTER

greenbush.org

Greenbush Energy Group
Participation Agreement
&
Hedging Authorization
2023-2024

Our City/County agrees to participate in the Greenbush Energy Group to acquire natural gas. The costs associated with this program are as follows:

Participation fee: $450 annually per City/County, provides for training personnel, bid quotes from qualified vendors, purchasing recommendation, initial savings analysis, and the establishment of account services. Fee cannot be prorated.

Service cost fee: Five cents ($0.05) per Mcf per year based on previous year's usage. Charges cover the following services: email updates, market analysis, strategic buying, legislative and regulatory activity updates, invoices reconciliation of bills, and contract oversight. Natural Gas product supplier will provide start dates.

The above fees will be billed separately by Greenbush.

Please mark one of the following:

_____ I authorize the Greenbush Energy Group to make a decision on my behalf for the fical year dated July 1, 2023 thru June 30, 2024, to move from an index-based price to a fixed price under the existing price agreement with the approved supplier. In addition, the Greenbush Energy Group may determine the month(s) and percentage of historic usage volumes for which said fixed price(s) are to be in effect. This authorization allows for the length of my current supply contract, and includes any extensions.

_____ Our City/County will contact the approved supplier directly to lock in our 2023-2024 natural gas prices.

_____ _____
(Authorized Signature) (Title) (Date)

_____
(City/County Name, Address)

_____

_____

_____ _____ _____ _____
(City/County contact) (Phone number) (Fax number) (E-mail address)

_____ _____ _____ _____
(City/County contact) (Phone number) (Fax number) (E-mail address)

Please complete and return to Morgan Harris, Southeast Kansas Education Service Center, P.O. Box 189, Girard KS. 66743. Email: morgan.harris@greenbush.org Fax: 620.724.6284.

Girard
947 W. 47 Highway
Girard, KS 66743

P: 620.724.6281
F: 620.724.6284

Lawrence
1104 E. 1000 Road
Lawrence, KS 66047

P: 785.690.7081
F: 785.542.3825

Topeka
6822 SE Ross Street
Topeka, KS 66619

P: 785.862.7840
F: 785.862.8688

WoodRiver Energy
empowering your passion

Transaction Confirmation

Deal #	35276: 427965	**Cust #:**	13025
Seller:	WoodRiver Energy 633 17th St,Suite 1410 Denver,CO 80202	**Buyer:**	City of Independence, KS 811 W. Laurel St. Independence, KS 67301
Attn:	Alan Pederson		Kelly Passauer
Phone:	402-915-8378		620-332-2506
Email	alan.pederson@woodriverenergy.com		kellyp@independenceks.gov

Pipeline:	SoStar MKT	**Trans. Type**	Trigger
Utility:	Atmos	**Price Type**	FixedPrice
Term:	2023-11-01 -- 2024-03-31	**Price:**	$6.265 per Mmbtu

Account #s:	0600524658,765664
Premises #s:	931185C,6448966C

Term	Dth	Term	Dth	Term	Dth
2023-11	286	**2024-01**	643	**2024-03**	339
2023-12	401	**2024-02**	853		
Total Dth:	2,522				

Parties agree that the fixed prices are exclusive of any charges to deliver gas to LDC, Fuel, LDC Transportation charges and fees. Any such fees are the responsibility of the Buyer and shall be charged pursuant to the Natural Gas Sales Agreement. NOTE: In the event this hedge exceeds the term on this contract, contract shall be automatically extended per the evergreen term of the base agreement. If Buyer fails to return confirmation within 48 hours, the above transaction shall be deemed accurate and accepted by Buyer.

Service Provider:	WoodRiver Energy LLC	Customer:	City of Independence, KS
	DocuSigned by: Jo Nanette Moak		DocuSigned by: Kelly Passauer
By:	Jo Nanette Moak	By:	Kelly Passauer
Title:	Administrative Manager	Title:	City Manager
Date:	4/10/2023	Date:	4/10/2023

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department Police **Director Approval Jerry Harrison**

AGENDA ITEM Consider proclaiming May 14th through the 20th as Police Week in Independence.

SUMMARY RECOMMENDATION Police department staff recommends the commission approve the attached proclamation.

BACKGROUND In 1962 President John F. Kennedy signed a proclamation designating May 15 as Peace Officers Memorial Day and that week Police Week.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to authorize May 14th through May 20th as Police Week in Independence in recognition of the commitment to excellence the members of the Independence Police Department demonstrate every day.

SUPPORTING DOCUMENTS

1. 2023 Police Week Proclamation

Proclamation

Police Week and Peace Officers Memorial Day

May 14-20, 2023

WHEREAS, the members of the Independence Police Department play an essential role in safeguarding the rights and freedoms of the citizens of Independence; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the police department of Independence is law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, I, Mayor Louis Ysusi call upon all citizens of Independence and upon all patriotic, civil and educational organizations to observe the week of May 14th through the 20th, as Police Week with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of Independence to observe May 15th, as Peace Officers Memorial Day to honor those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

IN WITNESS WHEREOFF, I have hereunto set my hand and caused the Seal of the City of Independence to be affixed. DONE at the City of Independence this 11th day of May, 2023.

Signed this 11th day of May, 2023

_____

Louis Ysusi, Mayor
City of Independence, Kansas

CITY OF INDEPENDENCE KANSAS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Fire-EMS** **Director Approval** **Shawn Wallis**

AGENDA ITEM Consider proclaiming May 21st through the 27th as Emergency Medical Services Week.

SUMMARY RECOMMENDATION Proclaim May 21st through 27th as Emergency Medical Services Week.

BACKGROUND In 1974, President Gerald Ford authorized EMS Week to celebrate EMS practitioners and the important work they do in our nation's communities. National Emergency Medical Services Week brings together local communities and medical personnel to honor the dedication of those who provide the day-to-day lifesaving services of medicine's frontline. EMS Week is presented by the American College of Emergency Physicians (ACEP) in partnership with the National Associations of Emergency Medical Technicians (NAEMT).

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to proclaim May 21st through 27th as Emergency Medical Services Week.

SUPPORTING DOCUMENTS

1. EMS Week Proclamation 2023

Proclamation

Emergency Medical Services Week

May 21-27, 2023

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS**,** the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS**,** the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;

NOW, THEREFORE**,** I Louis Ysusi, Mayor, City of Independence, Kansas in recognition of this event do hereby proclaim the week of May 21-27, 2023, as Emergency Medical Services Week with the EMS Strong theme, EMS Week: Where Emergency Care Begins,

I ENCOURAGE the community to observe this week with appropriate programs, ceremonies, and activities.

Signed this 11th day of May, 2023

_____

Louis Ysusi, Mayor
City of Independence, Kansas

CITY OF INDEPENDENCE KANSAS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM Consider adopting Resolution No. 2023-013 and Resolution No. 2023-014 authorizing certain water projects for bond issuance and authorizing the sale of bonds.

SUMMARY RECOMMENDATION Authorize the Resolutions.

BACKGROUND The City plans to issue bonds for the waterline extension project for approximately a 9-mile waterline to Rural Water District No. 6 to serve the Bartlett facility. In accordance with the Development Agreement entered into between the City and Bartlett, Bartlett will reimburse the City for all costs related to the project, including the cost of financing, over a 5-year period, beginning June 1, 2025.

Resolution No. 2023-013 authorizes the project as a capital project to be financed through a bond issuance and Resolution No. 2023-014 authorizes the sale for General Obligation Temporary Notes.

FINANCIAL INFORMATION This resolution authorizes temporary notes and bonding of a $10,000,000 water line project.

SUGGESTED MOTION Motion 1) I move to adopt Resolution No. 2023-013, authorizing certain water projects to be financed with General Obligation Temporary Notes or Bonds. Motion 2) I move to adopt Resolution No. 2023-014, authorizing the sale of General Obligation Temporary Notes or Bonds, and authorize the City Manager to award sale of temporary notes pursuant to stated economic parameters.

SUPPORTING DOCUMENTS

1. Independence Taxable GOTN 2023-1 Timetable_5.11.23
2. Resolution No. 2023-013_PROJ AUTHORIZATION-WATER LINE_05.11.23
3. Resolution No. 2023-014_SALE DOCUMENTS

City of Independence, Kansas
Taxable General Obligation Temporary Notes
Series 2023-1

Calendar of Events

DATE	EVENT
May 11, 2023	City Commission Meeting (5:30 PM) City Commission adopts Authorizing Resolution to Authorize Financing for Projects City Commission adopts Authorizing Resolution to Authorize Sale for General Obligation Temporary Notes
May 25, 2023	City Distributes Request for Terms to Local Banks
June 13, 2023	Request for Terms Due
June 14, 2023	Select Bank Distribute Final Numbers
June 22, 2023	Distribute First Draft Legal Documents
June 29, 2023	Final Credit Approval from Bank Distribute Final Legal Documents
July 13, 2023	City Commission Meeting (5:30 PM) City Commission adopts Resolution for General Obligation Temporary Notes
July 14 - 25, 2023	Distribute and Execute Closing Documents Prepare and Distribute Closing Memorandum
July 26, 2023	Closing of Temporary Notes
Thereafter	Attend to any post-closing matters

Gilmore & Bell, P.C.
03/01/2023

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF INDEPENDENCE, KANSAS
HELD ON MAY 11, 2023**

The City Commission (the "Governing Body") met in regular session at the usual meeting place in the City at 5:30 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *
(Other Proceedings)

There was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF INDEPENDENCE, KANSAS, AUTHORIZING IMPROVEMENTS TO THE CITY'S PUBLIC WATER SUPPLY SYSTEM; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

Commissioner _____ moved that the Resolution be adopted. The motion was seconded by Commissioner _____. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the following vote of the governing body:

Yea: _____.

Nay: _____.

The Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2023-013 and was signed by the Mayor and attested by the Clerk.

* * * * * * * * * * * * * *
(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Independence, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____
Clerk

(Signature page to Excerpt of Minutes)

Gilmore & Bell, P.C.
03/01/2023

RESOLUTION NO. 2023-013

A RESOLUTION OF THE CITY OF INDEPENDENCE, KANSAS, AUTHORIZING IMPROVEMENTS TO THE CITY'S PUBLIC WATER SUPPLY SYSTEM; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

WHEREAS, K.S.A. 65-163d through 65-163u, as amended (the "Act"), authorizes any municipality to acquire, construct, reconstruct, improve, equip, rehabilitate or extend all or any part of a public water supply system and to issue general obligation bonds to pay all or part of any costs thereof; and

WHEREAS, the City of Independence, Kansas (the "City") is a municipality within the terms of the Act and operates a public water supply system, as said term is defined in the Act (the "System"); and

WHEREAS, the governing body of the City hereby finds and determines that it is necessary and advisable to improve the System and to provide for the payment of the costs thereof by the issuance of general obligation bonds.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF INDEPENDENCE, KANSAS, AS FOLLOWS:

Section 1. Project Authorization. It is hereby authorized, ordered and directed that the System be improved by the design, construction and installation of an approximately 9-mile water line and all improvements related thereto (the "Project").

Section 2. Project Financing. The estimated costs of the Project are $10,000,000. The costs of the Project, interest on interim financing and associated financing costs, shall be payable from the proceeds of general obligation bonds of the City issued under authority of the Act (the "Bonds").

Section 3. Reimbursement. The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation § 1.150-2.

Section 4. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the governing body of the City.

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ADOPTED AND APPROVED by the governing body of the City of Independence, Kansas, on May 11, 2023.

_____
Louis Ysusi, Mayor

ATTEST:

_____
David Schwenker, Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2023-013 of the City of Independence, Kansas adopted by the governing body on May 11, 2023, as the same appears of record in my office.

DATED: May 11, 2023.

_____
David Schwenker, Clerk

Gilmore & Bell, P.C.
05/08/2023

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF INDEPENDENCE, KANSAS
HELD ON MAY 11, 2023**

The City Commission (the "Governing Body") met in regular session at the usual meeting place in the City at 5:30 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

The matter of providing for the offering for sale of Taxable General Obligation Temporary Notes, Series 2023-1, came on for consideration and was discussed. There was presented a Resolution entitled:

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF TAXABLE GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2023-1, OF THE CITY OF INDEPENDENCE, KANSAS.

Commissioner _____ moved that the Resolution be adopted. The motion was seconded by Commissioner _____. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the following vote of the governing body:

Yea: _____.

Nay: _____.

The Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2023-14 and was signed by the Mayor and attested by the Clerk.

* * * * * * * * * * * * * *

(Other Proceedings)

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Independence, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____
Clerk

600324.20157\SALEDOCS

Gilmore & Bell, P.C.
05/08/2023

RESOLUTION NO. 2023-14

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF TAXABLE GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2023-1, OF THE CITY OF INDEPENDENCE, KANSAS.

WHEREAS, the City of Independence, Kansas (the "Issuer"), has previously authorized certain improvements described as follows (the "Improvements"):

Project Description	Res. No.	Authority (K.S.A.)	Amount
Public Water Supply System Improvements – Water Line	2023-13	65-163d *et seq*.	$10,000,000

WHEREAS, the Issuer is authorized by law to issue general obligation bonds to pay the costs of the Improvements; and

WHEREAS, it is necessary for the Issuer to provide cash funds (from time to time) to meet its obligations incurred in constructing the Improvements prior to the completion thereof and the issuance of the Issuer's general obligation bonds, and it is desirable and in the interest of the Issuer that such funds be raised by the issuance of temporary notes of the Issuer; and

WHEREAS, none of such general obligation bonds or temporary notes previously authorized have been issued and the Issuer proposes to issue its temporary notes to pay the costs of the Improvements, and the Issuer proposes to issue its temporary notes to pay the costs of the Improvements; and

WHEREAS, the City Commission of the Issuer (the "Governing Body") hereby selects the firm of Piper Sandler & Co., Leawood, Kansas (the "Municipal Advisor"), as municipal advisor for one or more series of temporary notes of the Issuer to be issued in order to provide funds to temporarily finance the Improvements; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor to proceed with the offering for sale of the temporary notes and related activities, and one of the duties and responsibilities of the Issuer is to prepare and distribute information relating to the temporary notes; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor, in conjunction with the Clerk, Director of Finance, and Gilmore & Bell, P.C., Wichita, Kansas, the Issuer's bond counsel ("Bond Counsel"), to proceed with the preparation and distribution of documents and all other preliminary action necessary to sell the temporary notes; and

WHEREAS, due to the volatile nature of the municipal bond market and the desire of the Issuer to achieve maximum benefit of timing of the sale of the temporary notes, the Governing Body desires to authorize the Mayor to confirm the sale of the temporary notes, if necessary, prior to the next meeting of the Governing Body to adopt the necessary resolution providing for the issuance thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF INDEPENDENCE, KANSAS, AS FOLLOWS:

Section 1. The Municipal Advisor, in conjunction with the Director of Finance, is hereby authorized to proceed with the offering for sale of the Issuer's Taxable General Obligation Temporary Notes, Series 2023-1 (the "Notes"). The Notes shall be sold, subject to the approving opinion of Bond Counsel, on a negotiated basis to a purchaser or purchasers (collectively the "Purchaser") to be designated by the City Manager, in consultation with the Director of Finance and Municipal Advisor, after evaluating proposals submitted by prospective purchasers based on a request for proposals prepared by the Municipal Advisor. The timing of offering for sale, the pricing, the determination of the structuring and repayment terms of the Notes and the selection of various other professionals necessary to complete the issuance of the Notes, shall be determined by the City Manager, in consultation with the Director of Finance, the Municipal Advisor and Bond Counsel.

The confirmation of the sale of the Notes shall be subject to the execution of a note purchase agreement between the Purchaser and the Issuer (the "Note Purchase Agreement") in a form approved by Bond Counsel and the Issuer's legal counsel, the adoption of a resolution by the Governing Body authorizing the issuance of the Notes and the execution of various documents necessary to deliver the Notes. The Mayor is hereby authorized to execute the Note Purchase Agreement subject to the following parameters: (a) the principal amount of the Notes shall not exceed $10,000,000; and (b) the true interest cost of the Notes shall not exceed 6.50%.

Section 2. The Mayor, City Manager, Clerk, Director of Finance, and the other officers and representatives of the Issuer, the Municipal Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Notes.

The transactions described in this Resolution may be conducted, and documents related to the Notes may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 3. This Resolution shall be in full force and effect from and after its adoption.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

ADOPTED by the City Commission on May 11, 2023.

(SEAL)

_____
Mayor

ATTEST:

_____
Clerk

600324.20157\SALEDOCS

(Signature page to Sale Resolution)

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **David Cowan**

AGENDA ITEM Consider Change Order for City Hall Phase II project.

SUMMARY RECOMMENDATION City staff recommends authorizing the change orders.

BACKGROUND The following change orders are part of the Phase II renovation of City Hall and issues they encountered while doing the renovation:

- COR 57 ASI-07 Credit - Credit for items that were deleted from the scope of work ($11,591.00)
- COR 56 RFI 69 - Dumbwaiter Shaft - CO to comply with code requirements $2,399.41
- COR 58 Additional electrical work for Housing card readers. $ 527.86 - Housing will reimburse the City.
- COR 59 - Courtroom soffit changes. $959.76
- COR 60 - City Hall Chimney Cap $ 3,386.90
- COR 63 - ASI -04 Drywall Soffit Courtroom $2,637.22

FINANCIAL INFORMATION The total of these change order additions is $9,911.15. The change order credit is $11,591.00, or a net $1,679.85 credit. In addition, the Housing Authority has agreed to reimburse the City $527.86, making the total a net credit of $2,207.71. The contingency fund balance after these items will be $145,787.21.

SUGGESTED MOTION I move to approve change orders for $9,911.15 and a credit of $11,591.00 for Phase II City Hall Project.

SUPPORTING DOCUMENTS

1. COR-63 ASI-04 Drywall soffit
2. COR-60 Cimney Cap
3. COR-59 Courtroom soffit changes
4. COR-56 Dumbwaiter Shaft
5. COR-58 Additional Card Readers
6. COR-57 ASI-07

McCOWNGORDON
CONSTRUCTION

PCCOR #063

McCownGordon
255 N. Mead, Suite #200
Wichita, Kansas 67202
Phone: +13162025611

Project: 1-07-1388 - Independence City Hall & Fire/EMS Add'n/Remodel
217 E Myrtle St, (City Hall), 900 Block of Myrtle St (Fire/EMS)
Independence, Kansas 67301

DRAFT

Prime Contract Change Order Request #063: CE #134 - ASI-04 drywall soffi

TO:	City of Independence Kansas 811 W. Laurel St. Independence, Kansas 67301	**FROM:**	McCownGordon Construction, LLC 850 Main Street Kansas City, Missouri 64105
CHANGE ORDER REQUEST NUMBER / REVISION:	063 / 0	**PRIME CONTRACT CHANGE ORDER:**	None
STATUS:	Draft	**CREATED BY:**	Brandon Brinker **(McCownGordon - Wichita)**
SCHEDULE IMPACT:		**DATE CREATED:**	5/1/2023
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

CHANGE ORDER REQUEST TITLE: CE #134 - ASI-04 drywall soffi

CHANGE ORDER REQUEST DESCRIPTION:
CE #134 - ASI-04 drywall soffit
Per ASI-04 we are to add drywall soffit above judge desk in courtroom.

