

Minutes of the Independence City Commission's July 26, 2018 Meeting

The Independence City Commission met for a regular meeting on July 26, 2018 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Leonhard Caflisch, Commissioner Louis Ysusi, and Commissioner Gary Hogsett were present. Others present included:

City Staff

Craig Whitehead, City Manager
Kelly Passauer, Assistant City Manager
Jeff Chubb, City Attorney
Mike Borovetz, Finance Director/City Clerk
David Cowan, Director of Public Safety
Shawn Wallis, Fire Chief
April Nutt, Director of Housing Authority
Jerry Harrison, Police Chief
Terry Lybarger, Utilities Director
Abbey Hebbert, Planning Intern
Mike Passauer, Public Works Director
Don Cushing, Building Inspector

Visitors

Jerry Bright
Ian Pitts
Vance Kelley
Trisha Purdon
Judy Ysusi
Robert Meadows
Anthony Royse
Lisa Richard
Stacey Yakshaw
Leslie Coder
Jessu Wilson
Brooke Carroll
Tabatha Snodgrass
Dean Hayse
Ned Stichman

I. REGULAR SESSION

- A. Call to Order
Mayor Caflisch called the meeting order at 5:30 p.m.
- B. Pledge of Allegiance to the United States of America
- C. Adoption of Agenda

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission adopted the agenda with no modifications.

Aye: Caflisch, Ysusi, Hogsett

Nay: None

II. APPOINTMENT

- A. Park Board – One Unexpired Term – Applications were due by July 13, 2018.

Motion:

On the motion of Mayor Caflisch, seconded by Commissioner Hogsett, the Commission appointed Anita Chappuie to the Park Board.

Aye: Caflisch, Ysusi, Hogsett

Nay: None

III. COMMON CONSENT AGENDA

- A. Appropriations

1. A-1819
2. D-1806
3. P-1788

- B. Consider approving minutes of the June 28, 2018 City Commission Meeting.

SUGGESTED MOTION: I move to approve the minutes of the June 28, 2018 City Commission Meeting.

- C. Consider partnering with the Chamber of Commerce to present the 2nd Annual Independence "Run Back to School" scheduled for August 7, 8, and 10.

SUGGESTED MOTION: I move the City of Independence Co-Sponsor the "Independence Run Back to School" event scheduled for August 7, 8, and 10, 2018 at the Independence Riverside Park, and to allow for 5th street, the oval, and the one-way street to be barricaded during the event.

- D. Consider recommendation from the Planning Commission to approve a conditional use permit for a church in an R-2 district at 301 North 24th Street.

SUGGESTED MOTION: I move to accept the recommendation from the Planning Commission and adopt a resolution approving a conditional use permit for a church in an R-2 zoned district at 301 North 24th Street.

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- E. Consider recommendation from the Planning Commission to approve a conditional use permit for a daycare in a residential district at 1601 Halsey Avenue.

SUGGESTED MOTION: I move to accept the recommendation from the Planning Commission and adopt a resolution approving a conditional use permit for a daycare in a residential district at 1601 Halsey Avenue.

- F. Consider authorizing use of Civic Center for a County Commission Candidate Forum on August 1, 2018 at 6 PM.

SUGGESTED MOTION: I move to authorize the use of the Civic Center at no charge to MCAC for a County Commission Candidate Forum on August 1, 2018 at 6 PM.

Motion:

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

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

IV. PUBLIC HEARING

- A. Public Hearing to consider condemnation of 221 S. 15th Street as dangerous and unsafe (adjourned from June 28, 2018).

Building Inspector Don Cushing requested to adjourn the hearing until August 23, 2018.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission moved to adjourn the public hearing for 221 S. 15th Street to 5:30 PM on August 23, 2018.

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

V. PRESENTATIONS

- A. MCAC Quarterly Update and 2019 Budget Request.

Trisha Purdon, MCAC Director reviewed a handout which is attached to the minutes which reviewed MCAC's activities. Mrs. Purdon requested the same level of funding in the 2019 budget for MCAC as they requested in 2018.

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Commissioner Ysusi asked questions clarifying the number of new jobs created in the County, which was 280, approximately 7 of which were from a new employer. Commissioner Ysusi asked about treatment of wastewater from the proposed Tyson plant. Ms. Purdon indicated it would be pre-treated at the Tyson facility, then treated by the City of Coffeyville before going into the river.

The Mayor asked about the status of the neighbor revitalization plan that the County was working on and expressed concerns that it seemed counterproductive as revenue generated from tax dollars would be going away for ten years and could have a negative impact on the County. Ms. Purdon stated that she had not been a part of that initiative and had only seen a draft of the plan. She did indicate that she did not believe the chicken barns can be exempted from taxes, because of State statute. She further indicated that she would not recommend a full 100% for ten years, and if considered it should be at most 5 years and then taper down so funds could be available for roadwork.

The Mayor asked if there were companies interested in the City's industrial parks and Ms. Purdon indicated yes and that she was participating in a taskforce with the Department of Agriculture that would put us ahead of the curve.

The Mayor asked if the industrial park was in good condition and if anything needed to be tweaked. Ms. Purdon suggested clearing the site, including evergreens at West Laurel Industrial Park. She said the site is small at 68 acres and the average RFP is at least 70 acres. She suggested being very cautious to preserve as much as possible. She further stated the airport site is much larger and in good condition, however, there are a few cedar trees that need to be removed.

Commissioner Hogsett asked about marketing the former ARCO building. Ms. Purdon stated it is currently being marketed as a data center and office facility, however, it was a difficult building to market due to the issues that can be easily googled and that she needed to work with the owner.

Commissioner Hogsett asked Ms. Purdon her opinion of the affect of Last Chance U, boom or bust? Ms. Purdon indicated that in their previous location in Mississippi several tourists traveled to take pictures with the people on the show and she felt it was an opportunity. She indicated that they got the Amazon building in front of site selectors. She stated that Independence is on the radar and now comes to the top of the search engine bar. She further stated that business owners should capitalize on it, sponsoring football games or whatever. She indicated that we should take advantage of this.

Commissioner Ysusi asked how many chickens would be in a flock. Trisha Purdon stated around 300,000 per flock with 5 ½ flocks average per year. She indicated 1.3 million chickens are processed each week and there would need to be 400 barns to supply that amount that cycle year-round as all chickens in a barn are the same age.

Commissioner Ysusi asked about rural water districts and their ability to serve the demand for water for the chicken barns. Ms. Purdon indicated that would be a factor of where the barns locate. She indicated that some are well engaged and willing to take on the additional load while others face challenges. The first 100 barns will be build in rural water districts that can handle the capacity. She was investigating funding mechanisms in the form of USDA loans or grants for farmers, as well as for water systems improvements such as lift stations to maintain water pressure.

