

Minutes of the City Commission's June 15, 2023 Meeting

I. SPECIAL SESSION

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

City Staff Present: Kelly Passauer, City Manager; Jeff Chubb, City Attorney; David Schwenker, City Clerk/City Treasurer; John Garris, City Engineer/Director of Public Works and Utilities; Lacey Lies, Finance Director and Jerry Harrison, Chief of Police

Visitors Present: Larry McHugh

A. Call to Order

Mayor Ysusi called the meeting to order.

II. ITEMS FOR COMMISSION ACTION

- A. Consider a request to close 1/2 block in the 700 block of East Maple from 9 AM to 9 PM for a neighborhood block party.

We received a request from Stephanie Baughman who resides at 200 S. 1st Street. Ms. Baughman is requesting approval to close a portion of the street adjoining their house for a neighborhood block party. Initially, they requested the street be closed for four days, and staff suggested they limit it to one day during the daylight hours.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission authorized closing East Maple from 1st Street to the alley east on Saturday, June 17, 2023 from 9 AM to 9 PM for a neighborhood block party on the conditions that the barricades shall not obstruct the public sidewalk or alley access, the City assumes no liability for the event, and all trash and debris will be removed promptly .

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

- B. Consider Change Order for City Hall Phase II project.

The following change orders are part of the Phase II renovation of City Hall. CO#66 is the concrete curb in the south alley between City Hall and the drive-thru. While preparing the subbase for the alley, a portion of an asphalt

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curb collapsed and is not repairable. The change order will install a concrete curb to replace it. CO #58 and CO #69, City Staff previously received permission to install inset parking on the north side of City Hall and a sidewalk connecting the drive to the front sidewalk. This sidewalk was removed for utility installation into the building. McCown Gordon sub is mobilized, and their cost to install this work is less than the engineer's estimate for the work and will be funded from the General Fund as previously approved by the Commission.

Change Order	Description	Funding Source	Amount	Balance
CO # 66	Concrete Curb	Owner Contingency	\$4,953.96	\$120,061.84
CO #58	North Sidewalk	Budgeted General Fund Dollars	\$8,554.70	N/A
CO #69	Inset Parking	Budgeted General Fund Dollars	\$35,859.99	N/A

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission approved the change orders #58, #66 and #69.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

C. Consider moving services for relocation of City Hall

The City Hall Phase II project is scheduled for a Temporary Certificate of Occupancy by Mid July 2023. At this time, City Staff will start installing our network and 911 radio infrastructure with a tentative date of the 1st week of August for the 911-Tiger team here to relocate 911 services. As soon as the Tiger team installs the equipment, we will need to immediately move our 911 center furniture, equipment, and supplies to the new center and begin providing 911 services from that location. A certificate of Occupancy should be completed before August 14th, and City Hall can relocate all offices to the new building by mid-August. The City did an RFP for moving services and received four proposals back.

<u>Company</u>	<u>Total</u>
On-Demand Services, LLC	73,688.30
It's Your Move	26,000.00
E-Logic Solutions	67,483.00
Studdard Moving Services	62,594.51

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The City Staff recommends approving the bid of \$26,000 by "It's Your Move". This move requires the ability to move the 911 center when ready, to disassemble and reassemble desks and equipment and move items to storage on the 3rd floor of City Hall.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission approved the bid of \$26,000 to It's Your Move to move the City offices and the police department back to Historic City Hall .

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

D. Consider a proposal for the repair of several City buildings' roofs.

On March 31, 2023, a windstorm occurred in the City of Independence that caused damage to multiple City buildings' roofs. The City submitted the claim to the EMC, had an adjuster view the damage, and prepared an RFP based on the information from the adjuster and EMC for repairs. The RFP was sent to local roofers and placed on the City Webpage with multiple contractors looking at the roofs. However, the City only received one response to the RFP. The City was contacted by contractors and informed that they had reviewed the work but had a large backlog and would be unable to do anything until late summer or fall and withdrew.

Contractor Proposal	\$128,878.15
5% Discount for full award	(\$6,443.90)
Total	\$122,434.25
EMC Insurance Paid	(\$25,732.24)
Total	\$96,702.01

The contractor has indicated they could start work within two weeks and complete it within 30 days.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission approved a contract with the Green Team pending City Attorney approval.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

E. Consider authorizing the award of the contract for engineering services for the KAIP Airport Beacon project to H.W. Lochner, Inc.

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As the City was awarded a contract to replace the existing beacon, engineering is necessary to do the project. Our consultant, H.W. Lochner, Inc. has submitted a contract for that work in the amount of \$25,000. The FAA will reimburse all but \$1,250 of that amount.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission authorized the award of the contract for engineering services for the Airport Beacon project to H.W. Lochner, Inc., and authorized the execution of any necessary documents subject to City Attorney review and approval.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

F. Consider change order requests for the CDBG sewer improvements grant.

The CDBG grant requires Commission Approval of change orders even when it would not normally be necessary to have a change order. Change Order Number 1 was approved during the second February, 2023 meeting of the Commission. The second Change Order is a deduction of \$64,335.20 due to an underrun of quantities when the final totals were tallied. This request is so there is a formal motion on file for the second (deductive) Change Order Number 2.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission approved Change Order Number Two with Tri-Star Utilities for the net amount of -\$64,335.20 and the execution of any necessary documents for Change Orders Number One and Two for the records necessary for submittal as part of the CDBG grant.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

III. ITEMS FOR DISCUSSION

A. Budget Discussion

Director Lies led the discussion.

IV. REPORTS

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A. May 2023 Sales Tax Report

B. City Board Minutes

1. May 2, 2023 Economic Development Advisory Board

2. May 9, 2023 Planning and Zoning Commission/Board of Zoning Appeals

3. May 17, 2023 Independence Recreation Commission

4. May 17, 2023 Independence Public Library Board of Trustees

V. EXECUTIVE SESSION

A. Discussions prior to acquisition of real estate.

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert, the Commission recessed for an executive session for discussion of possible acquisition of real estate pursuant to the preliminary discussion on acquisition of real estate exception, KSA 75-4319(b)(6). The open meeting will resume at 11:05 p.m. (10 minutes) in the Civic Center of Memorial Hall. In the executive session will be the Commission, City Attorney, City Manager, Finance Director and City Engineer.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

No action was taken.

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

Motion:

On the motion of Louis Ysusi, seconded by Dean Hayse, the Commission recessed for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception, KSA 75-4319(b)(2). The open meeting will resume at 11:17 p.m. (10 minutes) in the Civic Center of Memorial Hall. In the executive

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session will be the Commission, City Attorney, City Manager, Finance Director and City Engineer.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None

No action was taken.

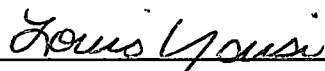
VI. ADJOURNMENT

Motion:

On the motion of Louis Ysusi, seconded by Tim Emert, the Commission adjourned the meeting.

Aye: Tim Emert, Dean Hayse, Louis Ysusi

Nay: None



Louis Ysusi, Mayor

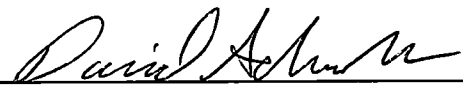


Dean A. Hayse, Commissioner



Tim Emert, Commissioner

Attest:



City Clerk/Treasurer