ATTACHMENTS:
22-030 Independence City Hall Change Order DSDC13.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
064	City of Independence Kansas	CE #134 - ASI-04 drywall soffi		$0.00
			Total:	**$0.00**

CHANGE ORDER REQUEST LINE ITEMS:

PCO # 064: CE #134 - ASI-04 drywall soffi

#	Budget Code	Description	Amount
1	CH.9-25001.S City Hall Main Job.Drywall Sub -Danny Satterfield.Subcontractor	Drywall Soffit ASI-04	$2,473.00
2	CH.80-10007.C City Hall Main Job.Owner Contingency.Contingency	Owner Coningency	$(2,637.22)
		Subtotal:	**$(164.22)**
		General Liability (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Builders Risk (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Bonds (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Subguard (1.75% Applies to Subcontractor.):	$43.28
		Warranty (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Fee (≈ -46.82% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$56.62
		Construction Contingency (-100.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$64.32
		Grand Total:	**$0.00**

Chris Birkenmaier (TreanorHL - Topeka)
719 SW Van Buren St., Suite 200
Topeka, Kansas 66603

City of Independence Kansas
811 W. Laurel St.
Independence, Kansas 67301

McCownGordon Construction, LLC
850 Main Street
Kansas City, Missouri 64105

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

McCOWNGORDON
CONSTRUCTION

PCCOR #060

McCownGordon
255 N. Mead, Suite #200
Wichita, Kansas 67202
Phone: +13162025611

Project: 1-07-1388 - Independence City Hall & Fire/EMS Add'n/Remodel
217 E Myrtle St, (City Hall), 900 Block of Myrtle St (Fire/EMS)
Independence, Kansas 67301

DRAFT

Prime Contract Change Order Request #060: CE #124 - Chimney Cap

TO:	City of Independence Kansas 811 W. Laurel St. Independence, Kansas 67301	**FROM:**	McCownGordon Construction, LLC 850 Main Street Kansas City, Missouri 64105
CHANGE ORDER REQUEST NUMBER / REVISION:	060 / 0	**PRIME CONTRACT CHANGE ORDER:**	None
STATUS:	Draft	**CREATED BY:**	Brandon Brinker **(McCownGordon - Wichita)**
SCHEDULE IMPACT:		**DATE CREATED:**	4/28/2023
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

CHANGE ORDER REQUEST TITLE: CE #124 - Chimney Cap

CHANGE ORDER REQUEST DESCRIPTION:
CE #124 - Chimney Cap
Cost to install cap over Chimney per the attached document.

ATTACHMENTS:
Independence City Hall Chimney Cap Proposal.xlsx

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
061	City of Independence Kansas	CE #124 - Chimney Cap		$0.00
			Total:	**$0.00**

CHANGE ORDER REQUEST LINE ITEMS:

PCO # 061: CE #124 - Chimney Cap

#	Budget Code	Description	Amount
1	CH.7-53001.S City Hall Main Job.Roofing Bid - Joplin Roofing.Subcontractor	Chimney Cap	$3,176.00
2	CH.80-10007.C City Hall Main Job.Owner Contingency.Contingency	Owner Contingency	$(3,386.90)
		Subtotal:	**$(210.90)**
		General Liability (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Builders Risk (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Bonds (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Subguard (1.75% Applies to Subcontractor.):	$55.58
		Warranty (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Fee (≈ -46.81% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$72.71
		Construction Contingency (-100.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$82.61
		Grand Total:	**$0.00**

Chris Birkenmaier (TreanorHL - Topeka)
719 SW Van Buren St., Suite 200
Topeka, Kansas 66603

SIGNATURE **DATE**

City of Independence Kansas
811 W. Laurel St.
Independence, Kansas 67301

SIGNATURE **DATE**

McCownGordon Construction, LLC
850 Main Street
Kansas City, Missouri 64105

SIGNATURE **DATE**

McCOWNGORDON
CONSTRUCTION

PCCOR #059

McCownGordon
255 N. Mead, Suite #200
Wichita, Kansas 67202
Phone: +13162025611

Project: 1-07-1388 - Independence City Hall & Fire/EMS Add'n/Remodel
217 E Myrtle St, (City Hall), 900 Block of Myrtle St (Fire/EMS)
Independence, Kansas 67301

DRAFT

Prime Contract Change Order Request #059: CE #132 - Drywall Changes

TO:	City of Independence Kansas 811 W. Laurel St. Independence, Kansas 67301	**FROM:**	McCownGordon Construction, LLC 850 Main Street Kansas City, Missouri 64105
CHANGE ORDER REQUEST NUMBER / REVISION:	059 / 0	**PRIME CONTRACT CHANGE ORDER:**	None
STATUS:	Draft	**CREATED BY:**	Brandon Brinker **(McCownGordon - Wichita)**
SCHEDULE IMPACT:		**DATE CREATED:**	4/28/2023
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

CHANGE ORDER REQUEST TITLE: CE #132 - Drywall Changes

CHANGE ORDER REQUEST DESCRIPTION:
CE #132 - Drywall Changes

Soffit changes in court room 121 and 120.

ATTACHMENTS:
Change Order Request Workroom 218 Pipe Chase.pdf , Change Order Requested Courtroom 121 and Lobby 120.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
060	City of Independence Kansas	CE #132 - Drywall Changes		$0.00
			Total:	**$0.00**

CHANGE ORDER REQUEST LINE ITEMS:

PCO # 060: CE #132 - Drywall Changes

#	Budget Code	Description	Amount
1	CH.9-25001.S City Hall Main Job.Drywall Sub -Danny Satterfield.Subcontractor	soffit between 121 and 120	$900.00
2	CH.80-10007.C City Hall Main Job.Owner Contingency.Contingency	Owner Contingency	$(959.76)
		Subtotal:	**$(59.76)**
		General Liability (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Builders Risk (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Bonds (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Subguard (1.75% Applies to Subcontractor.):	$15.75
		Warranty (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Fee (≈ -46.81% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$20.60
		Construction Contingency (-100.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$23.41
		Grand Total:	**$0.00**

Chris Birkenmaier (TreanorHL - Topeka)
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Topeka, Kansas 66603

City of Independence Kansas
811 W. Laurel St.
Independence, Kansas 67301

McCownGordon Construction, LLC
850 Main Street
Kansas City, Missouri 64105

SIGNATURE **DATE**

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McCOWNGORDON CONSTRUCTION

PCCOR #056

McCownGordon
255 N. Mead, Suite #200
Wichita, Kansas 67202
Phone: +13162025611

Project: 1-07-1388 - Independence City Hall & Fire/EMS Add'n/Remodel
217 E Myrtle St, (City Hall), 900 Block of Myrtle St (Fire/EMS)
Independence, Kansas 67301

DRAFT

Prime Contract Change Order Request #056: CE #109 - RFI-69 Dumbwaiter sh

TO:	City of Independence Kansas 811 W. Laurel St. Independence, Kansas 67301	**FROM:**	McCownGordon Construction, LLC 850 Main Street Kansas City, Missouri 64105
CHANGE ORDER REQUEST NUMBER / REVISION:	056 / 0	**PRIME CONTRACT CHANGE ORDER:**	None
STATUS:	Draft	**CREATED BY:**	Brandon Brinker **(McCownGordon - Wichita)**
SCHEDULE IMPACT:		**DATE CREATED:**	4/27/2023
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

CHANGE ORDER REQUEST TITLE: CE #109 - RFI-69 Dumbwaiter sh

CHANGE ORDER REQUEST DESCRIPTION:
CE #109 - RFI-69 Dumbwaiter shaft
Per RFI-069 modifications to the dumbwaiter shaft

ATTACHMENTS:
Change Order Upper Dumbwaiter Vertical Framing and Drywall Oneside FT.pdf , _Change Order Dumb Waiter 2nd Floor Wall.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
057	City of Independence Kansas	CE #109 - RFI-69 Dumbwaiter sh		$0.00
			Total:	**$0.00**

CHANGE ORDER REQUEST LINE ITEMS:

PCO # 057: CE #109 - RFI-69 Dumbwaiter sh

#	Budget Code	Description	Amount
1	CH.9-25001.S City Hall Main Job.Drywall Sub -Danny Satterfield.Subcontractor	RFI-069 Dumbwaiter Shaft	$2,250.00
2	CH.80-10007.C City Hall Main Job.Owner Contingency.Contingency	RFI-069 Dumbwaiter Shaft	$(2,399.41)
		Subtotal:	**$(149.41)**
		General Liability (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Builders Risk (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Bonds (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Subguard (1.75% Applies to Subcontractor.):	$39.38
		Warranty (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Fee (≈ -46.81% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$51.51
		Construction Contingency (≈ -99.99% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$58.52
		Grand Total:	**$0.00**

Chris Birkenmaier (TreanorHL - Topeka)
719 SW Van Buren St., Suite 200
Topeka, Kansas 66603

City of Independence Kansas
811 W. Laurel St.
Independence, Kansas 67301

McCownGordon Construction, LLC
850 Main Street
Kansas City, Missouri 64105

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

McCOWNGORDON CONSTRUCTION

PCCOR #058

McCownGordon
255 N. Mead, Suite #200
Wichita, Kansas 67202
Phone: +13162025611

Project: 1-07-1388 - Independence City Hall & Fire/EMS Add'n/Remodel
217 E Myrtle St, (City Hall), 900 Block of Myrtle St (Fire/EMS)
Independence, Kansas 67301

DRAFT

Prime Contract Change Order Request #058: CE #129 - Additional Card Read

TO:	City of Independence Kansas 811 W. Laurel St. Independence, Kansas 67301	**FROM:**	McCownGordon Construction, LLC 850 Main Street Kansas City, Missouri 64105
CHANGE ORDER REQUEST NUMBER / REVISION:	058 / 0	**PRIME CONTRACT CHANGE ORDER:**	None
STATUS:	Draft	**CREATED BY:**	Brandon Brinker **(McCownGordon - Wichita)**
SCHEDULE IMPACT:		**DATE CREATED:**	4/27/2023
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

CHANGE ORDER REQUEST TITLE: CE #129 - Additional Card Read

CHANGE ORDER REQUEST DESCRIPTION:
CE #129 - Additional Card Readers for Housing
Core drill 3 holes, 30' Wiremold, 3 Wiremold boxes, 3 blank covers, Wiremold straps. for 3 additional card readers at housing

ATTACHMENTS:
City hall low voltage change order.msg

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
059	City of Independence Kansas	CE #129 - Additional Card Read		$0.00
			Total:	**$0.00**

CHANGE ORDER REQUEST LINE ITEMS:

PCO # 059: CE #129 - Additional Card Read

#	Budget Code	Description	Amount
1	CH.16-05001.S City Hall Main Job.Electrical - Kelly Electric.Subcontractor	raceways for additional card readers	$495.00
2	CH.80-10007.C City Hall Main Job.Owner Contingency.Contingency	Owner Contingency	$(527.86)
		Subtotal:	**$(32.86)**
		General Liability (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Builders Risk (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Bonds (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Subguard (1.75% Applies to Subcontractor.):	$8.66
		Warranty (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Fee (≈ -46.82% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$11.33
		Construction Contingency (≈ -100.02% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$12.87
		Grand Total:	**$0.00**

Chris Birkenmaier (TreanorHL - Topeka)
719 SW Van Buren St., Suite 200
Topeka, Kansas 66603

SIGNATURE **DATE**

City of Independence Kansas
811 W. Laurel St.
Independence, Kansas 67301

SIGNATURE **DATE**

McCownGordon Construction, LLC
850 Main Street
Kansas City, Missouri 64105

SIGNATURE **DATE**

McCownGordon
255 N. Mead, Suite #200
Wichita, Kansas 67202
Phone: +13162025611

Project: 1-07-1388 - Independence City Hall & Fire/EMS Add'n/Remodel
217 E Myrtle St, (City Hall), 900 Block of Myrtle St (Fire/EMS)
Independence, Kansas 67301

Prime Contract Change Order Request #057: CE #115 - ASI-07

TO:	City of Independence Kansas 811 W. Laurel St. Independence, Kansas 67301	**FROM:**	McCownGordon Construction, LLC 850 Main Street Kansas City, Missouri 64105
CHANGE ORDER REQUEST NUMBER / REVISION:	057 / 0	**PRIME CONTRACT CHANGE ORDER:**	None
STATUS:	Pending - Proceeding	**CREATED BY:**	Brandon Brinker **(McCownGordon - Wichita)**
SCHEDULE IMPACT:		**DATE CREATED:**	4/27/2023
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

CHANGE ORDER REQUEST TITLE: CE #115 - ASI-07

CHANGE ORDER REQUEST DESCRIPTION:
CE #115 - ASI-07
Per ASI-07

1. C100: North existing concrete driveway apron to remain – Remove demolition work related to driveway apron.
2. C101: North existing concrete driveway apron to remain – Remove gravel construction site entrance/exit work related to driveway apron.
3. C200:
   a. North existing concrete driveway apron to remain – Remove new scope of work related to driveway apron. Provide curbs and transitions as required at stormwater line daylighting at south curb of Myrtle Street.
   b. Note 18, at north driveway only – remove ADA painted parking stall symbol on drive. Keep painted diagonal walk path as shown on C201. Note 19, remove re-installation of existing sign.
4. C400:
   a. North stormwater line at north-east corner of building – Route stormwater line from northeast corner of building north to daylight at south curb of Myrtle Street.
   b. Remove stormwater line running east-west from the east side of concrete drive to west of skylight & Remove cleanout structure B2.
5. A1/A102:
   a. At new gypsum board partitions located on east side of second floor plan only (partitions identified below that are east of 13” historic masonry wall running north/south through building) – Modify partitions A3a, D3a, E3a, and F3a to stop at bottom of existing plaster ceilings (in lieu of extending up to bottom of concrete roof slab).
      i. A3 (2 layers gypsum board, metal studs)
      ii. F2 (1 layer gypsum board, metal studs)
      iii. A3a (2 layers gypsum board, metal studs, acoustical insulation)
      iv. D3a (4 layers gypsum board, metal studs, acoustical insulation)
      v. E3a (3 layers gypsum board, metal studs, acoustical insulation)
      vi. F3a (1 layer gypsum board, metal studs, acoustical insulation)
6. A1/A152:
   a. Hall Room 202: Delete L-shaped gyp.bd. soffit, adjust APC1 grid and update soffit height at dumbwaiter opening, as shown.
   b. Admin Room 220: Delete gyp.bd. soffit and updated ceiling height and grid/light fixture layout, as shown.
7. A601/Door Schedule: Door 110C – change frame type from type “W07” to “W09” (no transom).
8. A722/E5: Chief’s Office 223 - delete “HD WD WALL CAP; STAIN” note and detail “C5/A740”.
9. A740/C5: Delete detail.

ATTACHMENTS:

Concrete PDF.pdf , _Concrete Price.msg , _CH-ASI 07.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
058	City of Independence Kansas	CE #115 - ASI-07		$0.00
			Total:	**$0.00**

CHANGE ORDER REQUEST LINE ITEMS:

PCO # 058: CE #115 - ASI-07

#	Budget Code	Description	Amount
1	CH.3-05001.S City Hall Main Job.Concrete Flatwork Bid - Koehn.Subcontractor	ASI-07 Concrete	$(11,400.00)
2	CH.8-20002.S City Hall Main Job.DFH Bid - Topeka Foundry.Subcontractor	ASI-07 Doors	$(191.00)
3	CH.80-10007.C City Hall Main Job.Owner Contingency.Contingency	Owner Contingency	$11,591.00
		Subtotal:	**$0.00**
		General Liability (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Builders Risk (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Bonds (0.00% Applies to Material, Subcontractor, Labor, Labor Overtime, Fee, and Contingency.):	$0.00
		Subguard (0.00% Applies to Subcontractor.):	$0.00
		Warranty (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Fee (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Construction Contingency (0.00% Applies to Fee, Contingency, Labor Overtime, Labor, Subcontractor, and Material.):	$0.00
		Grand Total:	**$0.00**

Chris Birkenmaier (TreanorHL - Topeka)
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City of Independence Kansas
811 W. Laurel St.
Independence, Kansas 67301

McCownGordon Construction, LLC
850 Main Street
Kansas City, Missouri 64105

SIGNATURE **DATE**

SIGNATURE **DATE**

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REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **David Cowan**

AGENDA ITEM Consider setting the date of July 27, 2023 for a Public Hearing to consider the condemnation of 512 N. 16th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND On May 03, 2023, a structure at 512 N. 16th was involved in a fire that did damage to the interior and attic of the structure. Firefighters encountered a hoarding situation inside and outside of the structure, with mounds of debris inside the home while putting the fire out. The City Staff recommends setting July 27, 2023 at 5:30 PM for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of July 27, 2023 at 5:30 PM for a Public Hearing to consider the condemnation of 512 N. 16th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2023-024 - CONDEMNATION - PH - 512 N 16th
2. 512 N. 16th - LETTER SETTING DATE - 05042023
3. PARCEL - 512 N. 16TH
4. Photo A
5. Photo B
6. Photo C
7. Photo D
8. Photo E
9. Photo F
10. Photo G
11. Photo H
12. Photo I
13. Photo J
14. Photo K
15. Photo L
16. Photo M

RESOLUTION NO. 2023-024

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 11th day of May 2023, 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: South 40' of Lots 5 & 6, Block 6 of the York & Wilsons Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 512 N 16th Street.

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**, July 27, 2023** 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 11th day of May 2023.

(SEAL)

_____
Mayor

_____
City Clerk

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

May 4, 2023

David Goforth
512 N. 16th
Independence, Ks 67301

Dear Sir:

A fire at 512 N. 16th on May 03, 2023, did extensive damage to the interior and attack of the structure. Fire Crews also discovered a hoarding situation with mounds of debris inside and outside of the structure.

I am writing to inform you that the City of Independence will be asking the Commission on May 11, 2023, to set a date of **Julky 27, 2023,** to consider the **Condemnation of the structure at 512 N. 16th as Dangerous and Unsafe**.

I am requesting the following information before May 11, 2023, meeting.

- Copy of Property Insurance
- Owner decision on removal or rehab of the structure

I want to inform the City Commission of your intentions on May 11th at 5:30 p.m. Commission meeting. You are welcome to attend the meeting and notify the commission of your choice, or you can communicate with me, and I can inform them.

1. If I do not hear from you by Mayl 11, 2023, it will be **imperative** that you communicate with me by July 27, 2023, on the status of structure.

Please get in touch with me by calling the 620-332-2528 office, 620.330.0056 mobile, or emailing at davidc@independenceks.gov.

Thank You,

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

Print Page

These Links May Require Adobe Acrobat Reader, Click here to Download it.

View Sketch --- Back to Search Page --- Home

The Parcel Number for this Property is 063-087-25-0-40-23-007.00-0
Quick Ref ID: 3363

Owner Information

Owner Name	GOFORTH, DAVID
Address	512 N 16TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	512 N 16TH 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

We have updated our Privacy Statement. Before you continue, please read our new Privacy Statement and familiarize yourself with the terms. ×

Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2023 Appraised Value

Class	Land	Building	Total
Residential - R	3,740	16,490	20,230
Total	3,740	16,490	20,230

2022 Appraised Value

Class	Land	Building	Total
Residential - R	3,610	14,290	17,900
Total	3,610	14,290	17,900

Tract Description

YORK & WILSONS ADD, S25, T32, R15, 3699 SQUARE FEET, S 40' LOTS 5 & 6 BLK 6; Lot Width: 040.0 Lot Depth: 100.0 Plat Book/Page 1 /6 Deed Book/Page 690 /1410 653 /60 543 /318 530 /493 525 /288 468 /293 437 /249 369 /085

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
690	**1410**	**653**	**60**				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	3699										3,740

Dwelling Information

We have updated our Privacy Statement. Before you continue, please read our new Privacy Statement and familiarize yourself with the terms. ×

Year Built	1900
Eff Year	
MS Style	1 1/2 Story Unfinished
LBCSStruct	Detached SFR unit
No. of Units	
Total Living Area	
Calculated Area	624
Main Floor Living Area	624
Upper Floor Living Area Pct.	
CDU	FR
Phys/Func/Econ	FR/ /
Ovr Pct Gd/RCN	/74,690
Remodel	
Percent Complete	
Assessment Class	
MU Cls/Pct	

Total Rooms	4
Bedrooms	2
Family Rooms	
Full Baths	1
Half Baths	
Garage Cap	
Foundation	Brick - 5

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	72			
Wood Deck (SF) with Roof	112			
Frame, Siding/Shingle		100		
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				
Wall Furnace		100		

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
74	Tool Shed	D	1.00	1	1950			216	60	8	18 X 12	1	2	3					2,970	10	300

Building Improvement Components

Id	Code	Units	Pct	Size	Other	Rank	Year
74	Single -Wall-Boards on Wood		100				

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SCOTT

TIDY CATS
Shuffles
14002

ENRICHED POTATO FLAKES

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department Housing **Director Approval April Nutt**

AGENDA ITEM Consider authorizing the Mayor to sign the Kansas Department of Commerce CDBG grant for 106-110 North 8th Street.

SUMMARY RECOMMENDATION City Staff recommends authorizing the Mayor to sign the Kansas Department of Commerce Community Development Block Grant agreement for 106-110 North 8th.

BACKGROUND Trident Partners LLC requested the City of Independence submit a Commercial Rehabilitation Community Development Block Grant for 106-110 North 8th Street. The purpose of Commercial Rehabilitation grants is to help cities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. It is hoped that strategic investment of grant funds will help prevent the spread of blighted conditions to other nearby structures. The maximum grant allowed is $250,000 with a 25% required match. The City of Independence will serve as a pass-through entity, with the building owner being responsible for meeting the grant guidelines and will be held responsible if they are not met.

