

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

The Independence City Commission met on April 27, 2017 at 5:30pm in the Veterans' Room at Memorial Hall. Commissioner Gary Hogsett, Commissioner Leonhard Caflisch, and Commissioner Fred Meier were present. Others present included:

### **City Staff**

Kelly Passauer, Assistant City Manager  
Michael Borovetz, Director of Finance/City Clerk  
David Cowan, Public Safety Director  
Jeff Chubb, City Attorney  
Don Cushing, Building Inspector  
Terry Lybarger, Director of Utilities  
Barbara Beurskens, Park & Zoo Director  
April Nutt, Housing Authority Director  
Jerry Harrison, Police Chief

### **Visitors**

|                    |                   |
|--------------------|-------------------|
| Jerry Bright       | Ned Stichman      |
| Anthony Royse      | Hoite Caston      |
| Charlotte Caflisch | Butch Holum       |
| John Penrose       | Chuck England     |
| Betty Penrose      | Anne England      |
| Larry McManus      | Jeff Weimer       |
| Michael Anderson   | Larry Weimer      |
| Rick Mott          | Mallory Byrd      |
| Brian Williams     | Beth Chaney       |
| Clayton Volker     | Doug Stacy        |
| Lacie Hawthorn     | Shawn Stacy       |
| Candice Heathman   | Jessica Fleischer |
| Darin Hamlin       | Lorraine Hill     |
| Dennis Pinkerton   | Chuck Schmidt     |
| Gayle Holum        | Lori Wesselowski  |
| Dorcas Sutton      | Dorcas Sutton     |

### **Call to Order**

Mayor Meier called the meeting order at 5:30 p.m.

### **Pledge of Allegiance to the United States of America**

### **City Licenses**

There were no new city licenses for this meeting

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

### **Appointments**

Downtown Art and Culture Advisory Board – Two Terms Expired – Applications Due by May 1, 2017

### **Adoption of the Consent Agenda**

#### **a. Appropriations**

##### **1. A-1789**

##### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission approved A-1789 for \$512,868.74.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

##### **2. P-1755**

##### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission approved P-1755 for \$124,961.63.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

#### **b. Consider minutes of the April 13, 2017 City Commission meetings [CITIZENS].**

**City staff recommends approving the attached minutes.**

##### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission approved the minutes of the April 13, 2017 City Commission meetings.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

#### **c. Consider setting the date of May 5, 2017 at 2 PM to receive proposals for the June 6, 2017 annual City employee health fair [CITY EMPLOYEES].**

**Attached is the packet for 2017 Employee Health Fair. City staff recommends setting the date of May 5, 2017 at 2 PM to receive proposals.**

## Minutes of the Independence City Commission's April 27, 2017 Meeting

### Motion:

On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission approved setting the date of May 5, 2017 at 2:00 PM to receive proposals for the June 6, 2017 annual City employee health fair.

Aye: Caflisch, Meier, Hogsett

Nay: None

- d. Consider authorizing submittal of an Emergency Solution Grant for the Home Sweet Home men's homeless shelter at 212 ½ W. Laurel [CITIZENS].

Attached is an application to apply for Emergency Solution Grant funds for the Home Sweet Home men's homeless shelter located at 212 ½ W. Laurel. City staff recommends approval.

### Motion:

On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission approved authorizing submittal of an Emergency Solution Grant for the Home Sweet Home men's homeless shelter at 212 ½ W. Laurel.

Aye: Caflisch, Meier, Hogsett

Nay: None

- e. Consider Treasurer's Financial Statement ending February 28, 2017 [CITIZENS].

Attached is the Treasurer's Financial Statement ending February 28, 2017. The City Clerk/Finance Director has reviewed the report and recommends approval.

This item was moved to Items for Commission Action

### Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission accepted Treasurer's Financial Statement ending February 28, 2017.

