

Minutes of the Independence City Commission's June 8, 2017 Meeting

The Independence City Commission met on June 8, 2017 at 5:30pm in the Veterans Room at Memorial Hall. Commissioner Leonhard Caflisch, Commissioner Fred Meier, and Commissioner Gary Hogsett were present. Others present included:

City Staff

Craig Whitehead, City Manager
Kelly Passauer, Assistant City Manager
Michael Borovetz, Director of Finance/City Clerk
David Cowan, Public Safety Director
Tim Emert, City Attorney
Terry Lybarger, Director of Utilities
Ed Sykes, Manager Water Treatment Facility
April Nutt, Housing Authority Director
Barb Beurskens, Director of Parks & Zoo
Don Cushing, Building Inspector
Jerry Harrison, Police Officer

Visitors

Jeri Hopkins	Debbie Miller
Jerry Bright	Tabatha Snodgrass
Karen Ferrell	Trisha Purdon
Rich Garris	Jan Hayward
Sheri Garris	Lisa Hugo
John Garris	Charlotte Caflisch
Jacob Green	Dorcas Sutton
Adam Hayse	Jon Viets
Hannah Nanez	Louis Ysusi
Chuck Goad	Judy Ysusi
Joanne Smith	Wayne Gundmonson
Leslie Fox	Ned Stichman
Jon Risner	Shawn Turner
Sherry Epp	Sean Clapp
Edward Epp	Amanda Williams
Phillip Eastep	Larry McHugh
Julie Voelker	Ashley Wright
Sue Eastep	Penny Onis

Call to Order

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

Pledge of Allegiance to the United States of America

Minutes of the Independence City Commission's June 8, 2017 Meeting

Appointments

Downtown Art and Culture Advisory Board – Three Year Terms -- Two Terms Expired – Two applications received from Lacy Franko and Wendy Derrick.

Motion:

On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission appointed Lacy Franko and Wendy Derrick their first terms

Aye: Caflisch, Meier, Hogsett

Nay: None

Park Board – Three Year Terms -- One Replacement – Three applications received from Jim Hogan, Mark Coder and Alix Oreck. The Park Board will make a recommendation.

Motion:

On the motion of Mayor Meier, seconded by Commissioner Caflisch, the commission appointed Jim Hogan to the Park Board for the unexpired term

Aye: Caflisch, Meier, Hogsett

Nay: None

Park Board – Three Year Terms -- Three terms expiring July 1, 2017 – One member, Todd Young, is eligible for reappointment – Applications are being received until June 30, 2017.

Library Board – Four Year Terms -- Two terms expired – Two members are eligible for reappointment; Tom Sewell and Carolyn Torrance.

Motion:

On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission appointed Tom Sewell and Carolyn Torrance to the Library Board

Aye: Caflisch, Meier, Hogsett

Nay: None

Minutes of the Independence City Commission's June 8, 2017 Meeting

Recreation Commission – Four Year Terms -- One term expiring July 1, 2017 –
One member, Tony Holmes, is eligible for reappointment.

Motion:

On the motion of Mayor Meier, seconded by Commissioner Caflisch, the commission appointed Tony Holmes for his second term

Aye: Caflisch, Meier, Hogsett

Nay: None

Tree Board – Two Year Terms -- Three terms expired – Three members eligible for reappointment; Michelle Anderson, Leslie Fox and Beth Chaney. However, Beth Chaney does not wish to be reappointed – Applications are being received until June 30, 2017.

Motion:

On the motion of Mayor Meier, seconded by Commissioner Hogsett, the commission appointed Michelle Anderson and Leslie Fox to their second terms

Aye: Caflisch, Meier, Hogsett

Nay: None

Adoption of the Consent Agenda

a. Appropriations

1. A-1792

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission approved A-1792 for \$726,702.97

Aye: Caflisch, Meier, Hogsett

Nay: None

2. P-1758

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission approved P-1758 for \$128,360.56

Aye: Caflisch, Meier, Hogsett

Nay: None

Minutes of the Independence City Commission's June 8, 2017 Meeting

- b. Consider minutes of the May 25, 2017, City Commission meetings [CITIZENS].