The Kansas Department of Commerce has awarded the City of Independence, Kansas on behalf of Trident Partnerships a $250,000 Community Development Block Grant for 106-110 North 8th Street.

FINANCIAL INFORMATION The City budget will not be impacted.

SUGGESTED MOTION I move to authorize the Mayor to sign the Kansas Department of Commerce's Community Development Block Grant agreement for 106-110 North 8th Street.

SUPPORTING DOCUMENTS

1. CDBG Agreement 23-CR-002 106-110 North 8th 05042023

STATE OF KANSAS
GRANT AGREEMENT NO. **23-CR-002**
between the

STATE OF KANSAS
DEPARTMENT OF COMMERCE

and the

CITY OF INDEPENDENCE

I. Grant Agreement

A. This Grant Agreement, hereinafter called "Agreement," is between the State of Kansas, Department of Commerce, and its representative, hereinafter called "Department" and the **City of Independence,** Kansas, hereinafter called the "Grantee." This Agreement is being made pursuant to an application by the Grantee for **the renovation of a commercial property owned by Trident Properties LLC**, hereinafter called "Owner". **The property is located at 106-110 North 8th Street, Independence. Legal Description: S31, T32, R16, ACRES 0.11, N 70' LTS 17-19 BLK 42; Lot Width: 070.0 Lot Depth: 070.0.**

This Agreement consists of the body and the following: CONDITION LETTER (attached hereto as Attachment A), SPECIAL CONDITIONS (attached hereto as Attachment B), and the Grantee's APPROVED PROJECT APPLICATION dated April 18, 2023, (attached and incorporated by reference as Attachment C, a copy of which shall be maintained and available in the Department's files), the Repayment Agreement and the GRANTEE HANDBOOK (which is attached and incorporated by reference as Attachment D).

II. Authority

A. This Agreement is financed in part through a grant provided to the Department by the United States Department of Housing and Urban Development (HUD) under Title I of the Federal Housing and Community Development Act of 1974, as amended (42 USC 5301 et. seq.), hereinafter called "the Federal Act." As provided in the Federal Act, the State of Kansas, through the Department, has elected to administer the federal program of Small Cities Community Development Block Grants.

B. The Department, in accordance with the provisions of K.S.A. 74-5001 et. seq., hereinafter called "the State Act," has approved the application of the Grantee and awarded funds for the purpose of supporting the Grantee's Community Development Program.

C. In the event of changes in any applicable Federal regulations and/or law, this Agreement shall be deemed to be amended when required to comply with any law so amended.

D. Federal Program – Community Development Block Grant Cluster (CDBG) (CFDA No. 14.228).

III. Description of Activities

Grantee agrees to perform, or cause to be performed, the work specified in the APPROVED PROJECT APPLICATION.

IV. Period of Performance

The period of performance for all activities assisted by this Agreement shall commence on **May 1, 2023**, hereinafter called the "Commencement Date," and shall be complete on **April 30, 2025**, hereinafter called the "Completion Date," except those activities required for close-out and final audit.

V. Compensation

A. In consideration of the Grantee's satisfactory performance of the work required under this Agreement and the Grantee's compliance with the terms of this Agreement, the Department shall provide the Grantee the total sum of **$250,000** in Community Development Block Grant funds. Such funds shall be used by the Grantee in accordance with the Activities listed and budgeted on the APPROVED PROJECT APPLICATION and the CONTRACT PROJECT BUDGET FORM.

B. In addition, the Owner shall provide **$85,747** in cash to match this Community Development Program and such funds shall be used by the Grantee in accordance with the Activities and budget on the APPROVED PROJECT APPLICATION.

C. It is expressly understood and agreed that in no event will the total program funds provided by the Department exceed the sum of **$250,000**. Any additional funds required to complete the program activities set forth in this Agreement will be the sole responsibility of the Grantee, and not the responsibility of the Department.

D. The Grantee understands that this Agreement is funded in whole or in part by federal funds. In the unlikely event the federal funds supporting this Agreement become unavailable or are reduced, the Department may terminate or amend this Agreement and will not be obligated to pay the Grantee from State revenues.

E. It is hereby agreed that funds committed to be provided by the Department are conditioned upon the availability and use of funds to be provided by the Grantee from other sources. In the event any portion of the funds required to be provided by the Grantee pursuant to subsection (B) of paragraph V. are not made available or used for activities as listed and budgeted, the Department may, in its discretion, withdraw or reduce proportionately the funds to be provided to the Grantee pursuant to subsection (A) of paragraph V.

F. The Grantee shall not anticipate future funding from the Department beyond the duration of this Agreement and in no event shall this Agreement be construed as a commitment by the Department to expend funds beyond the termination of this Agreement.

VI. Indemnification

The Grantee shall indemnify, defend, and hold harmless the State and its officers and employees from any liabilities, claims, suits, judgments, and damages arising because of the performance of the obligations under this Agreement by the Grantee or any subgrantee, contractor, subcontractor, or person. The liability of the Grantee under this Agreement shall continue after the termination of the Agreement with respect to any liabilities, claims, suits, judgments, and damages resulting from acts occurring prior to termination of this Agreement.

VII. Obligations of Grantee

A. All the activities required by this Agreement shall be performed by personnel of the Grantee or by third parties (subgrantees, contractors, or subcontractors) under the direct supervision of the Grantee and in accordance with the terms of written contracts. Any such contracts may be made subject to approval by the Department.

B. Except as may otherwise be provided in the SPECIAL CONDITIONS, the Grantee may subgrant, contract, or subcontract any of the work or services covered by this Agreement.

C. The Grantee shall remain fully obligated and liable under the provisions of this Agreement, notwithstanding its designation of any third party or parties for the undertaking of all or any of the program being assisted under this grant.

D. The Grantee shall require any third party to comply with all lawful requirements necessary to ensure that the program is carried out in accordance with this Agreement.

E. The Grantee shall comply with all timelines for completion of Grantee's Environmental Review and contracting responsibilities as established by the Department in the CONDITION LETTER.

F. The Grantee shall ensure that the sub-grantee has entered a contract with a general contractor for work detailed in the Approved Project Application no later than **May 1, 2024**. Failure to meet this obligation may result in the termination of this contract and the forfeiture of grant funds.

VIII. Environmental Review Compliance

A. The obligation and utilization of the funding assistance is subject to the requirements for a release of funds by the State under the Environmental Review procedures at 24 CFR Part 58 for any activities requiring such release.

B. The Grantee agrees to assume all the responsibilities for Environmental Review, decision making and action, as specified and required in Section 104(g) of Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended. The Grantee shall not allow any subrecipient to assume the grantee's Environmental Review responsibilities.

IX. Program Costs

A. The Grantee may only incur such costs as are reasonable and necessary to the Grantee's Program and as are allowable under the Department's Procedures (2 CFR Part 200). Cost items not specifically authorized may only be incurred after written approval by the Department.

B. Cash and in-kind contributions made by the Grantee shall follow the criteria established by the Department's Procedures.

C. The total "Small Cities CDBG Funds" expended for "Administration" shown in the Contract Project Budget Form shall not exceed the approved amount unless amended by all parties to this Agreement.

D. The Grantee shall not incur costs on any program activity until the Environmental Review required by 24 CFR 58 has been completed and the Department has issued the "Notice of Release of Funds."

E. Any program activities performed by the Grantee in the period between notification of award and execution of this Agreement shall be performed at the sole risk of the Grantee. In the event this agreement should not become effective, the Department shall be under no obligation to pay the Grantee for any costs incurred or monies spent in connection with program activities, or to otherwise pay for any activities performed during such period. However, upon execution of this Agreement, all Program Costs incurred in connection with approved activities performed during this period shall be reimbursed in accordance with the terms and conditions of this Agreement.

F. Grant funds may not, without advance written approval by the Department, be obligated after the Completion Date except for those activities required for close-out. Obligations incurred prior to and still outstanding as of the Completion Date shall be liquidated within ninety (90) days.

G. At any time during the period of performance under this Agreement, and upon receipt of the progress and financial reports, Final Program Report or Final Audit Report, the Department may review all Program Costs incurred by the Grantee and all payments made to date. Upon such review the Department shall disallow any items of expense which are not determined to be allowable or are determined to be more than approved expenditures; and shall, by written notice specifying the disallowed expenditures, inform the Grantee of any such disallowance.

H. If the Department disallows costs for which payment has not yet been made, it shall refuse to pay such costs. If payment has been made with respect to costs which are subsequently disallowed, the Department may deduct the amount of disallowed costs from any future payments under this Agreement or require that the Grantee refund the amount of the disallowed costs.

X. Requisition of Grant Funds

A. Requisitions for cash advances shall be made on the established forms and shall not ordinarily be made more frequently than twice a month or in amounts less than $3,000 and in no cases more than $200,000.

B. The Grantee shall establish procedures to ensure that any amounts of cash more than the limits set forth in (A) above shall be expended within three (3) days of receipt of the funds in the depository account.

C. Cash advances made by the Grantee to subgrantees shall conform substantially to the same standards of timing and amount as apply to the Grantee under this Agreement.

D. Amounts withheld from contractor to assure satisfactory completion of work shall not be paid until the Grantee has received a final payment request from the contractor and has certified the work is complete and satisfactory.

E. The Department may terminate advance financing and require the Grantee to finance its operations with its own working capital should it be determined that the Grantee is unwilling or unable to establish procedures to minimize the time lapsing between cash advances and disbursement. Payments to the Grantee would then be made only as reimbursement for actual cash disbursements.

XI. Depositories for Program Funds

A. The Grantee shall maintain a separate record for money received under the Community Development Program. Into this fund shall be deposited:

1. Moneys received from the Department.

2. Program income earned through program activities.

B. Any interest earned, prior to disbursement, on advances of grant funds shall be remitted to the State for subsequent return to the United States Treasury.

XII. Financial Management

A. Grantees shall establish and maintain a system which assures effective control over and accountability for all funds, property and other assets used in the Community Development Program.

B. Grantees shall either adopt the system recommended by the Department or certify to the Department, in writing, prior to making the first requisition of funds that the alternative system proposed for use shall meet the following standards:

1. Maintenance of separate accounting records and source documentation for the Community Development Program;

2. Provision for accurate, current and complete disclosure of the financial status of the Program;

3. Establishment of records of budgets and expenditures for each approved activity;

4. Demonstration of the sequence and status of receipts, obligations, disbursements and fund balance;

5. Provision of financial status reports in the form specified by the Department;

6. Compliance with the Department's audit requirements (2 CFR Part 200); and

7. Consistency with generally accepted accounting principles as specified by the Kansas Department of Administration, unless a waiver of GAAP has been received by the Grantee from the Kansas Director of Accounts and Reports.

XIII. Monitoring and Reporting

A. The Grantee shall monitor the activities of the Community Development Program, including those of contractors and subcontractors, to assure that all program requirements are being met.

B. The Grantee shall submit progress and financial reports to the Department in accordance with the schedule set forth in the SPECIAL CONDITIONS. These reports shall be in a format prescribed by the Department.

C. The Grantee shall submit a Final Program Report with the close-out no later than ninety (90) days following the Completion Date.

D. From time to time, as requested in writing by the Department, the Grantee shall submit such data and other information as the Department may require.

E. Failure to report as required or respond to requests for data or information in a timely manner may be grounds for suspension or termination of the Grant.

XIV. Procurement Procedures

A. The Grantee shall use established procurement procedures which reflect applicable State and local laws and regulations and the Department's Procedures for the establishment of procurement systems.

B. These standards do not relieve the Grantee of any contractual responsibilities under its contracts. The Grantee is responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements entered support of a grant. These include but are not limited to source evaluation, protests, disputes, and claims.

XV. Bonding Requirements

A. When administering federal grants and subgrants, a Grantee may follow its own requirements and practices with respect to: (1) bonding of employees and contractors, and (2) insurance. Federal grantor agencies are not permitted to impose requirements beyond those listed below. The government-wide grants management common rule, "Uniform Administrative Requirements for Grants to State and Local Governments," contains bonding requirements only for circumstances when a grantee contracts for construction or facility improvement (including alteration and renovation) and the bids and contracts exceed $25,000. The following types of bonds are required in the "Procurement" section of the common rule:

- A 100 percent "performance bond" on the part of the contractor to secure fulfillment of all the contractor's obligations under the contract; and
- A 100 percent "payment bond" on the part of the contractor to assure payment, as required by law, of all persons supplying labor and materials as part of work provided under the contract.

B. The Department reserves the right to promulgate and enforce bonding procedures and requirements applicable to any project.

C. All bonds shall be procured from a surety company registered and licensed to do business in the State of Kansas and countersigned by its Kansas resident agent.

XVI. Program Income

A. Program Income, as defined in the Final Statement, means gross income earned by the Grantee from activities supported by grants made by the Department under the provisions of the Federal Act, or as otherwise defined by the Department.

B. All Program Income from a project funded by this Agreement may be retained by the Grantee (unless specified as a Special Condition to this agreement) and shall be added to funds committed to the support of the program established by this Agreement or for such eligible program activities as may be authorized by the Department. This income shall be disbursed to the maximum extent feasible prior to requisitioning additional funds under this agreement.

XVII. Program Close-out Procedures

A. Program close-out is the process by which the Department determines that all applicable administrative and financial actions and all required work of the program including audit and resolution of audit findings have been completed or that there are no additional benefits likely to occur by continuation of program activities or costs. All findings from Department monitoring visits must be cleared prior to close-out.

B. The Completion Date is the date specified in Section IV., Period of Performance, of this Agreement or amendment thereto, on which assistance ends for all program activities except those required to complete the close-out or the date on which the grant is suspended or terminated.

C. The Grantee shall submit to the Department close-out documents covering the entire program within ninety (90) days of completion date. Additionally, one copy must be placed where other program documents are available for public review, and at least one copy must remain in the Grantee's files. The Department may grant extensions to the time for submission of these documents when so requested by the Grantee in writing.

D. The Department retains the right to recover any appropriate amount of unobligated program funds.

E. The Grantee shall account for any property acquired with grant funds or received from the federal or state government in accordance with the Department's property management procedures.

XVIII. Termination for Convenience

A. The Department or Grantee may terminate the grant in whole, or in part, when both parties agree that the continuation of the program would not produce beneficial results commensurate with the further expenditure of funds.

B. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial terminations, the portion to be terminated.

C. The Grantee shall not incur new obligations for the terminated portion after the effective date and shall cancel as many outstanding obligations as possible. The Grantee shall be allowed full credit for noncancelable obligations, property incurred prior to termination.

XIX. Suspension or Termination-for-Cause

A. The Department may suspend the grant, in whole or in part, at any time during the Grant Period, and upon reasonable notice to the Grantee withhold further payments or prohibit the Grantee from incurring additional obligations of grant funds when it is determined that the Grantee has failed to substantially comply with the conditions of this Agreement. This will be done pending corrective action by the Grantee or a decision by the Department to terminate the grant. The Department shall allow all necessary and proper costs which the Grantee could not reasonably avoid during the period of suspension.

B. The Department, after reasonable notice following procedures pursuant to Final Statement may terminate the grant, in whole or in part, at any time during the Grant Period when it is determined that the Grantee has failed to substantially comply with the conditions of this Agreement. The Department shall promptly notify the Grantee in writing, of the determination and the reasons for the termination, together with the effective date and may initiate procedures to recapture all funds advanced to Grantee.

C. Payments made to the Grantee or recoveries by the Department under grants which have been suspended or terminated for cause shall be in accord with the legal rights and liabilities of the parties.

XX. Audit Requirements

A. The Grantee shall arrange for the performance of annual financial/compliance audits of the grant project. All audits must be performed by an independent qualified auditor. The audit period is identical with the Grantee's regular fiscal year. The audit(s) will be conducted in accordance with the requirements set forth in the audit section of the Kansas CDBG Handbook, which are based on 2 CFR Part 200.

1. If the local government expends $750,000 or more of Federal grant assistance from all programs, it must have an annual audit performed in accordance with 2 CFR Part 200. An audit is a financial and compliance audit that covers the entire operations of the local government, rather than being limited to the CDBG project or other Federal grants.

2. If the local government expends less than $750,000 in a fiscal year, it will be the option of the Department of Commerce to determine if a project specific audit will be required. If such audit is required, it will be procured and paid for by the Department.

3. Grantee's will be required to submit the "audit information form" to the Department of Commerce each fiscal year. This form must be submitted to the Department by or before May 15th of each fiscal year.

B. Grantees are required to submit one copy of a fiscal year audit report covering the program. The audit reports shall be sent within 30 days after the completion of the audit, but no later than the nine months after the end of the audit period unless agreed to by the Department.

C. If any expenditures are disallowed because of the Final Audit Report, the obligation for reimbursement to the Kansas Small Cities Community Development Block Grant Program shall rest with the Grantee.

XXI. Retention of and Access to Records

A. Financial records, supporting documents, statistical records, and all other records pertinent to this program shall be retained in accordance with the Department's Procedures.

B. Authorized representatives of the Department, the Secretary of HUD, the Inspector General of the United States, or the U.S. General Accounting Office shall have access to all books, accounts, records, reports, files, papers, things, or property belonging to, or in use by, the Grantee pertaining to the administration of these grants and the receipt of assistance under the Small Cities CDBG program as may be necessary to make audits, examinations, excerpts, and transcripts for a period of three years after the entire State CDBG grant year you were awarded from has been closed out by HUD.

C. Any contract or agreement entered by the Grantee shall contain language comparable to subsection (B) to assure access by authorized parties to the pertinent records of any subgrantee, contractor, or subcontractor.

XXII. Conflict of Interest

A. In the procurement of supplies, equipment, construction, and services by Grantees and subgrantees, the conflict-of-interest provisions of the Kansas Department of Commerce as provided at 2 CFR Part 200 shall apply.

B. No member of the Governing Body, officer or employee of the Grantee, or its designees or agents, or any other person who exercises any functions or responsibilities with respect to the program assisted by this Agreement during his tenure or for one year thereafter, shall have any direct interest in any contract or subcontract, or the proceeds thereof, for the work to be performed in connection with the program.

C. The Grantee shall incorporate, or cause to be incorporated, in all third-party agreements, a provision prohibiting such interest pursuant to the purpose of this Section.

D. The Grantee shall not employ, nor shall permit any third party to employ any employee of the Department.

XXIII. Equal Opportunity

In addition to all equal opportunity provisions and the Assurances incorporated by reference herein, the Grantee agrees to comply with all the requirements of the Kansas Acts Against Discrimination relating to fair employment practices, to the extent applicable and shall cause the foregoing provisions to be inserted in all contracts with third parties for any work covered by this Agreement so that such provisions will be binding upon such third parties.

Grantee will conduct and administer the grant in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq., as amended) and the Fair Housing Act (42 USC 3601-20) and will affirmatively further fair housing.

XXIV. Waiver of Enforcement

A waiver by the Department of the right to enforce any provision of this Agreement shall not be deemed a waiver of the right to enforce each and all the provisions herein.

XXV. Reversion of Assets

A. Consistent with the provisions at 24 CFR 570.703, the Grantee shall transfer any CDBG funds on hand at the time of expiration of the Agreement and any accounts receivable attributable to the use of CDBG funds to the Department.

B. Any real property under the Grantee's control that was acquired or improved in whole or in part with CDBG funds more than $25,000 shall be used for its original intended purpose for five years after expiration of the agreement. Should the Grantee fail to utilize said property for its intended purpose, the Grantee shall pay the Department an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or improvement to, the property.

XXVI. Budget Amendments and Other Changes

A. During the implementation of the grant project, the Grantee may revise the CDBG activities amounts in the CONTRACT PROJECT BUDGET FORM; provided that:

1. The cumulative effect of the revision is to not make line-item budget transfers which exceed ten percent of the total grant or $10,000 cumulative of CDBG monies, whichever is less.
2. The change does not increase any professional services of the CDBG approved budget;
3. The change will not significantly change the scope, location, or objectives of the approved activities; and
4. The change does not add or eliminate any activity.

B. Any such changes to this Agreement shall constitute an amendment, including time extension of the completion date.

C. The Grantee shall notify the Department if, using other funds, there is an intention to expand, enhance or add to the scope of the program covered by the Agreement, or there is a proposal to undertake activities that will have an impact upon the buildings, areas or activities of this program. The Department reserves the right to require an amendment to this Agreement if such is deemed necessary.