B. 1916 City Hall Assessment presented by TreanorHL.

Vance Kelley with TreanorHL made the attached presentation regarding their assessment of 1916 City Hall. He indicated there were two scopes of work; interior scope looking at selective demolition of materials as part of cleaning and drying out the building, and exterior preservation or repair to make sure the building is water tight. He described the process to identify historic features and non-historic features that could be removed. He discussed the deterioration that would need to be addressed, particularly behind the radiators. He stated that the concern with mold was very evident when you walk in the building and spoke about how the issues related to mold, asbestos and lead based paint would be addressed. He indicated that the excavation of the exterior waterproofing of the northwest basement wall seemed to be in good shape. He stated that they discovered a chimney that used to serve a fireplace in the basement that was open and allowing water to run into the wall and cause deterioration over the years. He spoke about the condition of the materials that were used to originally construct the building which consisted of stone base of Carthage marble that is no longer quarried and is a type of limestone, the walls are made of hard fired brick with a rough texture and ornamental terracotta that may need to be repaired and re-glazed. He further reviewed the steel around the windows that was corroding and expanding that will need to be addressed, as well as the windows and roof that need to be replaced. He further stated the roof was designed with only two downspouts which was amazing as you normally have a roof slope to multiple sides of the building, however, he anticipated it was designed with only two for aesthetic reasons. He also spoke about the deterioration in the mortar between the joints and possibly including a partial repointing in the base bid with an ad alternate to repoint the entire wall. He stated that he, along with Ian Pitts worked to create a detailed preliminary cost estimate of around \$1.2 million for the first phase including partial

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repointing and around \$1.3 million if repointing the entire building was included. He stated this was a first blush, based on the level of deterioration and the scope of work with contingencies. He stated this cost does not include the abatement for mold, asbestos and lead paint and does not take into account the historic tax credit available. He stated the historic tax credits consist of a 25% credit for allowable expenses. He stated an example on a \$1.2 million project, if 80% of expenses are allowed and you are able to get 90 cents on the dollar there was a potential of a \$200,000 credit back for this work. He further stated that he felt a structural engineer to assist in designing a new lintel. He further stated that because of the environmental issues that they needed assistance from an environmental team.

Commissioner Hogsett wanted clarification regarding what the project cost included. Mr. Kelley indicated it included removing existing roofing material, insulating the top deck, reroofing with modified bitumen roof with new flashing around the top coping and perimeter on all the roofs, exterior masonry bricks are in good shape with little recommended repair, repoint mortar joints with brick repair associated with that, Carthage marble repairs and some replacement. Mr. Kelley further stated that he did not include exterior water proofing as he didn't think it was necessary right now. He indicated the estimate did include diverting the downspouts, as part of the interior selective work get the plaster off the walls, so they can be monitored, cap the chimney, brand new windows as the present ones are not historic.

Commissioner Ysusi asked about the cap that was open on the roof. Mr. Kelley stated if the City wanted to make some quick temporary repairs they could get that capped. Commissioner Ysusi asked about the roof warranty and Mr. Kelley stated what they were looking at was ten years plus you could get an extended warranty.

Commissioner Hogsett asked if there were special credentials needed for the demolition team. Mr. Kelley indicated that the specifications would require the job site superintendent to have experience so that further damage does not occur that could jeopardize the historic tax credits.

Commissioner Ysusi asked about the mold and asbestos abatement. Mr. Kelley indicated that there was asbestos that would need to be handled by a certified company and the mold would be handled as part of the general construction.

Commissioner Ysusi asked about the life span of the repair of the terra cotta. Mr. Kelley indicated that there are specialty products on the market, however, it is not permanent, and it is not a 50-year material. Commissioner Ysusi asked if it needed to be reviewed every 5 years and

Mr. Kelley indicated it would be fairly easy to see if deterioration was occurring. Commissioner Ysusi asked if local contractors could apply the special material and Mr. Kelley indicated that they would have to be certified by the manufacturer and could obtain that through training.

Some additional discussion ensued regarding drainage issues, mold, terra cotta, removing fixtures, plugging cast iron pipes, dehumidifiers, etc.

Commissioner Ysusi stated that Andrew Pitts had previously stated that \$800,000 to \$900,000 would be available from tax credits. Mr. Kelley indicated that he could not answer that as some work is allowable and some is not, however, he estimated potentially \$200,000 in credits for the first phase which includes deferred maintenance and buttoning up the exterior. He said the next phase consists of the changes you need to make to this older building to make it function for modern use and that really depends on the program and the use and what you need to have happen to it.

Assistant City Manager Kelly Passauer stated that there were dehumidifiers running for several months prior to the mold testing that were put in by David Cowan. She also stated that the sump pump in the boiler room was working when the building was vacated, however, there was an issue over the winter when the drain pipe froze and broke and Newton's was contacted, and they repaired it. She stated she believed the last time the sump pump in front of the building was checked by Terry Lybarger it was functioning, but he could probably speak to that.

Mayor Caflisch asked if this was a historic restoration or rehabilitation. Mr. Kelley stated it was a rehabilitation with preservation of important historic character defining features balanced with functionality as a modern building. Mr. Kelley answered some additional questions regarding not being locked into a particular time period and meeting historic standards for tax credit eligibility such as treating public spaces with more respect, while private offices have a lower classification.

VI. ITEMS FOR COMMISSION ACTION

- A. Consider setting the date of September 27, 2018, at 5:30 PM for a public hearing to consider the condemnation of the structures located at 717 Washington and 209 S. Earl St.

Building Inspector Don Cushing recommended setting a date to consider condemnation of 717 Washington. He stated there had not been any contact with the owners.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission moved to set the date of September 27, 2018 at 5:30 PM for a public hearing to consider condemnation of the structure located at 717 Washington.

Aye: Caffisch, Ysusi, Hogsett

Nay: None

Building Inspector Don Cushing stated the owner of 209 South Earl was deceased. He recommended setting a date to consider this structure for condemnation.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission moved to set the date of September 27, 2018 at 5:30 PM for a public hearing to consider condemnation of the structure located at 209 South Earl.

Aye: Caffisch, Ysusi, Hogsett

Nay: None

- B. Consider awarding the low bid for replacement of diming racks along with all software and hardware needed to incorporate it with the existing theatrical lighting system, with an add alternate for eight smart lights.

Tim Pile with PEC stated that as previously advised the dimming modules were going bad and the manufacturer was extinct. He indicated that he had put together a design replacement so that the theatrical light system could stay working with an alternate for eight moving color lights similar to what Neewollah has previously rented for their productions. He further stated this add alternate would add a piece of equipment to the existing console to make it easier to control the smart lights. It was discussed that the bids exceeded the original estimate of \$65,000. Mr. Pile explained that was due to more of the system than they originally anticipated was proprietary and had to be replaced, such as a wall units and cabling. He indicated the equipment specified was ETC and the cabling they use is standard and not proprietary and he didn't anticipate that company would be going anywhere. Mr. Pile further stated he didn't think we would have any failures with the equipment for ten to fifteen years. The Mayor asked about the smart lights, which Mr. Pile indicated the eight smart lights would consist of half to a third of what Neewollah would need, but it would help them out. Commissioner Hogsett asked if adding the smart light now would save money, and Mr. Pile stated that it would as the contractor would already be here to install them. Further stating it may be \$17,000 to wait and do it another time, rather than \$14,000 to do it right

now. The Mayor asked if it would be better use of the money to install eight now for most small events and rent additional if needed rather than doing all of them at one time, which Mr. Pile agreed with. Mr. Pile further stated these would be movable color changing LED lights, while the other existing lights are one color. It was discussed that the LED lights would reduce heat and power consumption. It was discussed that it would be better to do it now and provide more flexibility. Mr. Pile stated that it might attract other acts as it would be an additional benefit.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission moved to award the low bid to A & Z Theatrical for the replacement of the dimming racks along with all software and hardware needed to incorporate it with the existing theatrical light system, including an add alternate for eight smart lights in the amount of \$101,000.