City staff recommends approving the attached minutes.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission approved the minutes of the May 25, 2017, City Commission meetings

Aye: Caflisch, Meier, Hogsett

Nay: None

- c. Consider authorizing closing the alley east of Wesley Park at 400 S. Penn Avenue from June 12-19, 2017 for installation of a new reinforced concrete alley entrance at this location [CITIZENS/QUALITY OF LIFE SYSTEM].

Attached is a request from Sean Clapp, Heckman & Associates and Justin Wintjen, Hofer & Hofer & Associates requesting that the alley between Walnut and Poplar, 6th and Penn be closed from June 12-19, 2017 for installation of a new reinforced concrete alley entrance at this location to replace the existing brick that has deteriorated. City staff recommends approval.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission authorized closing the alley east of Wesley Park at 400 S. Penn Avenue from June 12-19, 2017 for installation of a new reinforced concrete alley entrance at this location

Aye: Caflisch, Meier, Hogsett

Nay: None

- d. Consider authorizing the Mayor to sign a KDOT grant agreement and related documents for the fuel card reader system to be installed at the Independence Municipal Airport [CITIZENS/BUSINESS & INDUSTRY].

At a previous meeting City staff informed the Commission that a grant had been received for the fuel card system that will allow Jet-A fuel to be available for self-serve 24/7, currently

only Av-Gas is available for self-serve 24/7. KDOT's share is 85% or up to \$29,750, with the City's share totaling 15% or \$5,250 for a total estimated project cost of \$35,000. City staff recommends authorizing the Mayor to sign the attached grant agreement and any other related documentation.

Minutes of the Independence City Commission's June 8, 2017 Meeting

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission authorized the Mayor to sign a KDOT grant agreement and related documents for the fuel card reader system to be installed at the Independence Municipal Airport

Aye: Caflisch, Meier, Hogsett

Nay: None

- e. Consider scheduling a Special Commission Meeting on June 15, 2017 at 3 PM regarding the water treatment plant improvements and any necessary discussion or action [CITIZENS/CITY EMPLOYEES].

City staff was directed by the Commission to schedule a meeting with PEC, which is the only firm that provided an RFP for the engineering services for the water plant improvements.

City staff recommends setting the date of June 15, 2017 at 3 PM for a Special Commission Meeting to discuss the water plant improvements and any necessary discussion or action. PEC will be available at this meeting to answer questions regarding this project.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission approved scheduling a Special Commission Meeting on June 15, 2017 at 3 PM regarding the water treatment plant improvements and any necessary discussion or action

Aye: Caflisch, Meier, Hogsett

Nay: None

Introductions

- f. Introduction of new City Manager, Craig Whitehead [CITY EMPLOYEES/CITIZENS].

June 8th is new City Manager Craig Whitehead's first day on the job and we thought this would be a good opportunity to introduce and welcome him to Independence.

Public Hearing(s)

- g. Public Hearing regarding a proposed loan not to exceed \$3,100,000 from the Kansas Public Water Supply Loan Fund to finance water treatment plant improvements [CITIZENS/CITY EMPLOYEES].

Part of the requirements for applying for funding for improvements to the water treatment plant from the Kansas Public Water Supply Loan Fund is to hold a public hearing. After the public hearing is concluded if the Commission wishes to proceed,

Minutes of the Independence City Commission's June 8, 2017 Meeting

the Commission may adopt the attached resolution authorizing the completion of an application to the Kansas Department of Health and Environment regarding a loan from the Kansas Public Water Supply Loan Fund.

The Mayor opened the Public Hearing.

- **Shawn Turner of Transystems, addressed the Commissioner to provide them with background and information regarding the proposed loan.**
- **Debbie Miller addressed the Commission asking that budget expectations be set to prevent future major repair issues.**

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 adopt a resolution authorizing completion of an application to Kansas Department of Health and Environment regarding a loan from the Kansas Water Supply Loan Fund

Aye: Caflich, Meier, Hogsett

Nay: None

Presentations

h. Presentation of Eagle Scouts appreciation awards for work at Riverside Park & Ralph Mitchell school [CITIZENS]:

- 1. Adam Hayes – Barrier Fence at Cougar Exhibit**
- 2. Jacob Green – Ravine Bridge**
- 3. Rich Garris – Zoo Signs**

Park and Zoo Director, Barb Beurskens would like to recognize the above listed Eagle Scouts for their completed projects at Riverside Park and Ralph Mitchell Zoo by presenting them with certificates of appreciation.