D. Amendments to the terms and conditions of this Agreement shall not become effective unless reduced to writing, applicable standard forms submitted in duplicate, passed by Resolution of the governing body, and signed by the duly authorized representative of the Grantee, and signed by the Department.

E. **I hereby certify that I have knowledge of all activities in the above-referenced grant. I also certify that I am aware that the regulations of the CDBG program prevent the use of any facility built or rehabilitated with CDBG funds, or any portion thereof, to be used for the conduct of official business. By accepting the above-referenced grant award, I certify that no portion of the above grant award violates this regulation.**

Copies or originals of all CDBG recipient files and documentation must be maintained at the recipient's principal place of business.

We, the undersigned, have read and understood the above document and hereby agree to the terms and conditions contained herein.

Dated by the Department of Commerce this _____ day of _____, 20 _____.

STATE OF KANSAS
DEPARTMENT OF COMMERCE

By: _____
CDBG Program
Kansas Department of Commerce

By: _____
Notary Public, State of Kansas

City of Independence, Kansas
(Grantee)

By: _____
(Name) (Title)

(SEAL)

ATTEST: _____
(For the Grantee)

SPECIAL CONDITIONS

In addition to the general terms and conditions of this Agreement, the Grantee and the Department hereby agree to the following Special Conditions:

1. As provided in Section IX., Program Costs, F., the Notification of Award for the grant under this Agreement is dated **April 18, 2023.**

2. As provided in Section XIII., Monitoring and Reporting, B., the Grantee shall submit Quarterly Progress Reports to the Department. The reporting periods consist of January/February/March, April/May/June, July/August/September, and October/November/December. Quarterly Progress Reports are to be submitted to the Department on or before ten (10) days after the end of each quarter. A Quarterly Progress Report shall be submitted for each quarter, or portion thereof, during the Period of Performance as provided in Section IV. Any extension of time approved by the Department will require additional Quarterly Progress and Financial Reports to be submitted in accordance with the above-referenced schedule.

3. As provided in Section IV., Period of Performance, all activities assisted by this Agreement shall be completed by **April 30, 2025,** except for those activities required to close out the program, such as the Final Program Report and the Final Audit Report.

4. As provided in Section XIII., Monitoring and Reporting, C., the Grantee shall submit a Final Program Report to the Department on or before **July 30, 2025**.

5. The Grantee shall not use funds that have been granted by HUD under the Federal Act, or which may have been accrued because of activities supported with such grant funds (program income), in whole or in part for the support of the Activities covered by this Grant Agreement without first having secured the express written approval of HUD.

6. The Grantee shall be permitted to satisfy the program audit requirements of Section XX., Audit Requirements, by conducting a single municipal government-wide financial audit at the time of an annual audit provided for by Kansas law. Said audit will be completed on or before September 30 of each year the grant is open and one year after the grant is closed. Grantees receiving federal assistance in any fiscal year must have an audit made in accordance with 2 CFR Part 200 for such fiscal year unless exempted under 2 CFR Part 200. Those Grantees having expended $750,000 or more of total federal funds from all sources must have an annual audit.

7. Will require each unit of local government to be distributed Title I funds to adopt and enforce a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations in accordance with Section 519 of Public Law 101-144, (the 1990 HUD Appropriations Act) and prohibiting the barring of entrance or exit to any facility or location which is the subject of such demonstration (Cranston-Gonzales National Affordable Housing Act).

8. In addition to the above certifications, the undersigned also makes the certification required which is attached regarding Lobbying.

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

_____ Date

_____ Official

Grantees are required to keep records until three years after the entire CDBG grant year from HUD has been closed out.

GRANTEE NAME: City of Independence **GRANT NUMBER: 23-CR-002**

UEI NUMBER: HJTBBXB31VC8

ACTIVITY	CDBG FUNDS	OTHER FUNDS	SOURCE OF OTHER FUNDS	TOTAL COST
1. Commercial Rehabilitation				
a. Building Rehabilitation				$ -
b. Property Acquisition				$ -
c. Historic Preservation	$ 233,000	$ 40,247	Owner Cash	$ 273,247
d. Other (identify)				$ -
f. Engineering Design				$ -
g. Construction Inspection				$ -
h. Architectural Services		$ 36,500	Owner Cash	$ 36,500
i. Other Professional Services *		$ 6,000	Owner Cash	$ 6,000
Commercial Rehabilitation Total	$ 233,000	$ 82,747	Owner Cash	$ 315,747
2. Housing Activities				
a. Housing Rehabilitation				$ -
b. Lead-Based Paint Activities				$ -
c. Demolition				$ -
g. Housing Inspection				$ -
Housing Activities Total				$ -
3. Administration				$ -
a. Administrative Activities	$ 17,000	$ 3,000	Owner Cash	$ 20,000
b. Legal				$ -
c. Audit				$ -
Administration Total	$ 17,000	$ 3,000		$ 20,000
ALL ACTIVITIES TOTAL	$ 250,000	$ 85,747		$ 335,747

*** - Historic Consultation**

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **Kelly Passauer**

AGENDA ITEM Consider revising the interlocal agreement with Rural Water District #6.

SUMMARY RECOMMENDATION Authorize the revision to the interlocal agreement.

BACKGROUND On March 23, 2023 the City Commission authorized the Mayor to sign an interlocal agreement with Rural Water District #6, subject to the City Attorney's review and approval. The City Attorney sent the interlocal signed by both the City and Rural Water District #6 to the Attorney General's Office for approval, which is required for any interlocal agreement. The Attorney General's Office advised the City Attorney on May 9, 2023 that additional language needed to be added indicating that the City is the administrator of the agreement. The City Attorney proposed adding the following language to the end of paragraph 4: "To the extent necessary, City is designated administrator of this agreement." The Attorney General's Office indicated that this would satisfy their concern. The City Attorney has also reached out to Rural Water District #6 who will also approve this additional language.

FINANCIAL INFORMATION Inserting this additional language creates no additional financial obligation than what has already been assumed.

SUGGESTED MOTION I move to authorize language to be added to the interlocal agreement with Rural Water District #6 previously approved on March 23, 2023 to indicate that the City is the designated administrator.

SUPPORTING DOCUMENTS

1. RWD 6 Interlocal - Approved 03/23/2023
2. RWD 6 Interlocal - Revised 05/09/2023

INTERLOCAL AGREEMENT
CONCERNING THE PROVISION OF WATER TO CERTAIN PORTIONS OF MONTGOMERY COUNTY, KANSAS

THIS AGREEMENT is entered into by and between the City of Independence, Kansas, a municipal corporation (hereafter referred to as "City"), and Rural Water District No. 6, Montgomery County, a quasi-municipality (hereafter referred to as "RWD #6").

WHEREAS, Bartlett-Montgomery County, LLC. (hereafter referred to as "Bartlett") is constructing a soybean processing facility in Montgomery County, Kansas; and

WHEREAS, Bartlett requires a substantial and extraordinary amount of water to properly operate said facility, initially estimated to be approximately 600,000 gallons per day; and

WHEREAS, the City is a duly incorporated city of the Second Class and authorized by law and its own home rule authority to treat, transport and sell water to its citizens and others, including RWD #6; and

WHEREAS, upon entering into a contract with the Kansas Water Office as provided in paragraph 10, below, and subject to the terms and conditions of this agreement, the City will have the ability to provide the volume of water needed by Bartlett; and

WHEREAS, RWD #6 is a quasi-municipal corporation duly organized and existing under K.S.A. 82a-612 *et seq.*, for the purpose of constructing and operating a water supply and distribution system to serve water users within the territory of RWD #6; and,

WHEREAS, the Bartlett facility and the property to be served is within the territorial boundaries of RWD #6, and it is vested with the right to serve water users in this territory; and

WHEREAS, RWD #6 does not currently have enough available water from its current sources or the infrastructure necessary to meet the immediate needs of Bartlett; and

WHEREAS, the City has authority to extend utility lines and to serve customers beyond city limits with certain limitations on serving new customers within a rural water district; and

WHEREAS, the City and RWD #6 desire to enter into a wholesale water purchase agreement by which the City shall sell water to RWD #6 to facilitate the needs of Bartlett, as well as possible future customers and needs of RWD #6; and

WHEREAS, the parties desire to memorialize their agreement with respect to their cooperation and respective obligations in providing such water to Bartlett and such potential future customers.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties agree to the following:

1. **Purpose:** The purpose of this agreement is to allow the Parties to work cooperatively initially to serve the Bartlett plant and potentially other customers in the proposed industrial area within Montgomery County, Kansas. Service will require, among other things, the construction of a 9.5-mile water line of at least 12 inches in diameter from the City's water system to the Bartlett plant location in an area that is in the established territory of RWD #6.

2. **Duration and Effective Date:** This agreement shall be for a term of twenty (20) years unless terminated pursuant to the provisions of paragraph 3, below. At the end of the initial term this agreement shall automatically renew for one additional twenty (20) year term. Following the expiration of the second twenty (20) year term, this agreement shall become year-to-year and this agreement may then be terminated by agreement of the parties or upon three hundred sixty-five (365) days written notice by either party. This Agreement shall become effective on the date of its approval by the Kansas Attorney General's office pursuant to K.S.A.

§12-2904 and its subsequent recording with the Montgomery County Register of Deeds pursuant to K.S.A. §12-2905.

3. **Termination:** This agreement may be terminated at any time by the mutual written consent of the City and RWD #6. Upon termination of the agreement, the rights of the parties shall be determined by the Option Agreement outlined in paragraph 13, herein.

4. **Administration:** No separate legal or administrative entity is created to administer this agreement.

5. **Water Line Construction:** City shall construct pursuant to, and in reliance upon, the terms and conditions of this agreement, a water line to provide additional water volume to RWD #6. The City shall fund the construction of the water line and all associated costs, including acquisition of real estate interests if the same is necessary, subject to the terms and conditions of this agreement. The City shall attempt to negotiate a separate agreement with Bartlett for repayment of the costs of construction of the line, and any upgrade in capacity necessary for Bartlett's needs. For the purposes of regulatory compliance, the line shall be considered part of the City's water supply system and under the control of the City.

6. **Point of Delivery:** Unless the parties agree on a different location, the interconnection between City's line and the system of RWD #6 (the "Point of Delivery") shall be directly at the Bartlett facility on real property owned by Bartlett east of County Road 5300 and North of County Road 4200 in Montgomery County, Kansas with an associated easement to RWD #6 for the metering facility and such other facilities and equipment as are necessary to fulfill the terms of this agreement, along with appropriate rights of ingress and egress. Except with respect to the location of interconnection as set forth herein, the location of such line shall

be in the sole discretion of the City, as long as the location provides access by RWD #6 for any interconnection.

7. **Price of Water:** RWD #6 shall pay to the City all amounts due for water delivered to RWD #6 in service of its customers. The price of water so purchased by RWD #6 from City shall be at the rate established by the City for all customers located outside of the City limits, as set forth by ordinance/resolution, and subject to modification pursuant to the regular ordinance/resolution process. City agrees to provide RWD #6 with notice of any proposed water rate increases as provided by law. RWD #6 acknowledges that the rates charged to customers located outside the city limits of the City are tiered, with the specific rate being dependent on the amount of water usage by each customer. The City may, as provided for herein, increase the rate in any specific tier or multiple tiers, provided any such rate increase shall be commercially reasonable, applicable to all other customers located outside the city limits of the City, and no special rate or surcharge will be assessed against RWD #6. It is anticipated that the City will adopt a rate structure with an additional tier for consumers outside of the City limits using in excess of 6,300,000 gallons per month, with the anticipated rate of $5.00 per 1000 gallons of water used in excess of 6,300,000 gallons per month.

8. **Metering Equipment:** City shall furnish, install, operate, repair, replace, and maintain at its own expense, at the Point of Delivery, reasonably necessary metering equipment to service RWD #6, subject to the limitations contained in this agreement. City shall calibrate such metering equipment whenever requested by RWD #6, but not more frequently that once every twelve (12) months, unless otherwise agreed to by the parties hereto. If the meter is, at the request of RWD #6, calibrated more frequently than one (1) time during any twelve (12) month period, the costs of such calibration shall be paid by RWD #6, unless it is determined that the

meter is inaccurate, in which case the costs shall be borne by the City. A meter registering not more than two percent (2%) above or below the test results shall be deemed to be accurate. Readings of any meter disclosed to be inaccurate shall be corrected for the six (6) months period prior to such tests in accordance with the percentage of inaccuracy found by such test, unless the parties determine and agree that a more accurate or fairer method to determine actual usage is preferred. In the event that any meter fails to register for any period, the amount of water delivered during such period shall be deemed to be the amount of water delivered in the corresponding period immediately prior to the failure, unless the parties hereto shall agree to a different amount. Upon reasonable notice to City, RWD #6's designated agent shall be granted access to any meter providing water to RWD #6 at all reasonable times during regular business hours for the purpose of verification of readings.

9. **Quality of Water:** City agrees to furnish RWD #6 at the Point of Delivery, and during the term of this agreement, potable treated water meeting applicable purity standards of the Kansas Department of Health and Environment in such quantity as may be required by RWD #6, subject to the limitations contained herein. The parties hereto acknowledge and agree that the quality assurances provided by the City in this paragraph are contingent upon the transport of at least 100,000 gallons of water each day by RWD #6 through the proposed water line. In the event such volume is not utilized by RWD #6 on a daily basis then and in that event the City shall have no liability to RWD #6 for the quality of water provided pursuant to this agreement and RWD #6 shall hold City harmless and indemnify City against any claims, suits, judgments, fines and/or fees levied, imposed or assessed against City, and costs of any kind and nature (including attorney's fees) incurred by City, for failure to maintain applicable purity standards required by the Kansas Department Health and Environment which result from the failure of

RWD #6 to transport at least 100,000 gallons of water each day though the proposed water line. The City shall have no responsibility or liability related to the quality of any water sold under the terms of this Interlocal Agreement past the Point of Delivery.

10. **Water Purchase Contract.** The City is currently party to Water Purchase Contract No. 22-1 by and between the State of Kansas, as represented by the Kansas Water Office, and the City. City shall take reasonable efforts to execute a new contract with the State of Kansas in order to obtain access to water volume sufficient to service the Bartlett facility. This agreement between RWD #6 and City is contingent upon execution of such new contract between the State of Kansas and City. In the event a new contract with the State of Kansas cannot be obtained on terms acceptable to City, in its sole discretion, then this agreement shall be of no further force and effect and the parties hereto shall be relieved of any further obligations set forth in this agreement. In addition, no third party may assert any reliance upon this Agreement until such time as this condition is fully met, and the City and RWD #6 agree that all representations to any third party will note this condition of the Agreement.

11. **Water Purchase Contract – Additional Volume.** In the future, if potential new customers desire water in excess of that which can be provided under City's then-current Water Purchase Contract(s), the City shall take reasonable efforts to execute a new contract with the State of Kansas in order to obtain access to water volume sufficient to meet the additional needs of RWD #6, as requested. In the event a new contract with the State of Kansas cannot be obtained on terms acceptable to City, in its sole discretion, then the City shall be under no obligation to provide water in excess of that which can be provided under City's then-current Water Purchase Contract. If a new contract is available with the State of Kansas, prior to execution the City shall advise RWD #6 of a projected cost to obtain the additional capacity, and

RWD #6 shall have the right to refuse additional service based upon any issue related to such cost, or the charges for any infrastructure needed to deliver said additional water; provided, however, should RWD #6 refuse additional service to such potential new customers, then the City may, at its option, sell water directly to the potential future customers outside of any agreement with RWD #6.

12. **Amendment or Modification:** This agreement may be amended or modified in writing by mutual agreement of the parties.

13. **Disposition of Property Upon Termination:** The water line to be constructed and installed pursuant to this agreement is to be owned by the City, with the City holding legal title to the line and facilities, and RWD #6 maintaining an equitable interest. To the extent that RWD #6 owns or obtains new easements or rights-of-way for the line to be installed by condemnation or otherwise, RWD #6 will convey a non-exclusive right to construct the line within such easements and rights-of-way to the City. The parties agree that the City shall hold full legal title to any real property easements, and RWD #6 shall hold a joint interest in the easements obtained for the purpose of installing and maintaining the line. With regard to all personal property and equipment acquired in the construction and maintenance of the water line contemplated hereby, such personal property and equipment shall be the property of the City upon termination of this agreement. However, RWD #6 shall have the sole right and option to purchase the water line and related facilities from the City upon termination, with the price to be the lesser of the replacement costs of such water lines and related facilities or the market value of such waterlines and related facilities, with such amount to be established by a mutually agreeable third-party accounting firm. In such circumstance no value shall be ascribed based upon customer value or going concern value of those served by the water line. RWD #6 shall provide

written notice to City of its intent to purchase such line and facilities within ninety (90) days of the termination of this agreement. RWD #6 shall have ninety (90) days after providing such notice to tender payment in full to City. In the event notice of the intent to exercise this option is not given within ninety (90) days of the termination of this agreement, or in the event RWD #6 shall fail to tender payment as required in this paragraph, then and in that event, the option granted herein shall lapse.

14. **Meter Reading and Invoicing:** Metering equipment shall be read by the City in accordance with their standard meter-reading practices for similarly situated out-of-town customers. City shall furnish RWD #6, at such address designated by RWD #6, with an itemized invoice showing the amount of water furnished to RWD #6 during each service period and the charge for the same. RWD #6 shall pay for said water usage in accordance with the policies of the City.

15. **Title to Water and Equipment:** All water supplied by City to RWD #6 pursuant to the terms and provisions of this agreement, and all distribution lines and equipment installed or provided by RWD #6 shall remain the absolute property of RWD #6 with full title and ownership thereto, and City shall not be liable or obligated to RWD #6 for the operation, maintenance, or repair or replacement of any lines or equipment beyond the distribution meter of the City.

16. **Eminent Domain.** RWD #6 agrees that it shall, in as much is allowed by Kansas Law, exercise the power of eminent domain to obtain easements or other real estate interests for the purpose of installing the water line and any reasonably necessary facilities, including, but not limited to pump stations, adjoining right-of-way as much as possible; provided, however, in exercising such power, RWD #6 shall utilize legal counsel chosen by City,

after consultation with RWD #6. The costs of any such real estate interests and the costs of obtaining said interests shall be borne by the City, and shall be reimbursed by Bartlett as a cost of construction pursuant to paragraph 5, above. Any negotiations for purchase or acquisition apart from eminent domain shall be under the full control, and in the sole discretion of City, utilizing legal counsel chosen by City after consultation with RWD #6. If City determines that the cost for any condemnation is unreasonable or presents an unwarranted cost, it may determine that the parties use existing rights-of-way for line installation. City agrees to confer with the RWD #6 upon notice of the need to construct within right-of-way. In the event a separate legal action is initiated or threatened against RWD #6 challenging its authority to condemn any tract or tracts to be condemned pursuant to the terms of this agreement, then and in that event, City shall defend such action with legal counsel of their choosing and any expenses associated therewith shall be borne by the City.

17. **Remedies for Violation:** In the event of a breach of this agreement, the same may be terminated upon written notice of any such alleged violation and such violation or default not having been cured within thirty (30) days thereafter; provided, however, that the party receiving the notice of default if it disputes the fact of a breach, may respond by demanding mediation of the dispute. Thereafter the parties shall enter into mediation, with the costs of said mediation to be borne equally by the parties. If the parties have not resolved the dispute within ninety (90) days of the mediation request, and no cure is provided, the agreement may be terminated. However, by entering into mediation neither party waives any right to proceed in a court of competent jurisdiction to address any legal matter between the parties regarding the potential termination.

18. **Water for Testing:** When requested by RWD #6, the City will make available to RWD #6, or its agent, at the Point of Delivery, or other point reasonably close thereto, water sufficient for the testing and flushing of RWD #6's system during construction, reconstruction, or repair of the lines of RWD #6 or the City, at the applicable rate set forth herein.

19. **Funding and Contingencies:** As between RWD #6 and the City, construction of the water line described herein up to the Point of Delivery shall be funded by the City. All repairs and maintenance to said line shall be the responsibility of the City.