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

Assistant City Manager Kelly Passauer asked if they could briefly discuss a module that Tim Pile had specified that could allow the Commission meetings to be digitally recorded on a hard drive and would also have the capability to live stream if desired in the future. She stated that currently after the Commission meeting Larry McHugh has to reformat and upload the video tape to DVD, he then brings the DVD in and then Ms. Passauer has to reformat and upload the video into an MP4 format so that it can be displayed on Cable TV and also Facebook and YouTube. This process takes a lot of time and this module would allow the video to be recorded digitally on the hard drive and then it could be easily uploaded onto a thumb drive after the meeting and then redistributed to the public in a timelier manner. Currently when either Mr. McHugh or Ms. Passauer is out of town the day after a Commission meeting, it can sometimes be the following Monday before the Commission meeting is distributed which results in complaints from the public. Mr. Pile indicated that if the Commission later decided to do a full upgrade this piece could be incorporated into that and it would allow you to live stream to Facebook or YouTube or whatever medium you chose. Ms. Passauer indicated that she had visited with Larry McHugh and Tim Pile and the module would work with his system. The estimated cost was approximately \$5,000. Ms. Passauer further stated I only bring this up now because Tim Pile is here and he could answer any questions the Commission may have. The Commission asked some general questions on how it would hook into the system. Mr. Pile answered the questions and indicated that it would connect into Mr. McHugh's equipment and allow the file to be uploaded after the meeting, he further said if the space was ever renovated in the future this equipment is expandable and could be incorporated into the

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rack and could be utilized with a single camera or multiple cameras. Mr. Pile also stated that the video would be better quality as you are no longer reprocessing the video two different times. Mr. McHugh was asked if he edited the recordings and he replied he added a title and faded in and out when they go into executive session. A question was asked about having to put extra long meetings on two DVD's and Mr. McHugh replied he did do that and sometimes he would lose a few seconds as he has to change his tape. Mr. Pile was asked what the recording capacity of the module was, and he replied it was 80 gigabytes which will record for 12 hours. Mr. Pile thanked the Commission for their time.

- C. Consider a text amendment to the zoning code; specifically, Article XI, Transient Vendor, Section 62-330 through Section 62-337; Consider an amendment to Article XI, Transient Vendor License, and creating a new category for a Food Truck Vendor License.

Note: This item was moved up and discussed as the first item for Commission action due to the City Attorney needing to attend another meeting.

Abbey Hebbert, Planning Intern explained that this had been one of her projects over the summer. She explained that she reviewed other cities and came up with the proposal of adding food truck vendor's license to include what zones they could be parked in. The Mayor asked if the Planning Commission had approved it. Ms. Hebbert stated they did to allow in all zones except residential. The City Attorney stated that the food vendors issue had been brought to the Commission previously and staff was asked to study it, which they did. The food vendors' license would have more reasonable pricing than the transient vendors license, recognizing local businesses need some degree of protection from those coming in with little or no overhead. It was discussed that they would need written permission from the property owner of the location they were parked in. Mayor Caflisch asked about requiring them to relocate to clean so they were not cleaning in the parking lot. Ms. Hebbert indicated the flyer indicated they must keep their area clean, but it is not included in the ordinance. The Mayor stated it was a good beginning and that she did a good job researching and presenting. Commissioner Hogsett asked where the license cost came from and Ms. Hebbert indicated she obtained it from the City of Wichita. There was some discussion on whether the \$400 per year was fair and Ms. Hebbert pointed out that was around \$1.10 per day. The Mayor stated he was concerned about the food truck setting up picnic tables and trash receptacles that are permanent. Ms. Hebbert stated that in New York they have a tax incentive for providing healthier options, but she didn't think that was quite Independence's way, but those are options to have. Commissioner Ysusi joked about hot dogs being healthy.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission moved to adopt the ordinances modifying Ordinance No. 3776 to include changing Article XI, Section 62-330 through Section 62-337, to "Include food trucks, food truck zoning modifications, updated fees, and text amendments."

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

- D. Consider approving a lease agreement with the Kansas Department of Revenue (KDOR) and the City of Independence for temporary use of space in Building D.

Staff advised this would allow the driver's license office to stay in Independence while their permanent office is being remodeled as it was important to the citizens to have those services locally. Commissioner Hogsett stated that the City of Coffeyville had been lobbying aggressively for this office in their City Hall.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission moved to approve the Real Estate Lease Agreement with the Kansas Department of Revenue.

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

- E. Consider approving a lease agreement with the State Board of Indigent's Defense Services (SBIDS) and the City of Independence for use of space at 108 E Chestnut Street.

Staff advised this would allow this office to go into the space in a City owned building at 108 E. Chestnut temporarily. Commissioner Ysusi asked if the building was ADA accessible, which David Cowan stated it was not and the State was aware of it. The Mayor stated he wouldn't vote to approve the contract and didn't know why the State would waive it.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission moved to approve the Real Estate Lease Agreement with the State Board of Indigent's Defense Services (SBIDS).

Aye: None

Nay: Cafilisch, Ysusi, Hogsett

The motion did not pass.

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- F. Consider adopting the 2018 revised, 2019 proposed budget for publication; and setting the date of August 14, 2018 at 5:30 PM for a budget hearing.

Some questions were asked about liability insurance on the certificate from the County Clerk and the document prepared for publication. The Finance Director indicated he was still working on it, and the amounts published can go down but they cannot go up. The Mayor asked if the numbers were going to be changed to go ahead and change it prior to publication. The Finance Director stated he would make the change.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission moved to adopt the 2018 revised, 2019 proposed budget with the modifications on the actual budget summary for publication and setting the date of August 14, 2018 at 5:30 PM for a budget hearing.

Aye: Caflisch, Ysusi, Hogsett

Nay: None

VII. **REPORTS**

A. City Board Minutes

1. June 27 and July 18, 2018 Recreation Commission Minutes
2. February 5, March 5 and May 7, 2018 Park Board Minutes
3. July 18 and July 22, 2018 Library Board of Trustees Minutes

VIII. **CITY MANAGER'S COMMENTS**

City Manager Whitehead stated it was Mick Jagger's 75th birthday. He also asked Terry Lybarger to come up and visit about some water issues. Mr. Lybarger stated that he was informed today that the State is asking for our pumping information, meter readings and will issue us permission to pump water next week. They are making protected released of contract water. Every time they do this they have to monitor what we are pumping to ensure we are not stealing what someone else is paying for. It will not modify our pumping rate at this point, but will become more severe as we go if the drought continues.

