

Minutes of the Independence City Commission's September 13, 2018 Meeting

The Independence City Commission met for a regular meeting on September 13, 2018 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Leonhard Caflisch and Commissioner Louis Ysusi were present. Commissioner Gary Hogsett was absent.

Others present included:

City Staff

Craig Whitehead, City Manager
Jeff Chubb, City Attorney
Kelly Passauer, Assistant City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
David Cowan, Director of Safety/ADA Coordinator
Shawn Wallis, Fire Chief
Michael Borovetz, Finance Director
Jerry Harrison, Police Chief
Terry Lybarger, Utilities Director
Ed Sykes, Chief Water Plant Operator
Mike Passauer, Public Works Director
Jim Brickers, Street Supervisor

Visitors

Ellie Davis
Judy and Jerry Richardson
Molly and Tony Turner
Michael Beiter
Anna Wilson
Kaki Walker
Dorcas Sutton
Allison Clemons
Ned Stichman
Jerry Winebrenner
Dean Hayse
Jamie Noble
Wayne Gudmonson
Robert Meadows
Anita Howe
Judy Ysusi
Jerry Bright
Ian Pitts
Vance Kelley
Debbie Miller
Laura Kirk
Bob Kirk
Geoffrey Corle
Dennis Pinkerton
Mr. and Mrs. Louis Hernandez
Debbie Harlin
Mike Lemon

I. REGULAR SESSION

A. Call to Order

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

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

The Mayor moved to adopt the agenda with the modification of removing items III.E. "Consider awarding bid for construction of animal shelters at the park", III.G. "Consider partnering with SEK Senior Safety and Wellness Coalition for the Health on Purpose Health Fair at the Civic Center on September 21, 2018" and III.I. "Consider adopting an ordinance authorizing the execution of a loan agreement with the State of Kansas, acting by and through the Kansas Department of Health and Environment for the purpose of obtaining a loan from the Kansas Public Water Supply Project; establishing a direct source of revenue for repayment of such loan; authorizing and approving certain documents in connection therewith and authorizing certain other actions in connection with the loan agreement." from the consent agenda, which was seconded by Commissioner Ysusi.

Aye: Cafilisch, Ysusi

Nay: None

Absent: Hogsett

II. CITY LICENSES

A. American Fire Sprinkler Corporation – Mission, KS – James D. Lewis, Owner

B. Sam's Southern Eatery – 1100 E Main St – Oluwasegun Animashaun, Owner

C. Ideal Building Solutions – Norcross, GA – Jason Finney, Owner

D. Degner Concrete – Miami, OK – Eddie Degner, Owner

E. Zinser Electric LLC – Cherryvale, KS – Bryan Zinser, Owner

The above City license were acknowledged by the Commission.

III. COMMON CONSENT AGENDA

A. Appropriations

1. A-1822
2. D-1808
3. P-1791
4. P-1792

B. Consider approving minutes of the August 9 and 14, 2018 City Commission meetings.

SUGGESTED MOTION -- I move to approve the August 9 and 14, 2018 City Commission Minutes as presented.

C. Consider approving grant application to Kansas Department of Transportation (KDOT) for a Kansas Airport Improvement Program (KAIP) FY2020 grant.

SUGGESTED MOTION -- I move to authorize Westar to install two flood lights at the South 10th Street Park on light poles located in the alley.

D. Consider a request to conduct the annual Walk to End Alzheimer's at Riverside Park on September 22, 2018.

SUGGESTED MOTION -- I move to authorize city staff to apply for a grant from the Kansas Department of Transportation - Kansas Airport Improvement Program for FY2020.

E. Consider awarding bid for construction of animal shelters at the park.

This item was removed from the consent agenda and added to items for Commission action.

F. Consider a request from the First Presbyterian Church to utilize the park oval on Saturday, October 13, 2018 for the annual free drive through flu shots.

SUGGESTED MOTION -- I move we approve the request from Susan Kleinbeck from the First Presbyterian Church to use the park oval on Saturday, October 13th, for the free drive by flu shot distributions.

G. Consider partnering with the SEK Senior Safety and Wellness Coalition for the Health on Purpose Health Fair at the Civic Center on September 21, 2018.

This item was removed from the consent agenda and added to items for Commission action.

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- H. Consider authorizing the Mayor to sign the Fifth Amendment to the Loan Agreement for the Kansas Water Pollution Control Revolving Fund (KWPCRF) loan for the wastewater system improvements project.

SUGGESTED MOTION -- I move to approve Amendment No. 5 to the KWPCRF Loan Agreement and authorize the Mayor to sign on behalf of the City of Independence.

- I. Consider adopting an ordinance authorizing the execution of a loan agreement with the State of Kansas, acting by and through the Kansas Department of Health and Environment for the purpose of obtaining a loan from the Kansas Public Water Supply Project; establishing a direct source of revenue for repayment of such loan; authorizing and approving certain documents in connection therewith and authorizing certain other actions in connection with the loan agreement.

This item was removed from the consent agenda and added to items for Commission action.

- J. Consider a request for the Independence Police Department to donate surplus bicycles to the Independence Public Library.

SUGGESTED MOTION -- I move to authorize the release of five bicycles to the Independence Public Library's bike loaning project as requested by Brandon West.

- K. Consider a request from MCAC to sponsor their annual Golf Tournament on September 28, 2018.

SUGGESTED MOTION -- I move to sponsor the MCAC Golf Tournament in the amount of \$250.

- L. Consider a request from R-Turn for detour of traffic on US 75 inside the City for beautification of the railroad trestle located at Pennsylvania Avenue and Parkhurst Avenue.

SUGGESTED MOTION -- I move to authorize a detour of southbound traffic on US 75 beginning at Oak and Pennsylvania Avenue, east to 10th and south to Chestnut, and a detour of northbound traffic beginning at Chestnut and 10th going north on 10th to Oak, then east on Oak to Pennsylvania Avenue for completion of the R-Turn Trestle Beautification project. The detour can be used as needed between May 12th and June 30th.

- M. Consider a request to block off Shelter House Way on September 22, 2018 from 3 PM to 5 PM for a wedding.

SUGGESTED MOTION -- I move to approve the request for blocking off Shelter House Way from 3:00 p.m. to 5:00 p.m. for a wedding at Logan Fountain.

Motion:

On the motion of Mayor Caflisch, seconded by Commissioner Ysusi, the Commission adopted the consent agenda with the exception of items III.E. "Consider awarding bid for construction of animal shelters at the park", III.G. "Consider partnering with SEK Senior Safety and Wellness Coalition for the Health on Purpose Health Fair at the Civic Center on September 21, 2018" and III.I. "Consider adopting an ordinance authorizing the execution of a loan agreement with the State of Kansas, acting by and through the Kansas Department of Health and Environment for the purpose of obtaining a loan from the Kansas Public Water Supply Project; establishing a direct source of revenue for repayment of such loan; authorizing and approving certain documents in connection therewith and authorizing certain other actions in connection with the loan agreement."

Aye: Caflisch, Ysusi

Nay: None

Absent: Hogsett

IV. ITEMS FOR COMMISSION ACTION

- A. Consider approving a proposal from PSI for performance of Asbestos Project Design and bid assistance for the 1916 City Hall building.

Vance Kelley with TreanhorHL stated that the reason they are recommending using PSI is because they need some additional assistance regarding asbestos testing which will include testing the roof as well. The Mayor asked if this would be a separate package and if PSI would be working direct for City. Mr. Kelley indicated that was correct and that there would be coordination between the abatement work and demolition work. PSI will prepare bid documents and then they have an obligation prior to construction and after construction. The Mayor asked if Mr. Kelley was our contact with PSI and he said he could do that. The Mayor asked about the time schedule to which Ian Pitts indicated a month or so to pull the documents together. He further stated that they recommended bidding this out with the first Phase. The Mayor asked if they would be contacted to do their additional testing and prepare their documents based on that test, to which Ian Pitts replied yes.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Caflisch, the Commission approved the PSI proposal for performance of Asbestos Project Design and bid assistance services for asbestos removal from the 1916 City Hall building, for the lump sum fee of \$2,100.

Aye: Caflisch, Ysusi

Nay: None

Absent: Hogsett

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- B. Consider issuing an Advertisement for Bids for the 1916 City Hall project to seal the building and to complete interior demolition as one bid package now known as "City Hall Renovation – Phase I."

