

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

July 27, 2023

5:30 PM

Civic Center Memorial Hall

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

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. Park Board -- Two Terms Expired
- B. Housing Authority -- One Resignation
- C. Tree Board -- Two Expired Terms

III. 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 Home Made Easy to waive the Building Permit Fee.
- B. Consider authorizing the use of barricades for the annual Yona Julian Fun Run
- C. Consider extending the contract with ReeceNichols for listing Building D.
- D. Consider awarding a change order to J. Graham Construction Co., Inc. for construction of an ADA ramp at the Independence Municipal Airport.

IV. PUBLIC HEARING

- A. Public Hearing to consider the condemnation of 512 N. 16th as dangerous and unsafe.
- B. Public Hearing to consider condemnation of 512 S. 12th as dangerous and unsafe.

V. ITEMS FOR COMMISSION ACTION

- A. Consider amending the engineering contract with Evans, Bierly, Hutchison & Associates, P.A. (EBH) for the water line to serve Bartlett.

VI. REPORTS

- A. City Board Minutes
- B. Monthly Public Works and Project Report

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.

XI. ADJOURNMENT



Presentation
CITY OF INDEPENDENCE
July 27, 2023

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Park Board -- Two Terms Expired

BACKGROUND The City is receiving applications for two expired positions on the Park Board:

PARK BOARD (3 year terms -- 9 members)			
Members	Term	Expires	Appointed/Reappointed
Anita Chappuie	2nd term	July 1, 2024	7/26/2018 / 06/24/2021
Alex Moore (Outside City)	2nd term*	July 1, 2024	2/9/2017 / 06/24/2021
Mardie Long (Outside City)	2nd term*	July 1, 2024	2/22/2018 / 06/24/2021
Steve McBride	1st term*	July 1, 2025	12/9/2021
Edward Epp	1st term	July 1, 2025	6/23/2022
Jim Hogan (Outside City)	2nd term*	July 1, 2025	6/8/2017
Mark Coder	2nd term	July 1, 2023	7/13/2017
Todd Young	2nd term*	July 1, 2023	6/11/2015
Jill Warford	1st term*	July 1, 2026	8/25/2022
Cody Dixon	FORPAZ	Ex-officio	
	City Rec	Ex-officio	
* Previously served unexpired term			
Meeting Place: Garden Club House			
Meeting Date: First Monday			
Meeting Time: 5:30 p.m.			

Applicants must reside inside the City limits. We have not received a sufficient number of applications for the vacancies that exist, so the deadline has been extended. Applications are now due by noon on August 4, 2023. To learn more about the Park Board, visit this link: [Park Board](#)

[Click Here to Apply](#)

SUPPORTING DOCUMENTS



Presentation
CITY OF INDEPENDENCE
July 27, 2023

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Housing Authority -- One Resignation

BACKGROUND One of the members has resigned from the Housing Authority:

HOUSING AUTHORITY (4 year terms -- 5 members)			
Members	Term	Expires	Appointed/ Eligible to be Reappointed
Darnell Lawrie	Unexpired	April 11, 2023	9/10/2020
Eddie Rodgers	2nd term	April 11, 2026	4/26/2018 Moved
Rita Ortolani	1st term*	April 11, 2026	4/25/2019
Charles Doerr	1st term	April 11, 2027	
Cindy White	1st term	April 11, 2027	
Meeting Place: Penn Terrace Meeting Date: Third Tuesday Meeting Time: 12 p.m.			

Applications for the Housing Authority Board are being accepted online or in the City Manager's Office until noon on August 4, 2023. Applicants must reside within the City limits. For more information about this board, contact Housing Authority Director April Nutt at 620-332-2536.

[Housing Authority Board Application](#)

SUPPORTING DOCUMENTS



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Tree Board -- Two Expired Terms

SUMMARY RECOMMENDATION Reappoint Leslie Fox and Michelle Avery to 5th terms on the Tree Board.

BACKGROUND Two terms have expired on the Tree Board:

TREE BOARD (2 year terms -- 7 members)			
Members	Term	Expires	Appointed/Eligible
Twila Hawthorne	3rd term	6/1/2024	1/24/2019
Krystal Sumner	1st term	6/1/2024	6/9/2022
Michelle Avery	4th term	6/1/2023	6/8/2017
Amy Hilyard	1st term*	6/1/2025	Appointed 10/13/2022
Leslie Fox	4th term	6/1/2023	6/8/2017
England Porter	3rd term	1/1/2025	3/28/2019
Leslie Woods	1st term	1/1/2025	3/9/2023
			Replaced William MacRae
Meeting Place: Veterans Room, Memorial Hall Meeting Date: By appointment Meeting Time: By appointment			

The purpose of the Tree Board is to honor the City's rich history of enjoying and preserving local natural resources and to promote and protect public health, safety, and general welfare by providing for the development of a community forestry plan to address the planting, maintenance and removal of trees located on public property, or which encroach upon public property, and to enhance the natural beauty of the community. For more information, contact Scott Patton at ScottS@IndependenceKs.gov or 620-332-2512; or visit this link: [Tree Board City Code](#)

We have not received any applications for these positions. It is recommended to reappoint Michelle Avery and Leslie Fox.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to reappoint Michelle Avery and Leslie Fox to the Tree Board for a 5th term expiring June 1, 2025.

SUPPORTING DOCUMENTS



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider a request from Home Made Easy to waive the Building Permit Fee.

SUMMARY RECOMMENDATION City Staff recommends waiving the fees.

BACKGROUND On November 14, 2019, Home Ownership Made Easy requested the City Commission to waive fees for constructing a new home for a needy family. Home Made Easy works with people who do not qualify for traditional home loans and assists them in home ownership. Due to COVID and other unforeseen issues, the project was started with the laying of a slab, but since has been significantly delayed. They are now ready to restart the project with the same family. The building permit 2019-053 was issued on 10/21/2019 and expired on 04/20/2020. The amount of the building permit fee waived was \$645.00. The City will issue a new building permit for the start of this project.

FINANCIAL INFORMATION Loss of \$645.00 in revenue to the general fund.

SUGGESTED MOTION I move to waive the building permit fees for Home Ownership Made Easy, Inc and the construction of a new home at 305 N. 5th.

SUPPORTING DOCUMENTS

1. 20190053 - Building Permit
2. November 14, 2019 Meeting

B U I L D I N G D E P A R T M E N T

BUILDING PERMIT

PERMIT NUMBER: 20190053

PERMIT DATE: 10/21/2019

EXPIRATION DATE: 4/20/2020

PROPERTY ADDRESS: 305 N 5

OWNER NAME: Home Ownership Made Easy, Inc

OWNER ADDRESS: 702 Highland Road

Coffeyville Ks 67337

GENERAL CONTRACTOR: Home Ownership Made Easy, Inc

CONTRACTOR PHONE:

TYPE OF OCCUPANCY:

TYPE OF CONSTRUCTION:

ZONING:

LOT NUMBER:

BLOCK NUMBER:

SUBDIVISION:

NUMBER OF DWELLING UNITS: 1.00

SQUARE FOOTAGE OF BUILDING: 1,152.00

VALUATION: 50,000.00

ELEC: 0.00

PLUMB: 0.00

DESCRIPTION: BUILDING PERMIT

PERMIT FEES

BLDG PERMIT FEE: \$	645.00
ELECTRIC PERMIT:	0.00
PLUMBING PERMIT:	0.00
ROOFING PERMIT:	0.00
BACKFLOW PERMIT:	0.00
SYSTEMS DEVELOPMENT FEE:	0.00

TOTAL	\$	645.00
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THIS PERMIT BECOMES NULL AND VOID IF WORK OR AUTHORIZED CONSTRUCTION IS NOT COMMENCED WITHIN 180 DAYS. IF THIS PROJECT IS NOT COMPLETED WITHIN ONE YEAR A NEW PERMIT MUST BE OBTAINED.

BUILDING CONTRACTOR OR OWNER

11/04/2019

CITY OF INDEPENDENCE REPRESENTATIVE

11/04/2019

Minutes of the Independence City Commission's November 14, 2019 Meeting

The Independence City Commission met for a regular meeting on November 14, 2019 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Louis Ysusi, Commissioner Leonhard Caflisch, and Commissioner Gary Hogsett were present. Others present included:

City Staff

Jeff Chubb, City Attorney
Kelly Passauer, Assistant City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Shawn Wallis, Fire/EMS Chief
Brian McHugh, Memorial Hall Supervisor
David Cowan, Director of Safety/ADA Coordinator
Terry Lybarger, Director of Utilities
Mike Passauer, Public Works Director
Lacey Lies, Director of Finance
Barb Beurskens, Park and Zoo Director
Jerry Harrison, Police Chief

Visitors

Taina Copeland
Larry McHugh
Wendy Hull
Micah Hogge
Jerry Bright
Harold Baden
Robert Meadows
Tabatha Snodgrass
Dorcus Sutton
Josafat Lemus
Leslie Fox
Walter Nelson
Ned Stichman
Chuck McFate

I. REGULAR SESSION

A. Call to Order

Mayor Ysusi Called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission adopted the agenda.

Minutes of the Independence City Commission's November 14, 2019 Meeting

Aye: Ysusi, Caflisch, Hogsett

Nay: None

II. 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. Appropriations

1. A-1850

2. P-1822

B. Consider approving the minutes of the August 22, 2019 and September 5, 2019 City Commission Meetings.

C. Consider authorizing the purchase of a 2020 Dodge Ram for the Police Department from Quality Motors and to have the vehicle upfitted by TCS for a total cost of \$42,007.14.

D. Consider a proclamation declaring April 24, 2020 as Arbor Day in Independence.

E. Consider a mortgage release for property located at 209 S. 1st Street.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission adopted the consent agenda.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

III. ITEMS FOR COMMISSION ACTION

A. Consider a request from the VFW to place a statue of Remington near 1916 City Hall.

Wendy Hull speaking on behalf of VFW Post 1186 and American Legion Post 139, asked to be allowed to place a statue of Remington in front of City Hall.

Commissioner Caflisch asked that the plans be reviewed before the placement of the statue occurred.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission authorized the placement of a Remington statue near the 1916 City Hall building with the exact location to be determined once the funds have been raised.

Minutes of the Independence City Commission's November 14, 2019 Meeting

Aye: Ysusi, Caflisch, Hogsett

Nay: None

- B. Consider adopting a resolution rescinding a previous resolution which set a hearing date to consider condemnation of a property located at 412 North 19th Street as dangerous and unsafe.

Director Cowan asked to remove this property from the condemnation proceedings.

Mayor Ysusi congratulated Jerry Bright and his organization on a job well done.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission rescinded the condemnation of 412 N. 19th.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

- C. Consider authorizing Main Street holiday gift certificates for City employees.

Director Lies noted that each year the Commission authorizes a holiday bonus for the employees and instead of a cash bonus, she recommends that the City issue Main Street Bucks to support the Main Street businesses in the amount of \$75.00 for each employee.

Commissioner Caflisch asked if the City would pay the withholding taxes.

Director Lies confirmed that the City would pay those taxes.

Commissioner Caflisch asked if it was within the budget to raise it to \$100.00.

Director Lies replied that the City is under budget for all the options that were presented.

Commissioner Caflisch stated that since it is within the budget, he would be in favor of increasing the Main Street Bucks to \$100.00

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission authorized \$100 Main Street Bucks gift certificates for City employees for the annual Holiday Bonus.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

Minutes of the Independence City Commission's November 14, 2019 Meeting

D. Consider a request from Home Made Easy to waive the Building Permit Fee.

Director Cowan reported that the City received a request from Home Ownership Made Easy, Inc. to waive the building permit fee for a new home they are planning on constructing for a needy family.

Chuck McFate, Treasurer of Home Ownership Made Easy, Inc. explained that his group works with people who do not qualify for traditional home loans. He also explained that at the time of closing they do a double mortgage. The first mortgage is only for the cost of the materials. The second mortgage is for the difference between the appraised value of the home and the cost of materials. This is to ensure that the homeowners do not sell the property for a huge profit. Over time the second mortgage is forgiven.

Commissioner Hogsett asked how long this organization had been in existence.

Mr. McFate replied that Home Ownership Made Easy has been in existence for about one year and noted that they were previously Habitat for Humanity for Montgomery County but, they were disaffiliated because they did not rebuild a home every year.

Commissioner Hogsett asked if this program is limited to first time homeowners.

Mr. McFate replied that it is not.

Commissioner Caflisch stated that he would like to develop a policy at a future worksession that incentivizes nonprofits who want to renovate or build a house for families in need.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission waived the building permit fees for construction of a residence at 305 N. 5th Street by Home Made Easy, Inc.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

E. Consider an agreement with KDOT for pavement replacement, curb and gutter, sidewalk, and pavement markings on US-160 from 200 feet east of US-75 to 8th Street Intersection.

Shawn Turner noted that this grant is for one million dollars with the remainder of the costs being furnished by the City. He also noted that the City has applied for an access management grant that would adjoin the property on the west end and they should hear back from KDOT later this month on whether that was approved or not.