The parties hereto agree and acknowledge that the costs of the construction of the proposed line, the monitoring system, and other capital costs of construction of the line are anticipated to be ultimately borne by Bartlett. This contract is contingent upon City reaching mutually agreeable terms for the payment of such costs by Bartlett, in City's sole and unfettered discretion. In the event such an agreement is not reached with Bartlett, then and in that event, this agreement shall be null and void and of no further force and effect and all parties hereto shall be released from any further obligations set forth herein.

In addition, the parties hereto and agree and acknowledge that the supply of water by RWD #6 is contingent upon reaching a water supply agreement with Bartlett compensating RWD #6 for its costs and the delivery of water. This contract is contingent upon RWD #6 reaching mutually agreeable terms for a water supply contract with Bartlett, in the District's sole and unfettered discretion. In the event such an agreement is not reached with Bartlett, then and in that event, this agreement shall be null and void and of no further force and effect and all parties hereto shall be released from any further obligations set forth herein.

20. **Territory Consent and Restriction on New Connections:** As part of this agreement, RWD #6 hereby consents to construction of the proposed water line by the City

through its designated territory as it is currently constituted or modified hereafter and further consents to the transportation of water to RWD #6 through such line. RWD #6 shall be permitted to establish additional connections with the proposed water line between the City limits and the Point of Delivery at the Bartlett facility, subject to prior notice to the City and subject to the City's consent, which shall not be unreasonably withheld. Prior to the Point of Delivery, City shall be permitted to establish additional new connections to the water line to City-owned and/or annexed property as allowed by law.

21. **Point of Delivery and Pressure:** City will furnish water at a Point of Delivery as set forth in paragraph 6 above. Pressure of the City lines shall be determined solely by the City. In the event a greater or lesser pressure than that normally available on RWD #6's line beyond the Point of Delivery should be required by RWD #6, then and in that event, the cost of providing such greater or lesser pressure shall be borne by RWD #6.

22. **Monitoring System and New Connections:** Due to the nature of the Bartlett facility and the need for a high degree of reliability and resiliency, City will install a pipeline monitoring system for the early detection of potential leaks. The choice of system shall be at City's discretion and initial cost of the installation and annual maintenance of such system shall be borne by City; provided, however, the cost of the installation of new meters and communication equipment, including, but not limited to, software, software licenses, and/or other information systems charges for new connections to the systems shall be borne solely by RWD #6. All new meters and communication equipment shall meet City specifications then in effect.

23. **Suspension of Service:** City will, at all times, operate and maintain its treatment and distribution facilities in accordance with its customary practices and will take such action as

may be necessary to furnish RWD #6 with quantities of water as set forth in this agreement. Temporary or partial failures to deliver water shall be remedied with all possible dispatch and City shall make reasonable efforts to provide RWD #6 with water pursuant to the terms of this agreement. It is, however, understood and agreed that the City's supply of raw water may become inadequate by reason of inadequate water supply from its common source, or that the City may be unable, wholly or in part, to treat and deliver water to RWD #6 as herein contemplated due to storm, flood, temperature extremes, or other acts of God, strike, riots, scarcity of labor, explosion, fire, industrial disturbance, unavailability of equipment, equipment malfunction, federal or state law, rule or regulation, or by any other cause beyond the control of City, whether similar to the causes specifically enumerated or not, and in the event of such occurrence, the supplying of water by the City to RWD #6 may be curtailed, reduced, interrupted, or terminated. City will make all reasonable efforts to notify RWD #6 or its maintenance personnel of any temporary or permanent termination of service prior to said termination if it is feasibly possible to make notification before said termination. In addition to the above, this agreement shall be subject and subordinate to the terms and conditions of the Contract between the State of Kansas and the City described in paragraph 9, above, and provision of water by the City to RWD #6 shall be subject to the availability of water in the Elk City Reservoir.

24. **Annexation**: The parties agree that should any annexation of property by the City occur containing a customer of RWD #6 being served by this water line, then the parties shall remain subject to the requirements of K.S.A. §12-539 to §12-541. The terms of this agreement shall not be deemed to waive any rights of RWD #6 to sell to Bartlett or any other customer, or an agreement by RWD #6 to transfer the same to the City upon annexation.

25. **Waiver:** The waiver by City or RWD #6 of any covenant, condition, or agreement herein contained shall not be deemed to be a waiver of any succeeding breach of the same or other covenant, condition or agreement herein contained, nor shall any delay in enforcing the collection of any payment becoming due under this agreement, or any extension thereof, be construed as a modification of the date such payments become due.

26. **Regulatory Agencies:** This agreement and the obligation of the parties hereto shall be subject to all laws, rules, and regulations of the federal government of the United States of America, the State of Kansas, and local governmental regulatory bodies as may be applicable hereto. The City and RWD #6 will cooperate in obtaining any permits as may be required in connection with the execution and intent of this agreement.

27. **Headings:** The headings contained herein are for the convenience of the parties only and shall not, in any manner, enlarge or diminish the text of this contract.

28. **Successors and Assigns:** This contract shall extend to and be binding upon any and all successors-in-interest and assigns, when permitted of the parties hereto.

29. **Governing Law:** This contract shall be governed in accordance with the laws of the State of Kansas, regardless of the residency of any party hereto, or the location of the execution of this contract.

30. **Binding Agreement:** All prior negotiations have been reduced to writing and are included herein. This agreement constitutes the entire agreement of the parties and may not be amended, altered, or modified, except by written agreement signed by the parties hereto.

31. **Counterparts:** This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

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IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as hereinafter set forth.

"CITY"

THE CITY OF INDEPENDENCE, KANSAS
By: Louis H. Ysusi
Louis H. Ysusi, Mayor

ATTEST:
By: David W. Schwenker
David W. Schwenker, City Clerk

"RWD #6"

RURAL WATER DISTRICT NO. 6,
MONTGOMERY COUNTY, KANSAS

By: Robert E. Bever II
Robert E. Bever II, Chairman

ATTEST:
By: Trey C. Lahey
Trey C. Lahey, Secretary

MICHAEL S. WALLIS
Notary Public - State of Kansas
My Appt Expires 7-29-25

APPROVAL OF KANSAS ATTORNEY GENERAL

The above and foregoing Interlocal Cooperation Agreement has been reviewed and approved by the Office of the Kansas Attorney General.

Date

Name:
Title:

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that this 28th day of March, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Louis H. Ysusi, Mayer of the City of Independence, Kansas and David W. Schwenker, City Clerk of the City of Independence, Kansas, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

Michael S. Wallis
Notary Public

My commission expires:

MICHAEL S. WALLIS
Notary Public - State of Kansas
My Appt. Expires 7-29-25

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that this 28th day of March, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert E. Bever, II, Chairperson of the Board of Montgomery Rural Water District No. 6 and Trey C. Lahey, Secretary of Board of Montgomery Rural Water District No. 6, who is personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

Michael S. Wallis
Notary Public

My commission expires:

MICHAEL S. WALLIS
Notary Public - State of Kansas
My Appt. Expires 7-29-25

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that this _____day of March, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ _____, of the Office of the Kansas Attorney General, who is personally known to me to be the same person who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

_____
Notary Public

My commission expires:

INTERLOCAL AGREEMENT
CONCERNING THE PROVISION OF WATER TO CERTAIN PORTIONS OF MONTGOMERY COUNTY, KANSAS

THIS AGREEMENT is entered into by and between the City of Independence, Kansas, a municipal corporation (hereafter referred to as "City"), and Rural Water District No. 6, Montgomery County, a quasi-municipality (hereafter referred to as "RWD #6").

WHEREAS, Bartlett-Montgomery County, LLC. (hereafter referred to as "Bartlett") is constructing a soybean processing facility in Montgomery County, Kansas; and

WHEREAS, Bartlett requires a substantial and extraordinary amount of water to properly operate said facility, initially estimated to be approximately 600,000 gallons per day; and

WHEREAS, the City is a duly incorporated city of the Second Class and authorized by law and its own home rule authority to treat, transport and sell water to its citizens and others, including RWD #6; and

WHEREAS, upon entering into a contract with the Kansas Water Office as provided in paragraph 10, below, and subject to the terms and conditions of this agreement, the City will have the ability to provide the volume of water needed by Bartlett; and

WHEREAS, RWD #6 is a quasi-municipal corporation duly organized and existing under K.S.A. 82a-612 *et seq*., for the purpose of constructing and operating a water supply and distribution system to serve water users within the territory of RWD #6; and,

WHEREAS, the Bartlett facility and the property to be served is within the territorial boundaries of RWD #6, and it is vested with the right to serve water users in this territory; and

WHEREAS, RWD #6 does not currently have enough available water from its current sources or the infrastructure necessary to meet the immediate needs of Bartlett; and

WHEREAS, the City has authority to extend utility lines and to serve customers beyond city limits with certain limitations on serving new customers within a rural water district; and

WHEREAS, the City and RWD #6 desire to enter into a wholesale water purchase agreement by which the City shall sell water to RWD #6 to facilitate the needs of Bartlett, as well as possible future customers and needs of RWD #6; and

WHEREAS, the parties desire to memorialize their agreement with respect to their cooperation and respective obligations in providing such water to Bartlett and such potential future customers.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties agree to the following:

1. **Purpose:** The purpose of this agreement is to allow the Parties to work cooperatively initially to serve the Bartlett plant and potentially other customers in the proposed industrial area within Montgomery County, Kansas. Service will require, among other things, the construction of a 9.5-mile water line of at least 12 inches in diameter from the City's water system to the Bartlett plant location in an area that is in the established territory of RWD #6.

2. **Duration and Effective Date:** This agreement shall be for a term of twenty (20) years unless terminated pursuant to the provisions of paragraph 3, below. At the end of the initial term this agreement shall automatically renew for one additional twenty (20) year term. Following the expiration of the second twenty (20) year term, this agreement shall become year-to-year and this agreement may then be terminated by agreement of the parties or upon three hundred sixty-five (365) days written notice by either party. This Agreement shall become effective on the date of its approval by the Kansas Attorney General's office pursuant to K.S.A.

§12-2904 and its subsequent recording with the Montgomery County Register of Deeds pursuant to K.S.A. §12-2905.

3. **Termination:** This agreement may be terminated at any time by the mutual written consent of the City and RWD #6. Upon termination of the agreement, the rights of the parties shall be determined by the Option Agreement outlined in paragraph 13, herein.

4. **Administration:** No separate legal or administrative entity is created to administer this agreement. To the extent necessary, City is designated administrator of this agreement.

5. **Water Line Construction:** City shall construct pursuant to, and in reliance upon, the terms and conditions of this agreement, a water line to provide additional water volume to RWD #6. The City shall fund the construction of the water line and all associated costs, including acquisition of real estate interests if the same is necessary, subject to the terms and conditions of this agreement. The City shall attempt to negotiate a separate agreement with Bartlett for repayment of the costs of construction of the line, and any upgrade in capacity necessary for Bartlett's needs. For the purposes of regulatory compliance, the line shall be considered part of the City's water supply system and under the control of the City.

6. **Point of Delivery:** Unless the parties agree on a different location, the interconnection between City's line and the system of RWD #6 (the "Point of Delivery") shall be directly at the Bartlett facility on real property owned by Bartlett east of County Road 5300 and North of County Road 4200 in Montgomery County, Kansas with an associated easement to RWD #6 for the metering facility and such other facilities and equipment as are necessary to fulfill the terms of this agreement, along with appropriate rights of ingress and egress. Except with respect to the location of interconnection as set forth herein, the location of such line shall

be in the sole discretion of the City, as long as the location provides access by RWD #6 for any interconnection.

7. **Price of Water:** RWD #6 shall pay to the City all amounts due for water delivered to RWD #6 in service of its customers. The price of water so purchased by RWD #6 from City shall be at the rate established by the City for all customers located outside of the City limits, as set forth by ordinance/resolution, and subject to modification pursuant to the regular ordinance/resolution process. City agrees to provide RWD #6 with notice of any proposed water rate increases as provided by law. RWD #6 acknowledges that the rates charged to customers located outside the city limits of the City are tiered, with the specific rate being dependent on the amount of water usage by each customer. The City may, as provided for herein, increase the rate in any specific tier or multiple tiers, provided any such rate increase shall be commercially reasonable, applicable to all other customers located outside the city limits of the City, and no special rate or surcharge will be assessed against RWD #6. It is anticipated that the City will adopt a rate structure with an additional tier for consumers outside of the City limits using in excess of 6,300,000 gallons per month, with the anticipated rate of $5.00 per 1000 gallons of water used in excess of 6,300,000 gallons per month.

8. **Metering Equipment:** City shall furnish, install, operate, repair, replace, and maintain at its own expense, at the Point of Delivery, reasonably necessary metering equipment to service RWD #6, subject to the limitations contained in this agreement. City shall calibrate such metering equipment whenever requested by RWD #6, but not more frequently that once every twelve (12) months, unless otherwise agreed to by the parties hereto. If the meter is, at the request of RWD #6, calibrated more frequently than one (1) time during any twelve (12) month period, the costs of such calibration shall be paid by RWD #6, unless it is determined that the

meter is inaccurate, in which case the costs shall be borne by the City. A meter registering not more than two percent (2%) above or below the test results shall be deemed to be accurate. Readings of any meter disclosed to be inaccurate shall be corrected for the six (6) months period prior to such tests in accordance with the percentage of inaccuracy found by such test, unless the parties determine and agree that a more accurate or fairer method to determine actual usage is preferred. In the event that any meter fails to register for any period, the amount of water delivered during such period shall be deemed to be the amount of water delivered in the corresponding period immediately prior to the failure, unless the parties hereto shall agree to a different amount. Upon reasonable notice to City, RWD #6's designated agent shall be granted access to any meter providing water to RWD #6 at all reasonable times during regular business hours for the purpose of verification of readings.

9. **Quality of Water:** City agrees to furnish RWD #6 at the Point of Delivery, and during the term of this agreement, potable treated water meeting applicable purity standards of the Kansas Department of Health and Environment in such quantity as may be required by RWD #6, subject to the limitations contained herein. The parties hereto acknowledge and agree that the quality assurances provided by the City in this paragraph are contingent upon the transport of at least 100,000 gallons of water each day by RWD #6 through the proposed water line. In the event such volume is not utilized by RWD #6 on a daily basis then and in that event the City shall have no liability to RWD #6 for the quality of water provided pursuant to this agreement and RWD #6 shall hold City harmless and indemnify City against any claims, suits, judgments, fines and/or fees levied, imposed or assessed against City, and costs of any kind and nature (including attorney's fees) incurred by City, for failure to maintain applicable purity standards required by the Kansas Department Health and Environment which result from the failure of

RWD #6 to transport at least 100,000 gallons of water each day though the proposed water line. The City shall have no responsibility or liability related to the quality of any water sold under the terms of this Interlocal Agreement past the Point of Delivery.

10. **Water Purchase Contract.** The City is currently party to Water Purchase Contract No. 22-1 by and between the State of Kansas, as represented by the Kansas Water Office, and the City. City shall take reasonable efforts to execute a new contract with the State of Kansas in order to obtain access to water volume sufficient to service the Bartlett facility. This agreement between RWD #6 and City is contingent upon execution of such new contract between the State of Kansas and City. In the event a new contract with the State of Kansas cannot be obtained on terms acceptable to City, in its sole discretion, then this agreement shall be of no further force and effect and the parties hereto shall be relieved of any further obligations set forth in this agreement. In addition, no third party may assert any reliance upon this Agreement until such time as this condition is fully met, and the City and RWD #6 agree that all representations to any third party will note this condition of the Agreement.

11. **Water Purchase Contract – Additional Volume.** In the future, if potential new customers desire water in excess of that which can be provided under City's then-current Water Purchase Contract(s), the City shall take reasonable efforts to execute a new contract with the State of Kansas in order to obtain access to water volume sufficient to meet the additional needs of RWD #6, as requested. In the event a new contract with the State of Kansas cannot be obtained on terms acceptable to City, in its sole discretion, then the City shall be under no obligation to provide water in excess of that which can be provided under City's then-current Water Purchase Contract. If a new contract is available with the State of Kansas, prior to execution the City shall advise RWD #6 of a projected cost to obtain the additional capacity, and

RWD #6 shall have the right to refuse additional service based upon any issue related to such cost, or the charges for any infrastructure needed to deliver said additional water; provided, however, should RWD #6 refuse additional service to such potential new customers, then the City may, at its option, sell water directly to the potential future customers outside of any agreement with RWD #6.

12. **Amendment or Modification:** This agreement may be amended or modified in writing by mutual agreement of the parties.

13. **Disposition of Property Upon Termination:** The water line to be constructed and installed pursuant to this agreement is to be owned by the City, with the City holding legal title to the line and facilities, and RWD #6 maintaining an equitable interest. To the extent that RWD #6 owns or obtains new easements or rights-of-way for the line to be installed by condemnation or otherwise, RWD #6 will convey a non-exclusive right to construct the line within such easements and rights-of-way to the City. The parties agree that the City shall hold full legal title to any real property easements, and RWD #6 shall hold a joint interest in the easements obtained for the purpose of installing and maintaining the line. With regard to all personal property and equipment acquired in the construction and maintenance of the water line contemplated hereby, such personal property and equipment shall be the property of the City upon termination of this agreement. However, RWD #6 shall have the sole right and option to purchase the water line and related facilities from the City upon termination, with the price to be the lesser of the replacement costs of such water lines and related facilities or the market value of such waterlines and related facilities, with such amount to be established by a mutually agreeable third-party accounting firm. In such circumstance no value shall be ascribed based upon customer value or going concern value of those served by the water line. RWD #6 shall provide

written notice to City of its intent to purchase such line and facilities within ninety (90) days of the termination of this agreement. RWD #6 shall have ninety (90) days after providing such notice to tender payment in full to City. In the event notice of the intent to exercise this option is not given within ninety (90) days of the termination of this agreement, or in the event RWD #6 shall fail to tender payment as required in this paragraph, then and in that event, the option granted herein shall lapse.

14. **Meter Reading and Invoicing:** Metering equipment shall be read by the City in accordance with their standard meter-reading practices for similarly situated out-of-town customers. City shall furnish RWD #6, at such address designated by RWD #6, with an itemized invoice showing the amount of water furnished to RWD #6 during each service period and the charge for the same. RWD #6 shall pay for said water usage in accordance with the policies of the City.

15. **Title to Water and Equipment:** All water supplied by City to RWD #6 pursuant to the terms and provisions of this agreement, and all distribution lines and equipment installed or provided by RWD #6 shall remain the absolute property of RWD #6 with full title and ownership thereto, and City shall not be liable or obligated to RWD #6 for the operation, maintenance, or repair or replacement of any lines or equipment beyond the distribution meter of the City.

16. **Eminent Domain.** RWD #6 agrees that it shall, in as much is allowed by Kansas Law, exercise the power of eminent domain to obtain easements or other real estate interests for the purpose of installing the water line and any reasonably necessary facilities, including, but not limited to pump stations, adjoining right-of-way as much as possible; provided, however, in exercising such power, RWD #6 shall utilize legal counsel chosen by City,

after consultation with RWD #6. The costs of any such real estate interests and the costs of obtaining said interests shall be borne by the City, and shall be reimbursed by Bartlett as a cost of construction pursuant to paragraph 5, above. Any negotiations for purchase or acquisition apart from eminent domain shall be under the full control, and in the sole discretion of City, utilizing legal counsel chosen by City after consultation with RWD #6. If City determines that the cost for any condemnation is unreasonable or presents an unwarranted cost, it may determine that the parties use existing rights-of-way for line installation. City agrees to confer with the RWD #6 upon notice of the need to construct within right-of-way. In the event a separate legal action is initiated or threatened against RWD #6 challenging its authority to condemn any tract or tracts to be condemned pursuant to the terms of this agreement, then and in that event, City shall defend such action with legal counsel of their choosing and any expenses associated therewith shall be borne by the City.

17. **Remedies for Violation:** In the event of a breach of this agreement, the same may be terminated upon written notice of any such alleged violation and such violation or default not having been cured within thirty (30) days thereafter; provided, however, that the party receiving the notice of default if it disputes the fact of a breach, may respond by demanding mediation of the dispute. Thereafter the parties shall enter into mediation, with the costs of said mediation to be borne equally by the parties. If the parties have not resolved the dispute within ninety (90) days of the mediation request, and no cure is provided, the agreement may be terminated. However, by entering into mediation neither party waives any right to proceed in a court of competent jurisdiction to address any legal matter between the parties regarding the potential termination.