Vance Kelley and Ian Pitts with TreanhorHL presented the attached PowerPoint presentation on this item. The Mayor stated that there are two skylights, one is on the 2nd floor in the hallway and one is over the vertical shaft. He asked if the second one was inoperable and if it was necessary. Ian Pitts indicated that since it is a historic skylight that was there originally, they were trying to go back with another one for future tax credits, however, it would not be operable and the air shaft will not be used for any future MEP. The Mayor indicated that if it didn't have a purpose it would be better to cap it, and it could be put back in during a later phase unless MEP wants to use that shaft for air circulation. Ian Pitts indicated that that was something they could look at. The Mayor confirmed that the basement windows were being replaced. Ian Pitts indicated that all the basement windows are being replaced with aluminum windows, and historic wood frames. The Mayor indicated his other questions were more technical. The Mayor asked about securing items in the vault and jail during Phase I. Ian Pitts indicated that the vault needed to be assessed during the abatement work, then that area could be closed off. The third floor presents the challenge of window replacement and roof hatch work, skylight and any work with that air shaft, MEP removal, and preserving existing roof vents. He further indicated that they are, looking at leaving the third-floor piping, but it can be moved to a later phase. The Mayor asked if the access was limited. Police Chief Jerry Harrison indicated their items were locked up and secured. Discussion ensued about removing the evidence as the windows will need to be replaced. Police Chief Harrison indicated that if that area needed to be accessed that the evidence needed to be removed. The Mayor indicated that the vault would be the only area possibly to leave items in. The Mayor clarified that TreanhorHL was asking for approval of the drawings that allow them a bid date to be set and a pre-bid conference. The Mayor then asked how long of a bid period from the time of released plans to receiving bids. Vance Kelley indicated that even though it is small scale project, giving them a four-week bid period is the most appropriate. The Mayor asked if staff had any comments? City Manager Craig Whitehead indicated that he had visited with Ian about saving trees, but not bushes. Commissioner Ysusi asked about the timeline for Phase I once it is started, the bid processes, including bid acceptance. Ian Pitts indicated four to six months for construction as it was not a large scope of work. The Mayor confirmed that the contractor could state the number of days.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Caflisch, the Commission authorized issuing an Advertisement for Bids for the 1916 City Hall Building project to seal the building and for interior demolition, issued for bidding as one bid package known as "City Hall Renovation – Phase I."

Aye: Caflisch, Ysusi

Nay: None

Absent: Hogsett

- C. Consider amending the agreement with TreanorHL to provide for structural engineering services.

Vance Kelley stated that they did not want to include unnecessary consultants, but noted the level of deterioration and need input from a structural engineer at an hourly not to exceed amount. The Mayor asked if the \$5,820 was a not to exceed amount, with billing based on an hourly rate and TreanorHL's portion was for coordinating with the engineer. Vance Kelley indicated that if he doesn't need to come to the site those hours or costs won't be expended.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Caflisch, the Commission approved the TreanorHL Proposal for Structural Design Services for the 1916 City Hall building window lintel repairs in the amount of \$5,820.

Aye: Caflisch, Ysusi

Nay: None

Absent: Hogsett

- D. Consider parking plan for 5th Street north of Oak Street.

David Cowan and Shawn Turner presented the parking plan designed by TranSystems which was highly requested by USD and ICC. David Cowan asked if there were any questions. The Mayor asked if parking spaces are 20' from roadway. Shawn Turner stated that full size is 19', and the wheels will go up to pavement, and they could add gravel to end of pavement that allows two 11' lanes on 5th Street. The Mayor stated that in hindsight we should have specified actual widths, however, gravel is a great idea, instead of mowing those strips. Shawn Turner stated that they considered two 10' lanes, but with bus traffic they went with two 11' lanes. The Mayor asked if the striping down the middle was necessary. David Cowan stated that there was a lot of racing, so they thought it was necessary. Shawn Turner stated that they thought it was necessary, especially during game time. Particularly with lots of kids going back and forth with the pool there. He further stated it would add traffic calming with striping. The Mayor stated that for Thunder Road we can identify the lanes a little easier when we drag race. He then asked about the number of ADA spots required. Shawn Turner stated that they were going to relocate some and will have the number based on the capacity of the stadium. The Mayor asked if the parking spaces are based on number of spaces available? Shawn Turner stated that they were in excess of that. The Mayor stated that it's strange when you have an area like that that ADA

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determines it as a separate area. The Mayor asked if the City had a striping machine, to which David Cowan replied that we do not, but they could handle the stalls, but needed a company to do the center line. The Mayor asked that staff include in the next budget a striping machine. The City Manager stated that they had been discussing it, and they have a small one, but could work with the County or look at obtaining one. The Mayor stated that there are a limited number of man hours using a paint roller. Commissioner Ysusi asked about parking being added as people park off road. He then asked about the spaces designated for compact cars.

Shawn Turner indicated that was correct and 12 were designated as parallel by pool, and 8 sub-compact due to the limited space in those areas. He further stated the remaining will be full width 19' by 10' as discussed. Commissioner Ysusi asked how many spaces there were, to which Shawn replied 90 total with 5 accessible. He further stated that he will make sure the total matches the capacity of the stadium in the next project.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Caflisch, the Commission approved the parking plan, striping, and No Parking signs for North 5th street as presented.

Aye: Caflisch, Ysusi

Nay: None

Absent: Hogsett

- E. Consider a request for a no-parking zone on the north side of the 400 block of West Beech.

Police Chief Harrison stated the street is narrow and he has received complaints from people parallel parking as that narrows it down when people park on both sides. The curb was painted yellow long ago, the superintendent seemed enthusiastic about it. The Mayor stated that with cars parked on both sides with the grade and if vehicles are coming up the hill, they cannot see. He asked if the curb would be painted again, to which Chief Harrison stated that was something they had discussed, but felt that signs would be best and they would paint the curb if practical. The Mayor stated that the Police Chief had mentioned it at one time and it was a good suggestion. He further stated that he had residents in the area concerned about it with increased traffic and cars parked on both sides of the street it makes it dangerous. Commissioner Ysusi stated that he went down that street with cars on both sides and kids running out into the street. He further stated that when it was Riley school it was no parking years ago.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Caflisch, the Commission designated the north side of the 400 Block of West Beech a no-parking zone.

Aye: Caflisch, Ysusi

Nay: None

Absent: Hogsett

F. Consider awarding bid for construction of animal shelters at the park.

This item was previously removed from the consent agenda and added to items for Commission action.

The Mayor asked about the specifications being wood and steel and he thought it would be better to go with steel. He suggested having the Building Inspector Don Cushing help Park and Zoo Director Barb Beurskens bid a type of building so that we would have better control of our end product. Barb Beurskens stated that 99% of the time they are wood and she did give an option for bids, and she looked at the others and they are always wood. The Mayor stated that if they went with a metal frame, it would provide more life and less maintenance. Barb Beurskens stated that not necessarily, as they have WESTAR type poles right now. She stated the problem is that the animals rub against the buildings. She stated that they did add the steel because of "Go Bob" and they didn't bid. The Mayor stated that it is pretty broad, and asked if the poles are in dirt or concrete. Barb Beurskens stated that generally in concrete. The Mayor stated that it didn't say that and needs to be defined tighter for long term use of building, even with depth of footings. He further stated on a ramp we require a home owner do 36" posts. Barb Beurskens stated that she had Don review it and he said it looked good. The Mayor asked if he reviewed this bid and she replied he did. Barb Beurskens stated that if he wanted her to redo it that is fine, that she did try to follow the process she thought was necessary. The Mayor stated that Barb Beurskens' specialty was organizing the park, and for her to try to cover all the bases here was difficult. Barb Beurskens stated that she went through the books and literature, she went to the Tulsa fair, home and garden events and the Kansas state fair and had taken the information off their booklets. The Mayor asked if she could work with the low bidder to prepare a more accurate description of what they are going to provide so that in the end when it is done, you are satisfied. He also asked to identify the framing, depth of concrete, etc. Barb Beurskens asked for clarification and the Mayor stated that there was a special meeting on Monday. Barb Beurskens stated that she would see what she could do. The Mayor stated that they would table this item.