Minutes of the Independence City Commission's November 14, 2019 Meeting

Commissioner Caflisch asked if the second grant is denied would the City have to apply for another grant or use City funds to finish the half block not addressed in the first grant.

Mr. Turner replied that was correct.

Commissioner Caflisch asked if City funds are used would the City still have to put in a turn lane.

Mr. Turner replied that the City is under no obligations to do geometric improvements.

Mayor Ysusi asked if Mr. Turner had any updates on other projects in the City.

Mr. Turner reviewed the status of different projects in process throughout the City.

Commissioner Caflisch asked if KDOT has a grant for walkway projects for West Main Street.

Mr. Turner replied that there is a grant under the access management grant, and he said there is another one that he could check on that is called transportation alternative.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission authorized the Mayor to sign the agreement between the Secretary of Transportation, Kansas Department of Transportation and the City of Independence.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

F. Consider bids received for the purchase of two sanitation trucks.

Director Passauer reviewed the bids received.

Mayor Ysusi asked if there is enough cash on hand to pay for the trucks instead of a lease purchase agreement.

Director Lies replied that there are enough funds to do this.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission accepted the bid from Elliott Equipment in the amount of \$189,540.00 for two 11-Yard Rear Loader Sanitation Trucks which includes

Minutes of the Independence City Commission's November 14, 2019 Meeting

trading in the 2003 and 2006 25-Yard Rear Loader Sanitation Trucks.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

IV. DISCUSSION

- A. Consider discussing the November 20th and 21st Commission Meetings.

Assistant City Manager Passauer reviewed the agenda items that are scheduled and noted that MCAC is having their meeting on the 21st as well.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission canceled the November 21st, 2019, 5:30 p.m. City Commission meeting.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

- B. Consider discussing a Commission Orientation and Facility Tour.

Assistant City Manager Passauer noted that the City usually conducts tours for newly elected Commissioners and invited any current Commissioners to attend.

Commissioner Caflisch and Mayor Ysusi indicated that they would be available to go on the tour.

Assistant City Manager Passauer stated that a Special City Commission meeting would be scheduled since a majority of the Commissioners would be in attendance.

V. REPORTS

- A. Third Quarter Treasurer's Report.

Director Lies reviewed the Third Quarter Treasurer's Report.

Commissioner Caflisch inquired about the billing for the Peter Pan project with the other two entities.

Director Lies replied that she still needs to meet with them and indicated that billing for the project would probably occur after completion.

- B. October 2019 Sales Tax Report.

Director Lies reviewed the report.

Minutes of the Independence City Commission's November 14, 2019 Meeting

C. 223 W. Main Street Update.

Director Cowan stated that he had a discussion with Mr. Morrison and he would get all the plans to the City after the State Fire Marshall has reviewed them.

D. City Employee Appreciation Luncheon.

Assistant City Manager Passauer informed the Commission that the luncheon would be on December 13th at noon.

E. November 6, 2019 City/County Meeting Update.

Director Lies reviewed with the Commission how delinquent property taxes are handled by the county.

City Attorney Chubb noted that the way the county handles the delinquent taxes is mandated by State Statute and there is not much the City or County can do about it.

Chief Harrison reported that he had provided the study report for 911 Consolidation and it was suggested that the head of all legislative bodies in the County get together and discuss the options.

Director Cowan reported on 911 mobile mapping and vehicle tracking and it is something that he would like to see in all the City's emergency vehicles. This would ensure that responders get the right address and how to get there quickly and efficiently and monitors the vehicle's speed and if the vehicle needs servicing.

F. December 4, 2019 1916 City Hall Site Visit.

Assistant City Manager Passauer noted that since only one Commissioner is planning to attend this no longer qualifies as a Special Meeting.

G. City Board Minutes

1. August 26, 2019 IHPRC.
2. October 16, 2019 Recreation Commission.

VI. CITY MANAGER'S COMMENTS

No comments.

VII. COMMISSIONERS' COMMENTS

Minutes of the Independence City Commission's November 14, 2019 Meeting

Mayor Ysusi stated that the City Manager profile packets were delivered to the Commissioners and newly elected Commissioner Dean Hayse and asked when they would like to set an executive session to go over and narrow down the candidates.

Commissioner Caflisch suggested narrowing it down themselves and not include Ms. Harrison in the meeting.

Mayor Ysusi asked Assistant City Manager Passauer to add an executive session to the next meeting.

VIII. PUBLIC CONCERNS

No public concerns

IX. EXECUTIVE SESSION

No executive session

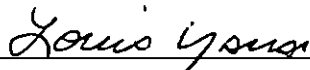
X. ADJOURNMENT

Motion:

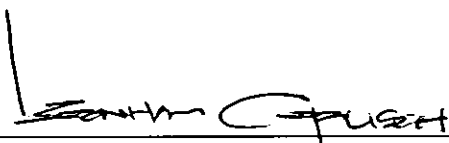
Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

Aye: Ysusi, Caflisch, Hogsett

Nay: None



Louis Ysusi, Mayor



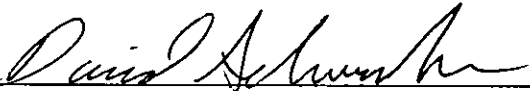
Leonhard Caflisch, Commissioner



Gaby Hogsett, Commissioner

Minutes of the Independence City Commission's November 14, 2019 Meeting

Attest:



City Clerk/Treasurer



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023

Department Park, Zoo & Cemetery

Director Approval Scott Patton

AGENDA ITEM Consider authorizing the use of barricades for the annual Yona Julian Fun Run

SUMMARY RECOMMENDATION I recommend authorization of the use of barricades to restrict traffic to Riverside Park during the Yona Julian Fun Run on September 9th, 2023 from 7:00 AM to 11:00 AM.

BACKGROUND The Yona Julian Fun Run is an annual event that has been held at Riverside Park for fifteen years. This event takes place early in the morning, so it doesn't cause any traffic or access issues. The event is usually well attended, and creates good community involvement.

FINANCIAL INFORMATION No financial impact

SUGGESTED MOTION I move to authorize the use of barricades to restrict traffic to Riverside Park on September 9th from 7:00 AM to 11:00 AM for the Annual Yona Julian Fun Run.

SUPPORTING DOCUMENTS

1. Yona Julian Fun Run PAA 2023

City of Independence
Park Activity Application

Event Date: Sept 9, 2023 Time: Start 7:00 am Ending 10:30 am

Size of Group 100

Type of Event: Concert: _____ Display: _____ Exhibit: _____ Other: Fun Run

Individual/Business/ Organization: Ken Brown (Yona Fun Run)

Individual/Business Address: 500 E. Maple, Indep. KS

Non-Profit Organization _____ Yes ☒ No _____ If yes - provide documentation.

If this activity is for profit and/or limiting or restricting free public access to the event, then said individual, business and/or organization will be required to obtain a "Park Event Permit" Contact the City Clerk Office at City Hall 811 W. Laurel Street, Independence, KS 67301 620-332-2500 for the proper form.

If not for profit complete the following:

Contact Person: Ken Brown Phone Number: 620-331-0814
913-972-5032

Are you renting a building? NO

Please describe your event: 5K Fun Run - regular route
(unfortunately the 16th annual run for our
previous Yona)

Area of the park you are planning on using: Regular route - starting at the
oval

Services Needed: Barricades ☒ Yes _____ No _____ If yes, provide a map for placement. (5 total)
Barricades must be maned during the event. During breaks of event participates those that are renting facilities must be given access. Barricades must be removed 15 minutes past the end of the event.

5th Street Closing Needed: ☒ Yes _____ No _____ If yes, provide a map for location.
Time of street closing: From: 8:00 am To: 10:00 am
Times must be approved by park staff.

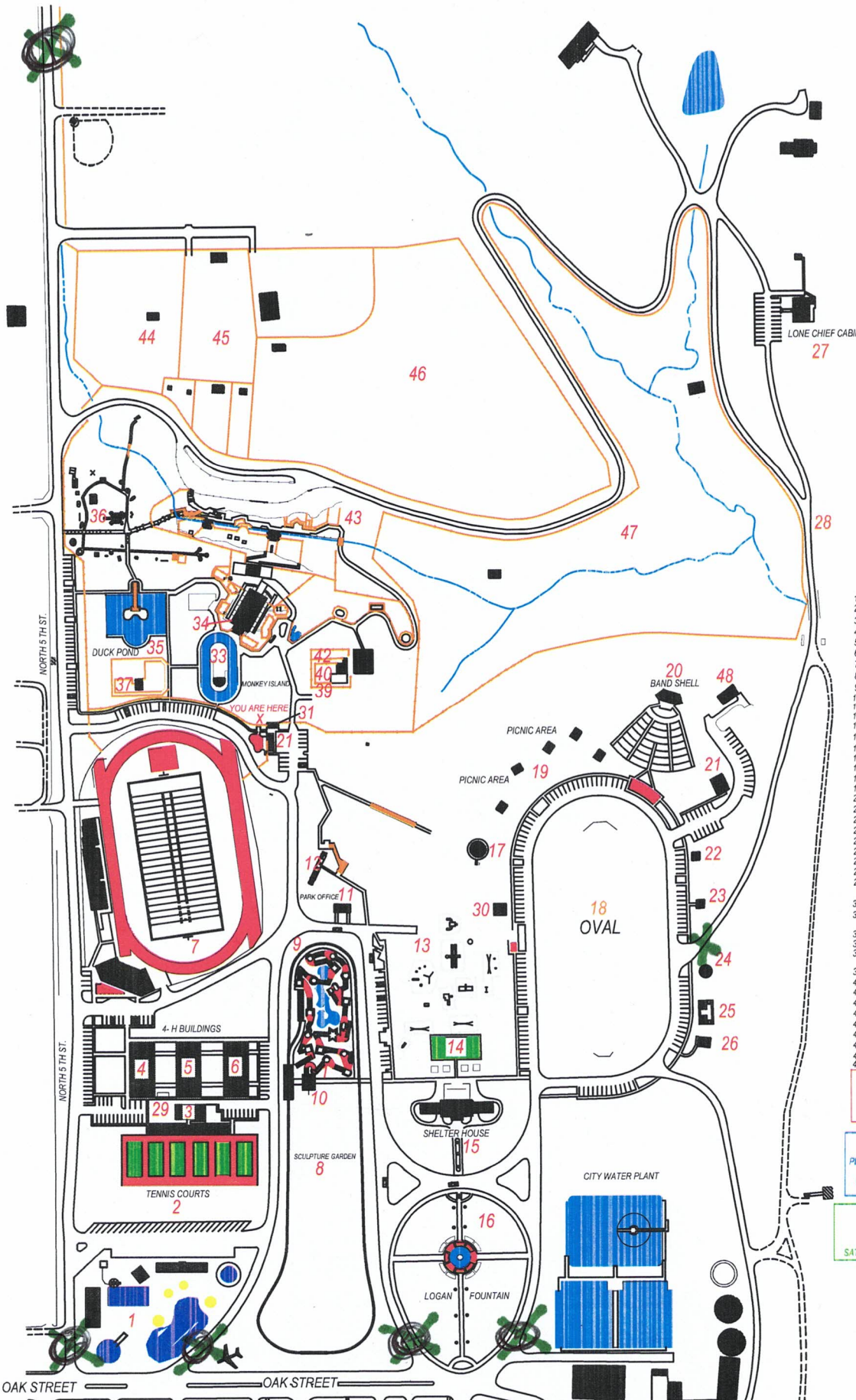
Electricity _____ Yes ☒ No _____ If so provide the location. _____

RIVERSIDE PARK INDEPENDENCE, KANSAS



Drawn: Feb 2001

VERDIGRIS RIVER



- 1 RIVERSIDE BEACH FAMILY AQUATIC CENTER
 - 2 KEN BROWN TENNIS COURTS
 - 3 TENNIS CLUB HOUSE
 - 4 ENCLOSED 4-H BUILDING
 - 5 MIDDLE OPEN 4-H BUILDING
 - 6 EAST OPEN 4-H BUILDING
 - 7 EMMOT FIELD
 - 8 SCULPTURE GARDEN
 - 9 MINIATURE GOLF COURSE
 - 10 MINIAURE TRAIN
 - 11 GARDEN CLUB HOUSE & PARK OFFICE
 - 12 SANTA FE 1050 TRAIN
 - 13 HORNER PLAYGROUND
 - 14 CORYTHOSAURUS DINOSAUR
 - 15 STICH SHELTER HOUSE
 - 16 LOGAN FOUNTAIN
 - 17 CAROUSEL
 - 18 PARK OVAL
 - 19 KIWANIS SHELTERS
 - 20 BOB HILLE RIVERSIDE BOWL (BANDSHELL)
 - 21 CONCESSION HOUSE
 - 22 SCHOOL HOUSE SHELTER
 - 23 OPEN SHELTER
 - 24 LEONARD OPEN SHELTER
 - 25 HORSE SHOE PIT
 - 26 OPEN SHELTER
 - 27 LONE CHIEF CABIN
 - 28 WELLS DRIVE- ONE WAY ZOO
 - 33 MONKEY ISLAND
 - 34 STEVENS BUILDING
 - 35 MAIN ZOO EXHIBIT BUILDING
 - 36 DUCK POND
 - 37 KIDDY LAND
 - 38 WALLABY EXHIBIT & EMU EXHIBIT
 - 39 AFRICAN SPURRED TORTOISES
 - 40 DONKEY EXHIBIT
 - 41 KIDDY LAND
 - 42 QUAIL EXHIBIT
 - 43 RAVINE- NATIVE KANSAS ANIMALS
 - 44 ELK PEN
 - 45 LLAMA PEN
 - 46 BISON AND DEER PEN
 - 47 OLIVAD PEN
 - 48 ROCK KITCHEN
- RESTROOMS**

29 4-H BUILDING

30 HORNER PLAYGROUND

31 RALPH MITCHELL ZOO

DRINKING FOUNTAINS

CAROUSEL AREA

PLAYGROUND RESTROOM AREA

ZOO RESTROOM AREA

KIDDY LAND PLAYGROUND

TENNIS COURTS

CONCESSIONS

PROVIDED BY LIONS CLUB

HOURS

TUES- FRIDAY - EVENINGS

SATURDAY & SUNDAY 1:00 PM- 8 PM



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023**

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider extending the contract with ReeceNichols for listing Building D.