Aye: Caflisch, Meier, Hogsett

Nay: None

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

### **Public Hearings**

- f. Consider condemnation of the following structures as dangerous and unsafe [CITIZENS]:**

**1. 610 Fountain**

**The Mayor opened the Public Hearing. The Building Inspector recommended rescinding condemnation. After no comments from the public, the Mayor closed the Public Hearing.**

**Motion:**

**On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission adopted Resolution 2017-033 rescinding previous condemnation resolutions for 601 Fountain.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

**2. 716 S 6th**

**The Mayor opened the Public Hearing. The Building Inspector recommended proceeding with condemnation. After no comments from the public, the Mayor closed the Public Hearing.**

**Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission adopted Resolution 2017-034 condemning 716 S 6<sup>th</sup> as dangerous and unsafe, allowing the owner 30 days to commence repair or removal.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

**3. 809 N 9<sup>th</sup>**

**The Mayor opened the Public Hearing. The Building Inspector recommended adjourning the public hearing. After no comments from the public, the Mayor closed the Public Hearing.**

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

### **Motion:**

**On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission adjourned the public hearing for 809 N 9<sup>th</sup> for 60 days.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

### **4. 912 W. Cottonwood**

**The Mayor opened the Public Hearing. The Building Inspector recommended proceeding with condemnation. After no comments from the public, the Mayor closed the Public Hearing.**

### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission adopted Resolution 2017-036 condemning 912 W Cottonwood as dangerous and unsafe, allowing the owner 30 days to commence repair or removal.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

### **5. 1001 N.18<sup>th</sup> Place**

**The Mayor opened the Public Hearing. The Building Inspector recommended proceeding with condemnation. After no comments from the public, the Mayor closed the Public Hearing.**

### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission adopted Resolution 2017-037 condemning 1001 N 18<sup>th</sup> Place as dangerous and unsafe, allowing the owner 30 days to commence repair or removal.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

## Minutes of the Independence City Commission's April 27, 2017 Meeting

### 6. 1228 N. 6<sup>th</sup>

The Mayor opened the Public Hearing. The Building Inspector recommended adjourning the public hearing for 60 days. Clayton Volker, representing Arvest Mortgage, informed the Commission that they were working with the home owners and repairs were underway. Volker said that three draws had been made against the insurance to date for improvements and Arvest will require another inspection to track the progress in late May. After no further comments from the public, the Mayor closed the Public Hearing.

#### Motion:

On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission adjourned the public hearing for 1228 N 6th for 60 days.

Aye: Cafilisch, Meier, Hogsett

Nay: None

The Building Inspector will review each structure at the public hearings. After each public hearing is closed the Commission has the following options:

- To adopt a resolution condemning the structure(s) as dangerous and unsafe and providing 30 days to diligently pursue repair or removal;
- Adjourn the public hearing to a date and time specific; or
- Take no action, which would require starting the process over if the property was to be considered again for condemnation.

#### Items for Commission Action

- g. Consider a proclamation declaring May 20 and September 9, 2017 as Memorial Poppy Days [CITIZENS].

Carolyn McGuire representing the American Legion Auxiliary has requested that the attached proclamation be approved. City staff recommends approval.

#### Motion:

On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission approved a proclamation declaring May 20 and September 9, 2017 as Memorial Poppy Days.

Aye: Cafilisch, Meier, Hogsett

Nay: None

## Minutes of the Independence City Commission's April 27, 2017 Meeting

**h. Consider a proclamation declaring May 7 – 13, 2017 as Public Service Recognition Week [CITY EMPLOYEES].**

Attached is a proclamation declaring May 7 through 13, 2017 as Public Service Recognition Week to recognize public servants at the federal, state, county and city levels. City staff recommends approval.