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- G. Consider partnering with the SEK Senior Safety and Wellness Coalition for the Health on Purpose Health Fair at the Civic Center on September 21, 2018.

This item was previously removed from the consent agenda and added to items for Commission action.

The Mayor stated that he did not like the term "partnering" and wanted to strike that word. The City Manager stated that staff was going to see if there were any other similar situations.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Cafilisch, the Commission agreed to allow SEK Senior Safety and Wellness Coalition to hold the Health on Purpose Health Fair to have access of the Civic Center on September 21, 2018.

Aye: Cafilisch, Ysusi

Nay: None

Absent: Hogsett

- H. Consider adopting an ordinance authorizing the execution of a loan agreement with the State of Kansas, acting by and through the Kansas Department of Health and Environment for the purpose of obtaining a loan from the Kansas Public Water Supply Project; establishing a direct source of revenue for repayment of such loan; authorizing and approving certain documents in connection therewith and authorizing certain other actions in connection with the loan agreement.

This item was previously removed from the consent agenda and added to items for Commission action.

The Mayor asked for clarification for the estimated cost per user and asked if this was taken into consideration when the rates were increased. He further asked if the \$3.90 per month was covered or if they were anticipating additional rate increases. Finance Director Mike Borovetz stated that it was included in the plan that was put together for the Commission last year. The Mayor stated that there were some anticipated replacements of basins, and they are not going to need total replacement, so it might not be that much.

Motion:

On the motion of Commissioner Ysusi, seconded by Mayor Cafilisch, the Commission adopted Ordinance #4278, authorizing the execution of a loan agreement between the City of Independence and the State of Kansas for the purpose of obtaining a loan in the amount of \$3,107,770 from the Kansas Public Water Supply Loan Fund to finance upgrades to the Water Treatment facility.

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Aye: Caffisch, Ysusi

Nay: None

Absent: Hogsett

- I. Discussion of removal of archive storage, evidence and furniture from 1916 City Hall.

David Cowan stated that they are seeking direction on this item as there is a tremendous amount of furniture that needs to come out, the bottom of the vault has a lot of historical records and an atmosphere that is pretty bad, but there is a lot of history here, cemetery records and things like that and they need professional help to preserve those records. He further stated that upstairs there is data in boxes that have fallen apart, it would take 7-10 days, would have to use off duty officers and tons of overtime paying officers for being here. We are seeking direction, we think it is something we are not capable of doing, and do it properly, work comp there is a concern. He further stated he was trying to handle this and get the items out in a timely manner so the contractors can do their work. He further stated that he would answer any questions. The City Manager Craig Whitehead stated that we need trained personnel with hazmat to deal with the mold, as you can't just haul it down the stairs and it is an overtaxing job and he felt we needed someone equipped to do that. Discussion then ensued about the lower level of the vault being in the basement and not accessible through the basement. The Mayor stated that you could take them out and move them back in, lock the vault and seal it. He then asked what the intent was with the furniture. David Cowan stated that they were given direction by consultants to leave it, and that the County has contacted the City and they would like to do a surplus auction with the City for their water damage items and auction it from there. The Mayor stated that sounds reasonable for the furniture. Commissioner Ysusi asked about the cost estimate. David stated that the Police Chief could speak to what it would take to deal with the evidence. David further stated that the Police chief was going to have to bring in up to five officers on overtime to get all of that out of there. The Mayor stated that the furniture and vault have been solved. He further stated that the third floor that is data and evidence storage he didn't see any sense in moving that all out. He said to determine what is trash and locate it and bag it and what needs to be saved as far as records, separate it, put it in new boxes. He further stated for taking it out of there to relocate to a storage center that bids needed to be received from moving companies as we do not need to put our staff at risk going up and down the stairs. He further stated that equipment was needed to get it out reasonably. He further stated that records storage not related to police evidence needs to be sorted out to see what is good and what is not and get a price to hire someone to move it. The Mayor further stated that he was not familiar with moving evidence as access is limited if only officers can handle it. The Police Chief stated that they moved evidence previously and what is there now is eligible for

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destruction. However, it can take two years to get the destruction orders through the court. He further stated that he could put someone at that for full time to get it done as it is still evidence and he doesn't want things out in circulation. He further stated our staff could box it and supervise the handling of it, and put it in storage until the destruction orders are done. The Mayor stated it was best for the police staff to go through it, box it and seal the boxes. He stated to get a bid for moving the evidence out and just have law enforcement supervise moving it into a vehicle that is sealed or contained. The Police Chief that it wouldn't have to be that high security of an issue, as they don't have to maintain separation of it, just need to seal it, and that they wouldn't have to seal a vehicle as long as a staff member maintains custody. The Mayor asked what kind of storage area was needed and how secure. The Police Chief replied that what was proposed would be adequate. The Mayor asked if a final location had been identified. David Cowan stated that they could get shipping containers for about \$3,700 and they were thinking ahead. The Mayor asked; "For an office." David Cowan stated that fire departments have built training centers out of them. Also, at sanitation we have video security. The Mayor stated that it was his understanding that the records stored in the vault are going to stay in the vault and the furniture was going to be dealt with in working with the County. He further stated that staff will determine what is trash and what needs to be saved. He then asked about a time schedule. David Cowan asked if he was wanting staff to move all that furniture to the garage? The Mayor suggested hiring temporary help to just get that done. He further stated that the asbestos report would be ready at the end of October. He thought that bids would be received mid-December, with construction in January. The Mayor asked Vance Kelley if that sounded reasonable, to which he replied it did. David Cowan stated that it needed to be out by December then, and he will get with Vance on what needs to be moved out. The Mayor stated if it is bolted to leave it, and if it is movable to take it out. He further stated that base or wall cabinets that are attached are covered in demolition. He then asked about the computer racks, and Vance Kelley indicated that they were included in demolition and anything bolted to the building can stay including those racks.

V. REPORTS

A. Report on August 7, 2018 flooding event.

The Mayor stated that we would have a presentation by staff, then comments by those who filled out their cards. He told the residents to try to stay at 3 minutes and have one representative from the residents. He further stated that he wanted to keep the dialog flowing, and not go over the same things. David Cowan stated that it was dark that night so we do not have pictures during the event, but we went through shortly after that and reviewed the area. He went through timeline of the event and stated that of the houses affected in the 1% flood zone, 22 were damaged, 2 of which were significant. David Cowan advised with help from Shawn

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Turner that it was determined that this was a 150-year flood event. He then spoke about the 1983 Corps study estimated at \$3.7 million in 1983 which would be \$9 million in today's dollars. David Cowan went through the attached presentation. The Mayor asked about debris blocking culverts, blocking bridges, drain lines collapsed, and questioned the sizes of the culverts. The Mayor stated that it appears that the first step is to clean out and make the water flow through the pipes. He further stated that we had talked about a drainage study about Whiskey Creek. David Cowan stated that Shawn Turner was there and he would let Shawn answer that. The Mayor stated that with the studies, anytime you restrict water, if you gather into a pipe, you can create another problem at that location. He asked if the Corps evaluated the size of the pipes along the creek. Shawn Turner stated that the overall capacity of Whiskey Creek he estimated at a 2- or 3-year event. He stated that any bridge or culvert you could eliminate would help some. The Mayor stated that looking at the age of all those culverts, probably the 40's and 50's and increased development to the north has been considerable. He further stated that we have to look at how much the creek will carry. Shawn Turner stated that he was right, starting at Rock Creek it has to happen too, otherwise you are moving the problem downstream. Shawn Turner further stated that it would be a "monster undertaking to do improvements near the 100-year event". The Mayor asked about creating a pond on some open land and if FEMA would allow it on Laurel to Main, or Maple. Shawn Turner stated that this problem has been around awhile, and a lot of brainstorming has been done, and that has been discussed, including building an extra wide channel. Shawn Turner further stated that it is under the jurisdiction of the Corps of Engineers, the City could maintain it, but couldn't do dredging. Shawn Turner further state that if you were going to do a project that opens the cross section it opens it up to environmental review. The Mayor stated before you make it bigger, make sure the restrictions are able to carry the flow. Shawn Turner asked what capacity they were going for, as the 100-year event is a huge cost to build and this creek is in the middle. He further stated that cities generally design to a 10-year event. He asked what they were going to design to immediately. Commissioner Ysusi asked for a ballpark figure. The Mayor stated the they don't know what the size is. Shawn Turner stated that to even jump it up to a 10-year storm event is going to be quite costly. The Mayor stated that they have got to know what the limit of the flood is, and that "...we are going to hear if I had a house there I wouldn't be satisfied that I am covered for a 10 year flood, but will get water in my house in a 100 year flood. If we can't open them all wide enough, then we can open it up in an unoccupied space to retain in that land instead of their front yard or living room." Shawn Turner stated that they could look at that. The Mayor stated that the date is important too, with two new schools and an assisted living facility, everything from Mulberry south. Shawn Turner stated that it is a hydrology element. The Mayor stated that we need to begin research to see what the Corps has done and if they are going to claim it, use the word