SUMMARY RECOMMENDATION It is recommended to extend the contract with ReeceNichols for an additional 30 days.

BACKGROUND The 30 day listing extension approved on June 22, 2023 has expired with ReeceNichols for Building D. They have submitted the attached documentation to extend it for an additional 30 days.

We did post RFP's for marketing Building D and received one response. However, since that occurred, ReeceNichols has brought a prospective client to tour Building D that has an interest in the building. Until it is determined whether or not this client wishes to pursue the acquisition of the building, it is recommended to extend the listing another 30 days.

The firm that responded to the RFP proposal has been advised that we are not recommending awarding the proposals at this time due to an active client's interest in the building.

FINANCIAL INFORMATION

SUGGESTED MOTION I move to extend the listing contract with ReeceNichols for 30 days for Building D.

SUPPORTING DOCUMENTS

1. Second Listing Extension - 30 Days

COMMERCIAL EXCLUSIVE RIGHT TO REPRESENT SELLER CONTRACT
SECOND EXTENSION

THIS SECOND EXTENSION TO EXCLUSIVE RIGHT TO REPRESENT SELLER CONTRACT ("the Extension"), is made and entered into this ____ day of July, 2023, by and between City of Independence, Seller and ReeceNichols South Central Kansas, Broker.

WITNESSETH:

WHEREAS, Seller and Broker entered into a certain Exclusive Right to Represent Seller Contract (the "Agreement") regarding the property legally described as:

Lot 1 as shown in the attached "Exhibit A" consisting of 2.440 acres as more particularly described by a legal description to be provided, more commonly known as 811 W. Laurel Street, Independence, Kansas. Excludes: Lot 2 consisting of 1.068 acres; and the southeast corner of the property consisting of .394 acres also shown on the attached "Exhibit A".

Lots 10, 11, and 12; Block 14; York & Wilson's Addition, Section 25, Township 32, Range 15, more commonly known as 900 and 908 West Laurel Street, Independence, Kansas (off-street parking lot to serve 811 W. Laurel).

AND a Commercial Exclusive Right to Represent Seller Contract Extension dated June 23, 2023.

WHEREAS, Seller and Broker hereby extend said listing expiration date of the Agreement;

NOW THEREFORE, in consideration of the mutual promises covenant and payments hereinafter set out, the parties do hereby agree as follows:

Buyer and Seller hereby agree that Paragraph 2 of the above referenced Agreement shall be extended in such a manner that said listing term shall now expire thirty (30) days from the date above.

All other terms and conditions of the above referenced Agreement remain in full force and effect.

IN WITNESS WHEREOF, each of the parties has executed this Second Extension as of the day and year first above written.

BROKER:

ReeceNichols South Central Kansas

By: _____
Tim Kerr, Designated Agent

By: _____
Ryan Kerr, Designated Agent

SELLER:

City of Independence

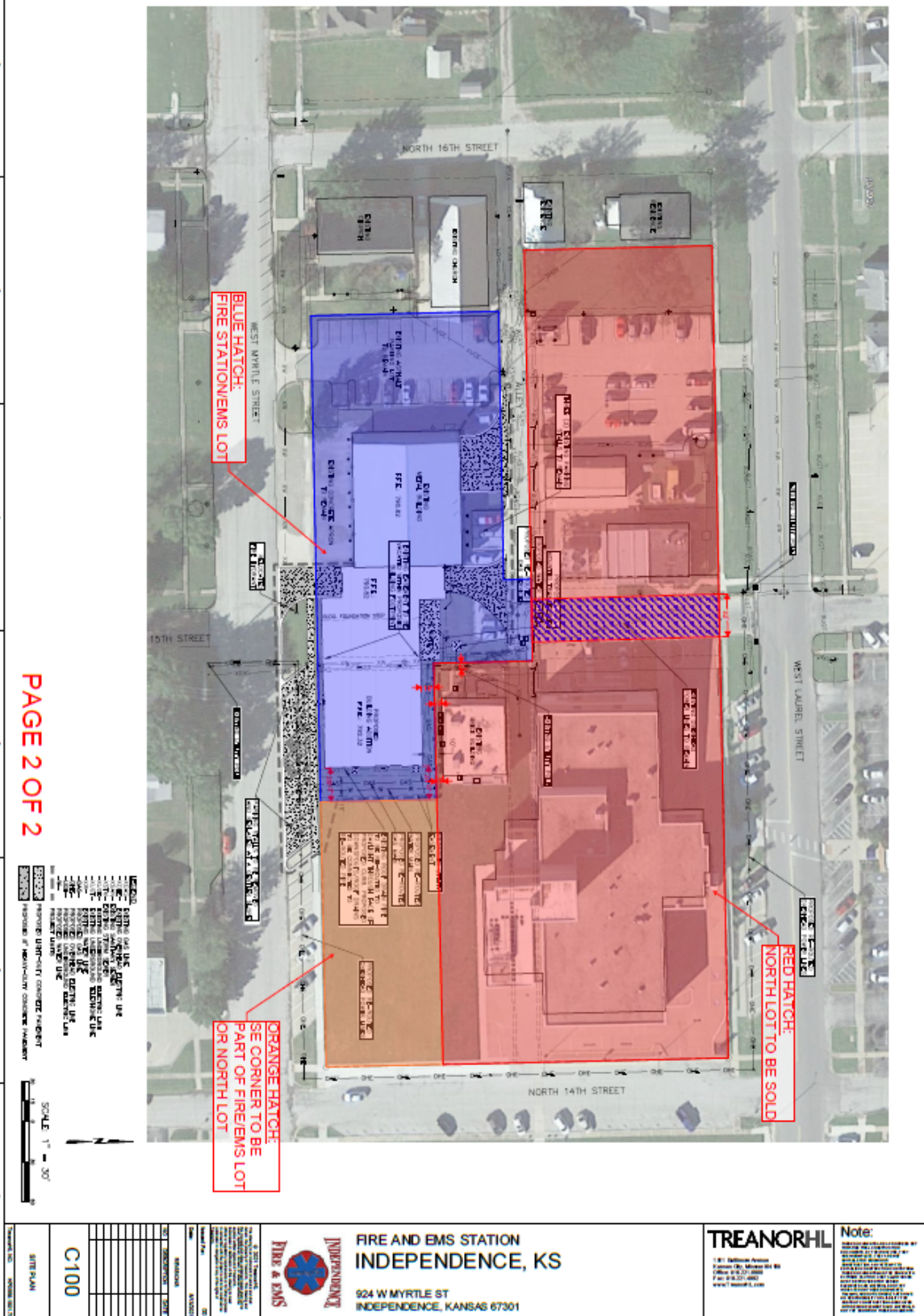
By: _____
Louis Ysusi, Mayor

By: _____
Kelly Passauer, City Manager

INDEPENDENCE FIRE STATION/EMS



INDEPENDENCE FIRE STATION/EMS LOT SPLIT EXHIBIT





REQUEST FOR COMMISSION ACTION CITY OF INDEPENDENCE

July 27, 2023

Department Airport

Director Approval John Garris

AGENDA ITEM Consider awarding a change order to J. Graham Construction Co., Inc. for construction of an ADA ramp at the Independence Municipal Airport.

SUMMARY RECOMMENDATION Award change order.

BACKGROUND The existing ramp at the airport was identified on a safety audit for replacement to ensure that all ADA regulations are met. J. Graham has quoted the construction required for building a concrete ramp.

J. Graham has provided a unit price quote for the work at \$10,580 (attached).

FINANCIAL INFORMATION Funds from Fund 74, ADA, will be used for this work.

SUGGESTED MOTION I move to approve change order with J. Graham Construction Co., Inc. in the unit price amount of \$10,580 for construction of an ADA compliant ramp at the airport and the execution of any necessary documents.

SUPPORTING DOCUMENTS

1. Airport ADA Quote

TRANSYSTEMS

City of Independence
City of Independence FBO ADA Ramp

ITEM NO.	BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	4" Concrete Sidewalk	S.Y.	75.00	84.0	\$ 6300 -
2	6" Sidewalk Ramp W/Trunk Domes & Curb	S.Y.	225.00	6.0	\$ 1350 -
3	Rock Excavation	C.Y.	125.00	10.0	\$ 1250 -
4	4" Rock Base	S.Y.	20.00	84.0	\$ 1680 -

Total Project= \$ 10,580 -

J. Graham Construcion Co. Inc.



Date

7/5/2023



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 512 N. 16th as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends adjourning the Public Hearing until November 09, 2023, at 5:30 PM.

BACKGROUND On May 03, 2023, a fire at 512 N. 16th did smoke and structural damage to 512 N. 16th Street. Firefighters also discovered a house that had a hoarding situation with debris and trash waist-deep in the house. Neighbors have also reported mounds of trash on the house's exterior and the house was being occupied by multiple people that come and go at all hours. The building dept. was contacted on 07/11/23 by the homeowner's family. They have begun working on cleaning up the outside and resolving the hoarding situation. The owner is in a rehab hospital and will be released by August 2023. The family requests the City adjourn the meeting until November 09, 2023, allowing them time to fix the house and meet HQS standards.

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

SUGGESTED MOTION I move to adjourn the Public Hearing until November 09, 2023, at 5:30 PM.

SUPPORTING DOCUMENTS

1. 512 N. 16th - PUBLIC HEARING - 07172023
2. OE Report
3. PARCEL - 512 N. 16TH
4. Picture 1
5. Picture 2
6. Picture 3
7. Picture 4
8. Picture 5



July 16, 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 attic of the structure. Fire Crews also discovered a hoarding situation with debris inside and outside the structure.

I am writing to inform you that the City of Independence will be holding a **Public Hearing on July 27, 2023**, to consider the **Condemnation of the structure at 512 N. 16th as Dangerous and Unsafe.**

- You contacted me on 7/11/23 requesting the P-H be adjourned until 11/9/2023. You informed me that you have cleaned up the yard and you are working on the back yard. Your plan is to continue to rehab the house and meet HQS standards.

I will be taking pictures of the outside of the house and presenting the request to the commission on 7/27/203.

The meeting will be held at the Independence Memorial Hall, 410 N. Penn Ave, on July 27, 2023, at 5:30 PM.

Thank You,

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

Date: May 17, 2023

Property Address: 512 N 16TH ST, INDEPENDENCE, KS
67301

File No.: OE003743

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

Attn: David Cowan

Effective Date of this Report: May 01, 2023, at 7:00 A.M.

On Real Estate described as:

The South 40 feet of Lots 5 and 6, Block 6, York and Wilson's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. The Grantees on the last deed of record are:

David Goforth

B. The Real Estate is encumbered by the following Mortgages/Deeds of Trust, Liens, Suits, Judgments, and Taxes:

General taxes and special assessments for the year 2022 in the amount of \$365.46,
DELINQUENT.

Property ID # 063-087-25-0-40-23-007-00-0-01

PIN # IC 1855

General taxes and special assessments for the year 2021 in the amount of \$366.84,
DELINQUENT.

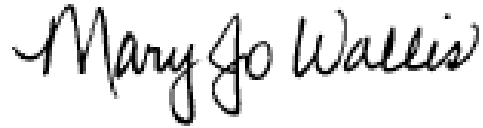
General taxes and special assessments for the year 2020 in the amount of \$395.14,
DELINQUENT.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter

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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

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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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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider condemnation of 512 S. 12th as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND On May 11, 2023, the structure at 512 S. 12th was involved in a fire that extensively damaged the structure's interior and attic. The City of Independence has heard from an insurance adjuster but not from the structure's owner. The City Staff is recommending condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution condemning 512 S. 12th as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2023-038 - CONDEMNATION - DAYS - 512 S 12th
2. 512 S. 12th - Public Hearing - 07162023
3. State Farm Insurance Letter 05302023
4. OE003913_OE_Report
5. Parcel - 512 S. 12th
6. Picture 2
7. Picture 4
8. Picture 5
9. Picture 6

RESOLUTION NO. 2023-038

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

North 17' of Lot 16 & all of Lot 17, Block 1 of the Fosters Brothers Addition to the City of Independence, Montgomery County, Kansas.