IX. **COMMISSIONERS' COMMENTS**

Commissioner Ysusi discussed capping the area on 1916 City Hall and having dehumidifiers and fans. Mayor Caflisch stated that having air movement would help and with staff going in and removing furnishing and records it will get the air moving and help a lot.

Mayor Caflisch brought up partnering or co-sponsoring and wanting a policy on what that means. He was concerned it was too broad and we may not want to

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sponsor with someone but may not be able to limit that. He stated it was a legal research item and suggested a definition or guidelines of what that would include, so if there is something we shouldn't do we have justification. The City Manager stated that it is generally non-profit or community events like the debate, although there was one that came in and said it was non-profit although it was really for-profit and kind of skirted it. The City Manager further stated that he hadn't seen anything written [regarding partnering]. The City Manager further brought up First Friday as an example of partnering with the Chamber for use of the Civic Center. The Mayor stated before we run into a situation that is critical we need a definition now to get it into writing that defines what we are willing to extend, the qualifications for an agency or business or group. Commissioner Hogsett stated that if a church came in they are non-profit, and it seemed like a terrible precedent. The Mayor stated that he wanted a policy for all facilities not to restrict involvement, but to limit liability.

X. PUBLIC CONCERNS

There were no public concerns.

XI. ADJOURNMENT

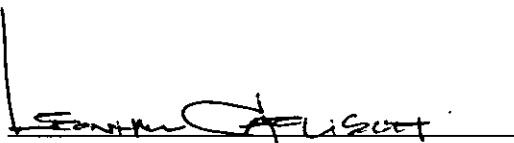
Motion:

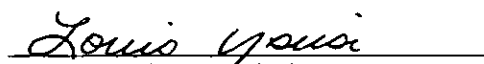
On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission adjourned the meeting.

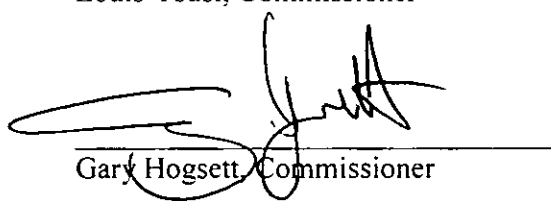
Aye: Caflisch, Ysusi, Hogsett

Nay: None

Assistant City Manager


Leonhard Caflisch, Mayor


Louis Ysusi, Commissioner


Gary Hogsett, Commissioner

Attest:


Kelly C. Passauer

MCAC REPORT

2ND QUARTER REPORT FOR INDEPENDENCE COMMISSION



Tyson Recruitment Update

In June, 14 leaders from Montgomery County and the State of KS toured Tyson facilities and Contract Farms with Tyson Executives.

Tyson executives requested that Montgomery County leaders come to tour facilities, and to learn more about what a new poultry operation might look like should it come to Coffeyville. In attendance were Gary Hogsett, Independence City Commissioner, Jim Taylor, Jr. Coffeyville City Commissioner, Mike Shook, City of Coffeyville, Candi Westbrook, Coffeyville Chamber, Josh Roe, Deputy Secretary of Agriculture, Kerry Wefald, KS Dept. of Agriculture, Brooke Carroll, City of Cherryvale, Charlotte Scott-Schmidt and Diana Carter of Montgomery County, Dr. Craig Correll of Coffeyville Schools, and representing MCAC and Industry - Ryan Thompson, Mike O'Malley, Lisa Kuehn, and Trisha Purdon. Our tour guide was Coffeyville's own Shanna Motl. We toured the Research and Development facility, Hatchery, Feed Mill, Contract Farm, and Poultry Production Facility.

1

TIMELINE

At least 1 year from any announcement, 24 months Construction Timeline, and a 6 month Start Up

2

IMPACT

1,500 Jobs
\$320 MILLION new facility
400 New \$225,000 barns

3

FAQS

The State of KS has created a great FAQ:
www.actioncouncil.com/mcac/news/poultry



Retail Recruitment

Met with several potential retailers, including Jimmy Johns, Quick Trip, & and Maurice's



4 Small Business Loans

Processed and administered 4 loans -
2 expansions,
1 startup,
1 acquisition.

**Request for
Proposals
(RFPs)**

**7 Proposals
Submitted to
potential
companies**

Through KS
Department of
Commerce

MONTGOMERY COUNTY ACTION COUNCIL BUDGET SUMMARY

Division	2017 BUDGET	2017 ACTUAL	2018-BUDGET	2018 ACTUAL	Remaining Funds	2019 Forecast	2020 Forecast
Governmental Income	\$ 199,000	\$ 177,875	\$ 215,250	\$ 55,125	\$ 160,125	\$ 220,250	\$ 230,250
Private Membership	\$ 40,000	\$ 38,335	\$ 31,500	\$ 33,643	\$ (2,143)	\$ 41,500	\$ 43,200
Interest Income	\$ 2,000	\$ 557	\$ 1,400	\$ 316	\$ 1,084	\$ 900	\$ 900
Other Revenue	\$ 16,100	\$ 29,624	\$ 45,750	\$ 24,456	\$ 21,294	\$ 16,500	\$ 16,550
TOTAL REVENUE	\$ 257,100.00	\$ 246,390.90	\$ 293,900.00	\$ 113,539.71	\$ 180,360.29	\$ 279,150.00	\$ 290,900.00
General & Administrative Expenses	\$ 25,625.00	\$ 28,469.03	\$ 15,550.00	\$ 13,226.22	\$ 2,323.78	\$ 13,050.00	\$ 13,050.00
Personnel Expenses	\$ 154,050.00	\$ 118,815.13	\$ 170,062.00	\$ 76,566.14	\$ 93,495.86	\$ 171,308.00	\$ 173,808.00
Membership Expenses	\$ 1,700.00	\$ 2,045.38	\$ 2,550.00	\$ 1,833.71	\$ 716.29	\$ 2,550.00	\$ 2,550.00
Board Expenses	\$ 4,500.00	\$ -	\$ 2,000.00	\$ 745.00	\$ 1,255.00	\$ 2,000.00	\$ 2,000.00
Marketing & Recruitment Expenses	\$ 15,875.00	\$ 16,087.59	\$ 39,738.00	\$ 22,973.12	\$ 16,764.88	\$ 24,800.00	\$ 17,800.00
Special Projects	\$ 15,350.00	\$ 26,316.53	\$ 60,000.00	\$ 28,380.90	\$ 31,619.10	\$ 30,250.00	\$ 11,750.00
TOTAL EXPENDITURES	\$ 217,100.00	\$ 191,733.66	\$ 289,900.00	\$ 143,725.09	\$ 146,174.91	\$ 243,958.00	\$ 220,958.00
REVENUES MINUS EXPENDITURES:	\$ 40,000.00	\$54,657.24	\$ 4,000.00	\$(30,185.38)		\$35,192.00	\$69,942.00

MCAC BUDGET

Current City funding at \$25,000/year

Last year, the City of Independence set the funding level of MCAC at \$25,000 for 2018. This additional funding has made the difference in our efforts to host 3 public meetings regarding poultry production in Montgomery County, our comprehensive small business marketing efforts, the site numerous press releases, FAQ's, several social media public information campaigns, and overall strategic planning for Economic Development County-wide, and all of the efforts to recruit Tyson Foods to Montgomery County.