18. **Water for Testing:** When requested by RWD #6, the City will make available to RWD #6, or its agent, at the Point of Delivery, or other point reasonably close thereto, water sufficient for the testing and flushing of RWD #6's system during construction, reconstruction, or repair of the lines of RWD #6 or the City, at the applicable rate set forth herein.

19. **Funding and Contingencies:** As between RWD #6 and the City, construction of the water line described herein up to the Point of Delivery shall be funded by the City. All repairs and maintenance to said line shall be the responsibility of the City.

The parties hereto agree and acknowledge that the costs of the construction of the proposed line, the monitoring system, and other capital costs of construction of the line are anticipated to be ultimately borne by Bartlett. This contract is contingent upon City reaching mutually agreeable terms for the payment of such costs by Bartlett, in City's sole and unfettered discretion. In the event such an agreement is not reached with Bartlett, then and in that event, this agreement shall be null and void and of no further force and effect and all parties hereto shall be released from any further obligations set forth herein.

In addition, the parties hereto and agree and acknowledge that the supply of water by RWD #6 is contingent upon reaching a water supply agreement with Bartlett compensating RWD #6 for its costs and the delivery of water. This contract is contingent upon RWD #6 reaching mutually agreeable terms for a water supply contract with Bartlett, in the District's sole and unfettered discretion. In the event such an agreement is not reached with Bartlett, then and in that event, this agreement shall be null and void and of no further force and effect and all parties hereto shall be released from any further obligations set forth herein.

20. **Territory Consent and Restriction on New Connections:** As part of this agreement, RWD #6 hereby consents to construction of the proposed water line by the City

through its designated territory as it is currently constituted or modified hereafter and further consents to the transportation of water to RWD #6 through such line. RWD #6 shall be permitted to establish additional connections with the proposed water line between the City limits and the Point of Delivery at the Bartlett facility, subject to prior notice to the City and subject to the City's consent, which shall not be unreasonably withheld. Prior to the Point of Delivery, City shall be permitted to establish additional new connections to the water line to City-owned and/or annexed property as allowed by law.

21. **Point of Delivery and Pressure:** City will furnish water at a Point of Delivery as set forth in paragraph 6 above. Pressure of the City lines shall be determined solely by the City. In the event a greater or lesser pressure than that normally available on RWD #6's line beyond the Point of Delivery should be required by RWD #6, then and in that event, the cost of providing such greater or lesser pressure shall be borne by RWD #6.

22. **Monitoring System and New Connections:** Due to the nature of the Bartlett facility and the need for a high degree of reliability and resiliency, City will install a pipeline monitoring system for the early detection of potential leaks. The choice of system shall be at City's discretion and initial cost of the installation and annual maintenance of such system shall be borne by City; provided, however, the cost of the installation of new meters and communication equipment, including, but not limited to, software, software licenses, and/or other information systems charges for new connections to the systems shall be borne solely by RWD #6. All new meters and communication equipment shall meet City specifications then in effect.

23. **Suspension of Service:** City will, at all times, operate and maintain its treatment and distribution facilities in accordance with its customary practices and will take such action as

may be necessary to furnish RWD #6 with quantities of water as set forth in this agreement. Temporary or partial failures to deliver water shall be remedied with all possible dispatch and City shall make reasonable efforts to provide RWD #6 with water pursuant to the terms of this agreement. It is, however, understood and agreed that the City's supply of raw water may become inadequate by reason of inadequate water supply from its common source, or that the City may be unable, wholly or in part, to treat and deliver water to RWD #6 as herein contemplated due to storm, flood, temperature extremes, or other acts of God, strike, riots, scarcity of labor, explosion, fire, industrial disturbance, unavailability of equipment, equipment malfunction, federal or state law, rule or regulation, or by any other cause beyond the control of City, whether similar to the causes specifically enumerated or not, and in the event of such occurrence, the supplying of water by the City to RWD #6 may be curtailed, reduced, interrupted, or terminated. City will make all reasonable efforts to notify RWD #6 or its maintenance personnel of any temporary or permanent termination of service prior to said termination if it is feasibly possible to make notification before said termination. In addition to the above, this agreement shall be subject and subordinate to the terms and conditions of the Contract between the State of Kansas and the City described in paragraph 9, above, and provision of water by the City to RWD #6 shall be subject to the availability of water in the Elk City Reservoir.

24. **Annexation**: The parties agree that should any annexation of property by the City occur containing a customer of RWD #6 being served by this water line, then the parties shall remain subject to the requirements of K.S.A. §12-539 to §12-541. The terms of this agreement shall not be deemed to waive any rights of RWD #6 to sell to Bartlett or any other customer, or an agreement by RWD #6 to transfer the same to the City upon annexation.

25. **Waiver:** The waiver by City or RWD #6 of any covenant, condition, or agreement herein contained shall not be deemed to be a waiver of any succeeding breach of the same or other covenant, condition or agreement herein contained, nor shall any delay in enforcing the collection of any payment becoming due under this agreement, or any extension thereof, be construed as a modification of the date such payments become due.

26. **Regulatory Agencies:** This agreement and the obligation of the parties hereto shall be subject to all laws, rules, and regulations of the federal government of the United States of America, the State of Kansas, and local governmental regulatory bodies as may be applicable hereto. The City and RWD #6 will cooperate in obtaining any permits as may be required in connection with the execution and intent of this agreement.

27. **Headings:** The headings contained herein are for the convenience of the parties only and shall not, in any manner, enlarge or diminish the text of this contract.

28. **Successors and Assigns:** This contract shall extend to and be binding upon any and all successors-in-interest and assigns, when permitted of the parties hereto.

29. **Governing Law:** This contract shall be governed in accordance with the laws of the State of Kansas, regardless of the residency of any party hereto, or the location of the execution of this contract.

30. **Binding Agreement:** All prior negotiations have been reduced to writing and are included herein. This agreement constitutes the entire agreement of the parties and may not be amended, altered, or modified, except by written agreement signed by the parties hereto.

31. **Counterparts:** This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as hereinafter set forth.

"CITY"

THE CITY OF INDEPENDENCE, KANSAS
By: _____
_____, Mayor

ATTEST:
By: _____
_____, City Clerk

"RWD #6"

RURAL WATER DISTRICT NO. 6,
MONTGOMERY COUNTY, KANSAS

By: _____
_____,Chairman

ATTEST:
By: _____
_____, Secretary

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Louis H. Ysusi, Mayor of the City of Independence, Kansas and David W. Schwenker, City Clerk of the City of Independence, Kansas, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

_____
Notary Public

My commission expires:

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert E. Bever, II, Chairperson of the Board of Montgomery Rural Water District No. 6 and Trey C. Lahey, Secretary of Board of Montgomery Rural Water District No. 6, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

_____
Notary Public

My commission expires:

APPROVAL OF KANSAS ATTORNEY GENERAL

The above and foregoing Interlocal Cooperation Agreement has been reviewed and approved by the Office of the Kansas Attorney General.

_____ _____

Date Name:
Title:

STATE OF KANSAS)
) SS:
SHAWNEE COUNTY)

BE IT REMEMBERED that this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ _____, of the Office Of the Kansas Attorney General, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

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

_____

Notary Public

My commission expires:

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **Kelly Passauer**

AGENDA ITEM Consider adopting a resolution modifying and recertifying the amount of cash funds dedicated toward the Rural Business Development Grant Program from USDA Rural Development.

SUMMARY RECOMMENDATION Adopt the Resolution.

BACKGROUND On February 23, 2023 the City Commission adopted a resolution certifying the City had the authority to apply for a Rural Business Development Grant; authorized the City Manager to sign the grant application; and pledged $76,500 in cash funds toward the project. The project is for the Comprehensive Community Development Plan. In speaking with the USDA Representative, the City has been asked to increase the amount of cash funds dedicated to this project from $76,500 to up to $100,000.

FINANCIAL INFORMATION The modification from $76,500 to up to $100,000 will be from the City's 2023 approved budget. Pending board approval, the Housing Authority may reimburse a portion of the City's cost related to a housing assessment they have requested be performed as part of the Comprehensive Community Development Plan.

SUGGESTED MOTION I move to adopt Resolution 2023-025, modifying and recertifying the amount of cash funds dedicated toward the Rural Development Grant Program from USDA Rural Development.

SUPPORTING DOCUMENTS

1. Proposed Resolution 2023-025 - Modifying Matching Funds
2. Resolution 2023-010 - Apply for the Rural Business Development Grant

THE CITY OF INDEPENDENCE, KANSAS

RESOLUTION NO. 2023-025

RESOLUTION MODIFYING AND
RECERTIFYING THE AMOUNT OF
CASH FUNDS DEDICATED
TOWARD THE RURAL BUSINESS
DEVELOPMENT GRANT
PROGRAM FROM USDA RURAL
DEVELOPMENT

WHEREAS, The City of Independence, Kansas, is a legal governmental entity as provided by the laws of the STATE OF KANSAS, and

WHEREAS, The City of Independence, Kansas, submitted an application for assistance from the RURAL BUSINESS DEVELOPMENT GRANT PROGRAM.

WHEREAS, The City of Independence, Kansas adopted Resolution No. 2023-010 on February 23, 2023 which certified this legal governmental entity had the authority to apply for such grant; authorized the City Manager to sign the grant application; and pledged $76,500 in cash funds toward the project.

NOW, THEREFORE The City of Independence wishes to modify the amount of cash funds dedicated for this project from $76,500 to up to $100,000.

APPROVED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, this 11th day of May, 2023.

APPROVED _____
Louis Ysusi, MAYOR

ATTEST _____
David Schwenker, CITY CLERK

(SEAL)

THE CITY OF INDEPENDENCE, KANSAS

THE CITY OF INDEPENDENCE, KANSAS

RESOLUTION NO. 2023-010

Resolution Certifying Legal Authority
TO APPLY FOR THE RURAL
BUSINESS DEVELOPMENT
GRANT PROGRAM
FROM THE USDA RURAL DEVELOPMENT AND
AUTHORIZING THE MAYOR
TO SIGN AND SUBMIT SUCH AN APPLICATION

WHEREAS, The City of Independence, Kansas, is a legal governmental entity as provided by the laws of the STATE OF KANSAS, and

WHEREAS, The City of Independence, Kansas, intends to submit an application for assistance from the RURAL BUSINESS DEVELOPMENT GRANT PROGRAM.

THE APPLICANT hereby certifies that the City of Independence, Kansas, is a legal governmental entity under the status of the laws of the STATE OF KANSAS and thereby has the authority to apply for assistance from the RURAL BUSINESS DEVELOPMENT GRANT PROGRAM.

THE APPLICANT hereby authorizes the CITY MANAGER of Independence, Kansas, to act as the applicant's official representative in signing and submitting an application for the assistance to the RURAL BUSINESS DEVELOPMENT GRANT PROGRAM.

THE APPLICANT hereby dedicates $76,500 in cash funds toward this project and $ 0 in in-kind material and/or labor for same.

APPROVED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, this 23rd day of February, 2023.

APPROVED Louis Ysusi
Louis Ysusi, MAYOR

ATTEST _____
David Schwenker, CITY CLERK

(SEAL)

THE CITY OF INDEPENDENCE, KANSAS

Report
CITY OF INDEPENDENCE
May 11, 2023

Department Admin **Director Approval Kelly Passauer**

AGENDA ITEM City Board Minutes

BACKGROUND

SUPPORTING DOCUMENTS

1. Library Board 04.19.2023 Minutes
2. Housing Authority 03.16.2023 Minutes
3. Land Bank 02.02.2023 Minutes

Independence Public Library Board of Trustees Minutes

Wednesday, April 19, 2023

REGULAR SESSION

Board Members Present: Michelle Anderson, Chairman, Trustees: Tom Sewell, Carolyn Torrance, Ron Schwatken, England Porter

Also Attending: Library Director Jeri Hopkins, Assistant Director John Long and Recording Secretary Gloria McCoy

I CALL TO ORDER: Michelle Anderson called the meeting to order at 5:20 p.m.

- **Adoption of Agenda:** Ron S. moved and Carolyn T. seconded a motion to approve the agenda as printed. Motion carried.
- **Approval of Minutes:** Carolyn T. made a motion to approve the Minutes of the March meeting, seconded by Ron S. Motion carried.

II CONSENT AGENDA: Carolyn T. motioned to adopt the Consent Agenda as presented and seconded by England P. Motion carried. Total expenses for bills for the month of March were $58,699.84 (Operating) and $3,063.31 (Other).

III OLD BUSINESS: Discussion for suggested named for new board members was passed.

IV NEW BUSINESS:

1. **Candid payment: $5,245.00 Grant Database.** The chair entertained a motion to approve the payment of the Candid database invoice. Carolyn T. made the motion and England P. seconded. Motion passed.
2. **Health and Dental Insurance:** The chair entertained a motion to approve the renewal of the Health and Dental Insurance and to pay full time employees' dental premiums going forward. Carolyn T. made the motion and seconded by England P.

V STAFF REPORTS:

- **Staff Report – Tax Audit/Public Employee Survey – DONE!!**

VI UPCOMING ADVOCACY EVENTS

- **Beats and Bards Bazaar – Open Mic & Market –** Monthly on the 4th Wednesday – Still fairly new but getting a little bit of community participation
- **Friends Irish Dance –** will be hosted on April 29, 2023.
- **Senior Movie Day –** Lots of participation
- **William Inge –** There will be a program at the library on Saturday.
- **Library Presence in the Community –** Senior Center is getting a lot of publicity in the newspapers. Some are full page coverage. Community very pleased.
  Field trip to Coffeyville – The Director, Teya, Cindy H. and Paul G. had a field trip to **Coffeyville, KS.** Went very well.

VII Comments from Members of the Board:

England P. inquired about staff members being able to attend the monthly board meetings. Director mentioned that staff may come to the board meetings, have access to board, but must be added to agenda if they have a subject to speak about.

Carolyn T. asked if the other board members would like to contribute to the gift from Twigs for Nancy K. retirement.

VIII Executive Session: Non-elected personnel:

Motion: Michelle A. made a motion: I move we go into executive session to discuss an individual employee's performance pursuant to non-elected personnel exception under KOMA, and he open meeting will resume in this room at 5:55 p.m. Tom S. made the motion and seconded by Ron S. Motion carried.

No Action Taken.

The regular open meeting resumed at 6:00 p.m.

Second Executive Session: Non –elected personnel

Motion: Michelle A. made a second motion: I move we go into executive session to discuss an individual employee's performance pursuant to non-elected personnel exception under KOMA, and the open meeting will resume in this room at 6:55 p.m. Tom S. made the motion and Ron S. seconded. Motion passed.

The regular open meeting resumed at 7:00 p.m.

No Action taken

IX Adjournment: The meeting adjourned at 7:01 pm

MINUTES OF THE MEETING OF THE
INDEPENDENCE HOUSING AUTHORITY

March 16, 2023
Noon

Board Members in Attendance: Eddie Rodgers, Tim White, and Rita Ortolani
Personnel in Attendance: April Nutt.

The meeting was called to order.
White motioned approval of agenda. Ortolani seconded. M.C.

Items Requiring Board Action

Following discussion, all terms of the contracts are provided to the Board of Directors for 917/921 and 1013/1017 East Walnut with the exception of the names of buyers. This was done for the purpose of allowing Tim White to vote on the sale of the property without knowing who the buyers are as he has an agent that works for him making an offer.

Rodgers made a motion to accept offer #5 on 917/921 East Walnut in the amount of $115,500 and accept offer #5 on 1013/1017 East Walnut in the amount of $116,500. Ortolani seconded. M.C.

Executive Session

Communications

White made a motion to adjourn the meeting. Ortolani seconded. M.C.

MINUTES OF THE MEETING OF THE
INDEPENDENCE LAND BANK
February 2, 2023
Noon—Veterans Room Memorial Hall

Board Members in Attendance: Jeri Hammerschmidt, Gary Hogsett, Lisa Richards, Lori Wesselowski, Mary Jo Wallis, John Heckman and Shelley Hudson.
Personnel in Attendance: April Nutt.

Chairman Hogsett called the meeting to order.

Items Requiring Board Action
Hudson made a motion to approve the consent agenda. Wallis seconded the motion. The motion passed 6-0.

Richardson made a motion to deny the request in making 201 East Main available for a roller-skating rink. Heckman seconded the motion. The motion passed 6-0.

Heckman made a motion to set the sale price for 201 East Main at $59,500. Hammerschmidt seconded the motion. The motion passed 6-0.

Consider including all real estate firms working within Independence city limits the opportunity to list Land Bank properties for sale.—Tabled.

Heckman made a motion to approve the 2022 YE report. Richardson seconded the motion. The motion passed 6-0.

Discussion:

Richardson made a motion to adjourn the meeting. Wesselowski seconded the motion. The motion passed 6-0.

Respectfully Submitted

Lori Wesselowski
Secretary

April Nutt
Executive Director

Report
CITY OF INDEPENDENCE
May 11, 2023

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM 2023 Q1 Treasurer's Report

BACKGROUND

SUPPORTING DOCUMENTS

1. 2023 Q1 Treasurer's Report

Treasurer's Quarterly Financial Statement for Quarter Ending March 31, 2023

Name of Fund		Beginning Balance	Receipts	Disbursements	Ending Balance
General	1	1,914,495.18	2,848,948.40	2,762,921.84	2,000,521.74
Opioid Abatement	2	2,070.17	19,523.36	0.00	21,593.53
Fire Insurance Proceeds	3	16,364.94	54,638.10	46,838.10	24,164.94
Industrial	4	758.63	16,317.96	0.00	17,076.59
Crime Prevention Program	5	589.88	0.00	0.00	589.88
Economic Development/Transportation	6	1,391,591.10	626,480.00	450,000.00	1,568,071.10
Alcohol Assessment	7	3,820.00	0.00	0.00	3,820.00
E-911 - New	8	256,830.63	35,495.49	61,526.68	230,799.44
Incubator Building	9	112,705.08	9,285.00	50,000.00	71,990.08
KPWSLF Proj No 2933 - WTP	10	(211,624.17)	0.00	0.00	(211,624.17)
Education Sales Tax	11	0.00	626,370.11	433,148.17	193,221.94
Capital Project Reserve	12	245,402.31	255,315.00	21,927.38	478,789.93
2023-2033 Special Use Sales Tax	13	0.00	626,370.09	551,205.69	75,164.40
City Projects	14	6,243,154.63	550,000.00	3,120,891.54	3,672,263.09
City Skate Park	15	1,694.64	0.00	0.00	1,694.64
Special Use Sales Tax	17	624,915.88	192,816.02	232,546.07	585,185.83
Logan Fountain	19	124.37	0.00	0.00	124.37
Airport Capital Projects Reserve	21	261,855.42	231,510.00	750.00	492,615.42
Street Capital Projects Reserve	22	3,431,792.51	371,065.03	881,520.32	2,921,337.22
KWPCRF LOAN C20 2043 01	23	(228,160.50)	64,772.50	722,915.75	(886,303.75)
Fire/EMS Grants	24	11,823.26	77.39	3,450.00	8,450.65
City Grant Program	25	216,530.04	200,246.58	12,180.00	404,596.62
G. F. Employee Benefits	26	78,571.06	479,936.97	341,683.49	216,824.54
Airport	31	113,830.42	190,459.04	246,882.58	57,406.88
Water and Sewer	33	3,724,678.11	1,434,511.45	2,816,265.95	2,342,923.61
Grinder Pump Replacement	34	275,601.72	3,439.24	5,268.00	273,772.96
Cap Infastructure - W/S	35	3,718,351.36	1,077,109.37	0.00	4,795,460.73
Sanitation	37	561,419.34	313,130.17	378,440.81	496,108.70
Independence Land Bank	38	53,793.45	409.32	0.00	54,202.77
Special Park	40	34,788.01	3,073.84	15,806.67	22,055.18
Employee Wellness	41	26,601.76	3,839.04	0.00	30,440.80
Library	42	0.00	133,415.32	133,415.32	0.00
Downtown Tree Replacement	43	15,489.71	117.86	0.00	15,607.57
Special Park & Recreation	44	85,150.71	16,285.64	6,000.00	95,436.35
Special Alcohol Programs	45	66,224.87	9,963.14	0.00	76,188.01
Demolition	46	9,923.97	50,270.00	752.69	59,441.28
Liability Insurance	47	177,854.91	42,706.22	0.00	220,561.13
Housing Authority Funds **	48-64	4,916,834.64	365,531.58	245,121.04	5,037,245.18
E-911 - Old	65	4,696.52	0.00	0.00	4,696.52
Memorial Hall Tax Credits	66	19,121.15	0.00	4,476.10	14,645.05
Quality of Life Sales Tax	67	14,120.71	0.00	0.00	14,120.71
First Aid Training	72	3,252.62	24.74	2,652.35	625.01
ADA DJ # 204-29-144	74	748,881.55	0.00	0.00	748,881.55
KLINK, Penn/Chestnut-Oak	76	34,942.78	0.00	0.00	34,942.78
K-9	78	28,707.20	971.24	57.57	29,620.87
Law Enforcement Trust	79	13,471.07	2,238.68	2,417.68	13,292.07
Grant - Walmart - Fire/EMS	84	3,046.18	0.00	0.00	3,046.18
Bond and Interest	91	644,054.11	519,897.44	310,128.13	853,823.42
2015-2016 KLINK Projects	92	318,879.31	0.00	0.00	318,879.31
Grant Funds	94	350.00	0.00	0.00	350.00
TOTAL		**29,989,371.24**	**11,376,561.33**	**13,861,189.92**	**27,504,742.65**