**Motion:**

**On the motion of Mayor Meier, seconded by Commissioner Cafilisch, the commission approved proclamation declaring May 7 – 13, 2017 as Public Service Recognition Week.**

**Aye: Cafilisch, Meier, Hogsett**

**Nay: None**

**i. Consider a request from Montgomery County to waive conditions included in a conditional use permit previously approved on February 4, 2010 for a parking lot at the southeast corner of Wald Avenue and Myrtle Street in an R-3, low density multifamily residential dwelling district relating to hard surfacing, screening, lighting, service drives, drainage, approved plan, minimum parking space dimensions, etc. [CITIZENS/GOVERNMENTAL ENTITIES].**

On January 5, 2010, the Planning Commission conducted a public hearing to rezone a tract of land located on the southwest corner of Wald & Myrtle from R-3, low, density multi-family district to M-1, light industrial and to issue a conditional use permit for supplemental parking. Section 704.5 of the Off-Street Parking and Loading Regulations states; *"...any off-street parking spaces not located on the same lot, as permitted by ordinance, must be located in the same zone as required for the building or facility it serves."* However, 701.0 states that the Off-Street Parking and Loading Regulations are only applicable; *"At the time of erection of a new structure, or at the time of enlargement to the extent of 25% or more, or change in use of an existing structure within any district in the City..."* Since none of these conditions applied since they were not modifying their existing facilities it was staff's opinion at the time that the Off-Street Parking and Loading Regulations were not applicable and that rezoning was not required. The applicant withdrew the request for rezoning and the rezoning request was denied based on the applicant's withdrawal. The Planning Commission recommended approving the conditional use permit with additional requirements, which were approved by the City Commission on February 4, 2010.

During this process, the County agreed to all the requirements stipulated in the conditional use permit in regards to the minimum standards for supplementary parking, which included hard surfacing.

On December 8, 2016, the County requested the deadline to complete the

## Minutes of the Independence City Commission's April 27, 2017 Meeting

requirements of the conditional use permit be extended, which would have been February 4, 2011. The City Attorney advised that the City Commission could extend this deadline rather than requiring them to start over with a new conditional use permit, which the Commission approved. The County did not request any modifications of the requirements included in the original conditional use permit at that time.

On February 14, 2017, I received an email from Jim Wright, representing Montgomery County Public Works requesting an exemption to the conditional use permit without the conditions in Section 1013.0 Supplementary Parking. I responded shortly after receiving the email stating that if it was a permanent parking lot I didn't think "they" [meaning the appropriate City Board] could grant the variance since it was not grandfathered in and did not appear to meet the spirit and intent of the zoning code. This statement referred to the criteria that must be considered by the Board of Zoning Appeals when a variance is requested. I also advised him that I was concerned that others had been required to hard surface their lots and that this would be inconsistent with past practice and would create a precedent going forward. This is particularly a concern since this lot is zoned residential. At the time, I believed it required a variance because of the language in 1001.1 relating to the purpose of a miscellaneous conditional use permit which states; *"Any lessening or subverting of those limitations and requirements constitutes a variance and must be treated accordingly."*

Since this is the first time I have received a request to modify a conditional use permit several years after it was initially approved, I consulted with the City Attorney for guidance on my interpretation of the code. We discussed various options, which included:

1. A variance with the Board of Zoning Appeals as mentioned in the previous paragraph Section 1001.1;
2. Repeating the process for the conditional use permit with the Planning Commission since the request would substantially modify the conditions that were previously approved and agreed to in 2010. This would require property owners within 200' of the parking lot to be notified of a public hearing before the Planning commission, with ultimate approval by the City Commission.
3. Request the City Commission consider waiving the requirements previously approved if it was determined to be in the "public good". According to section 1013.2 Supplementary Parking "[1013.2. Minimum standards:] *All off-street parking lots permitted under the provisions of this ordinance must meet the following minimum standards, unless the city commission deems it in the public good to waive such requirements:*"

Although this language is contrary to Section 1001.1 which indicates a

## Minutes of the Independence City Commission's April 27, 2017 Meeting

variance would be required if limitations and requirements of the miscellaneous conditional use are lessened or subverted, the City Attorney has indicated that he believes the specific language in 1013.2 would rule over the general language in 1001.1. The Commission should note that they are the only entity that has the authority to waive such requirements. I anticipate that such consideration was envisioned to occur as part of the conditional use permit process, rather than several years after the resolution granting the conditional use permit was approved by the governing body.