The Tyson Foods project is the largest our county has seen since Cessna, Amazon, and AIW all came in 2000. We request that the City fund MCAC at \$25,000, and continue to partner with MCAC for recruitment efforts in the way of site preparation, and local incentive programs.

2017 saw both population decline, and new jobs being created (280 new jobs). This challenge creates an ever growing issue of workforce development and recruitment, which MCAC is continuing to work on with partners from around the region, including KANSASWORKS, School Districts, CCC & ICC, KU, KSU, Pittsburg State University, and the Cherokee Nation. Increasing our efforts on economic development right now is critical to slow the population decline and retain good families in our community. We recently received a grant for \$30,000 to help develop an economic Development Strategic plan that will help us address this issue that the entire county is facing. We hope that this plan will not only give all communities in Montgomery County a gameplay for business development, but also help us market our lovely county as well.

INDEPENDENCE CITY HALL RENOVATION
ASSESSMENT REPORT
July 20th, 2018

TREANOR**HL**



INTRODUCTION

- On-Site study was conducted over three days, June 20th – 22nd.
- Interior Scope: Determine non-historic vs. historic elements for development of selective demolition plans.
- Exterior Scope: Review conditions and document issues for development of exterior repairs.



INTERIOR ASSESSMENT – Non-Historic Elements

- Walls and furring
- Doors
- Ceilings
- Flooring







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INTERIOR ASSESSMENT – Historic Elements

- Walls
- Doors
- Ceilings
- Flooring





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EXTERIOR ASSESSMENT – Waterproofing

- Excavated 3'-0" deep at northwest corner of foundation to determine condition.
- Waterproofing was found to be still adhered to the sandstone foundation walls and in good condition.
- Gravel drainage fill along foundation wall was clean and functional.
- Foundation drain and exterior sump pump were discussed with city staff.





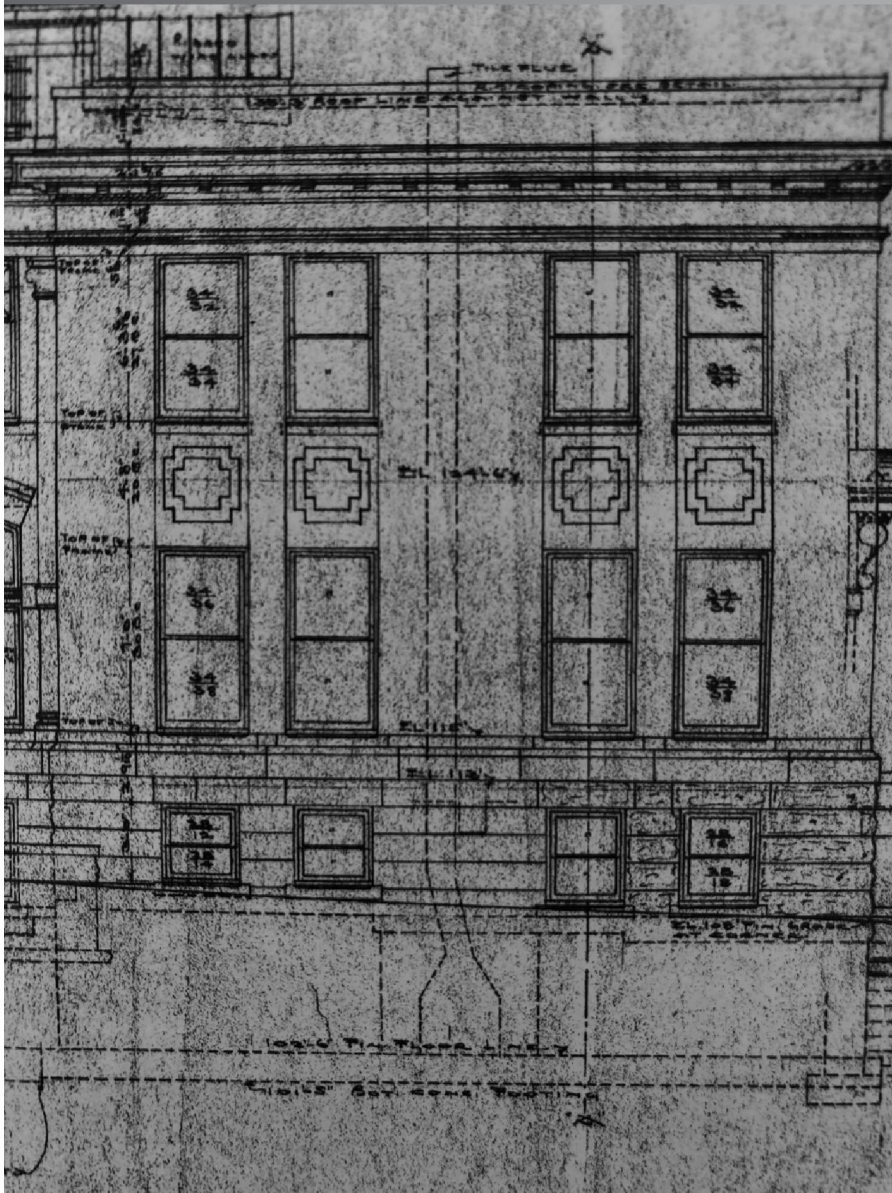


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EXTERIOR ASSESSMENT – Carthage Marble, Brick, and Terra Cotta

- Carthage Marble Base – Issues common to Carthage Marble are present throughout, with open mortar joints and deterioration exacerbated by deterioration of the basement window lintels.
- Brick – Unique patterned brick is in good condition, but vertical head joints are open throughout the façade. Previous repointing campaigns have begun to fail or consist of mismatched mortar.
- Terra Cotta – majority of the skyward-facing joints are open at the overhanging cornice, allowing water into the interior of the terra cotta units and causing loss of the glazed finish as the moisture moves to the exterior air.





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TERRA COTTA

BRICK

CARTHAGE MARBLE







EXTERIOR ASSESSMENT – Windows

- All existing windows are non-historic vinyl replacements.
- Majority of existing windows are in poor condition.
- Replacement windows are installed within the original historic frames.
- Basement window lintels are severely deteriorated and causing damage to Carthage Marble stone around windows.