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"partner", how we can "partner" and they can give it to us free. He further stated that he can see from the photos the condition of the creek bed is one thing, but the real obstruction is all those railroad crossings that have been blocked for years. He said getting those open up, and look at the size of the culverts, and definitely removing abandoned crossings and take the pilings out. Shawn Turner stated that seems to be low hanging fruit. The Mayor stated that a tree growing right between two culverts needed to be removed and there were lots of things on our rights-of-way we can improve. Anita Howe stated that she was just one of many that have concerns, she has several pictures, some of which were provided to the City approximately three weeks prior to the flooding. She further stated that at that time it was not known it was the property owner's responsibility to clean up the creeks, according to tonight that's not the City's responsibility. She stated that flooding occurred at a property that has not received flooding in their yard previously. She stated that in 2007 her son's car was damaged at 1121 Circle Drive, and in 2014 they lost both of their vehicles, in 2018 they moved their cars and they don't get sleep. She said they did have damage to their motorcycle and scooter. She stated that they had 7 ½ inches more this year than in 2014. She stated that she marked on their steps, and their neighbor's car was underwater 39" deep. She further stated that we only have two storm drains, there is nothing on Oak or Beech, it all comes down to their streets, there are schools, houses and an adult area constructed which has increased the water flow. She stated that she doesn't know how often the City walks Whiskey Creek, but apparently it has been some time as she doesn't think the City would let that accumulation occur. She requested that a storm drain study is done and hopes something comes out of that. She further stated that she knows it has gotten a lot closer and four years ago she lost vehicles and four years later it is deeper. She asked the Commission; "What are we to do, stay up all night, having storm water coming into our yards and homes?" The Mayor stated that it would be interesting to compare the rainfall to 2014, just to see if there was an increase of runoff. Anita Howe stated that she has pictures of the cars. Commissioner Ysusi asked if she had pictures of the rainfall. Anita Howe stated that she did. She further stated that she believes in 2015 she spoke to Shawn Turner about their drains. She was concerned whether they were open or because of the street being resurfaced if it was causing a blockage. She stated that she has several pictures. The Mayor asked David about walking the creek, and asked if the railroad is addressing their crossing, and railroad ties. David Cowan stated that 50' on each side of SKOL line the railroad removed the debris, and the railroad is researching who owns the abandoned lines. David stated that the railroad told City staff not to get within 50' of their track. The Mayor asked if he had established contact and were monitoring projects. David Cowan stated that their real estate person would make contact back through Mike Borovetz and determine who owns that property. The Mayor asked what we were doing. Public Works Director Mike Passauer stated that he personally cleaned the culvert on Sycamore,

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and the pedestrian bridge needs more work as he will need to get the backhoe in there and clean that out. The Mayor stated to keep working until we get those clear. He further stated that during this time we are going to research the data from the Corps of Engineers, start developing a plan, and determine what we are going to need to do to finish addressing the problem. He further asked when we would get information from the railroad. David Cowan asked Mike Borovetz what he thought. Mike Borovetz stated that the Railroad has already been in there and cleaned their portion out on their active track. Anita Howe asked when it was deemed it was the property owners' responsibility? The Mayor stated that we need to clarify and that is what he needs to see in the next month. He further stated that we need to have information from the Corps to start addressing issues, and what they will allow us to do as this pushes the problem further down. Further stating: "Can't just go in and do what we think without approval from the Corps." Molly Tuner stated that she was piggy backing on what Anita said. She said she googled the Montgomery County Flood map and she lived on the yellow part. She read a definition of a floodway. She stated that people have mentioned development and that they are required to carry flood insurance, and she wasn't sure if a drainage study was done before development took place or not. She stated that in 2010 her Camri was flooded out and everybody except one house has asked how much to fix up, and you may have to raise your house. She stated that she did think a drainage study was needed. She stated that her flooding experiences were in 2010, 2014 and now 2018. She stated that it gets to the point it is not a matter of even sleeping and their insurance is going to keep rising. The Mayor asked with the work the railroad is doing if it should improve, but he didn't know how much and that it is important to give the Commission feedback on what you see is happening. He further stated that he wouldn't say it is going to solve the problem, there were some major issues, the blockage has caused a problem, it should help, but he is not going to say that will eliminate the problem. Molly Turner stated that when she bought her house in 2015, that she knew what it is was appraised for, and the Building Inspector had another appraisal for me that was not close to what I bought my house for in 2015. She stated that the Building Inspector told her that FEMA was going to make me raise my house. For a house I still owe on. The Mayor stated that he can't change the flood plain, what has been started should improve somewhat. He stated that he felt for her, and it is hard to have to move your car every time it rains. Molly Turner stated that it's pretty bad when it affects you. Commissioner Ysusi stated that not only at this time now, but continue to revisit these places, and make sure we don't have blockages and that we are vigilant. It should help but may not solve everything. Molly Turner asked how it would be addressed long term. Building Inspector Don Cushing stated that the evaluations were based on the County appraisals. He stated that the State said to use that as a base that is fair with everyone. He further stated that you can appeal that with private appraisals. The Mayor stated that the County appraisal system is

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different, as you want county to appraise your value low for taxes, but for selling you want them to value it high. Don Cushing stated that it gets to the 50% damage amount very fast, and he didn't know if the County appraisals are a true or accurate guide. The Mayor stated that alleviating the restrictions in the channel to get the water out of there and create the openings as close to unobstructed as possible. He thanked staff for the report and requested an update at the first meeting in October. He asked that progress reports be provided, not every monthly meeting but keep it on a schedule and the residents will keep track too. He told the residents to create a contact person who can call and get information at City Hall. David Cowan stated that FEMA will change the flood plain next year. Don Cushing stated that FEMA will announce maps changes in 2019 and they will provide notice six months prior to that. He stated that the City is not required to notify everyone but they will make an effort to identify the changes on the map. He stated that they are FEMA maps, not decided by City or State. Commissioner Ysusi asked if these restrictions are from FEMA. Don Cushing stated that to be part of the national flood insurance program the City is required to have ordinances in place that address the flood plain. He stated; "I say this as a qualifying statement, any loss doesn't matter the dollar it is major to you. According to FEMA it is not a large loss event." Debbie Miller asked to address this topic instead of another request she previously turned in. She stated that she and her husband purchased their dream home in another community and her basement flooded. She stated; "Then every time it rains you have fear it will flood and pray to God it will miss you. Then things get messy, you have to clean it up, in addition to the financial cost it emotionally drains you. I think we have a lot of people involved here and ask you to set a deadline by the next meeting to go over those Corps of Engineers drawings and actually get the Corps in here, we really need to move this along in a real step by step basis, we have a lot of people here and their lives are horrible." The Mayor stated that we are clearing the obstructions, getting information on what's been done, finding the problems and obvious restrictions and will keep looking at resolutions; stating "We will see what we can do and work for a solution".

B. Audit Update

The Mayor asked if the auditors have started working on the audit which City Clerk/Treasurer David Schwenker said that they have. Director of Finance Mike Borovetz stated that they said they were coming at the end of September but they showed up a month early, and they gave us a list to follow up. The Mayor asked if they have all of their information. Mike Borovetz stated that they do not have all of it, but most of it. David Schwenker stated that Mike Borovetz is working on a piece and he is working on a piece and we shall have it to them shortly. City Manager Craig Whitehead stated that the information they are waiting on is not slowing them down and we will have it to them in a timely manner. The Mayor asked if staff had been in contact with Coffeyville about their use of Incode. Mike Borovetz stated not yet. He stated that he had talked to

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the auditor, and he had an opportunity to work with Incode in a lot of cities, and his firm handles a lot of those and when he saw how we were utilizing the system he let us know that we needed to get with them as there are other things we can do with it. The Mayor asked if they had visited with the Finance Director of Manhattan as he conducts roundtables and that many other cities use it as well. The City Manager stated that Neil mentioned several cities that use it and he looked at Manhattan's budget and their financial policies and it was a good example. The Mayor stated that Manhattan's Finance Director always helps others. The City Manager stated that he and Mike Borovetz were going to take him out to dinner.