Common Address

512 S 12th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25th day of May, 2023, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2023—027**, dated **May 25, 2023**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **June 2, 2023 and June 9, 2023**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

North 17' of Lot 16 & all of Lot 17, Block 1 of the Fosters Brothers Addition to the City of Independence, Montgomery County, Kansas.

Common Address

512 S 12th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27th day of July, 2023.

(SEAL)

Mayor

City Clerk



July 16, 2023

Amber Morse
512 S. 12th
Independence, Ks. 67301

Dear Amber:

A fire at 512 S. 12th on May 11, 2023, damaged the structure's interior and attic.

I am writing to inform you that the City of Independence is holding a Public Hearing on **July 27, 2023**, to consider the **Condemnation of the structure at 512 S. 12th as Dangerous and Unsafe.**

I am requesting the following information before July 27, 2023 meeting.

- Owner decision on removal or rehab of the structure

I want to inform the City Commission of your intentions on July 27, 2023, 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. The meeting is held at the Independence Memorial Hall, 410 N. Penn Ave, at 5:30 PM on July 27, 2023.

1. If I do not hear from you by July 27, 2023, I recommend condemnation as dangerous and unsafe.

Please call the 620-332-2528 office, 620.330.0056 mobile, or email me at davidc@independenceks.gov.

Thank You,

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



May 30, 2023

TO: State Farm – Matt Spence
FROM: City of Independence Kansas
RE: Insurance Proceeds – Fire Damage Structure

Dear Sir

The structure located at **512 S. 12th** was involved in a fire on May 11, 2023, that did extensive damage. The property owner has informed the City that they have insurance with State Farm through the Matt Spence Agency at 124 SW. Frank Phillips Blvd. The owner is Amber L Morse.

The City of Independence is requesting **15%** of the covered claim payment be sent to the City of Independence for a demolition deposit.

Please send the check to: City of Independence – 811 West Laurel – Independence, Kansas 67301 Ref: 512 S. 12th Fire Damage Structure

The Ordinance can be reviewed at the link I've pasted below.

https://library.municode.com/ks/independence/codes/code_of_ordinances?nodeId=PTIICO_CH46FIPRPR_ARTVIIIINPRFU_S46-171SCAP

If you have any questions or concerns, please get in touch with the City Clerk, David Schwenker or David Cowan, Building Inspector.

David Schwenker: 620.332.2500 ext 702 or davids@independenceks.gov
David Cowan 620.330.0056 or davidc@independenceks.gov

Sincerely,

David Cowan

Sec. 46-171. - Scope and application.

The City is hereby authorized to utilize the procedures established by K.S.A. Ch. 40, art. 39 (K.S.A. 40-3901 et seq.), whereby no insurance company shall pay a claim of a named insured for loss or damage to a building or other structure located within the City, arising out of any fire, explosion or windstorm, where the amount recoverable for the loss or damage to the building or other structure under all policies is in excess of 75 percent of the face value of the policies covering such building or other insured structure unless there is compliance with the following procedures:

- 1. When final settlement on a covered claim has been agreed to or arrived at between the named insured and the company such final settlement exceeds 75 percent of the face value of the policies covering any building or other insured structure, and when all amounts due the holder of a first real estate mortgage against the building or other insured structure, pursuant to the terms of the policies and endorsement thereto, shall have been paid, the insurance company shall execute a draft payable to the director of finance, in an amount equal to the sum of 15 percent of the covered claim payment, unless the building official of the City has issued a certificate to the insurance company that the insured has removed the damaged building or other structures, as well as associated debris, or repaired rebuilt or otherwise made the premises safe and secure.*
- 2. Such payment of insurance proceeds shall be on a pro rata basis by all companies insuring the building or other structure. Policy proceeds remaining after the transfer to the City shall be disbursed in accordance with the policy terms.*
- 3. Upon payment of the funds to the City as required in subsection (1), each insurance company shall provide the City with the name and address of the named insured, the total insurance coverage applicable to such building or other structure, and the amount of the final settlement agreed to or arrived at between the insurance company and the insured, whereupon the building official shall contact the named insured by restricted mail to notify them that such insurance proceeds have been received by the City, and apprise them of the procedures to be followed under this section.*

Please go to the code to read the complete ordinance as to the process the City uses to hold the funds and expend them.

Date: May 18, 2023

Property Address: 512 S 12TH ST, INDEPENDENCE, KS
67301

File No.: OE003913

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:
City of Independence

Attn: David Cowan

Effective Date of this Report: May 05, 2023, at 7:00 A.M.

On Real Estate described as:

**Lot 17 and the North 17 feet of Lot 16, Block 1, Foster Brothers Addition to the City of Independence,
Montgomery County, Kansas**

The Public Records located in Montgomery County indicate that:

A. The Grantees on the last deed of record are:

Amber Lee Morse

B. The Real Estate is encumbered by the following Mortgages/Deeds of Trust, Liens, Suits, Judgments, and Taxes:

General taxes and special assessments for the fiscal year 2022 in the original amount of
\$506.50.

First Installment: \$253.25, PAID

Second Installment: \$253.25, PAID

Property I.D. # 063-087-36-0-10-45-003-00-A-01

PIN # IC 3045

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

Mary Jo Wallis

Licensed Abstracter

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The Parcel Number for this Property is 063-087-36-0-10-45-003.00-A
Quick Ref ID: 4175

Owner Information

Owner Name	MORSE, AMBER LEE
Address	512 S 12TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	512 S 12TH 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.A
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3

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

2023 Appraised Value

Class	Land	Building	Total
Residential - R	11,610	28,470	40,080
Total	11,610	28,470	40,080

2022 Appraised Value

Class	Land	Building	Total
Residential - R	11,160	13,640	24,800
Total	11,160	13,640	24,800

Tract Description

FOSTERS BROS SUB, S36, T32, R15, 8649 SQUARE FEET, N 17' LOT 16 & ALL LOT 17 BLK 1;; Lot Width: 067.0 Lot Depth: 176.5 Deed Book/Page 664 /1181 654 /768 407 /506

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
664	1181	654	768	664	1181	654	/768

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	8649										11,610

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2

Year Built	1905
Eff Year	
MS Style	One Story
LBCSStruct	Detached SFR unit
No. of Units	
Total Living Area	
Calculated Area	1,225
Main Floor Living Area	1,225
Upper Floor Living Area Pct.	
CDU	FR
Phys/Func/Econ	FR-/ /
Ovr Pct Gd/RCN	/118,610
Remodel	
Percent Complete	
Assessment Class	
MU Cls/Pct	

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

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	42			
Carport, Flat Roof (SF)	180		1	
Frame, Siding, Vinyl		100		
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				

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REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 27, 2023

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider amending the engineering contract with Evans, Bierly, Hutchison & Associates, P.A. (EBH) for the water line to serve Bartlett.

SUMMARY RECOMMENDATION Amend contract with EBH.

BACKGROUND As the water pipeline to Bartlett has been developed through the preliminary stages, the project has been sufficiently defined to create and issue a contract for the engineering services required for the final design and construction of the project. An amendment for those services is attached. It is a time and materials not to exceed amendment and is consistent with typical engineering costs for this type of project.

EBH has performed well during the preliminary engineering phase.

This amendment has an incremental value of \$1,055,500, which would bring the total commitment to \$1,154,050.

FINANCIAL INFORMATION This will be funded via bridge loan, which will be paid by bond, which will be repaid by Bartlett per agreement.

SUGGESTED MOTION I move to amend the contract with Evans, Bierly, Hutchison & Associates, P.A. and the execution of any necessary documents for the amendment.

SUPPORTING DOCUMENTS

1. Contract Amend #2

This is **EXHIBIT K**, consisting of 8 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated May 15, 2023.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 2

The Effective Date of this Amendment is: July 27, 2023 .

Background Data

Effective Date of Owner-Engineer Agreement: May 15, 2023

Owner: City of Independence, Kansas

Engineer: Evans, Bierly, Hutchison & Associates, P.A. (EBH)

Project: Independence Water Line Improvements

Nature of Amendment:

- X Additional Services to be performed by Engineer
- X Modifications to services of Engineer
- X Modifications to responsibilities of Owner
- X Modifications of payment to Engineer
- X Modifications to time(s) for rendering services
- X Modifications to other terms and conditions of the Agreement

Description of Modifications:

Article 1 – Services of Engineer; Revise 1.01.1 as follows:

- 1.01.A.1 The Engineer shall provide: Preliminary Engineering, Design Survey, Design, Water Line Geotechnical Evaluation, Standpipe Geotechnical Evaluation, Erosion Control NOI, Construction Engineering, Construction Observation, Construction Staking, Easement Boundary Descriptions, O&M Manual Preparation, Start-Up, Operation and Maintenance Training, Record Drawings, and Railroad Permit Administration.

Article 8 – Exhibits and special Provisions; Revise 8.01.D and 8.01 E as follows:

8.01.D. Exhibit D, Duties, Responsibilities and Limitations of Authority of Resident Project Representative. ~~{Not Used}~~

8.01.E. Exhibit E, Notice of Acceptability of Work. ~~{Not Used}~~

Exhibit A – Engineer’s Services: Remove strike-outs from all text and incorporate into contract.

Exhibit A – Engineer’s Services; Revise A1.02.A.9 as follows:

A1.02.A.9 Perform or provide the following other Preliminary Design Phase tasks or deliverables: Topographic Survey of Water Line Alignment, Pump Station, and Standpipe Site as shown in the final draft of the Preliminary Engineering Report. Prepare easement boundary legal descriptions.

Exhibit A – Engineer’s Services; Revise A1.03.A.9 through A1.03.A.11 as follows:

A1.03.A.9 Perform or provide the following other Final Design Phase tasks or deliverables: Coordinate Environmental Assessment Requirements, Complete Stormwater NOI, Railroad Permit Administration, Conduct Standpipe Geotechnical Evaluation, Submit Final Bidding Documents to KDHE for review.

A1.03.A.10 Endeavor to furnish for review by Owner, its legal counsel, and other advisors, [3] copies of the final Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables, within [60] days of authorization to proceed with the Final Design Phase **for the Water Line Improvements and [240] days of authorization to proceed with the Final Design Phase for the Pump Station and Standpipe Improvements**, and review them with Owner. Within [7] days of receipt, Owner shall submit to Engineer any comments regarding the furnished items, and any instructions for revisions.

A1.03.A.11 Endeavor to revise the final Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables in accordance with comments and instructions from the Owner, as appropriate, and submit [3] final copies of such documents to Owner within [7] days after receipt of Owner’s comments and instructions.

Exhibit A – Engineer’s Services; Revise A1.03.D as follows:

A1.03.D The number of prime contracts for Work designed or specified by Engineer upon which the Engineer’s compensation has been established under this Agreement is [3]. If more prime contracts are awarded, Engineer shall be entitled to an equitable increase in its compensation under this Agreement.

Exhibit A – Engineer’s Services; Revise A1.05.A.24 as follows:

A1.05.A.24 *Other Tasks:* Perform or provide the following other Construction Phase tasks or deliverables:
Construction Staking

Exhibit A – Engineer’s Services; Revise A1.06.A.3 as follows:

A1.06.A.3 Perform or provide the following other Post Construction Phase tasks or deliverables: **Start-up Coordination, Operating & Maintenance Training, Complete Record Drawings, Prepare Project O&M Manual.**

Exhibit A – Engineer’s Services; Revise A2.01.A.1, A2.01.A.17 and A2.01.A.22 as follows, (struck text is included under Basic Services):

A2.01.A.1 Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or advances in connection with the Project; ~~preparation or review of environmental assessments and impact statements;~~ review and evaluation of the effects on the design requirements for the Project of any such statements and documents prepared by others; ~~and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.~~

A2.01.A.17 ~~Preparing Record Drawings, and furnishing such Record Drawings to Owner.~~

A2.01.A.22 ~~Preparation of operation, maintenance, and staffing manuals.~~

Exhibit B – Owner’s Responsibilities; Revise B2.01.D.3-6 as follows:

B2.01.D.3 ~~Utility and topographic mapping and surveys.~~

B2.01.D.4 ~~Property, boundary, easement, right-of-way, and other special surveys or data, including establishing relevant reference points.~~

B2.01.D.5 ~~Explorations and tests of subsurface conditions at or adjacent to the Site; geotechnical reports and investigations;~~ drawings of physical conditions relating to existing surface or subsurface structures at the Site; hydrographic surveys, laboratory tests and inspections of samples, materials, and equipment; with appropriate professional interpretation of such information or data.

B2.01.D.6 ~~Environmental assessments,~~ audits, investigations, and impact statements, and other relevant environmental, historical, or cultural studies relevant to the Project, the Site, and adjacent areas.

