Minutes of the City Commission's December 23, 2024 Meeting

I. <u>SPECIAL SESSION</u>

Commissioners Present: Mayor Tim Emert, Vice-Mayor Scott Smith and Commissioner Dean Hayse

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager and Lacey Lies, Finance Director.

Visitors Present: None

A. Call to Order

Mayor Emert called the meeting to order.

II. <u>PUBLIC HEARING</u>

A. Public hearing to consider amending the 2024 Budgets.

The following budgets are recommended to be amended for the following:

1. **Industrial Fund – To show the 2023 invoice that was paid in 2024.**
2. **Economic Development Fund – To show the purchase of land for economic development purposes.**
3. **Education Sales Tax – To show the over-collection and subsequent pass through to USD 446 of 1% sales tax dollars.**
4. **Special Use Sales Tax – To show the over-collection and subsequent pass through to appropriate Funds of 1% sales tax dollars.**
5. **QOL Sales Tax – To show the close out of remaining funds transferred to the City Projects Fund for use on the Central Park Sports Complex QOL project.**
6. **Liability Insurance – To show an additional $2,225 in expenses underestimated at budget time.**
7. **Bond & Interest – To account for interest payment amounts not known at the time the budget was adopted (for interest payments for the 2023 and 2024 Temporary Notes)**
8. **General Fund – In August, we adopted an ordinance eliminating our Employee Benefits Fund. This amendment shows revenue for the remaining cash in the Employee Benefit Fund being transferred to the General Fund, as well as the remaining unspent budget authority in the Employee Benefit Fund being transferred to the General Fund.**

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission approved the amended budgets as presented.

Aye: Tim Emert, Dean Hayse, Scott Smith
Nay: None

III. ITEMS FOR COMMISSION ACTION

A. Consider approving the following Cereal Malt Beverage licenses:

1. Pizza Hut of SE Kansas 1815 N. Penn, Independence KS 67301
2. Walgreens #09454 301 W. Main, Independence KS 67301
3. Mikies 1901 N Penn, Independence KS 67301

Motion:
On the motion of Scott Smith, seconded by Tim Emert, the Commission approved the Cereal Malt Beverage licenses as presented.

Aye: Tim Emert, Dean Hayse, Scott Smith
Nay: None

B. Consider approving a "mortgage" for two lots, 401 and 405 South 6th, where the City of Independence, on behalf of the Independence Housing Authority, is the lender and Diamond Property Management LLC is the mortgagor for the development of two single-family homes.

The Independence Housing Authority has retained lots 401 and 405 South 6th Street for the development of infill housing. Shane Harris, with Diamond Property Management LLC is requesting an opportunity to develop the two lots by constructing a single-family home on each lot. The homes would be 800 to 1000 square feet with a two-car garage. Mr. Harris is constructing a development of new homes outside the city limits and, as a requirement to obtain city water, Mr. Harris is required to either rehabilitate a home or construct a new home south of Main Street. Mr. Harris intends to construct two new homes south of Main Street, thus meeting his requirement for city water services. Once the mortgage obligation for constructing the homes has been met, the Independence Housing Authority will request the City of Independence to deed the property to Diamond Property Management LLC.

Motion:
On the motion of Scott Smith, seconded by Dean Hayse, the Commission authorized the mayor to sign the "Mortgage" agreement between the City of

Independence, on behalf of the Independence Housing Authority, and Diamond Property Management LLC.

Aye: Tim Emert, Dean Hayse, Scott Smith
Nay: None

C. Consider awarding the Central Park Sports Complex Phase 2 package.

Originally, the Phase 2 project of the Central Park Sports Complex completed all remaining features of the master plan, including a large baseball field, soccer restroom/concession facility, basketball courts, pickleball courts, batting cages, playground, sidewalk improvements, a road rebuild and off-street parking, two large parking lots, lighting improvements, shade structures and more. Due to increasing costs, the scope of the project had to be reduced to align with the grant dollars received for Phase 2. The features included in the scope reduction will be moved to Phase 3, which will push out their completion a year. The City plans to apply for another Land and Water Conservation Fund grant in September of 2025 to construct them in 2026, and will continue applying for funding until the entirety of the CPSC Master Plan has been completed.

Motion:
On the motion of Dean Hayse, seconded by Scott Smith, the Commission awarded the reduced scope Phase 2 project to Crossland Construction, up to $4,398,000, and authorize City Staff to execute all related documents.

Aye: Tim Emert, Dean Hayse, Scott Smith
Nay: None

IV. <u>ADJOURNMENT</u>

Motion:
On the motion of Tim Emert, seconded by Scott Smith, the Commission adjourned the meeting.

Aye: Tim Emert, Dean Hayse, Scott Smith
Nay: None

Tim Emert, Mayor

Dean A. Hayse, Commissioner

Scott Smith, Commissioner

Attest:

City Clerk/Treasurer