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EXTERIOR ASSESSMENT – Roof

- Multiple layers of existing asphalt roofing
- Evidence of ponding occurring
- Concrete parapet cap is deteriorated in several locations
- Historic skylight over air shaft is in poor condition
- Concrete roof deck slopes to downspout scuppers at south end of the two lower roofs
- Gray sealant product has been used to cover all flashing locations at parapets, roof penetrations, and scuppers





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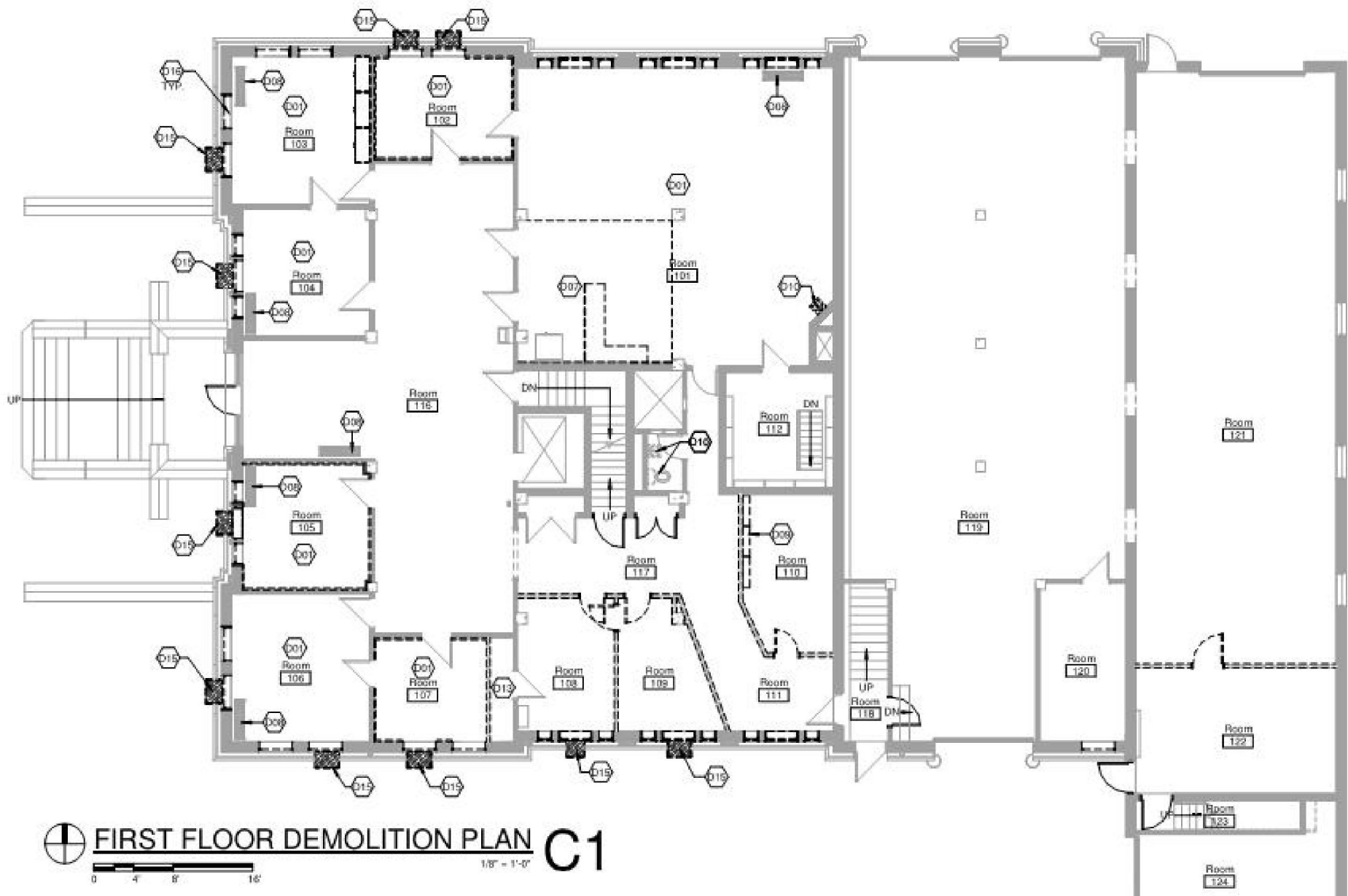


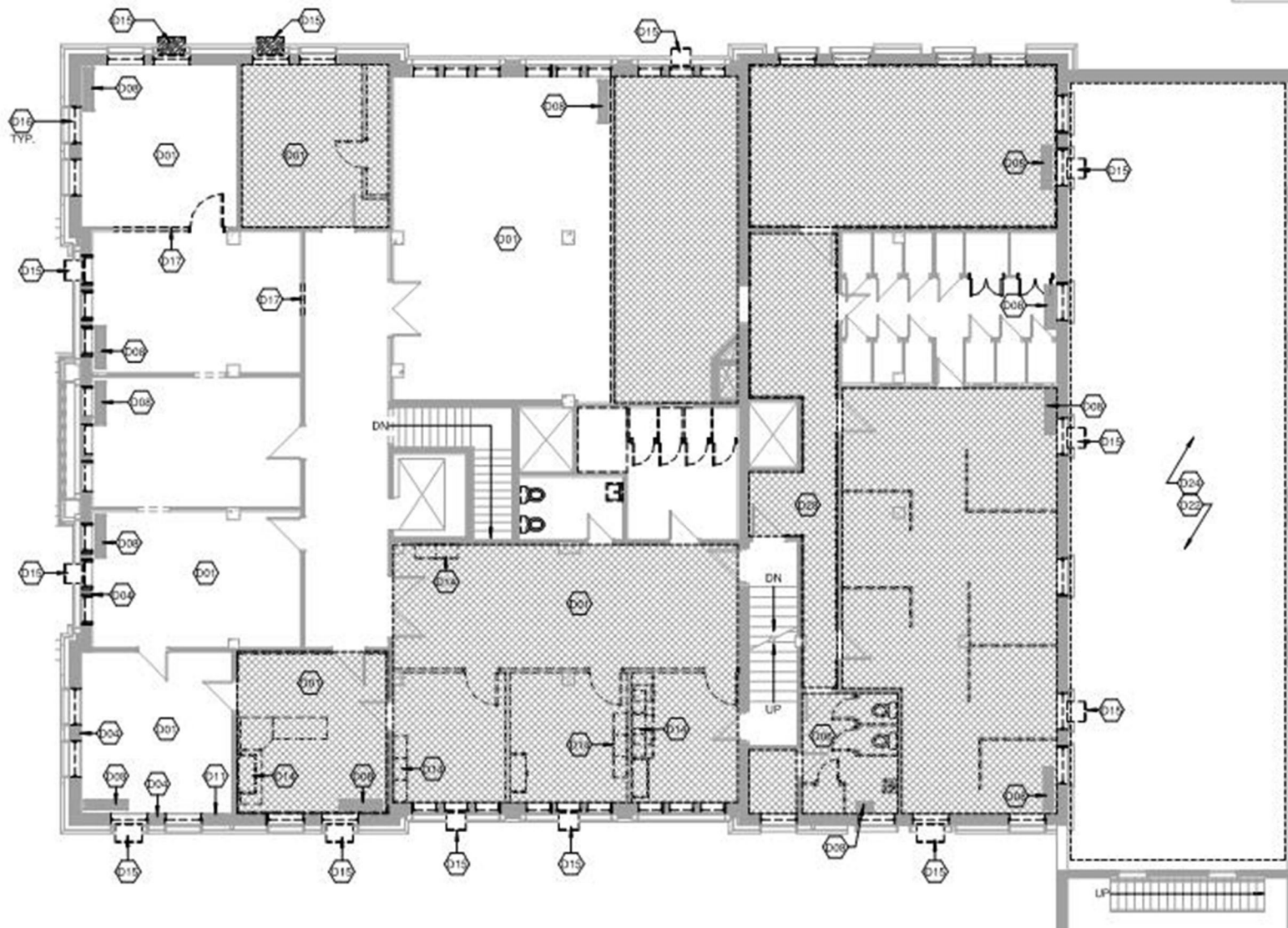
A black and white photograph of a three-story brick building, identified as Independence City Hall. The building features a central entrance with a pedimented archway and the words "CITY HALL" above the door. There are several windows on the upper floors, some with air conditioning units. A sign is placed on the steps leading to the entrance. The sign reads: "Independence City Hall has temporarily relocated. Please visit us at 511 W. Laurel". Below this, it says "Public Department" and "Police Department". The sign also includes the text "INDEPENDENCE" and "KANSAS".