Exhibit C – Compensation Packet BC-1; Remove Compensation Packet BC-1 and replace with Compensation Packet BC-2 as follows:

This is **EXHIBIT C**, consisting of **3** pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated May 15, 2023.

Payments to Engineer for Services and Reimbursable Expenses
COMPENSATION PACKET BC-2: Basic Services – Standard Hourly Rates

Article 2 of the Agreement is supplemented to include the following agreement of the parties:

ARTICLE 2 – OWNER’S RESPONSIBILITIES

C2.01 Compensation For Basic Services (other than Resident Project Representative) – Standard Hourly Rates Method of Payment

A. Owner shall pay Engineer for Basic Services set forth in Exhibit A, except for services of Engineer’s Resident Project Representative, if any, as follows:

1. An amount equal to the cumulative hours charged to the Project by each class of Engineer’s personnel times Standard Hourly Rates for each applicable billing class for all services performed on the Project, plus Reimbursable Expenses and Engineer’s Consultants’ charges, if any.
2. The Standard Hourly Rates charged by Engineer constitute full and complete compensation for Engineer’s services, including labor costs, overhead, and profit; the Standard Hourly Rates do not include Reimbursable Expenses or Engineer’s Consultants’ charges.
3. Engineer’s Reimbursable Expenses Schedule and Standard Hourly Rates are attached to this Exhibit C as Appendices 1 and 2.
4. The total compensation for services under Paragraph C2.01 is estimated to be **\$779,050** based on the following estimated distribution of compensation:

Study and Report Phase	\$ 64,050 (Lump Sum Per Amendment No. 1)
Preliminary Design Phase	\$ 125,000
Final Design Phase	\$ 395,000
Bidding or Negotiating Phase	\$ 20,000
Construction Phase	\$ 150,000
Post-Construction Phase	\$ 25,000

5. Engineer may alter the distribution of compensation between individual phases of the work noted herein to be consistent with services actually rendered, but shall not exceed the total estimated compensation amount unless approved in writing by Owner. See also C2.03.C.2 below.

6. The total estimated compensation for Engineer's services included in the breakdown by phases as noted in Paragraph C2.01.A.3 incorporates all labor, overhead, profit, Reimbursable Expenses, and Engineer's Consultants' charges.
7. The amounts billed for Engineer's services under Paragraph C2.01 will be based on the cumulative hours charged to the Project during the billing period by each class of Engineer's employees times Standard Hourly Rates for each applicable billing class, plus Reimbursable Expenses and Engineer's Consultants' charges.
8. The Standard Hourly Rates and Reimbursable Expenses Schedule will be adjusted annually (as of **January 1**) to reflect equitable changes in the compensation payable to Engineer.

C2.02 Compensation For Reimbursable Expenses

- A. Owner shall pay Engineer for all Reimbursable Expenses at the rates set forth in Appendix 1 to this Exhibit C.
- B. Reimbursable Expenses include the expenses identified in Appendix 1 and the following: transportation (including mileage), lodging, and subsistence incidental thereto; providing and maintaining field office facilities including furnishings and utilities; toll telephone calls, mobile phone charges, and courier charges; reproduction of reports, Drawings, Specifications, bidding-related or other procurement documents, Construction Contract Documents, and similar Project-related items; and Consultants' charges. In addition, if authorized in advance by Owner, Reimbursable Expenses will also include expenses incurred for the use of highly specialized equipment.
- C. The amounts payable to Engineer for Reimbursable Expenses will be the Project-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external Reimbursable Expenses allocable to the Project, the latter multiplied by a factor of **1.1**.

C2.03 Other Provisions Concerning Payment

- A. Whenever Engineer is entitled to compensation for the charges of Engineer's Consultants, those charges shall be the amounts billed by Engineer's Consultants to Engineer times a factor of **1.1**.
- B. *Factors:* The external Reimbursable Expenses and Engineer's Consultants' factors include Engineer's overhead and profit associated with Engineer's responsibility for the administration of such services and costs.

Estimated Compensation Amounts:

1. Engineer's estimate of the amounts that will become payable for specified services are only estimates for planning purposes, are not binding on the parties, and are not the minimum or maximum amounts payable to Engineer under the Agreement.
2. When estimated compensation amounts have been stated herein and it subsequently becomes apparent to Engineer that the total compensation amount thus estimated will be exceeded, Engineer shall give Owner written notice thereof, allowing Owner to consider its options, including suspension or termination of Engineer's services for Owner's convenience. Upon notice, Owner and

Engineer promptly shall review the matter of services remaining to be performed and compensation for such services. Owner shall either exercise its right to suspend or terminate Engineer's services for Owner's convenience, agree to such compensation exceeding said estimated amount, or agree to a reduction in the remaining services to be rendered by Engineer, so that total compensation for such services will not exceed said estimated amount when such services are completed. If Owner decides not to suspend the Engineer's services during the negotiations and Engineer exceeds the estimated amount before Owner and Engineer have agreed to an increase in the compensation due Engineer or a reduction in the remaining services, then Engineer shall be paid for all services rendered hereunder.

3. To the extent necessary to verify Engineer's charges and upon Owner's timely request, Engineer shall make copies of such records available to Owner at cost.

Exhibit C – Compensation Packet RPR-2: Remove strike-outs from all text and incorporate into contract.

Exhibit C – Compensation Packet RPR-2: Revise C2.04.A.1 as follows:

C2.04.A.1 Resident Project Representative Services: For services of Engineer's Resident Project Representative under Paragraph A1.05.A of Exhibit A, an amount equal to the cumulative hours charged to the Project by each class of Engineer's personnel times Standard Hourly Rates for each applicable billing class for all Resident Project Representative services performed on the Project, plus related Reimbursable Expenses and Engineer's Consultant's charges, if any. **The total compensation under this paragraph is estimated to be \$[375,000] based upon full-time RPR services on a ten-hour workday, Monday through Friday, over a [130] day construction schedule with two RPRs and an additional [175] day construction schedule with one RPR.**

Exhibit D – Resident Project Representative: Remove strike-outs from all text and incorporate into contract.

Exhibit D – Resident Project Representative; Revise D1.01.A as follows:

D1.01.A Engineer shall furnish **one or more** Resident Project Representative(s) ("RPR") to assist Engineer in observing progress and quality of the Work **based on the construction schedule and sequence**. The RPR may provide full time representation or may provide representation to a lesser degree. RPR is Engineer's representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR's actions.

Exhibit E – Notice of Acceptability of Work: Remove strike-outs from all text, remove "**Deleted**" notation, and incorporate into contract.

Agreement Summary:

Original agreement amount:	\$ 79,500.00
Net change for prior amendments:	\$ 19,050.00
This amendment amount:	\$ 1,055,500.00
Adjusted Agreement amount:	\$ 1,154,050.00

Change in time for services (days or date, as applicable): 1015

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER:

By:

Print

name:

By:

Print

name:

Michael A. Younger

Michael A. Younger, P.E.

Title:

Title:

Vice-President

Date Signed:

Date Signed:

7/14/23

Exhibit K – Amendment to Owner-Engineer Agreement.

EJCDC® E-500, Agreement Between Owner and Engineer for Professional Services.

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Page 8



Report
CITY OF INDEPENDENCE
July 27, 2023

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM City Board Minutes

BACKGROUND

SUPPORTING DOCUMENTS

1. July 12, 2023 Recreation Commission Minutes

INDEPENDENCE RECREATION COMMISSION

Monthly Commission Meeting July 12, 2023

Ash Youth Center
1501 N. 10th Street
Independence, KS 67301

Members Present:

Christy Mavers
Joe Housel
Greg Kelley
Dustin Woodward

Others Present:

Brent Julian
Lori Bromley
Nick McBride
Jim Butts

Christy Mavers opened the commission meeting at 11:30 a.m.

ROUTINE

Agenda

Joe Housel moved to approve the agenda as printed. Greg Kelley seconded. Motion carried 4-0.

Minutes

Joe Housel moved to approve the minutes from the June 28, 2023 fiscal year-end board meeting. Dustin Woodward seconded. Motion carried 4-0.

Bills

Joe Housel moved to approve the July 2023 invoices and checks for payment as presented in the amount of \$9,370.02 as well as bills and employee benefits paid since the last board meeting in the amount of \$11,130.92. Greg Kelley seconded. Motion carried 4-0.

Treasurer's Report

Christy Mavers reported the following bank balances in Galen Palmer's absence as of June 30, 2023: First Oak Bank -Checking: \$215,270.80; First Oak - Petty Cash: \$500.00; Equity Bank - Savings \$120,156.24. Joe Housel moved to approve the treasurer's report as presented. Dustin Woodward seconded. Motion carried 4-0.

PROGRAMS/OPERATIONS

Maintenance Report

Jim Butts answered any questions the board had on the maintenance report. Christy Mavers inquired about how things are going at the ball fields this summer and with Jim's field crew. Jim informed the board that it is going well and Ethan Speicher is his only help this summer, and he is doing a great job. Christy asked about pool maintenance and Jim stated there has been some minor issues at Riverside Beach, however nothing serious.

Programs Report

Nick McBride answered any questions the board had on the programs report. Nick informed the board that they will wrap up the regular season of baseball/softball this evening with two championship games scheduled and that All-star tournaments will begin next week. Christy asked Nick how the 6 vs 6 soccer league is going and Nick stated it continues to grow, they are playing Friday evenings and on Saturdays, Nick stated it is going very well. Christy asked how the new flag football league is doing and Nick stated it is exciting and a lot of fun, the high school kids really seem to be enjoying it, they play on Wednesday evenings at the football stadium. Nick informed the commission that he is hoping to add Parsons and Chanute next year for the flag football league and Coffeyville has shown some interest as well.

Director/Aquatics/Special Events Report

Brent Julian answered any questions the board had on the director/aquatics/special events report. Brent informed the board members that swim team will finish their season July 15th and that they did well and are very competitive in the league, the tournament will wrap up in Iola. Brent stated Riverside Beach is scheduled to close for the season on Sunday, August 13th. Brent explained the pool contract IRC has with the city to the new board members and answered any questions. Brent stated the city has put a lot of money into RBFAC the past few years and as a group we are more interested in providing a service to the community than we are in the overall financial side.

CONSENT AGENDA

Consent Agenda

Joe Housel moved to approve the consent agenda items A-F as presented. Dustin Woodward seconded. Motion carried 4-0.

BUSINESS/FINANCE

Board Member Update

Brent informed the commission that two new board members are joining the meeting today and welcomed Dustin Woodward and Greg Kelley to the board. Brent explained the four-year terms and gave some insight into the positions. Christy Mavers provided a brief description of the board's responsibilities and answered any questions. Brent handed out a printout of all the board members, who they represent, and when their terms start and end.

Lifeguard Payback Program

Brent explained the lifeguard payback program that he implemented a few years ago that gives the lifeguards at Riverside Beach an incentive to work more hours to receive a \$100 bonus at the end of the season. Brent stated that the two-year certification class costs the guards \$150.00 and this is a way for them to make some of that money back. Christy Mavers stated that she feels the program has worked well and would like to see it continue. Brent stated he meets with the managers at the end of the summer to see who received good evaluations and was willing to work at least 55% of the hours offered to determine who receives the bonus. Joe Housel moved to approve the continuation of the lifeguard payback program. Greg Kelley seconded. Motion carried 4-0.

IRC Updates & Questions

Brent explained to the new board members the basic IRC guidelines including the financial fiscal year of July 1st, the funding through Ad valorem taxes, the allocation of funds from the school district and the city, the mills, the budget and so forth. Brent briefly discussed the upcoming budget hearing for the new fiscal year as well as the Revenue Neutral Rate hearing that he would like to do at the same time during the August meeting. A discussion was held on the new Central Park Sports Complex and where things are progressing in that area. Brent informed the commission of ways to possibly cut down on the costs, which is approximately \$10 million at this time including doing away with the large baseball field especially if the school district has no desire to participate. Christy stated she would love IRC, ICC and IHS to all work together and would like to speak to the new superintendent regarding the Central Park Sports Complex. Brent stated that eventually IRC plans to get rid of the Arco Sports Complex on S. Tenth Street saving that money and hopes either ICC or the school district will take it over. Brent stated IRC agreed to pay the city \$40,000 per year for 25 years for a total of \$1 million and has made three payments thus far for a total of \$120,000. Brent stated they are working with 33 acres at the new complex and the goal is to play all of IRC's outdoor sports and activities in that space. Brent gave the commission details on the funds raised for the complex so far which includes approximately \$2.5 million in grants, \$650,000 in donations, and the \$1 million from IRC. Brent also discussed the Ash Youth Center activities, memberships, hours of operation and the indoor pool with the board members and answered any questions.

Moving of the August Board Meeting

Due to the scheduling of the RNR Hearing, Brent recommended moving the August board meeting to Wednesday, August 23rd at 11:30. Brent stated that way the RNR Hearing and the Budget Hearing can be done at the same time preventing the need of two meetings in one month. Greg Kelley moved to approve moving the meeting to August 23, 2023 at 11:30 a.m. Joe Housel seconded. Motion carried 4-0.

EXECUTIVE SESSION

There was no need for an executive session.