The County is requesting Option 3, that the Commission consider waiving several of the supplementary parking requirements included in the original conditional use permit. They have provided a proposed resolution for the conditional use permit with these changes implemented. However, the City Attorney does not believe the proposed resolution is in the proper form for approval.

The Commission has the following options:

1. Deem the request "*in the public good*" to approve their request and modify a portion or all of the supplementary parking requirements as proposed in the resolution presented by the County. This would eliminate the requirements for hard surfacing, screening, lighting, service drives, drainage, approved plan, minimum parking space dimensions, etc. that were included in the approved 2010 conditional use permit. If the Commission wishes to take this approach, you may wish to authorize the City Attorney to prepare any related documentation.
2. Deny the request at this time.

In lieu of a denial with no alternate solutions the Commission may wish to consider:

- a. Request that the applicant go back through the conditional use permit process, which would provide notice to those that own property within 200'. Please note that the Planning Commission does not have the authority to waive the supplementary parking minimum standards, so this option would ultimately bring this item back to you for reconsideration at a later date.
- b. Request the applicant apply to rezone the lot to M-1, light industrial, with a conditional use permit for a parking lot. This would match the zoning of the parking lot with their adjacent properties across the street that are grandfathered in. This would also provide notice to those that own property within 200'. Again, the Planning Commission could not waive the supplementary parking minimum standards, only the City Commission has that authority. If deemed "*in the public good*" by the City Commission

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

to waive the minimum standards for supplementary parking precedence would be set for an industrial zone. However, that would be preferable than setting such precedence in a residential zone which should be more restrictive in use.

**After Commission discussion, this item was tabled for future consideration.**

### **j. Consider requests from Labette Health:**

#### **1. Economic Development Support**

**Brian Willaims, Labette Health, and Rick Mott addressed the Commission and provided the following in their presentation as reasons to support the request:**

- **Impact in recruiting new businesses if there is no emergency room facility in the community**
- **The housing market and property values will be affected with people moving without an emergency room in the community**
- **The emergency room will create permanent jobs at the facility and also creates an investment in the community during the construction, using local lenders and contractors**

**Michael Anderson, Gayle Holum, and Beth Chaney also addressed the Commission and voiced their support for the request for Labette Health.**

#### **Motion:**

**On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission approved to award the request of \$200,000.00 to Labette Health for economic development for the purpose of purchasing equipment for the emergency room department with the same provisions outlined in the resolution with Montgomery County but doubling the penalty.**

**Aye: Caflisch, Hogsett**

**Nay: Meier**

#### **2. Road Improvements North Peter Pan Road accessing 510 Peter Pan Road [BUSINESS & INDUSTRY].**

**Brian Williams discussed with the Commission the various options on the road improvements. He said that Labette Health would pay \$5,000.00 for additional engineering for changes made to the existing plans.**

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

**The Commission directed City Staff to work with staff of Labette Health and Montgomery County to evaluate Options #1 and #2.**

Attached is an email from Brian Williams representing Labette Health requesting to discuss the above mentioned items.

### Economic Development Support

As the Commission may recall, in 2015, the Commission approved a letter of intent with CRMC to issue up to \$3,000,000 in bonds to help bridge a funding gap that would allow the hospital to remain open under CRMC's management. Approximately one month before Mercy Hospital was scheduled to close, negotiations between CRMC and Mercy fell through and the hospital ultimately closed.

Shortly after the CRMC deal fell through, both St. Johns/Jane Phillips and Labette Health approached the City with proposals and requested financial support from the City. The Commission formally rejected the proposal for financial assistance from St. John's/Jane Phillips for an advanced urgent care option requesting City support for \$750,000 per year for three years. The Commission vote was 2-1 to reject that proposal. However, the proposal from Labette Health for financial assistance for an emergency room/emergency department (ER/ED) was never formally considered by the Commission.

Since that time, St. John's/Jane Phillips did lease the former E.R. and imaging area of the former hospital building which was donated to the City. St. John's/Jane Phillips are currently providing lab and imaging services in the leased space. They are currently paying the City \$100,000 per year for approximately 10,000 square feet of space. This lease does include events of defaults which could be triggered if the request(s) from Labette are approved, which the City Attorney has reviewed in the attached memo.