C. City Board Minutes

1. August 7, 2018 Planning Commission/Board of Zoning Appeals Minutes
2. August 15, 2018 Recreation Commission Minutes

VI. CITY MANAGER'S COMMENTS

The City Manager stated that the Shelter House 100th Birthday Celebration was tomorrow night with free train rides and ice cream. He further stated that; "We did have a computer event the other day, it was a case of ransomware, I can't go into details, but we have a stellar team between staff and our IT consultant, they were well prepared" He further stated that working with Galaxy our IT consultant they put into place backing into the cloud, firewalls, and they have done an outstanding job. He stated that going through the event and our response came into play when we were hiring a forensic cyber computer firm to do the investigation to really see how the ransomware got in and where it went. He further stated; "It affected most the computers in City Hall, and we were back up and running in 36 hours, we had to take payments manually, but we had the system up and running in 36 hours. Outstanding how we handled it. The cyber computer firm said, did you do this or do that, and we had done all of that. Very pleased to hear that about Dave Cowan and all our department directors and working with galaxy, you don't like to see that, and we had prepared, and we had added cybersecurity insurance, that was good." He further stated that the forensic investigation will take 7-10 days, and "We easily survived a ransomware attack, and we still don't know all the impacts and we didn't pay any ransom or anything like that. Thanks. That's all."

VII. COMMISSIONERS' COMMENTS

Commissioner Ysusi asked about the \$70,000 dedicated for improvements to Incode, as some of that was for cybersecurity. The City Manager stated that would have helped and that we talked during budget about that money because we are behind, which was mainly for the cybersecurity, and it would have helped and slowed it down from getting into other machines. Commissioner Ysusi asked if it had been installed in the system. The City Manager stated that we budgeted money this year and realized we didn't have enough to do it, so added on to it for

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2019. Commissioner Ysusi stated that this is becoming a very common occurrence. The City Manager stated that they had heard from other cities that have been hit, and that Atlanta got hit and were down over a month and spent millions of dollars to recover. Finally, larger cities are getting cyberware insurance. They were not really looking for data, but money. Commissioner Ysusi thanked the big turnout of people that came and stated that we will work together to lessen the effect of heavy rainfall and look at the long term process. The Mayor asked about the next round of ADA, the ballparks, and that no complaints have been filed, but we have needs. David Cowan stated that he was going to include it in the AR, but we did get a DOJ complaint for the dog park. DOJ gave it to the Dept of Interiors, it was over accessibility into the dog park. The Mayor asked about the baseball field as we have a coach that needs access and we need to get with City Rec. David Cowan stated that he hadn't heard that one and he talked to Brent Julian the other day but he didn't mention it to him. The Mayor stated to talk with the Rec Director regarding the ballfields and safety of children, long term what can we do, such as relocating, rather than putting them in a field we already have problems with. He also brought up some of the long-term maintenance we are going to face at the pool to get direction there too, stating that "There are ways we can comply inexpensively." He further stated that the parking at the basketball courts, there hasn't been any excavation or access to it. David Cowan stated that that they needed to get the asphalt down and then concrete from sidewalk to the drive and the plan is to asphalt the pad, then take the sidewalk out and place new sidewalk to the asphalt. He further state; "Rain is just delaying everything, running out of time, hope they get it done." The Mayor asked what group was working on the basketball courts and David Cowan stated YPI. The Mayor asked if they had to take down fence and David Cowan stated that they had enough room. Mike Passauer stated that the paving contractor was in Pittsburg trying to get an intersection done.

VIII. ADJOURNMENT

Motion:

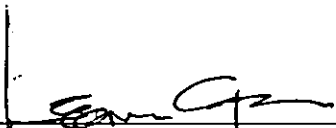
Commissioner Ysusi moved to adjourn. Mayor Caflisch seconded.

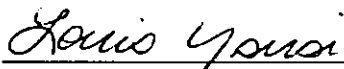
Aye: Caflisch, Ysusi

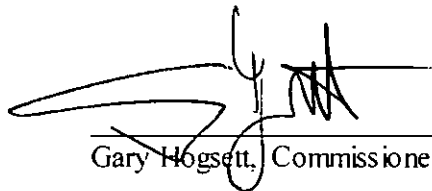
Nay: None

Absent: Hogsett

Minutes of the Independence City Commission's September 13, 2018 Meeting



Leonhard Caflisch, Mayor

Louis Ysusi, Commissioner

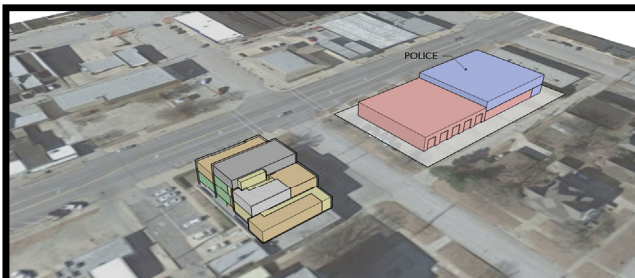
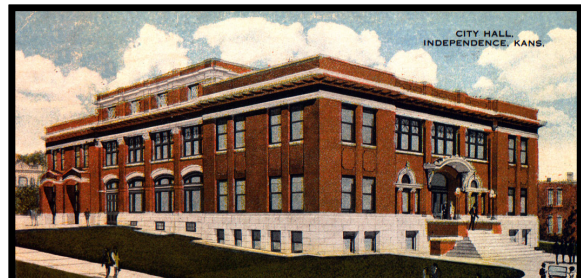
Gary Hogsett, Commissioner

Attest:



Kelly C. Passauer
Assistant City Manager

Consider issuing an Advertisement for Bids for the 1916 City Hall project to seal the building and to complete interior demolition as one bid package now known as “City Hall Renovation – Phase I.



Assembly Cost Total		\$ 410,271.77
Total		\$ 953,323.61
Design Contingency	15%	\$ 142,998.54
Construction Contingency	20%	\$ 190,664.72
Grand Total Phase I -- Windows, Roof, Exterior Repairs and Interior Demolition		\$ 1,286,986.87

Options	Estimated Costs	Steering Committee Action
Option A: 1916 City Hall Building and New Public Safety Building	\$16,125,203	Recommended
Option B: 1916 City Hall Building and Public Safety Addition to Existing Apparatus Bay	\$14,878,043	Eliminated 6/12/2017
Option C: Phased renovation of Temporary City Hall Building	\$11,257,832	Eliminated 5/22/2017
Option D: Remodel of Temporary City Hall Building	\$4,109,552	Eliminated 5/8/2017
Option E: New Construction	\$16,468,272	Eliminated 5/8/2017
Option F: 1916 City Hall Building and Public Safety Building Addition	\$15,321,314	Eliminated 6/12/2017

How much space (square footage) is required to accommodate the program?

- Developed on “HOW” the City works
- Comparison to prior programs

PROGRAM SUMMARY

Department	Prior Program	Revised Program
City Departments	8,921 gsf	11,855 gsf
Police Department	12,118 gsf	12,854 gsf
Fire/EMS Department	21,112 gsf	18,232 gsf
General Public Spaces	5,460 gsf	3,924 gsf
TOTAL	47,611 gsf	46,865 gsf

Delta (746)

How could the project be funded?