RECOMMENDATIONS & SCOPE OF WORK

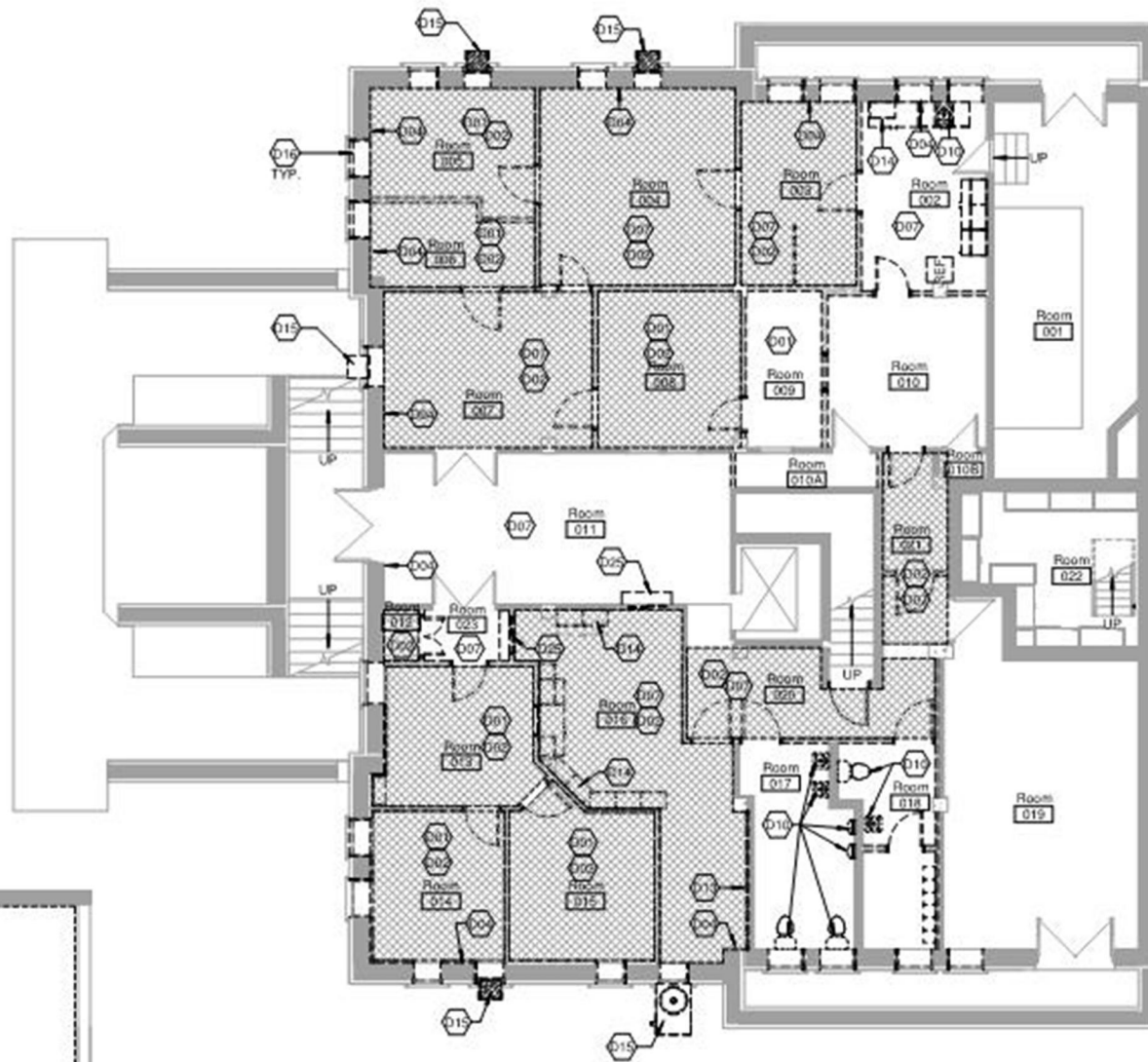
TREANORHL



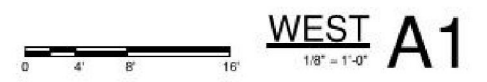
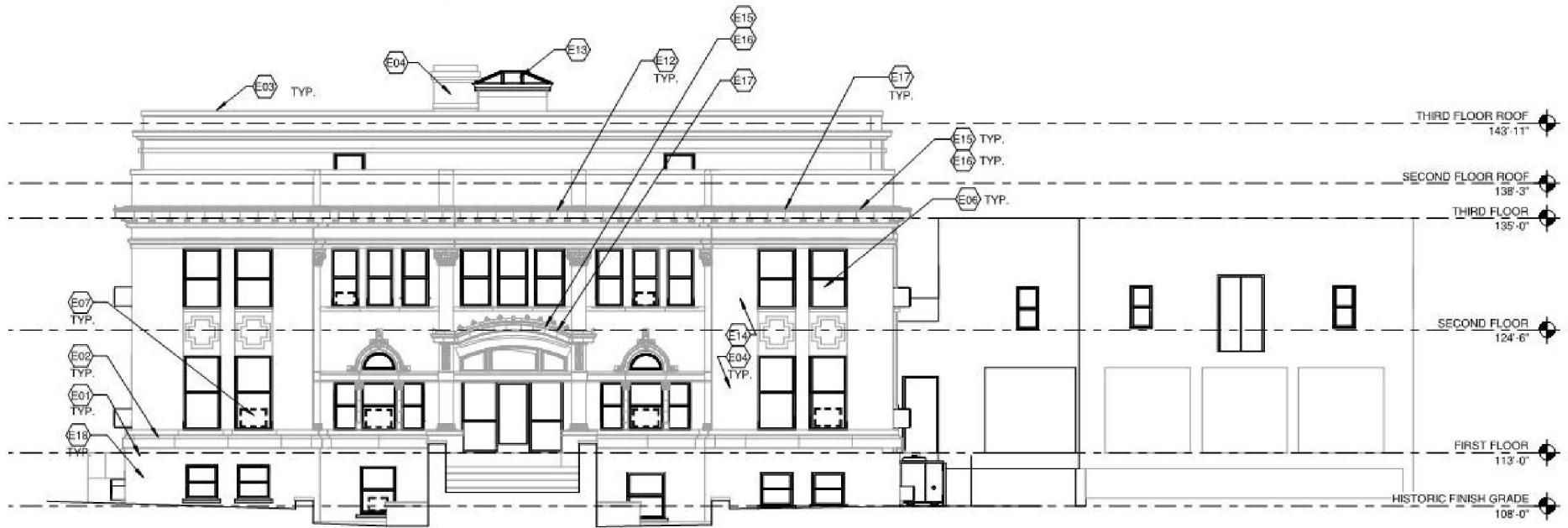