Beurskens and Julie Voelker, President of FORPAZ, addressed the Commission and discussed the projects done by Hayes, Green and Garris at the park and zoo. Following the Commissioners presented the Eagle Scouts certificates of appreciation.

i. Presentation of budget requests [CITIZENS]:

- 1. Independence Main Street – Tabitha Snodgrass and Julie Voelker, representing Main Street requested \$20,000 from the City for the 2018 Budget, which the same amount from 2017**
- 2. AWOL – Phillip Eastep, representing AWOL requested \$30,000 from the City for the 2018 Budget, which is a \$6,000 increase over 2017. He also requested that an additional \$5,000 repair**

Minutes of the Independence City Commission's June 8, 2017 Meeting

allowance be made available which is a normal item within the budget

3. MCAC – Trisha Purdon, MCAC Director, requested \$25,000 from the City for the 2018 Budget, which is an \$8,000 increase over 2017

These entities would like to address the Commission regarding 2018 budget requests.

No action was taken on the requests and the Commission informed all three entities that their requests would be considered as part of the City's 2018 Budget process.

Items for Commission Action

- j. **Consider a request from Young Professionals of Independence (YPI) to raise funds for the purchase of bike racks downtown and possibly at the park [CITIZEN/QUALITY OF LIFE SYSTEM].**

We have received the attached request from Ashley Wright, representing YPI to address the

Commission regarding a project to install bike racks downtown, and possibly at the park.

The Commission should be aware that currently City ordinance 102-31 does not allow bikes on sidewalks downtown, which will need to be considered when the location for the bike racks are determined

Ashley Wright and Penny Onis representing YPI addressed the Commission regarding the installation of bike racks downtown and at the park. They said they had received approval from the Park Board to install 2-4 racks at the park, pending Commission approval, and are looking at installing 5-7 downtown.

The Commission is okay with the request conceptually and asked that YPI work on location plans to bring back to the Commission for further consideration. No action was taken.

- k. **Consider a request from the Tree Board to authorize the Mayor to sign an application for a Tree City USA designation [CITIZENS/QUALITY OF LIFE SYSTEM].**

Leslie Fox, Chair of the Independence Tree Board is requesting authorization for the Mayor to sign the attached Tree City USA Application. City staff recommends approval.

Minutes of the Independence City Commission's June 8, 2017 Meeting

Motion #1:

On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission authorized submitting an application for a Tree City USA designation

Aye: Caflisch, Meier, Hogsett

Nay: None

Motion #2:

On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission approved the Arbor Day Proclamation

Aye: Caflisch, Meier, Hogsett

Nay: None

I. Consider authorizing the Mayor to sign the access management agreement with KDOT [CITIZENS/BUSINESS & INDUSTRY].

We have received a request from Wayne Gudmonson, District IV Engineer for KDOT to present the Commission with the cooperation agreement between the City and KDOT which has not been signed. The Commission should note that the access management program provided a large percentage of funding for the West Main rehabilitation project. Attached are copies of:

1. An informational Memorandum from the City Attorney Jeff Chubb dated April 20, 2017.
2. Correspondence between the City and KDOT regarding the cooperation agreement and access management plan.
3. The cooperation agreement.
4. The access management plan.
5. The agreement for the Access Management Plan in 2012,
6. The access management construction project application for the West Main project in 2013,
7. The agreement for the West Main project in 2013,
8. The access management plan correspondence in 2015 regarding a new business at 1920 W. Main.
9. The acknowledgement of completion letter for the West Main project in 2016.

After the presentation, the Commission will have the opportunity to ask questions to clarify any concerns, such as how a "change of property use" will be interpreted in the future. If the Commission is satisfied with the responses and wishes to be eligible for future funding under this program, then the Mayor would need to be

Minutes of the Independence City Commission's June 8, 2017 Meeting

authorized to sign the agreement.

Wayne Gundmonson, KDOT, addressed the Commission and requested they sign Cooperation Agreement from 2012. He and the Commission discussed the issues surrounding the agreement with the Commission voicing their concerns regarding the definition of what would trigger a change of use causing access closure. Gundmonson informed the Commission the City would not be eligible for future access management programs until a Cooperation Agreement is signed by the City.

Chuck Goad of Commercial Bank, Edward Epp, local veterinarian, and Jon Viets, attorney representing several clients, urged the Commission to not sign the agreement as it is currently presented.