- General Purpose Citywide Sales Taxes:
 - 1980, a one-half percent (1/2%) Citywide retailers' sales tax
 - 1985 an additional one-half percent (1/2%) Citywide retailers sales
- Education Sales Tax:
 - 2009, a one percent (1%) Citywide retailers' sales tax
 - One-half percent (1/2%) will expire on April 1, 2031
 - One-half percent (1/2%) will expire on October 1, 2032
- ADA and Infrastructure Sales Tax:
 - 2012, a one percent (1%) Citywide retailers' sales tax, will expire on October 1, 2022

Independence Kansas				Option A
City Hall Options				1916 City Hall & New Public Safety Building
Summary of Costs				2018 Dollars
Program Name	Square Footage	Average \$/SF	Sub-Total	
1916 Building				
Demolition Costs	21,600	\$ 11	\$ 237,600	
Renovation Costs				
Basement	4,500	\$ 180	\$ 810,000	
First Floor	8,100	\$ 160	\$ 1,296,000	
Second Floor	6,500	\$ 160	\$ 1,040,000	
Attic	2,500	\$ 25	\$ 62,500	
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$ 1,296,000	
Site Work / Parking Lot	21,600	\$ 15	\$ 324,000	
Utility Upgrades/Generator	21,600	\$ 25	\$ 540,000	
RENOVATION SUB-TOTAL	21,600	\$ 260	\$ 5,606,100	
New Public Safety Facility				
New Construction				
Apparatus Bay	12,408	\$ 100	\$ 1,240,800	
First Floor	12,854	\$ 280	\$ 3,599,120	
Second Floor	5,824	\$ 280	\$ 1,630,720	
Site Work / Parking Lot	31,086	\$ 22	\$ 683,892	
Utility Upgrades/Generator	31,086	\$ 10	\$ 310,860	
NEW CONSTRUCTION SUB-TOTAL	31,086	\$ 240	\$ 7,465,392	
Land Acquisition				
SUB-TOTAL			\$ 13,071,492	
Design Contingency		5%	\$ 653,575	
TOTAL CONSTRUCTION BUDGET			\$ 13,725,067	
SOFT COSTS				
Professional Fees	8.5%		\$ 1,166,631	
Reimbursable Expense Allowance	1.5%	of fee	\$ 17,500	
Site Survey Allowance			\$ 7,750	
Hazardous Material Abatement Allowance			\$ 28,000	
Geotechnical Survey Allowance			\$ 6,500	
Printing / Bidding & CA Expense Allowance			\$ 10,750	
Construction Special Inspections Allowance			\$ 65,000	
Furniture, Fixtures, and Equipment	3%		\$ 411,752	
Owner's Contingency	5%		\$ 686,253	
SOFT COST TOTALS			\$ 2,400,136	
TOTAL PROJECT COSTS			\$ 16,125,203	

INDEPENDENCE, KANSAS
CITY HALL RENOVATION – PHASE I
September 10, 2018

TREANOR**HL**



INTRODUCTION

- On-Site study was conducted over three days, June 20th – 22nd.
 - Presented final Assessment Report to City Commission on July 26th for approval to move into development of Construction Documents.
- Development of Construction Documents began July 26th.
 - Interior Scope: Selective demolition of non-historic elements and all unneeded Mechanical, Electrical, and Plumbing system components.
 - Exterior Scope: Selective demolition of all rooftop radio equipment and removal of the existing roof. Provision of a “cool roof” system to reduce heat buildup, repair and repointing of all architectural terra cotta detailing, repointing of failed joints in brick masonry, and full repointing and redressing of the Carthage marble basement walls. Installation of new aluminum windows to replace the existing failed vinyl windows.



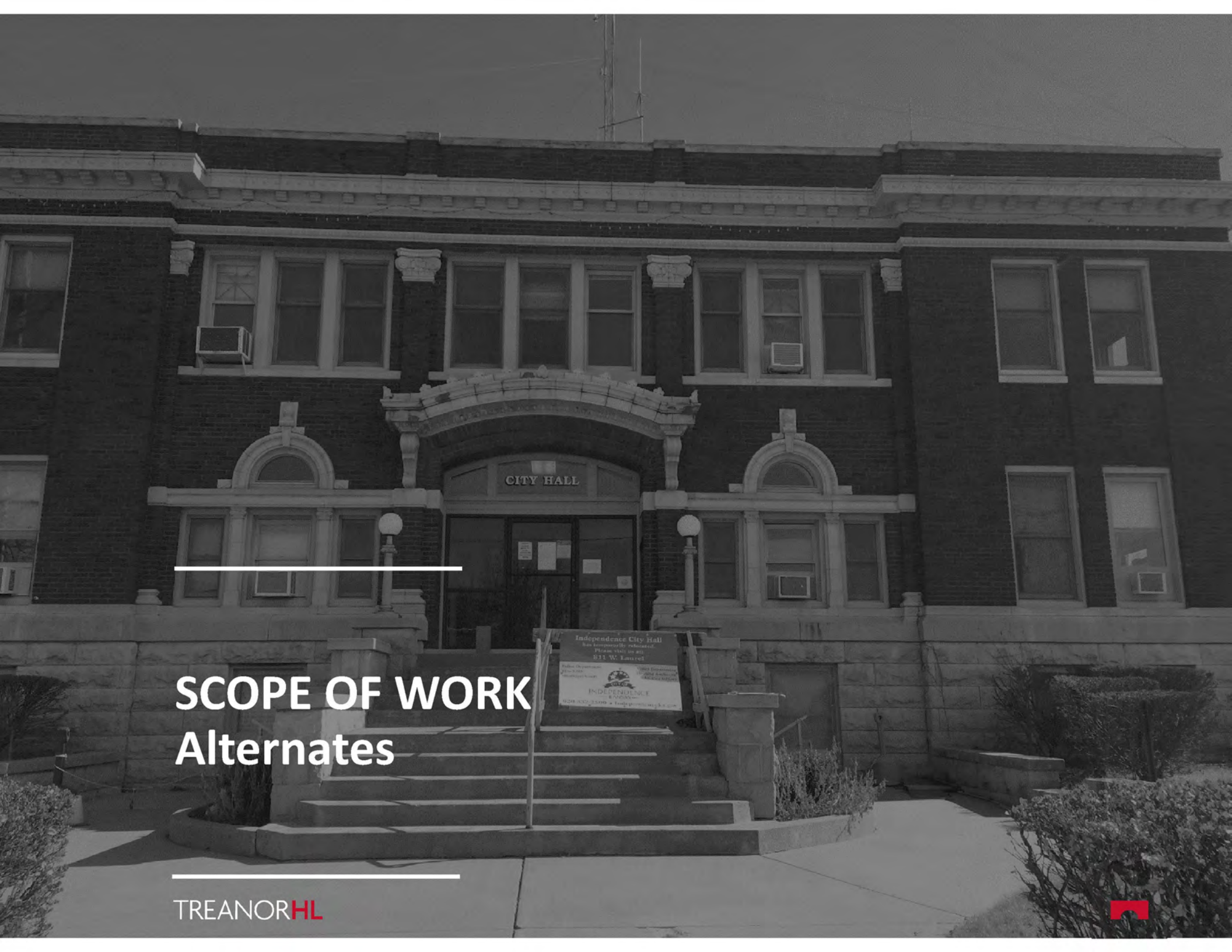


TERRA COTTA

BRICK

CARTHAGE MARBLE





A black and white photograph of a three-story brick building with a central arched entrance. The entrance is labeled "CITY HALL". A sign on the steps reads: "Independence City Hall has temporarily relocated. Please visit us at 811 W. Laurel. Public Open House: 10:00 AM - 5:00 PM. Wednesday, August 14th. 811 W. Laurel. INDEPENDENCE, MO. 6408-333-3300 • independencemo.gov".

SCOPE OF WORK Alternates

ALTERNATES

Flexibility for Cost and Quality

- Alternates:
 - Alternate #1: Full repointing of the brick masonry exterior walls. (Base-bid only includes repointing of failed/open brick mortar joints.)
 - Alternate #2: Installation of Lead T-Caps at all skyward-facing joints in terra cotta and Carthage marble. (Base bid only includes sealant joints.)
 - Alternate #3: Basement window lintel replacement. (Base-bid work only removes exposed deteriorated portions of steel lintels and provides antirust coating on remaining exposed steel edges, before repointing.)
 - Alternate #4: Aluminum-clad windows. (Base-bid includes Aluminum windows.)



A black and white photograph of a three-story brick building, identified as Independence City Hall. The building features a central arched entrance with the words "CITY HALL" above the door. There are several windows on the upper floors, some with air conditioning units. A sign on the steps leading to the entrance reads: "Independence City Hall has temporarily relocated. Please visit us at 811 W. Laurel. Police Department, 811 W. Laurel, Independence, MO 64501. 816.339.3300 • independencemo.gov". The sign also includes the Missouri state seal and the word "INDEPENDENCE".