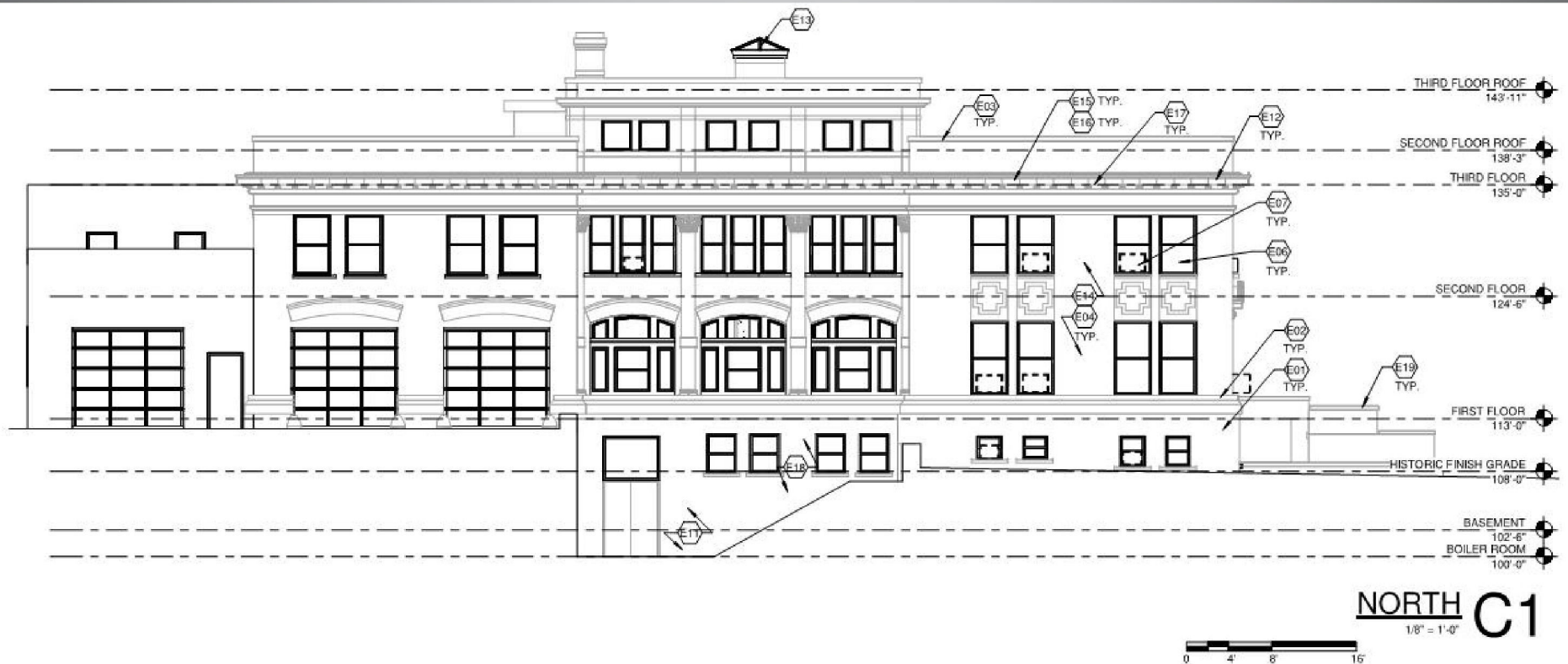


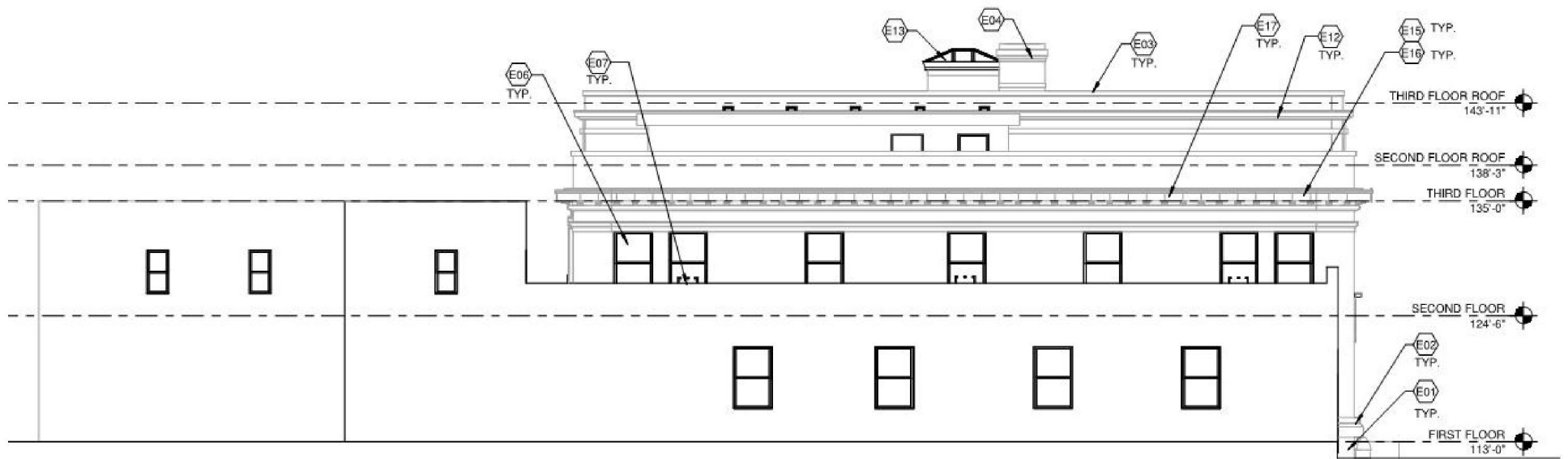

SECOND FLOOR DEMOLITION PLAN **A1**
 0 5 10 15 18" = 1'-0"



BASEMENT DEMOLITION PLAN A1
1/8" = 1'-0"







0 4' 8' 16'

EAST C1

1/8" = 1'-0"







ESTIMATE OF PROBABLE COSTS

TREANOR^{HL}



ESTIMATE OF PROBABLE COSTS

- RSMeans 2018 Construction Cost Data + TreanorHL Data

- Total Cost (without full brick repoint): \$1,222,971*

- Total Cost (with full brick repoint): \$1,286,986*

*abatement costs not included



CLOSING REMARKS

- Agreement of recommended scope and budget
- Structural engineer will be added to provide design for replacement lintels
- Recommended that City retain PSI for the abatement scope
- Approval to move forward with construction documents