Treasurer's Quarterly Financial Statement for Quarter Ending March 31, 2023

Name of Fund		Beginning Balance	Receipts	Disbursements	Ending Balance
Reconciled Items					**0.00**
TOTAL					**27,504,742.65**

Summary

Community Nat'l. Bank	Checking	22,370,159.73
Community Nat'l. Bank	C/D's	3,341,911.99
Equity Bank	MM Account	1,792,670.93
		0.00
	TOTAL	**27,504,742.65**

Liabilities	**Principal**	**Interest**	**Total**
Series 2013A	325,000.00	4,387.50	329,387.50
Series 2015A	1,110,000.00	134,462.50	1,244,462.50
Series 2016A	930,000.00	55,900.00	985,900.00
Series 2019A	1,110,000.00	67,800.00	1,177,800.00
Series 2022A - Streets	3,400,000.00	1,399,912.50	4,799,912.50
Series 2022A - Facilities	10,240,000.00	4,108,490.75	14,348,490.75
Bonds & T-Notes Payable - September 30, 2022	17,115,000.00	5,770,953.25	22,885,953.25

Capital Leases	**Payoff Date**	**Balance**
Commercial Bank - JD Tractor & Bush Hog	April 1, 2025	46,628.61
Community National Bank - 2021 Street Sweeper	March 1, 2025	42,789.83
Community National Bank - 2019 Rosenbauer Fire Truck	April 1, 2026	274,722.27
Community National Bank - 2023 Sanitation Truck	October 17, 2027	199,838.00

Kansas Public Water Supply/Pollution Control Loan Funds	**Balance**
Loan # C20-1915-01, Southeast Lift Station	1,947,773.19
Loan #2933 Water Treatment Plant Upgrades	1,375,592.85
Loan #3058 Replace Waterlines and Automated Meters	
Loan # C20-2043-01, Lakeview Lift Station and Basin V, Phase 2	
TOTAL	**26,773,298.00**

I, David Schwenker, Treasurer, do hereby certify that the above statement is correct to the best of my knowledge and belief.

David Schwenker

David Schwenker, Treasurer

Attested by:

Lacey Lies

Lacey R. Lies, Director of Finance

Report
CITY OF INDEPENDENCE
May 11, 2023

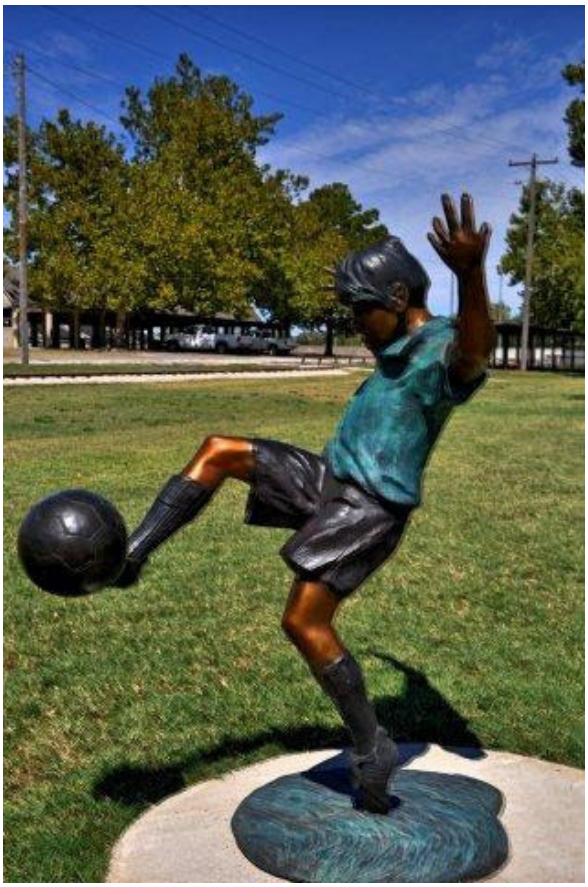
Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM March 2023 Sales Tax Report

BACKGROUND

SUPPORTING DOCUMENTS

1. March 2023 Sales Tax Report



SALES TAX REPORT MARCH 2023

City of Independence Kansas

CITY OF INDEPENDENCE REPORT ON 1% SALES TAX REPORTED FOR MARCH 2023.

3% Sales Tax is collected in the City of Independence. 1% for General Fund Support; 1% for Education; and 1% for Special Uses.

Lacey Lies
Finance Director

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

Sales Tax Report for March 2023

Sales and Use taxes are Independence's largest funding source. The City receives a portion of the overall sales taxes you pay within city limits for use as indicated below. The projected revenue generated from all sales and use taxes for 2023 is $6,750,000, which is 57% higher than all ad valorem taxes generated for the City.

Sales Tax Breakdown	Percent
City of Independence General Fund Sales Tax	**1.00%**
City of Independence Educational Sales Tax	**1.00%**
City of Independence Special Use Sales Tax	**1.00%**
General Fund Support	0.25%
Debt Support	0.31%
Economic Development	0.05%
Building & Facility	0.12%
Streets	0.27%
CITY TOTAL	**3.00%**
State of Kansas	6.50%
TOTAL SALES TAX	**9.50%**

The amounts listed in this report represent 1% Sales Tax Collections. The "receipts" reported from the State of Kansas to the City for any given month are from sales generated two months prior. For example, the March receipts shown in this report were from sales in January 2023.

- **March** receipts totaled **$193,222,** which is an **INCREASE of $8,455** from March 2022, or **up 4.6%** (see Graph 2, "March 1% Sales Tax 10 Year History").
- March 2023 receipts are the **HIGHEST March** receipts in the 10-year history, (see Graph 2, "March 1% Sales Tax 10 Year History").
- Annualized FY 2023 1% sales tax collected **is $2,505,480, or $255,480 over** our **budgeted** amount of $2,250,000, or **11.4% higher than the budget**, and projected **0.1% under 2022 actual** collections.
- With three months reported, we have **collected 27.8%** of the FY 2023 budgeted amount of $2,250,000.
- The **Compensating Use** sales tax portion made up **14.9%** of the $193,222 total ($28,803) (see Graph 5 "2022 1% Sales Tax – Monthly/Compensating Use Sales Tax and Sales Tax.").

THANK YOU
For Supporting Local!

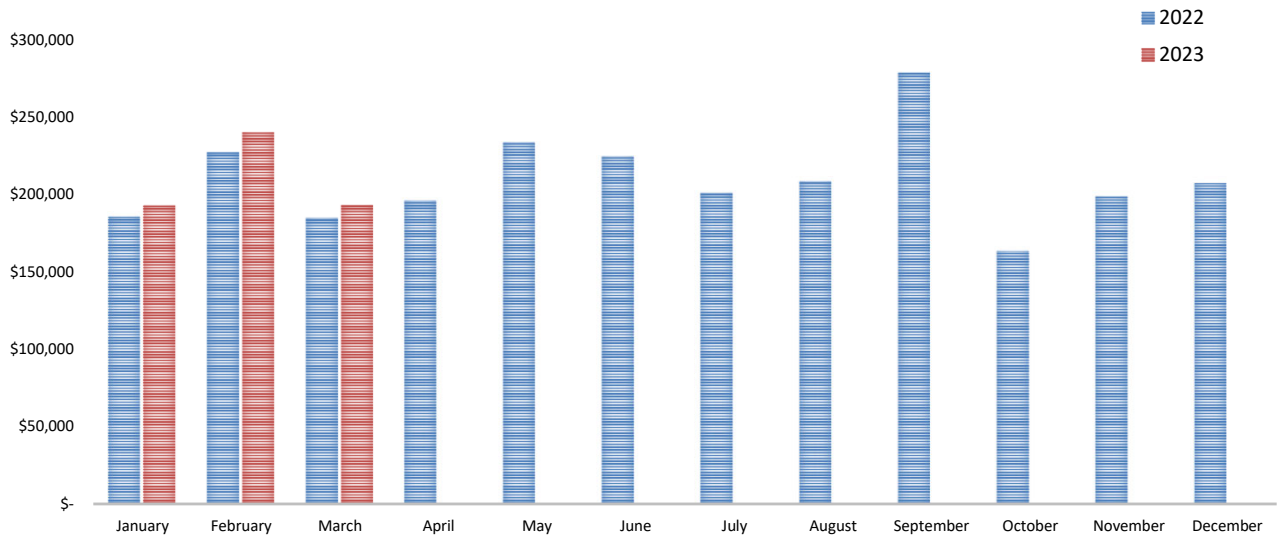
City of Independence
Sales Tax - 1%

Comparison and History
January - March 2023

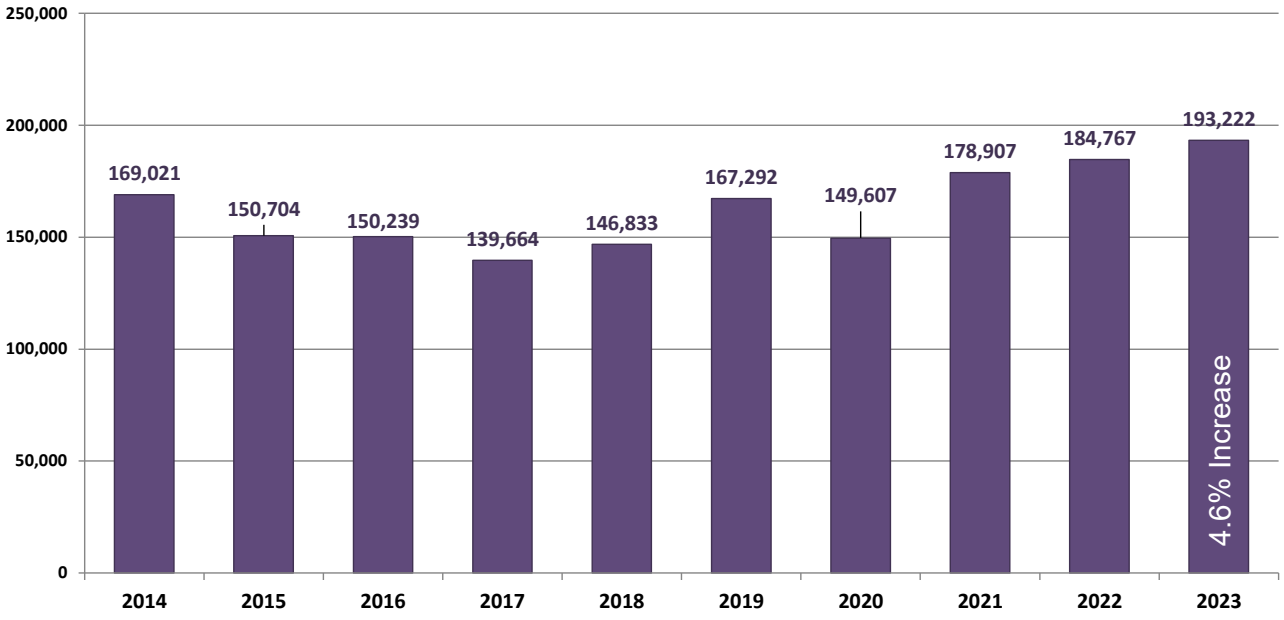
Month	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	% Change FY 22-23	% Change YTD
January	163,240	172,377	169,033	163,252	185,340	192,816	4.0%	4.0%
February	165,834	178,399	200,053	187,879	227,272	240,332	5.7%	5.0%
March	**146,833**	**167,292**	**149,607**	**178,907**	**184,767**	**193,222**	**4.6%**	**4.9%**
April	155,702	139,790	172,804	167,798	195,697			
May	183,899	187,854	166,798	205,282	233,465			
June	147,180	158,263	179,353	206,304	224,267			
July	167,392	169,308	179,594	181,396	200,760			
August	174,341	180,142	221,770	196,182	208,086			
September	159,813	186,618	166,847	196,679	278,674			
October	163,360	164,463	177,190	179,011	163,298			
November	160,797	159,872	183,599	169,058	198,402			
December	166,699	159,474	169,275	211,556	207,198			
Total:	**$ 1,955,089**	**$ 2,023,851**	**$ 2,135,922**	**$ 2,243,303**	**$ 2,507,226**	**$ 626,370**		
% change	*3%*	*4%*	*6%*	*10.8%*	*17.4%*	*-72.1%*		
		Annual	$ 2,135,922	$ 2,243,303	$ 2,507,226	$ 2,505,480	$ (1,745)	
		Budget	$ 1,931,101	$ 1,935,000	$ 2,050,000	$ 2,250,000	$ 200,000	
Collections Over (under) Budget			**$ 204,821**	**$ 308,303**	**$ 457,226**	**$ 255,480**		

Projected % Over PY Actual	**11.8%**	**-0.1%**
YTD % of Budget Collected	**122.3%**	**27.8%**
Projected % Over Budget	**22.3%**	**11.4%**

Sales Tax FY 2022 - FY 2023 Comparison

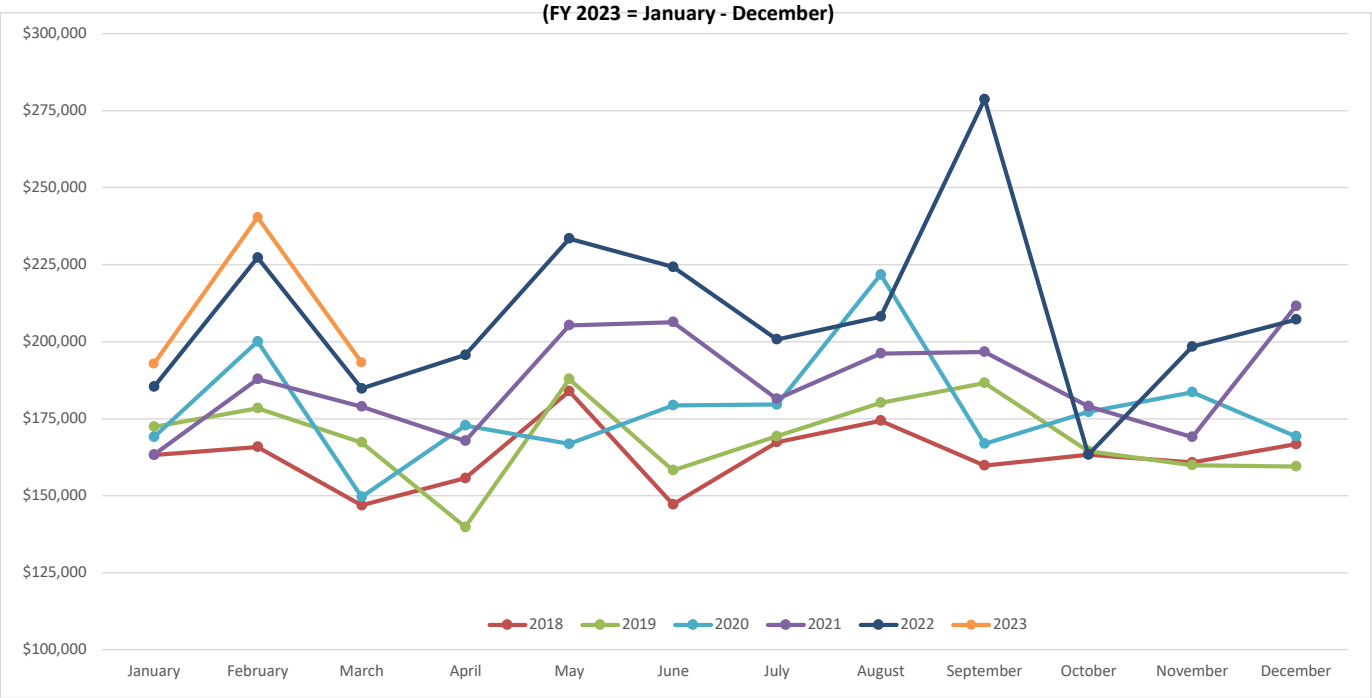


March 1% Sales Tax 10 Year History
FY 2014 - FY 2023

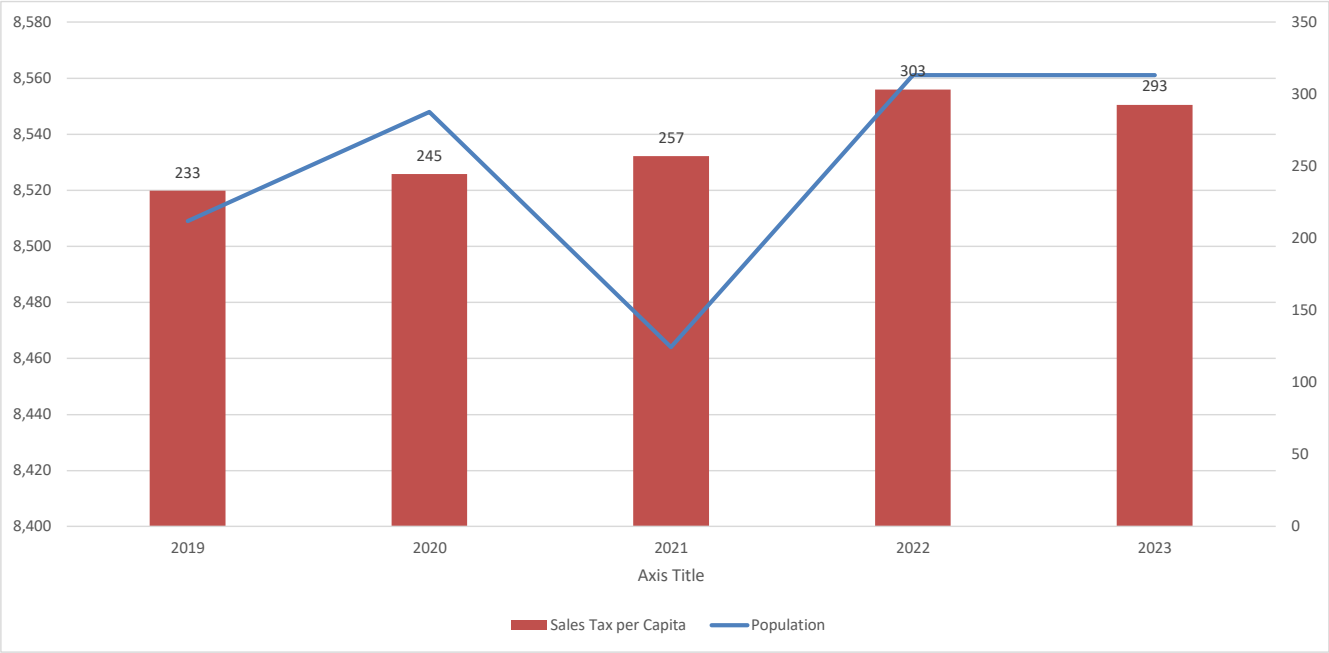


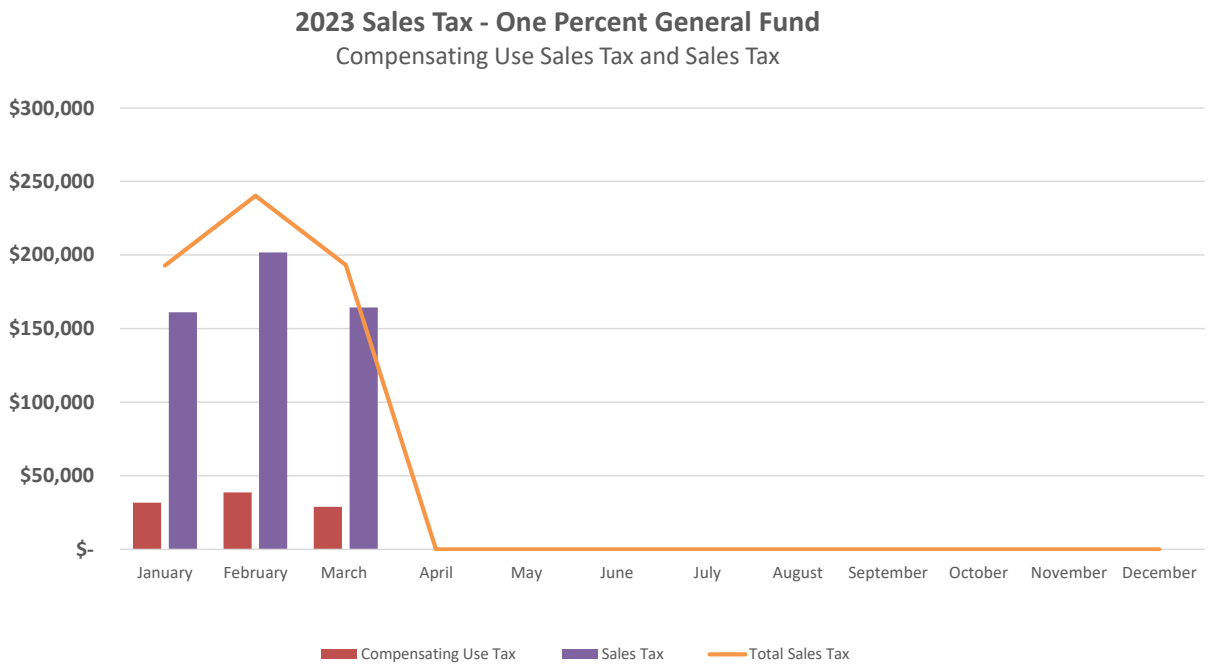
Sales Tax History Comparison - FY 2018 - FY 2023

(FY 2023 = January - December)



Sales Tax per Capita and Population Trend




2023 Sales Tax - One Percent General Fund
Compensating Use Sales Tax and Sales Tax
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
January
February
March
April
May
June
July
August
September
October
November
December
Compensating Use Tax
Sales Tax
Total Sales Tax

Report
CITY OF INDEPENDENCE
May 11, 2023

Department Finance **Director Approval Lacey Lies**

AGENDA ITEM April 2023 Sales Tax Report

BACKGROUND

SUPPORTING DOCUMENTS

1. April 2023 Sales Tax Report

SALES TAX REPORT APRIL 2023

City of Independence Kansas

CITY OF INDEPENDENCE REPORT ON 1% SALES TAX REPORTED FOR APRIL 2023.