ESTIMATE OF PROBABLE COSTS

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

- Tariffs are beginning to impact material costs in the construction industry, but this is a more labor-heavy project with a minimal quantity of materials. Therefore, we believe our original estimate still holds for the scope of work included in the documents.



CLOSING REMARKS

- Structural engineer was added to provide design for basement lintel repairs – requesting approval of amending contract to include their services.
- Removal of archive storage – can provide guidance on this issue as necessary.
- Requesting approval to move forward with bidding process and will coordinate with City staff on desired bidding schedule/bid dates.





Whiskey Creek Photos

- August 7th
Flashflood
Event

- 17:30 Elk City Fire Dept. reports – Funnel Cloud
- 17:30 – 20:00 Area from Elk City to East of Sycamore, Ks. has continual heavy rain – NWS. Est 6" – 8"
- 20:00 Independence begins to receive rain and by 1:00 a.m. will have received 8.37" or 1.6 billion gallons of water
- 21:19 Fire Alarm at Middle School
- 21:20 Water Rescue 10th and Sinclair
- 21:30 Multiple Water Rescues being requested
- 22:09 Structure Fire 810 N. Penn Ave

Timeline of Events

Houses Damaged in the 1% Flood Zone

Total number of
houses damaged
22

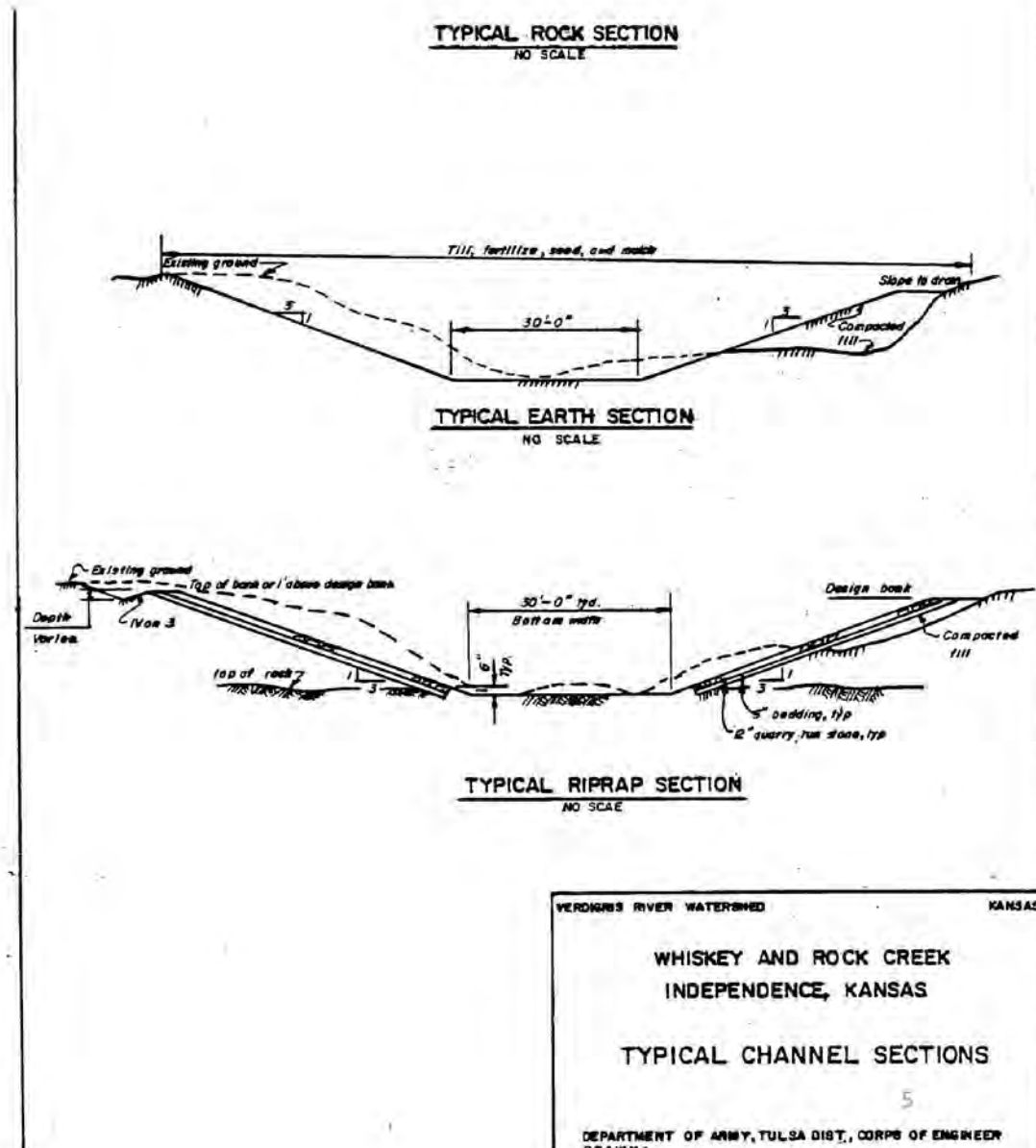
Number with
significant
damage 2

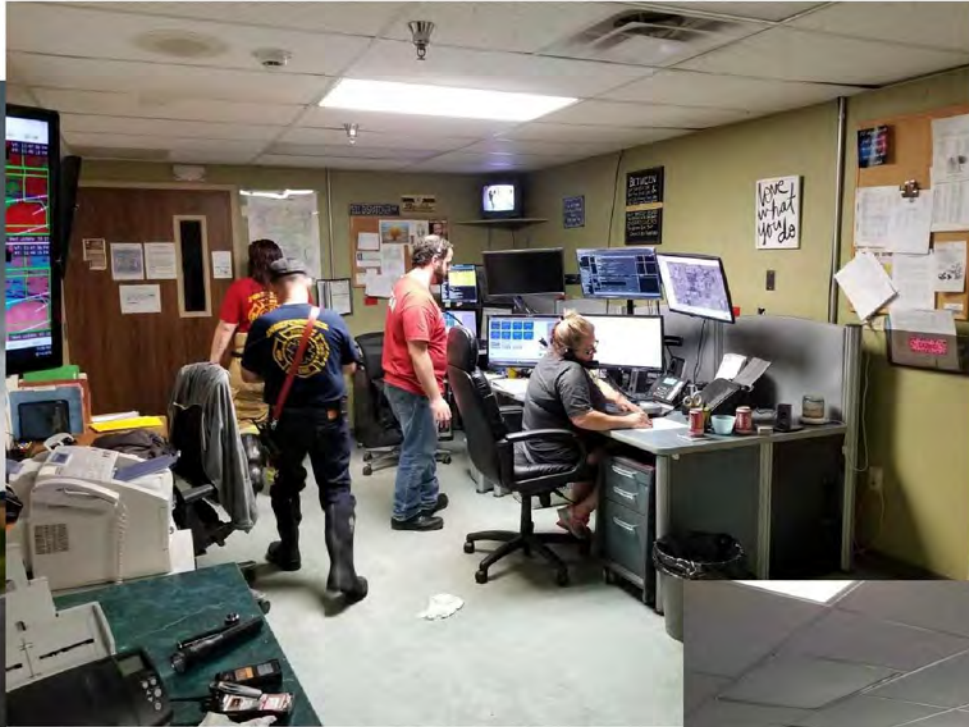
Rainfall Intensity – Published by KDOT

- 1% flood for a 5-hour event is 1.18" per hour
 - Total of 5.9" in five hours
- August 7th – 8.37" in 5-hours or 1.67" per hour – well exceeds 100 year event
 - Estimate 150 year event.