ITEMS FROM THE COMMISSION

There were no Items from the Commission.

ADJOURNMENT

The meeting was adjourned at 12:25 p.m.

Respectfully Submitted,

Joe Housel
Secretary



Report
CITY OF INDEPENDENCE
July 27, 2023

Department Public Works & Utilities

Director Approval

AGENDA ITEM Monthly Public Works and Project Report

BACKGROUND

SUPPORTING DOCUMENTS

1. Project Status 7-2023cc
2. Big Straw Weekly Commission Update 7-13-23
3. Big Straw Weekly Commission Update 7-20-23
4. PEC - Dechlorination Options

	Project Title	Project Description/Scope	Approx. Cost (000's)	Grant Portion	Arch. or Eng. Partner	Status	Last Month Progress	Next Month Plan/Issues	Projected Const Start	Projected Compl.
1	Big Straw	Water pipeline to Bartlett.	\$11,000	All (via Bartlett)	EBH	Preliminary engineering.	Material selection complete, received draft consultant agreement.	Work easements in conjunction with RW6.	4Q23	3Q24
2	Water Plant Next Phase	Water Plant Capital Work Per Master Plan	\$6,000		PEC	Alternative review.	Review final alternatives, get recommendation from PEC.	Revise scope to include dechlorination after Commission review.	3Q23	4Q26
3	KDOT KAIP	New Beacon	\$120	\$108	Lochner	Design.	Lochner contract (July start).	Lochner visit (July start).	3Q23	1Q24
4	Parking Lot N. of City Hall	Design and construct new parking lot north of historic City Hall	TBD	TBD	TranSystems	Design.	Review alternative designs and estimates per Commission input.	Requested contract from TranSystems.	3Q23	2Q24
5	SPCC - Airport	Containment upgrades for fueling	\$150	n/a	TranSystems	Design.	Preliminary design, layout started.	Obtain survey data.	3Q23	1Q24
6	CCLIP Grant - Main	Main Street - 8th to 2nd, mill and overlay	\$1,000	\$800	TranSystems	Design.	Engineering started. Field check plans in by end of month.	Engineering started. Field check meeting.	4Q23	3Q24
7	Transp. Alt. Grant	8' sidewalk to Wal-Mart and Labette	\$1,350	\$980	TranSystems	Design.	Survey completed, working on preliminary plans.	Working ROW issues.	1Q24	2Q24
8	CCLIP Grant - Penn	Reconstruct Penn from Morningside to City Limits	\$500	\$370	TranSystems	Pre-bid.	Design complete. 9/2023 bid.	Design complete. 9/2023 bid.	3Q23	2Q24
9	Precision Rail	Rail work to be paid for by KDOT grant and precision, contract with City.	\$1,000	\$1,000	(Precision)	Post-bid.	Pre-bid.	Bid.	3Q23	2Q24
10	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	\$3,000		TranSystems	Pre-bid.	Waiting on final loan document (waiting on KDHE). Working on obtaining easements.	Receive final loan document (waiting on KDHE). Preparing condemnation.	3Q23	1Q24
11	Central Park - Phase I	New soccer fields, revamp existing ball fields.	\$6,800	\$2,100	Indigo	Pre-bid.	Rebidding with reduced Phase I scope, bid July 11.	Rebid. Pending review and RCA for award.	3Q23	3Q24
12	CCLIP Grant - Chestnut	Mill and overlay Chestnut from 9th to Penn	\$287	\$258	TranSystems	Pre-construction.	6/13/2023 bid.	Awarded.	3Q23	4Q23
13	Myrtle Street Overlay	Mill and overlay 10th to 17th	\$217			Pre-construction.	6/13/2023 bid.	Awarded. Discuss additional quantities.	3Q23	4Q23
14	Waterline/Meter Project	New Water Meters, Replace Some Water Main	\$3,600		PEC	Pre-construction.	Receive engineer's recommendation, award (mid-June).	Awarded.	1Q23	3Q23
15	City Hall/Fire/EMS	Refinish City Hall, construct new Fire/EMS personnel spaces	\$10,400		Treanor	In construction.	Construction in progress.	Walkthroughs and punchlist started, begin occupation.	1Q22	3Q23
16	Enterprise Drive	Buildout of street, utilities	\$1,700	\$1,300	TranSystems	In construction.	Start remaining intersection work (mid August, earliest).	Need City easement form.	1Q22	3Q23
17	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	\$3,780	\$1,600	TranSystems	In construction.	Planning storm sewer work. Scheduling work with RR.	Planning storm sewer work. Scheduling work with RR, paving complete.	1Q22	3Q23
18	Water Tower Maint.	Maintain and Coat North Water Tower	\$250		N/A	In construction.	June construction.	Projected to be complete next week.	1Q23	3Q23
A	Whiskey Creek	Artificial lake for runoff water impoundment	TBD		TranSystems	Hold.	Fifth meeting in July.	Sixth meeting TBD.	TBD	TBD
C	Airport	Paving at airport to support business.	\$434	\$349	TranSystems	Developing.	Planning revised scope execution.	Getting contract from Transystems.	2024	2024
D	CCLIP 2025, 2026	Paving at various locations.	TBD	TBD	TranSystems		Grant applied for, wait.	Grant applied for, wait.	2025	2027
E	KDOT Bridge Grant	Replace Cherry Street bridge with box culvert.	\$400	TBD	TranSystems		Grant applied for, wait.	Grant applied for, wait.	TBD	TBD
F	SS4A	Safe Streets for All grant application.	\$1,605	\$1,605	TranSystems		Pre-grant application entered.	Grant applied for, wait.	TBD	TBD

Green shade denotes changed/new information from last month.

7/13/23

1. Previous Week Activities
 - a. Regular KDHE Meeting
 - b. *Review Department of Commerce/Federal Base Grant Requirements w.r.t. ROW*
 - c. Approved Contract Amendment for Geotech
 - d. Work County ROW Permission for Geotech Bores
 - e. Received Permissions (County) for Geotech Bores
 - f. Continue Working Design Contract Amendment
 - g. Start Preliminary Pipe Bid Package
 - h. Easement Form Issued
 - i. Provide Preliminary Construction Observation Inspection Scope
 - j. Work Draft Preliminary Engineering Report
 - k. Received Design Contract Amendment
 - l. Received Draft Construction Bid Documents/Contract
2. Current Week Activities
 - a. Regular KDHE Meeting
 - b. Review Contract Amendment for Continuing Engineering Services
 - c. Review Draft Construction Bid Documents/Contract
 - d. Get Bartlett Feedback on Construction Contract
 - e. Preliminary Pipe Purchase Documents/Continuing
 - f. Easement Review
 - g. Issue Preliminary Engineering Report
 - h. Working Specification For Materials For Purchase
 - i. Start Technical Specifications for Contractors
3. Next Week Activities
 - a. Regular KDHE Meeting
 - b. Preliminary Environmental Assessment (Hold for Path)
 - c. Prepare For Adjustment After Survey
 - d. Continue with KDOT, WATCO on Route
4. Budget and Financial Issues
 - a. Main Budget – TBD
 - b. FEL 1 - \$79,500 (Lump Sum)
 - c. Geotech: \$13,500 + Staking
5. Risks
 - a. ROW
 - b. Project Trending to \$11 Million
6. Schedule
 - a. Land is Critical Path, Day for Day Slip

7/20/23

1. Previous Week Activities
 - a. Regular KDHE Meeting
 - b. *Review Department of Commerce/Federal Base Grant Requirements w.r.t. ROW*
 - c. ~~Circulate RFP—Easement Firm (After ROW Meeting) (Maybe)~~
 - d. Continue Working Design Contract Amendment
 - e. Continue Preliminary Pipe Bid Package
 - f. Bartlett revision to Survey/Boring Permission Form
 - g. Second ROW Meeting, Bartlett, RW6, Independence
 - h. Issued Talking Points, ROW
 - i. Review Contract Amendment for Continuing Engineering Services
 - j. Issue Preliminary Engineering Report
 - k. Working Specification for Materials For Purchase
 - l. Start Technical Specifications for Contractors
 - m. Received Draft Construction Bid Documents/Contract
 - n. Easement Review
 - o. All Easement Survey Packages to RW6, Bartlett, Indy for Landowner Contact
2. Current Week Activities
 - a. Regular KDHE Meeting
 - b. Review Revised Engineering Design Contract**
 - c. Review Draft Construction Bid Documents/Contract**
 - d. Get Bartlett Feedback on Construction Contract**
 - e. Preliminary Pipe Purchase Documents/Continuing**
 - f. Prepare Recommendation for Commission Action on Engineering Design Contract
 - g. Working Construction Bid Technical Documents
 - h. Telemetry Spec to Pedrotti
 - i. Start Property Tracker
 - j. Working Specification for Materials for Purchase
 - k. Question: Start On West Side Engineering?
 - l. Discuss Compensation, Finalize?
3. Next Week Activities
 - a. Regular KDHE Meeting
 - b. Start Field Survey – (If Route Consensus, Landowner Notification/Permissions)**
 - c. Preliminary Environmental Assessment (Hold for Path)
 - d. Prepare for Adjustment After Survey
 - e. Continue with KDOT, WATCO on Route
 - f. West Side Engineering
4. Budget and Financial Issues
 - a. Main Budget – TBD
 - b. FEL 1 - \$79,500 (Lump Sum)
 - c. Geotech: \$13,500 + Staking
5. Risks
 - a. ROW
 - b. Project Trending to \$11 Million
6. Schedule
 - a. Land is Critical Path, Day for Day Slip

City of Independence – Dechlorination Options

Date: May 31, 2023
To: Mr. John Garris, Director of Public Works & Utilities, City Engineer
City of Independence, KS
From: Sarah Unruh, P.E., Professional Engineering Consultants, P.A.
Re: Independence Water Treatment Plant Dechlorination Options
PEC Project No. 35-190768-001-0918

1.0 Introduction

This memorandum has been prepared by Professional Engineering Consultants, P.A. (PEC) for the City of Independence (the City) to evaluate the dechlorination options for the filter backwash and contact basin drain lines at the existing water treatment plant (WTP). The Kansas Department of Health and Environment (KDHE) has required the City to dechlorinate these waste streams before discharging to the Verdigris River (the River) as part of their future National Pollutant Discharge Elimination System (NPDES) permit for the existing outfall. The anticipated permit limit for total residual chlorine is expected to be 0.039 mg/L. The purpose of this memorandum is to outline the potential options to discharge the filter backwash and contact basin drain waste streams.

2.0 Existing Conditions

The City uses finished water to backwash their filters to regenerate the media on a daily basis. The filter backwash flowrate is relatively constant at 3,000 gallons per minute (GPM) with the process taking approximately 20 minutes generating approximately 60,000 gallons of backwash water every day. Samples of the filter backwash were taken and analyzed for residual chlorine in December 2020. The results indicate the average concentration of total residual chlorine is 3.85 mg/L.

The settled water from the east and west contact basins is drained once a year and needs to be dechlorinated as well. Each basin has a capacity of 1.1 million gallons (MG). However, each basin is only filled to approximately half its total volume (0.55 MG each) prior to draining. The draining process takes approximately 2 hours per basin if there are no significant issues. The basins are drained one after the other typically during the fall season unless other circumstances require the process to be done during the spring season. The waste stream consists of a combination of chlorine dioxide and free chlorine from chemicals fed upstream of the contact basins in the treatment process.

3.0 Option 1: Discharge to the City's Wastewater Treatment Facility

The option to send the backwash water and basin drain waste streams to the City's wastewater treatment facility (WWTF) was identified for evaluation. The City's WWTF has an average day design capacity of 3 million gallons per day (MGD) and a peak capacity of 6 MGD. The average flow for 2022 was approximately 1.50 MGD and the peak flow was 2.91 MGD.

While the WWTF has hydraulic capacity for the waste streams, the existing sanitary sewer piping between the WTP and the WWTF is not sized to accommodate the waste stream flow rates. The sanitary sewer line closest to the WTP is 8" in diameter and the pipe under the river to the WWTF is 24" in diameter. Piping will need to be upsized to 30" in diameter from the nearest sanitary sewer system manhole to the WWTF or a tank will be required at the WTP to slowly release the waste stream flow into the existing sanitary sewer system. Since the east and west contact basins are drained infrequently, it is assumed that the waste stream flow can be released at a controlled rate and during the time that backwash water is not being produced by the WTP. The location of the WTP, WWTF, and identified sewer piping is shown on Figure 1. Two options for discharge to the WWTF are detailed in the following sections.

3.1 Option 1A: Above Grade 30,000 Gallon Equalization Tank

The existing storm sewer manhole near the filter building collects process waste streams and storm water flows. The separation of the storm water flow and the process waste streams at the existing storm sewer manhole could be accomplished by installing a new pump station for the waste stream flow. The existing manhole would then be modified for just the storm water flow and subsequently discharged to the River. New piping would be installed for the process waste streams to flow into the new pump station, which would be located south of the existing high service pump station and north of the existing residuals lagoon. The pump station would be partially above grade with the top of the pump station being approximately two feet above the 100-year flood elevation. Two transfer pumps, one duty and one standby, would then be installed in the new pump station wetwell to pump the waste streams through a 16" force main to an above grade 30,000-gallon equalization tank located directly west of the existing filter building.