3% Sales Tax is collected in the City of Independence. 1% for General Fund Support; 1% for Education; and 1% for Special Uses.

Lacey Lies
Finance Director

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

Sales Tax Report for April 2023

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Sales Tax Breakdown	Percent
City of Independence General Fund Sales Tax	**1.00%**
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CITY TOTAL	**3.00%**
State of Kansas	6.50%
TOTAL SALES TAX	**9.50%**

The amounts listed in this report represent 1% Sales Tax Collections. The "receipts" reported from the State of Kansas to the City for any given month are from sales generated two months prior. For example, the April receipts shown in this report were from sales in February 2023.

- **April** receipts totaled **$191,365,** which is a **DECREASE of $4,332** from April 2022, or **down 2.2%** (see Graph 2, "April 1% Sales Tax 10 Year History").
- April 2023 receipts are the **SECOND HIGHEST April** receipts in the 10-year history, (see Graph 2, "April 1% Sales Tax 10 Year History").
- Annualized FY 2023 1% sales tax collected **is $2,453,205, or $203,205 over** our **budgeted** amount of $2,250,000, or **9% higher than the budget**, and projected **2.2% under 2022 actual** collections.
- With three months reported, we have **collected 36.3%** of the FY 2023 budgeted amount of $2,250,000.
- The **Compensating Use** sales tax portion made up **14.8%** of the $191,365 total ($28,279) (see Graph 5 "2022 1% Sales Tax – Monthly/Compensating Use Sales Tax and Sales Tax.").

THANK YOU
For Supporting Local!

City of Independence
Sales Tax - 1%

Comparison and History
January - April 2023

Month	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	% Change FY 22-23	% Change YTD
January	163,240	172,377	169,033	163,252	185,340	192,816	4.0%	4.0%
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March	146,833	167,292	149,607	178,907	184,767	193,222	4.6%	4.9%
April	**155,702**	**139,790**	**172,804**	**167,798**	**195,697**	**191,365**	**-2.2%**	
May	183,899	187,854	166,798	205,282	233,465			
June	147,180	158,263	179,353	206,304	224,267			
July	167,392	169,308	179,594	181,396	200,760			
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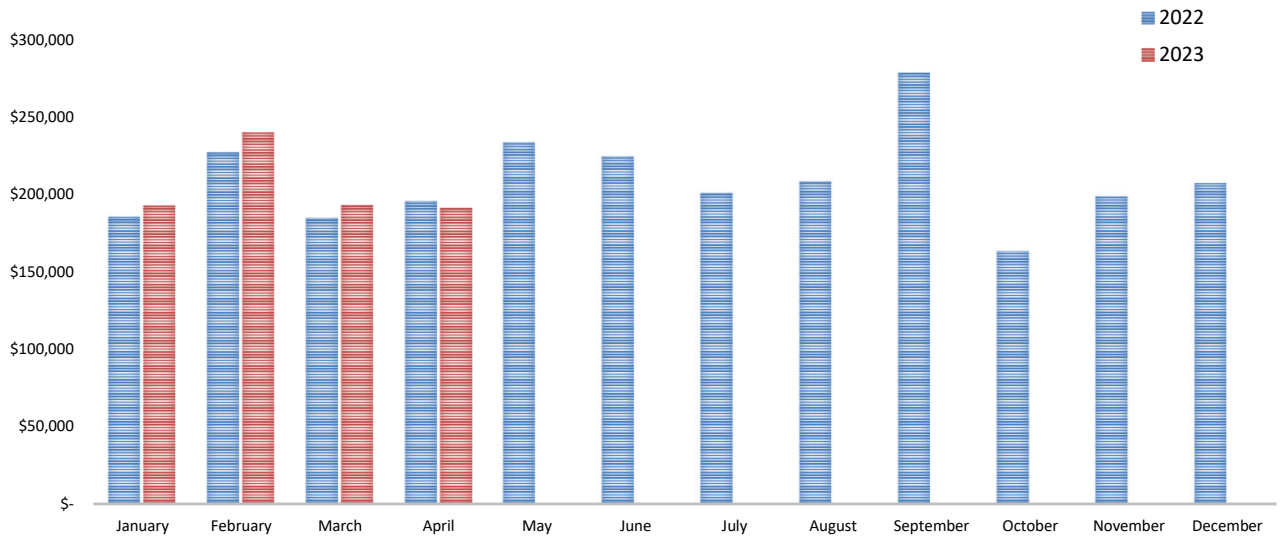
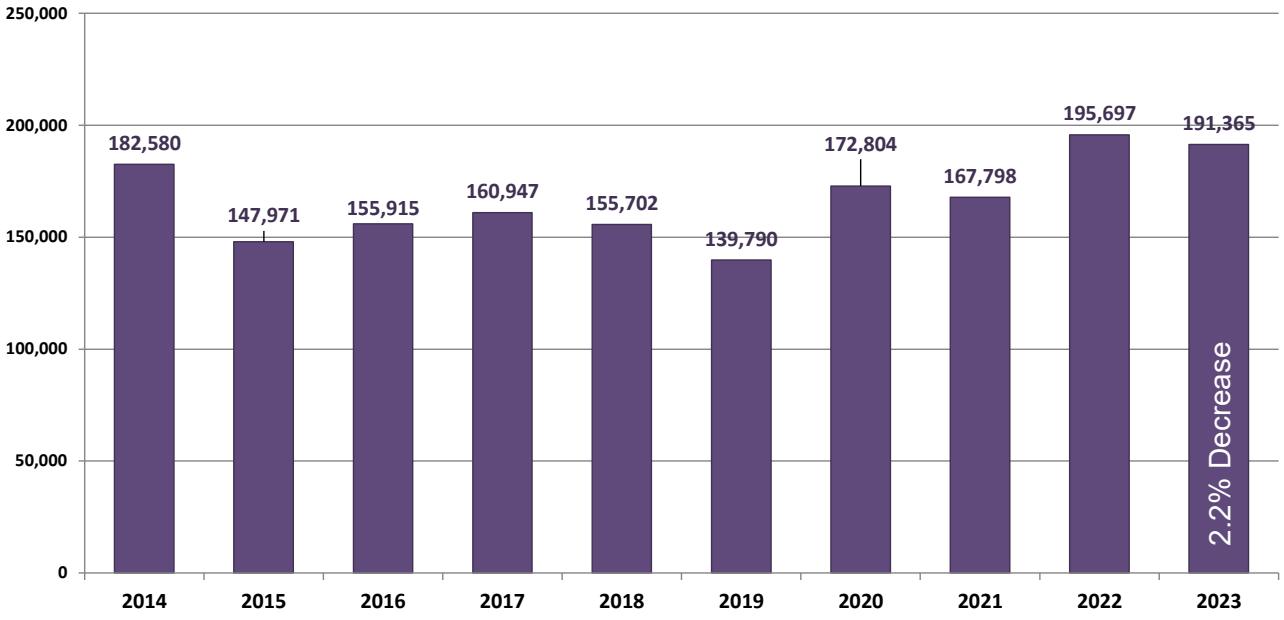
November	160,797	159,872	183,599	169,058	198,402			
December	166,699	159,474	169,275	211,556	207,198			
Total:	**$ 1,955,089**	**$ 2,023,851**	**$ 2,135,922**	**$ 2,243,303**	**$ 2,507,226**	**$ 817,735**		
% change	*3%*	*4%*	*6%*	*10.8%*	*17.4%*	*-63.5%*		
		Annual	$ 2,135,922	$ 2,243,303	$ 2,507,226	$ 2,453,205	$ (54,021)	
		Budget	$ 1,931,101	$ 1,935,000	$ 2,050,000	$ 2,250,000	$ 200,000	
Collections Over (under) Budget			**$ 204,821**	**$ 308,303**	**$ 457,226**	**$ 203,205**		

Projected % Over PY Actual	**11.8%**	**-2.2%**
YTD % of Budget Collected	**122.3%**	**36.3%**
Projected % Over Budget	**22.3%**	**9.0%**

Sales Tax FY 2022 - FY 2023 Comparison

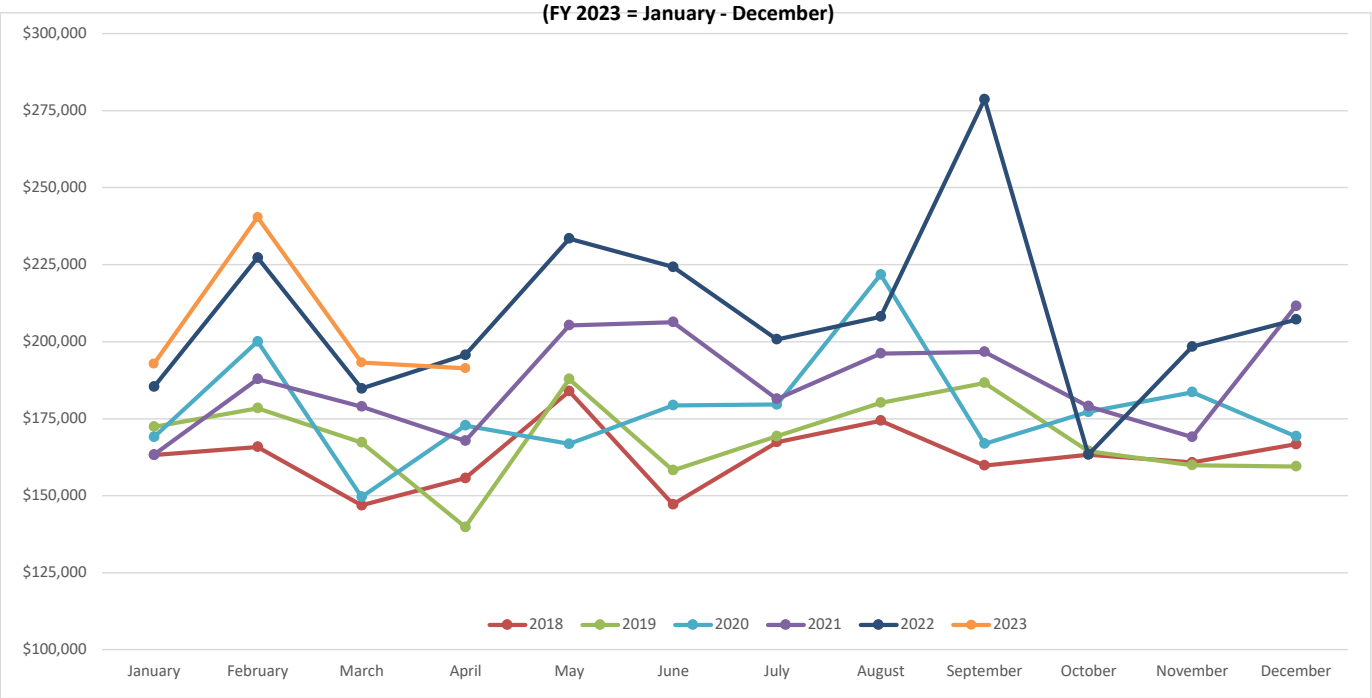


April 1% Sales Tax 10 Year History
FY 2014 - FY 2023

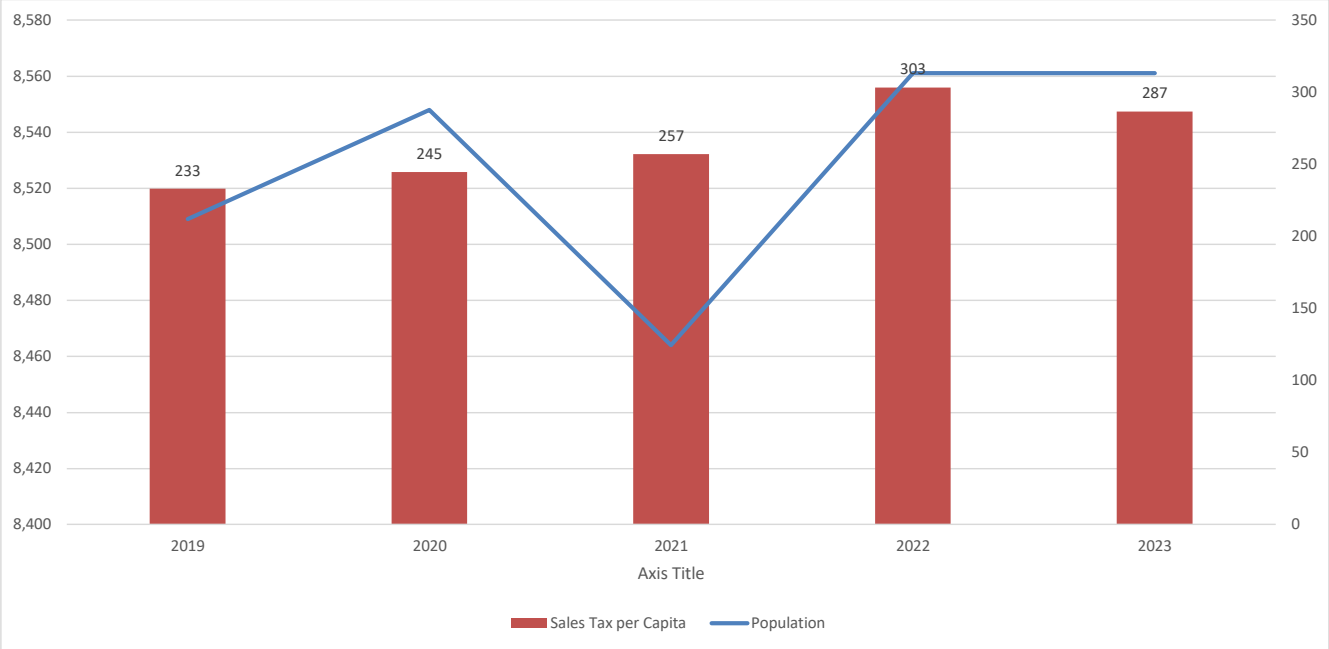


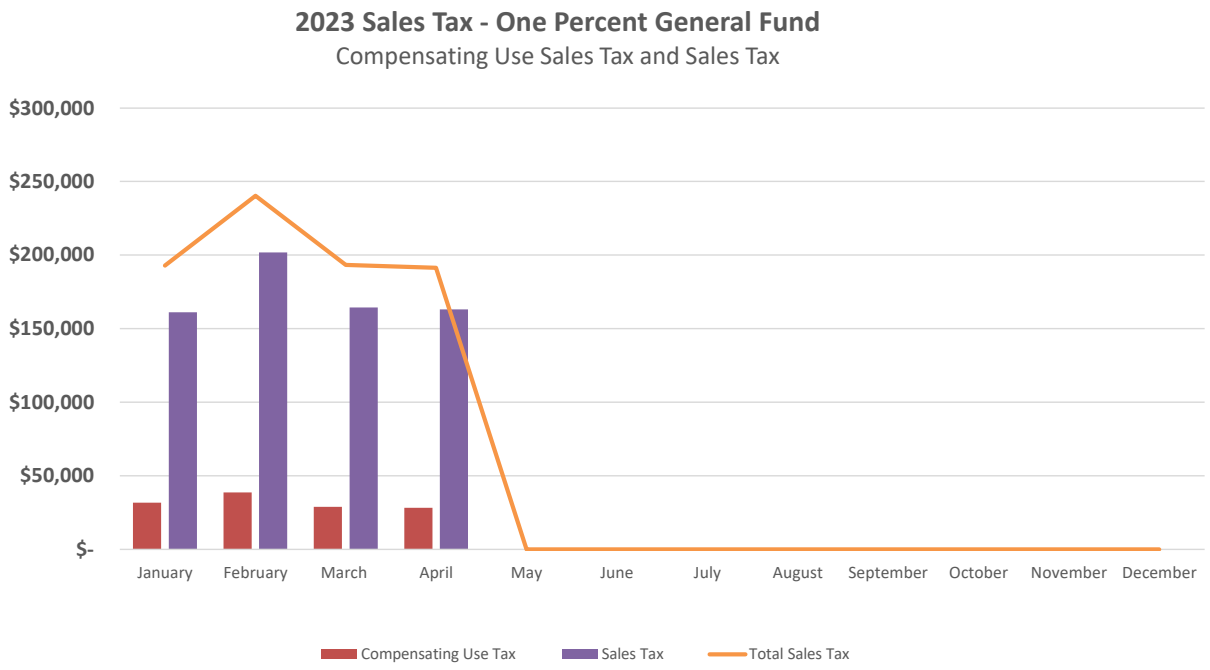
Sales Tax History Comparison - FY 2018 - FY 2023

(FY 2023 = January - December)



Sales Tax per Capita and Population Trend




2023 Sales Tax - One Percent General Fund
Compensating Use Sales Tax and Sales Tax
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
January
February
March
April
May
June
July
August
September
October
November
December
Compensating Use Tax
Sales Tax
Total Sales Tax

Report
CITY OF INDEPENDENCE
May 11, 2023

Department **Public Works & Utilities** **Director Approval** **John Garris**

AGENDA ITEM Water Pipeline Update

BACKGROUND The City Engineer will provide an update on this project.

SUPPORTING DOCUMENTS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **Kelly Passauer**

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

SUMMARY RECOMMENDATION Go into executive session.

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move that we recess for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception found at KSA 75-4319(b)(2).

SUPPORTING DOCUMENTS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
May 11, 2023

Department **Admin** **Director Approval** **Kelly Passauer**

AGENDA ITEM Data relating to financial affairs or trade secrets of second parties.

SUMMARY RECOMMENDATION Go into executive session.

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move that we recess for an executive session concerning confidential data relating to financial affairs and/or trade secrets of a company pursuant to the exception found at KSA 75-4319(b)(4).

SUPPORTING DOCUMENTS