The Commission directed City staff to work with KDOT to work towards defining change of use and ownership and report back to the Commission at a future meeting.

m. Consider traffic modifications on East Oak and in Riverside Park [CITIZENS].

Attached is a memo from David Cowan, Public Safety Director regarding recommendations that will be made by the Police Chief and the Park and Zoo Director at the meeting which include:

1. Recommendations for East Oak Street:
 - a. Bike lanes be placed on both sides of the street between Pennsylvania and Park Blvd.
 - b. Crosswalk to be placed at 6th and Oak Street
 - c. Crosswalk to be placed at Park Blvd and Oak Street
 - d. Posted speed limits 30 mph along the route
 - e. Stop sign for East bound traffic at Park Blvd and Oak Street.
 - f. Right turn only for traffic leaving the West side of the fountain.
2. Recommendations for Riverside Park and Ralph Mitchell Zoo:
 - a. 3-way stop at entrance of the Oval
 - b. Posted speed limits signs throughout the park and one-way
 - c. Painting the speed limit on the roadway
 - d. Narrowing the entrance to the One-way with cones to slow traffic entering the One-way

If the Commission wishes to implement the recommended changes, a motion indicating acceptance of the recommendations as presented would be required.

Minutes of the Independence City Commission's June 8, 2017 Meeting

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the commission approved the plan as presented for East Oak and Riverside Park

Aye: Caflisch, Meier, Hogsett

Nay: None

A copy of the plan has been included in the minutes.

- n. Consider authorizing the Mayor to sign ordinance(s) to be prepared by the City Attorney adopting the 2012 Edition of the Residential Code, the 2012 Edition of the International Building Code, the 2011 Edition of the National Electric Code, the 2012 Edition of the Uniform Plumbing Code, the Uniform Swimming Pool, Spa, & Hot Tub Code, the Regulation of Building Trades, K.S.A. 12-1508 et seq., Moving of Buildings, and Claims upon Property Insurance Proceeds for Charges upon Real Property; all with amendments and deletions as presented [CITIZENS/BUSINESS & INDUSTRY/CITY EMPLOYEES].**

Attached are the updated codes to be included in Chapter 18 of the City Code, Buildings and Building Regulations with amendments and deletions that are recommended for adoption.

The results of this recommendation were in partnership with the Plumbing Board, the Building Inspector, the City Attorney, Sean Clapp and Leonhard Caflisch. The City has not had a major update of these codes since the 1990's, as the currently adopted building code is 1997 UBC. City staff recommends authorizing the Mayor to sign ordinance(s) to be prepared by the City Attorney adopting the 2012 Edition of the Residential Code, the 2012 Edition of the International Building Code, the 2011 Edition of the National Electric Code, the 2012 Edition of the Uniform Plumbing Code, the Uniform Swimming Pool, Spa, & Hot Tub Code, the Regulation of Building Trades, K.S.A. 12-1508 et seq., Moving of Buildings, and Claims upon Property Insurance Proceeds for Charges upon Real Property; all with amendments and deletions as presented.

This item was tabled to address a couple of issues and will be presented at the June 22nd meeting or when ready.

- o. Consider authorizing receipt of bids for replacement of the pump house roof at the Independence Municipal Airport [BUSINESS & INDUSTRY].**

The City was recently contacted by Textron Aviation regarding the condition of the pump house roof at the Independence Municipal Airport. This maintenance of this building is shared between Textron and the City. Sean Clapp reviewed the roof on behalf of the City with Textron's contractor, Buckley Roofing. Attached is a memo from Sean Clapp indicating his concern with the "TPO" type of roof recommended by Buckley Roofing. Sean is recommending receiving bids for a non "TPO" roof system with a base bid and alternate. The Commission has the following options:

Minutes of the Independence City Commission's June 8, 2017 Meeting

1. Agree to fund a portion of the costs (City share estimated between \$14,500 to \$17,500) from one of the bids provided by Buckley for the "TPO" type roofs:
 - a. Buckley Roofing Co., Inc. proposes to mechanically attach Carlisle 60 Mil Sure-Weld Reinforced White Thermoplastic Polyolefin "TPO" Energy Star Rated "Class A" Roof System, using the Rino Bond system of attachment. This roof installation comes with a 15-year manufacturer's material and labor warranty after a Carlisle SynTec technical inspection -- \$26,675.00.
 - b. Buckley Roofing Co., Inc. proposes to fully adhere Carlisle 60 Mil Sure-Weld Reinforced White Thermoplastic Polyolefin "TPO" Energy Star Rated "Class A" Roof System. This roof installation comes with a 20-year manufacturer's material and labor warranty after a Carlisle SynTec technical inspection -- \$28,850.00.
 - c. Buckley Roofing Co., Inc. proposes to fully adhere Carlisle 115 Mil Sure-Weld Reinforced White Thermoplastic Polyolefin "TPO" Energy Star Rated "Class A" Roof System. This roof installation comes with a 20-year manufacturer's material and labor warranty, 20 man hours per year for life of warranty of accidental puncture/cut, and 3" diameter hail warranty for 20 years, after a Carlisle SynTec technical inspection -- \$32,565.00.
2. Authorize staff to set the date to receive bids for the following:
 - a. Base Bid – Estimated at \$20,000 to \$22,000 for the City's share.
 - i. Fully adhered 60mil single ply roof system. Either Carlisle Syntec EPDM or Firestone Red Shield 60mil roof system. Mr. Clapp is recommending these two manufacturers and systems due to the requirements that the installers need to be certified by each manufacturer in order for the system to be warrantied.
 - ii. Place a ½' thick High-Density Poly ISO recovery board over the existing insulation then install the membrane over that.
 - iii. Installing all new perimeter edge trim that is FM90 certified.
 - iv. Alternate price for a 60mil white membrane.
 - v. Walk pads.
 - vi. 20-year warranty
 - b. Alternate Roof System – Estimated at \$27,000 to \$30,000 for the

Minutes of the Independence City Commission's June 8, 2017 Meeting

City's share.

- i. Fully adhered 90 mil single ply roof system. Once again either Carlisle Gold or Firestone Platinum.
- ii. All new tapered tile roof insulation
- iii. ½" thick manufacturer approved recovery board to meet FM requirements.
- iv. Walk pads.
- v. Alternate price for 90mil white membrane.
- vi. 30-year hail, wind and puncture warranty.

Sean Clapp, Heckman & Associates, presented the roofing options to the Commission. After discussing the different options, the Commission requested that Clapp get with Buckley Roofing to obtain a separate bid for Option #1c for the City's half of the building.

p. Consider an economic development grant agreement with Labette Health for \$200,000 [BUSINESS & INDUSTRY].

At the April 27, 2017 City Commission meeting the Commission approved on a 2-1 vote the following 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.

Labette Health edited the Montgomery County agreement, prepared by the County Counselor Paul Kritz, and returned it to the City Attorney. The most significant change was their addition of a definition of a full-time employee to be a 30-hour work week. The rest of the terms follow County Resolution 16-136:

1. Have 26 full time and 11-part time employees by Dec. 31, 2017.
2. 50% of such employees to be Montgomery County residents, to include employees already employed in its clinics established in June, 2015.
3. Provide payroll information for validation purposes.
4. Should they fail to meet employee numbers or residency requirements, to refund to the City \$6,446.16 per full time position and \$2,000 per part time position.

If the Commission wishes to approve the agreement as presented with no modifications, then a motion would need to be made to authorize the Mayor to sign the agreement.

Minutes of the Independence City Commission's June 8, 2017 Meeting

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission authorized the Mayor to sign the Economic Development Grant agreement with Labette Health for \$200,000.00

Aye: Caflisch, Hogsett

Nay: Meier

Reports

q. Report on City Projects and other updates [CITIZENS].

1. City Board Minutes

i. April 18, 2017 Tree Board Minutes

ii. May 17, 2017 Recreation Commission Minutes

2. Report on article in KEMSA about Independence Fire/EMS.

3. Reminder of upcoming City employee picnic.

The annual City employee picnic is scheduled for June 10, 2017 at 3 PM at the Riverside Park 4-H Building.

Commissioner Comments:

- **Commissioner Hogsett stated the indoor pool at the Ash Center is down again and was wondering when it would be fixed. Kelly Passauer said she would check on it.**
- **Mayor Meier asked City staff if the KORA training requirements from the Consent Decree had been met with staff responding that those requirements had been fulfilled. He said it would be good for the public to know how many Open Records are being made and requested staff to prepare a report for 2016 and year to date 2017 on Open Records requests received to include the number of requests, the subjects, who is requesting the records and the time spent by staff on the requests. He also noted that there are cities that post that information on their websites and thinks that we should consider doing it to.**

Public Concerns:

There were no Public Concerns for this meeting.