The water level in the pump station would remain fairly consistent during the filter backwash process as the incoming flow would be equal to the outgoing flow. At the end of the backwash process, the duty pump would keep running until the water level that meets the minimum submergence requirement for the transfer pumps is reached.

The flow would be released from the tank to a nearby existing sanitary sewer manhole through an 8" gravity line during and after the filter backwash process with a discharge flowrate of approximately 1,500 GPM. After the 20 minute filter backwash process that produces an influent flowrate of approximately 3,000 GPM, the 30,000-gallon equalization tank would be

completely or close to being full. An additional 20 minutes would be required to completely drain the tank, resulting in a total 40 minute drain time from the start of the backwash process. A higher discharge flowrate could be used if a faster drain time is desired or to ensure the tank does not fill completely. If the City decides to pursue this option, the Waste Stream Summary and the Anti-Degradation Report will need to be updated and submitted to KDHE for approval. A preliminary construction cost estimate for this option is presented in Table 1A.

Table 1A: Preliminary Construction Cost Estimate – POTW Disposal Option 1A

Item	Quantity	Unit Price	Total Cost
Pump Station ¹	1	\$195,000	\$195,000
New Manhole	1	\$9,000	\$9,000
Modified Manhole	1	\$2,000	\$2,000
12-inch PVC Pipe (Contact Basin Drain)	150 ft	\$90/ft	\$14,000
20-inch PVC Pipe (Gravity to Pump Station)	480 ft	\$205/ft	\$99,000
Transfer Pump (3,000 GPM Each)	2	\$150,000	\$300,000
Duplex Control Panel	1	\$30,000	\$30,000
16-inch PVC Pipe (Force Main to Tank)	680 ft	\$145/ft	\$99,000
30,000-Gallon Tank	1	\$185,000	\$185,000
Telescoping Valve	1	\$23,000	\$23,000
8-inch PVC Pipe (Gravity from Tank)	130 ft	\$40/ft	\$6,000
Electrical and Controls	1 LS	\$120,000	\$120,000
30% Contingency:			\$325,000
Total:			\$1,410,000

1) Total cost does not include the additional cost needed for dewatering due to shallow groundwater in the area.

3.2 Option 1B: Partially Above Grade 60,000 Gallon Lift Station

A second option is a partially above grade lift station south of the existing high service pump station and north of the existing residuals lagoon. The lift station would include a 60,000-gallon wetwell and two submersible pumps (one duty and one standby) to pump the filter backwash waste stream through a 4" force main to an existing sanitary sewer manhole. Each pump would have a design flow of approximately 83 GPM to discharge the total 60,000 gallons over a 12-hour period. The wetwell would be partially above grade with the top of wetwell being approximately two feet above the 100-year flood elevation.

A secondary wetwell may need to be installed adjacent to the primary wetwell in the future if the filter backwash daily volume is increased if the WTP processes more water to provide service to future industrial users. The wetwells should be hydraulically connected with a pipe, so it is recommended that a pipe stub be installed on the primary wetwell to account for this future scenario. A new manhole and new piping for the storm water flow would be installed to redirect the flow to the River. The existing manhole would then be modified to handle just the process waste stream flows, which would flow through the existing 20" discharge line.

The filter backwash waste stream would be directed into the wetwell, and the chlorine contact basin drain flows would tie into the existing influent residuals lagoon line. From this tie-in point to the residuals lagoon cells, the pipeline would need to be upsized to a 24" line in order to have adequate capacity for each contact basin to be drained within approximately 2.5 hours. Plug valves would need to be installed on the two different waste stream pipelines to send flow to either the lagoon or the wetwell. During the annual contact basin draining process, a dechlorination chemical (i.e., sodium bisulfite) pumped from a double walled 15-gallon chemical storage drum would be injected directly into the contact basin drain lines with a metering pump. An in-line static mixer is also recommended as the drain lines are discharged by gravity and may require some turbulence to produce adequately mixed flow downstream.

Once the draining process is completed, the City can store the dechlorination equipment at the WTP until next year. An alternative solution is that the City can contract out the dechlorination services every year, where a contractor (i.e., Chlor-Serv Inc.) can come on-site with their equipment and perform the service. The annual cost for this service would be approximately \$12,500. The City can hold the dechlorinated water in the lagoon until testing indicates that discharge requirements are met.

If the City decides to pursue Option 1B, the Waste Stream Summary and the Anti-Degradation Report will need to be updated and submitted to KDHE for approval. The location of the residuals lagoon cells is also shown on Figure 1. A preliminary construction cost estimate for this option is presented in Table 1B. The cost estimate includes improvements to the residuals lagoon that KDHE will require to meet current regulations. The following improvements are recommended as detailed in the Anti-Degradation Report:

- Installation of a weir at the lagoon effluent for monitoring flow
- Installation of a level gauge staff

Table 1B: Preliminary Construction Cost Estimate – POTW Disposal Option 1B

Item	Quantity	Unit Price	Total Cost
New Manhole	2	\$9,000	\$18,000
Modified Manhole	1	\$2,000	\$2,000
60,000-Gallon Wetwell ¹	1	\$263,000	\$263,000
Submersible Pump (83 GPM Each)	2	\$12,000	\$24,000
Duplex Control Panel	1	\$15,000	\$15,000
Mixer	1	\$15,000	\$15,000
Dechlorination Metering Pump	1	\$2,000	\$2,000
15-Gal Sodium Bisulfite Storage Drum	1	\$1,000	\$1,000
In-Line Static Mixer	1	\$500	\$500
20" Plug Valve	2	\$14,000	\$28,000
24-inch PVC Pipe (Gravity to Lagoons)	505 ft	\$315/ft	\$160,000
4-inch PVC Pipe (Force Main to Sanitary Sewer Manhole)	520 ft	\$10/ft	\$6,000
20-inch PVC Pipe (Waste Stream – 125 ft, Storm Water – 490 ft)	615 ft	\$205/ft	\$127,000
12-inch PVC Pipe (Storm Water)	130 ft	\$90/ft	\$12,000
Lagoon Improvements	1 LS	\$38,000	\$38,000
Electrical and Controls	1 LS	\$105,000	\$105,000
30% Contingency:			\$240,000
Total:			\$1,050,000

1) Total cost does not include the additional cost needed for dewatering due to shallow groundwater in the area.

4.0 Option 2: Discharge to the City's Residuals Lagoon

The existing residuals lagoon system receives approximately 20,000 gallons per day (GPD) of residuals from the reactor clarifier and flow from the primary settling basin when it is drained for maintenance. The lagoon has two cells each with a design operating depth of approximately 4 feet and 3 feet of freeboard. Each cell has a surface area of approximately 1.55 acres with 2:1 side slopes. Based on available information from construction drawings, the total residuals lagoon system capacity is approximately 1,916,130 gallons and the detention time is approximately 96 days (excluding extra flow from draining the contact basins annually). If the filter backwash water was also sent to the residuals lagoon, the detention time would be reduced to approximately 38 days. For both options below, both lagoon cells would have to be in operation at the same time to provide adequate capacity for the additional process waste stream flow. The additional sludge buildup that is anticipated with this option would have to be removed, dewatered, and treated at least annually with both lagoon cells operating at the same time, which would significantly add to the operation and maintenance required for the lagoons.

4.1 Option 2A: Dechlorinate Influent Residuals Lagoon Flow

As discussed in Option 1A, a new manhole would be installed for the waste stream flow and the existing manhole would then be used for just the storm water flow and subsequently discharged to the River. New 20-inch piping for the waste streams would be installed into a new manhole on the existing influent residuals lagoon pipeline that is used to direct the residuals from the reactor clarifier to the lagoon system. The existing 12-inch pipe from the proposed manhole to the residuals lagoon would need to be upsized to a 24-inch pipe to allow adequate capacity for the additional waste stream flow.

The effluent from the lagoons currently does not have a chlorine residual though analytical results indicate otherwise due to the interference of potassium permanganate on the chlorine analytical tests. An oxidant neutralizing chemical feed (i.e., sodium bisulfite) will be required if the backwash waste stream is sent to the lagoons to reduce the chlorine to acceptable levels to meet the proposed permit requirement. A sodium bisulfite feed system enclosed in a fiberglass structure would be constructed adjacent to the upsized influent residuals lagoon pipeline to dose chemical into the pipeline prior to flow entering the lagoons. The location of the residuals lagoon cells is also shown on Figure 1. A preliminary construction cost estimate for this option is presented in Table 2A. The cost estimate includes the same improvements to the residuals lagoon as described in Option 1B.

Table 2A: Preliminary Construction Cost Estimate – Lagoon Disposal Option 2A

Item	Quantity	Unit Price	Total Cost
New Manhole	2	\$9,000	\$18,000
12-inch PVC Pipe (Contact Basin Drain)	150 ft	\$90/ft	\$14,000
20-inch PVC Pipe (Gravity to 24" Pipe)	350 ft	\$205/ft	\$72,000
24-inch PVC Pipe (Gravity to Lagoons)	505 ft	\$315/ft	\$160,000
Dechlorination System/Building	1	\$192,000	\$192,000
Lagoon Improvements	1 LS	\$38,000	\$38,000
Electrical and Controls	1 LS	\$90,000	\$90,000
30% Contingency:			\$175,000
Total:			\$760,000

4.2 Option 2B: Dechlorinate Recirculated Residuals Lagoon Flow

Since the lagoon cells will be regularly discharging, there is a compliance risk associated with either not removing enough chlorine or adding too much oxidant neutralizing chemical and creating anoxic conditions in the lagoon. Option 2B provides a potential solution for this issue by recirculating the water within the lagoon cells. Recirculation may allow the City staff more time to test and adjust the chemical dosing rate prior to discharging to the River.

The same piping and manhole improvements would be required for this option as noted for Option 2A. However, two submersible recirculation pumps (one for each lagoon cell) would be installed near the overflow structures for the cells. Since both cells will be in operation, both pumps will be operating at the same time. The residuals lagoon flow would be pumped into a fiberglass building with a dechlorination system located between the two cells that would inject sodium bisulfite into the recirculation pipe before the treated flow is discharged near the influent pipes for the cells. The pumps are recommended to have a design flow of 111 GPM to recirculate and dechlorinate the residuals lagoon influent (combined waste streams and blowdown flow) continuously with the total daily influent flow of 80,000 gallons being treated every 12 hours. It is recommended that at least two submersible pumps of the same type be kept on shelf in case one or both of the pumps become inoperable. The location of the residuals lagoon cells is also shown on Figure 1. A preliminary construction cost estimate for this option is presented in Table 2B. The cost estimate includes the same improvements to the residuals lagoon as described in Option 1B.

Table 2B: Preliminary Construction Cost Estimate – Lagoon Disposal Option 2B

Item	Quantity	Unit Price	Total Cost
New Manhole	2	\$9,000	\$18,000
12-inch PVC Pipe (Contact Basin Drain)	150 ft	\$90/ft	\$14,000
20-inch PVC Pipe (Gravity to 24" Pipe)	350 ft	\$205/ft	\$72,000
24-inch PVC Pipe (Gravity to Lagoons)	505 ft	\$315/ft	\$160,000
Dechlorination System/Building	1	\$192,000	\$192,000
Submersible Pump (111 GPM Each) (2 in Operation, 2 on Shelf)	4	\$17,000	\$68,000
Duplex Control Panel	1	\$15,000	\$15,000
4-inch Plug Valve	4	\$2,500	\$10,000
4-inch PVC Pipe (Force Main Between Lagoons)	260 ft	\$10/ft	\$2,600
Lagoon Improvements	1 LS	\$38,000	\$38,000
Electrical and Controls	1 LS	\$135,000	\$135,000
30% Contingency:			\$218,000
Total:			\$945,000

5.0 Option 3: Discharge to the River

Similar to Option 1B, the third option is a partially above grade wetwell south of the existing high service pump station and north of the existing residuals lagoon. The wetwell would have a minimum capacity of 60,000 gallons to hold all the backwash water each day. The backwash water would flow into the wetwell and be mixed with a specific dose of dechlorination chemical before being manually tested for residual chlorine. If the residual chlorine concentration is below the NPDES permit limit, the treated

batch stream can be discharged to the outfall. If the permit limit is not met, dosing adjustments can be made until the batch stream is permit compliant.