Over the last several months, Labette Health has started construction of an emergency room/emergency department and clinic at 510 North Peter Pan Road. The project has been funded by a combination of assistance from Labette Health and donations.

The City has extended the City's water service to this area, in which Labette paid for the materials and the City provided the labor. This is typical for developments of this nature where the City's water system needs to be extended.

There are several new medical services that are currently available including St. John's/Jane Phillips, Labette Health, Wilson County and CRMC. A list of the various services is attached. To date, the City has not provided cash incentives to any healthcare entities.

In 2015, Labette requested financial assistance from the City. As previously stated the Commission did not formally consider Labette's proposal. Staff has clarified with Mr. Williams they are asking for \$200,000 from the City's

## Minutes of the Independence City Commission's April 27, 2017 Meeting

economic development fund "to support purchasing equipment to be used in the Independence Healthcare Center that will help create jobs and deliver care". Mr. Williams indicated that the County has provided \$100,000 for equipment and services at the new ER/ED facility.

### North Peter Pan Road Improvements

TranSystems has provided two options to provide safer access to Labette's new ER/ED at 510 North Peter Pan Road. Engineer cost estimates and drawings are included in your packet. The options are:

- Option 1 – Taper -- \$134,819.13
- Option 2 – Three Lane -- \$577,123.50

Brian Williams has indicated that they are requesting Option 2 which provides three lanes and Labette would be willing to pay \$100,000 of this cost. In addition, he believes the County may be willing to participate as well. However, if Option 1 which provides a tapered lane to their access drive, is all that can be done, they are open to it and their funds would be available for either option. Currently this section of North Peter Pan Road is in the County.

Shawn Turner of TranSystems has indicated that if the City Commission approves this work, it would be added as a change order to the Peter Pan/Main intersection improvement project at the quantities bid.

### **k. Consider authorizing consent to vacate Parkhurst's Grand Elevation Addition to Independence [CITIZENS].**

The Park board has been reviewing recommendations for street names for undesignated streets at the park for Commission consideration. The purpose of having street names is to assign addresses to buildings located at the park that could be entered into the 911/GIS system. In addition to pinpointing various structures in an emergency, it would also allow a visitor to enter an address for a structure, such as the shelter house, and utilize a GPS system to find that location.

Subsequently, it was discovered that a portion of the park was previously platted as Parkhurst's Grand Elevation Addition with streets and subdivided lots. The park did not develop as depicted in the plat and the existing roads do not line up with the streets indicated. In order to allow the streets as they currently exist to be named for addressing purposes, the plat will need to be vacated. Since the City is an owner of property included in the plat, in order to proceed the Mayor would need to be authorized to sign the attached consent for vacating this plant. City staff recommends approval.

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

### **Motion:**

**On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission approved consent to vacate Parkhurst's Grand Elevation Addition to Independence.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

### **l. Consider bids received for lease of farm ground identified as Tract B at the Independence Municipal Airport [BUSINESS & INDUSTRY].**

At your August 25, 2016 meeting staff reviewed one bid received for leasing this tract in the amount of \$10,111.50 per year for three years. City staff recommended that this bid be rejected as we did not feel it was a fair bid price, which the Commission approved rejection of this bid.

The Commission reset the date of April 20, 2017 at 2 PM to receive bids for leasing of farm ground identified as Tract B at the Independence Municipal Airport for both three and five year terms. Three bids were received for a 3-year term ranging from

\$6,677.29 - \$13,900.00 per year, and five bids were received for a 5-year term ranging from \$6,677.29 - \$25,191.00 per year. City staff recommends authorizing the Mayor to sign an agreement with Warner Farms for a 5-year agricultural lease of Tract B at the Municipal Airport for \$25,191.00 per year.

This lease will provide

\$125,955 in gross revenue to the airport enterprise fund over the 5-year period.

### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission approved authorizing the Mayor to sign an agreement with Warner Farms for a 5-year agricultural lease of Tract B at the Municipal Airport for \$25,191.00 per year.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

### **m. Consider setting the date of July 27, 2017 at 5:30-PM for public hearings to consider condemnation of the following structures as dangerous and unsafe:**

#### **1. 500 S. Wald**

### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission adopted Resolution 2017-032 setting the date of July 27, 2017 at**

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

**5:30pm for a public hearing to consider condemnation of 500 S Wald as dangerous and unsafe.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

### **2. 520 S. Penn**

#### **Motion:**

**On the motion of Mayor Meier, seconded by Commissioner Caflisch, the commission adopted Resolution 2017-031 setting the date of July 27, 2017 at 5:30pm for a public hearing to consider condemnation of 520 S Penn as dangerous and unsafe.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

The Building Inspector will provide recommendations regarding setting the date of July 27, 2017 at 5:30 PM for public hearings to consider these structures as dangerous and unsafe.

#### **n. Report on City Projects and other updates [CITIZENS].**

City staff will provide a report on current projects or other updates.

- **Kelly Passauer informed the Commission that the RFP for engineering services for the improvements to the water treatment facility have been sent out and all RFP's are due to be submitted to the City by May 18<sup>th</sup>.**
- **David Cowan addressed the Commission on a project with the police department on developing a traffic plan on Oak Street between Penn Avenue and Park Street to improve safety.**

#### **o. Consider authorizing City staff to sign a no cost change order for the Penn and Laurel street project [CITIZENS].**

**The change order is not an increase in costs but rather a change of scope for the purpose of adding 2 handicap ramps.**

#### **Motion:**

**On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission approved authorizing City staff to sign a no cost change order for the Penn and Laurel street project.**

**Aye: Caflisch, Meier, Hogsett**

**Nay: None**

## **Minutes of the Independence City Commission's April 27, 2017 Meeting**

### **Commissioner Comments:**

- Commissioner Hogsett wanted to let everyone in attendance know that there was a reception following the commission meeting at the Independence Museum for outgoing MCAC Director Tom Simpson.
- Commissioner Hogsett also ask for an update on the progress of the downtown tree project. Barbara Beurskens responded that the project was nearly complete except for section 14 and six crepe myrtles to be planted on intersection corners.

### **Public Concerns:**

- Candice Heathman addressed the Commission with a question to the Commission as part of a class project: How does this group influence the health and wellness of the community?

The Commission provided an interactive conversation and noted that the City provided/supported health and wellness in part with the park, City Recreation, swimming pool, clean water and sewer system.

### **Executive Session:**

#### **Motion:**

On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission called a 20 minute executive session according to Kansas Statute 75-4319 (b) (1) for the purpose of personnel matters of nonelected personnel, to end at 7:52. The executive session included Mayor Meier, Commissioner Hogsett, Commissioner Caflisch, and Jeff Chubb.

Aye: Caflisch, Meier, Hogsett

Nay: None

Mayor Meier called the meeting back order at 7:52.

**Minutes of the Independence City Commission's April 27, 2017 Meeting**

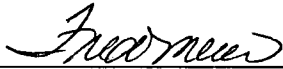
**Adjournment**

**Motion:**

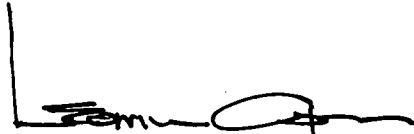
**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission adjourned the meeting.**

**Aye: Caflisch, Meier, Hogsett**

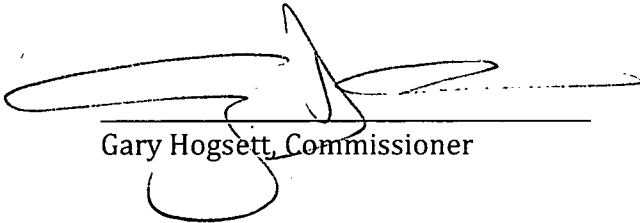
**Nay: None**



Fred Meier, Mayor



Leonhard Caflisch, Commissioner



Gary Hogsett, Commissioner

Attest:



Director of Finance/City Clerk