Executive Session:

There were no Executive Sessions for this meeting.

Minutes of the Independence City Commission's June 8, 2017 Meeting

Adjournment

Motion:

On the motion of Commissioner Hogsett, seconded by Mayor Meier, the commission adjourned the meeting.

Aye: Caflisch, Meier, Hogsett

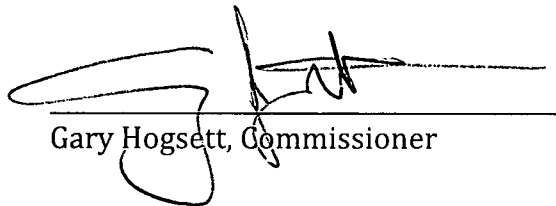
Nay: None



Fred Meier, Mayor

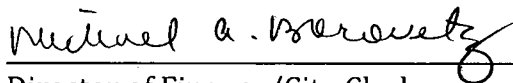


Leonhard Caflisch, Commissioner



Gary Hogsett, Commissioner

Attest:



Director of Finance/City Clerk

Biking Lane



SPEED
30

E Oak St

SPEED
30



Parking Lane

St

14th St



Sec. 102-31. - Operation of bicycles, etc.

(a) It shall be unlawful for any person to ride or otherwise operate any bicycle, tricycle, roller skates, skateboard or scooter in or upon the sidewalks of any of the following streets, or portions thereof:

East Chestnut Street, 100 Block

East Laurel Street, 100 Block

East Main Street, 100 Block, 200 Block, and 300 Block

East Myrtle Street, 100 Block and 200 Block

North Eighth Street, 100 Block, 200 Block, and 300 Block

North Pennsylvania Avenue, 100 Block, 200 Block, 300 Block, and 400 Block

North Sixth Street, 100 Block, 200 Block, and 300 Block

South Eighth Street, 100 Block

South Pennsylvania Avenue, 100 Block

South Sixth Street, 100 Block

West Chestnut Street, 100 Block

West Laurel Street, 100 Block

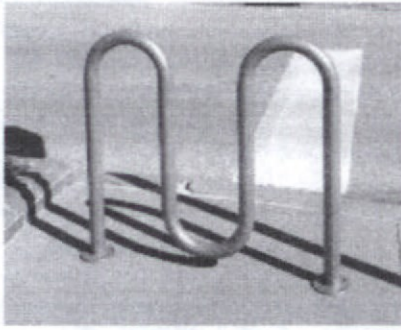
West Main Street, 100 Block and 200 Block

West Myrtle Street, 100 Block and 200 Block.

(b) Any person found guilty of violating this section shall be fined in a sum not exceeding \$50.00.



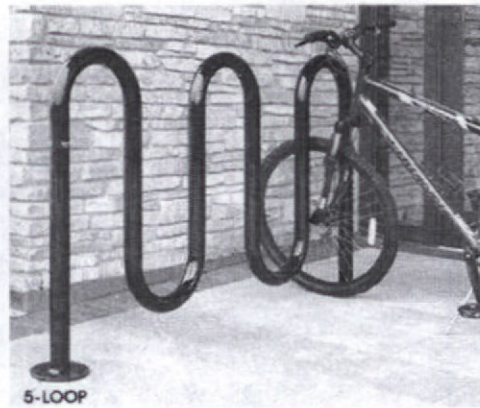




5 Bike Wave Rack - 2 3/8in Heavy-Duty - Galvanized



5-Bike Wave Bike Rack, Black, Flange Mount



- Would like to place 2 - 3 loop style bike racks (1 at each corner) of each of the 4 main blocks downtown on both sides of Penn Ave for a total of 16 bike racks.
- Would also like to place 1 or 2 of these in the park as well as at the zoo. Could either do the 3 loop style with a capacity to hold 5 bikes or possibly the 5 loop style with a capacity to hold 7 bikes.
- We are thinking that the galvanized steel would be ideal compared to the black painted ones as they would hold up better to wear and tear and the paint won't begin to peel.