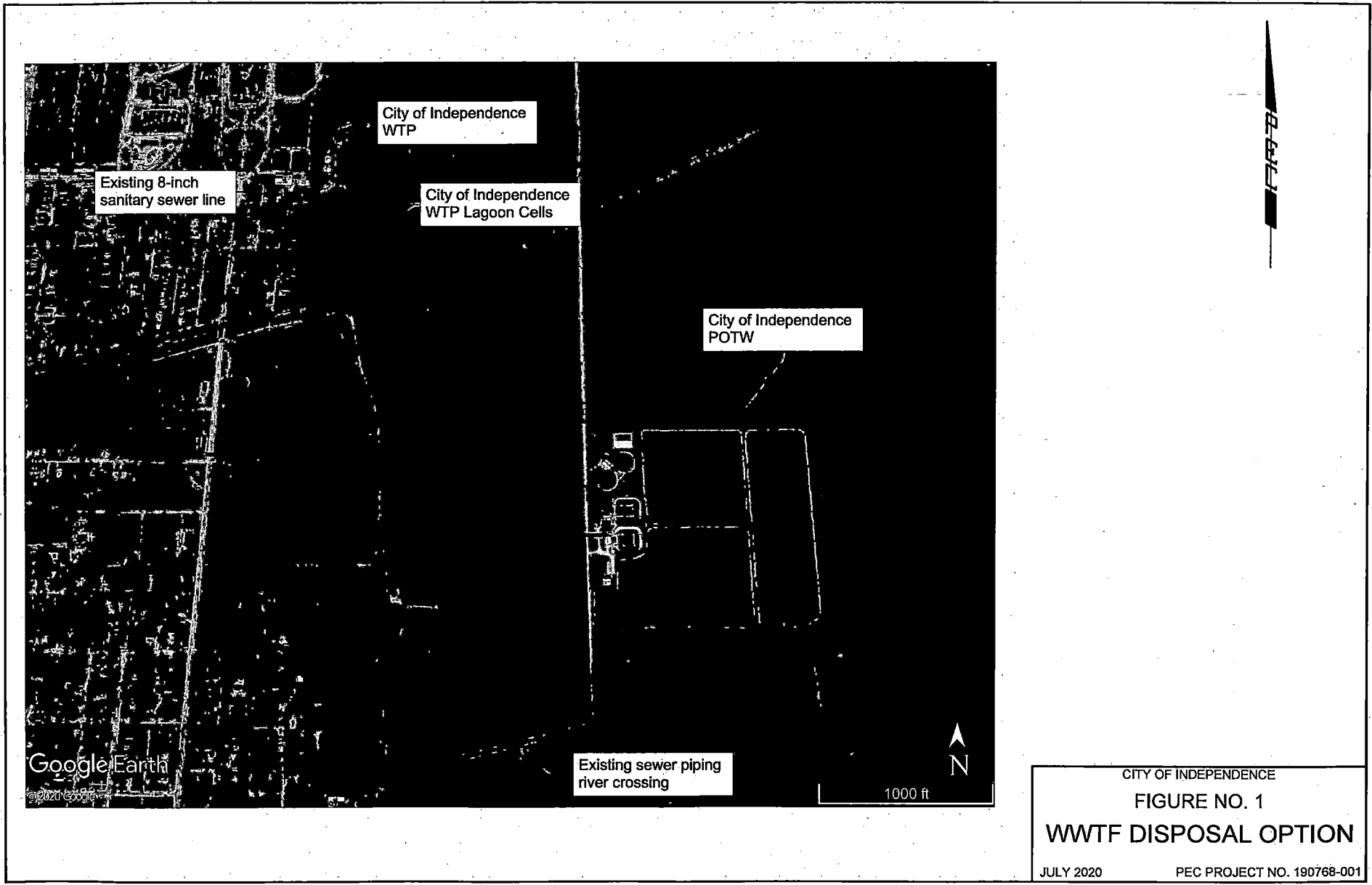
The influent flow into the wetwell would just be the backwash flow as the storm water flow would be separated by installing a new manhole and new piping for the storm water flow and redirecting the flow to a new outfall to the River. The contact basin drain flows would be directed to the existing lagoon cells similar to Option 1B. The existing manhole would then be modified to handle just the process waste stream flows, which would flow through the existing 20" discharge line before coming off the line into the wetwell or tying into the upsized influent lagoon pipeline further downstream. After adequate dechlorination is performed in the wetwell, the treated backwash flow would be directed through a new pipeline that ties back into the existing outfall to the River. The City expressed interest in using the abandoned clearwell tank north of the two clearwell tanks in service as the batch tank. However, the questionable condition of the abandoned tank and the challenges with directing pipe to it make this an unfavorable option. A preliminary construction cost estimate for this option is presented in Table 3. The cost estimate includes the same improvements to the residuals lagoon as described in Option 1B.

Table 3: Preliminary Construction Cost Estimate – River Disposal

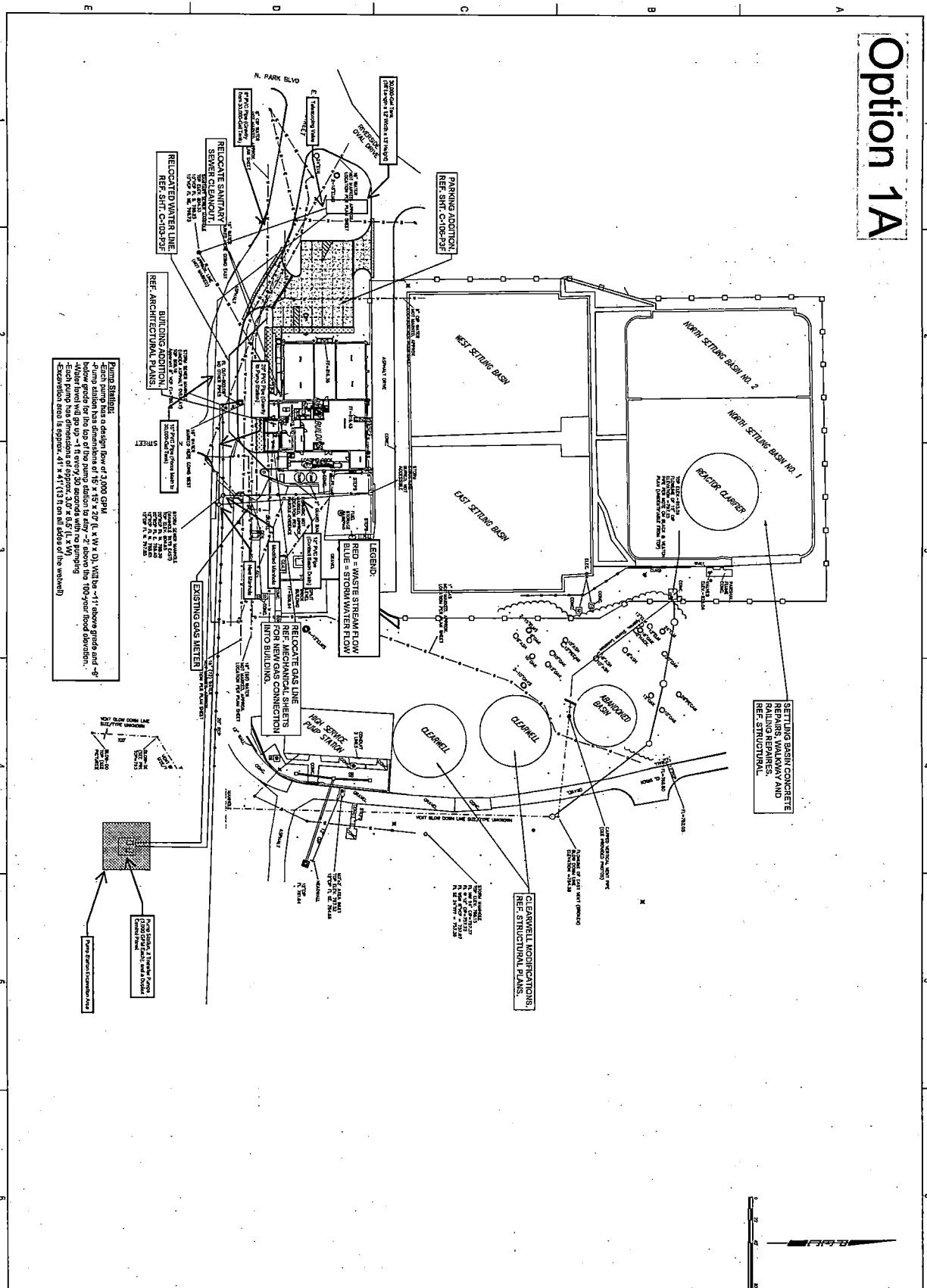
Item	Quantity	Unit Price	Total Cost
New Manhole	2	\$9,000	\$18,000
12-inch PVC Pipe (Storm Water)	130 ft	\$90/ft	\$12,000
20-inch PVC Pipe (Waste Stream – 240 ft, Storm Water – 575 ft)	815 ft	\$205/ft	\$168,000
24-inch PVC Pipe (Gravity to Lagoons)	505 ft	\$315/ft	\$160,000
20" Plug Valve	2	\$14,000	\$28,000
Mixer	1	\$15,000	\$15,000
Dechlorination System/Building	1	\$192,000	\$192,000
60,000-Gallon Wetwell ¹	1	\$263,000	\$263,000
Lagoon Improvements	1 LS	\$38,000	\$38,000
Electrical and Controls	1 LS	\$105,000	\$105,000
30% Contingency:			\$300,000
Total:			\$1,300,000

1) Total cost does not include the additional cost needed for dewatering due to shallow groundwater in the area.

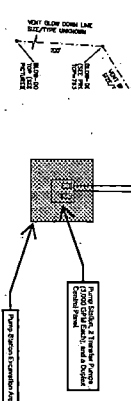
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C:\MCHTA-CIVIL\2019\190768\001\MAIN\DRAWINGS\FIGURES\FIGURE 1.DWG



Option 1A



Pump Station
 -Each pump has a design flow of 3,000 GPM.
 -Pump station has dimensions of 16' x 15' x 20' (L x W x D). Will be ~1' above grade and ~4' below ground to the top of the pump station to keep ~2' above the 100-year flood elevation.
 -Each pump has dimensions of approx. 30" x 60" (L x W).
 -Excavation area is approx. 4' x 4' (13 ft on all sides of the wetwell).



 PEC PROFESSIONAL ENGINEERING CONSULTANTS 30 SOUTH GOSMAN SUITE 100 WICHITA, KANSAS 67202 316.262.3001		 P.E.C. CHRIS EPP PROFESSIONAL ENGINEER STATE OF KANSAS NO. 30822	INDEPENDENCE WTP PHASE 3 (FUTURE) IMPROVEMENTS CITY OF INDEPENDENCE MONTGOMERY COUNTY, KANSAS	C-102-P3F
DATE 190768-001 MARCH 2022	DESIGNED BY WCM	DRAWN BY NDF	CHECKED BY CAE	SITE IMPROVEMENT & PIPING PLAN

Option 1B

VICTORIA RIVER

LEGEND:

RED = CAN TRANSMIT EITHER WASTE STREAM FLOW
GREEN = FILTER BACKWASH FLOW
PINK = CONTACT BASIN DRAIN FLOW
BLUE = STORM WATER FLOW

Legion Improvements:

-Installation of a weir at the legion effluent for monitoring flow
-Installation of a level gauge staff

24" PVC Pipe (Filter Backwash)

60,000-Gal Effluent Excavation Area

60,000-Gal Effluent, 3 Submersible Pumps (15 GPM Each), Weir and a Duplex Control Panel

New Manhole

24" Plug Valve

24" PVC Pipe (Contact Basin Drain Flow)

24" Plug Valve

24" PVC Pipe (Drain to Legion)

24" PVC Pipe (Pump Unit to Legion Sewer Manhole)

12" PVC Pipe (Storm Water)

New Manhole

Decoloration Weir/Pump, 15-Gal Sodium Bisulfite Storage Drum, and an In-line Static Mixer

24" PVC Pipe (Storm Water)

Pumps/Weir:

-Each pump has a design flow of 63 GPM (Equivalent to draining 60,000 gal over 12 hours)
-Weir: Weir has dimensions of 34' x 14' x 22' (L x W x D). Will be ~11' above grade and ~6' below grade for the top of the pump station to stay ~2' above the 100-year flood elevation.
-Weir: Weir includes 3' of freeboard, so 60,000 gal equates to 34' x 14' x 17' of water volume
-Each pump has dimensions of approx. 1.61' x 2.15' (L x W)
-Excavation area is approx. 60' x 40' (15 ft on all sides of the weir)

Contact Basin Drain Flow Decoloration Options:

-Option 1: The City purchases the decoloration equipment (metering pump, 15-gal sodium bisulfite storage drum, and an in-line static mixer) and performs the annual contact basin drain flow decoloration service themselves.
-Option 2: The City contracts out the decoloration services (i.e., Chhr-Serv Inc.) on an annual basis to come out with their equipment and perform the service for them.

Option 2A

V I C K I S I M P R

LEGEND:
RED = WASTE STREAM FLOW
BLUE = STORM WATER FLOW

Lagoon Improvements:
- Installation of a weir at the lagoon effluent for monitoring flow
- Installation of a level gauge staff

New Structure
- Installation of a weir at the lagoon effluent for monitoring flow
- Installation of a level gauge staff

30" PVC Pipe (Connects to 36" Pipe)

30" PVC Pipe (Connects to Lagoon)

12" PVC Pipe (Connects to 30" Pipe)

New Structure

30" PVC Pipe (Connects to 36" Pipe)