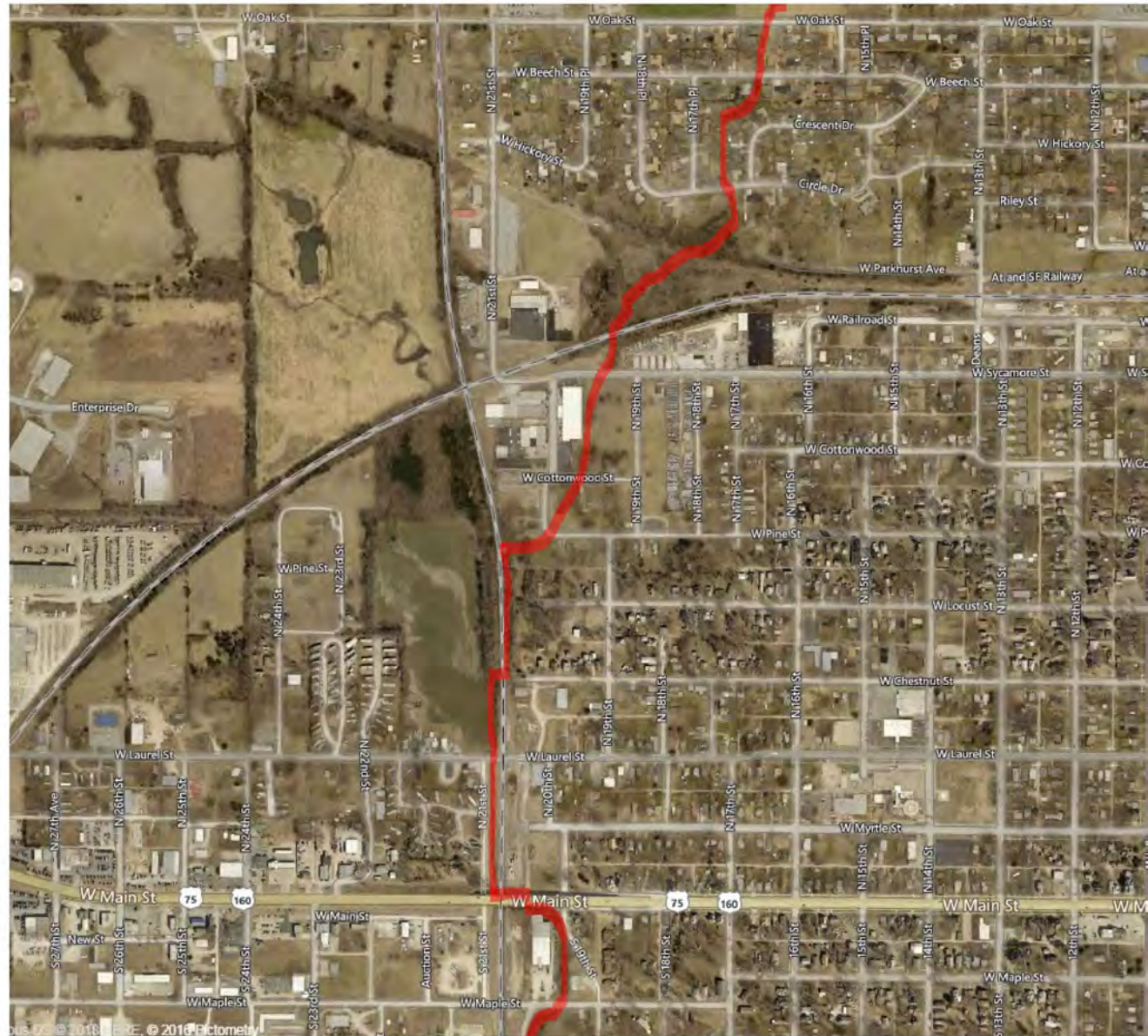
1983 Corp Study

- Install a 30' Channel from Sycamore to Maple Street. Cost in 1983 was 3.7 M. Estimate 9.0 M in today dollars





Whiskey Creek from Oak to Maple





North side of Bridge at
Oak Street



Looking North of Oak
Street Bridge

South side of Oak Street Bridge



South Side of Oak Street Bridge

Fence post debris – removed by
street department



Oak Street Bridge – Southside

- South side – a lot of tall grass and samplings – creek is otherwise open.



Oak Street Bridge – South towards Beech



Beech St. looking
North





Water Height

Beech Street Bridge

Creek - a lot of brush - North
Beech St. Bridge

Beech Street Bridge



South of
Beech St.



Beech
St.
Bridge
– 925
W.
Beech



Sewer
Line
cover
South
of
Beech
St.



Exposed
Gas Line
West
side of
925 W.
Beech



Behind
940
Crescent
Dr –
1 blk So.
of Beech
St. Bridge



Behind
940
Crescent
Drive



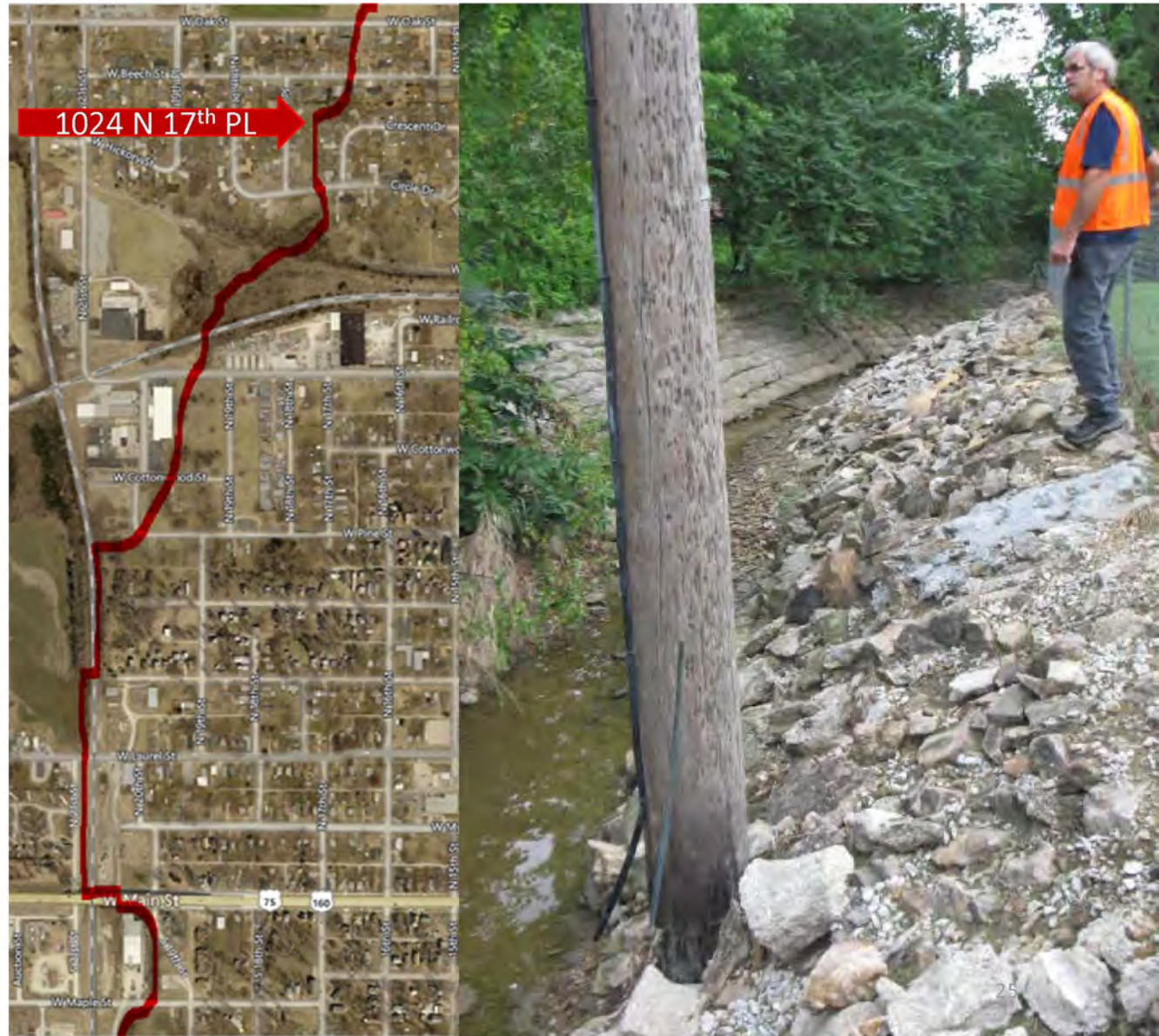
Behind
1001
W.
Beech



Behind 946
Crescent Dr



Behind 1024 N. 17th
Electrical Pole in
middle of creek



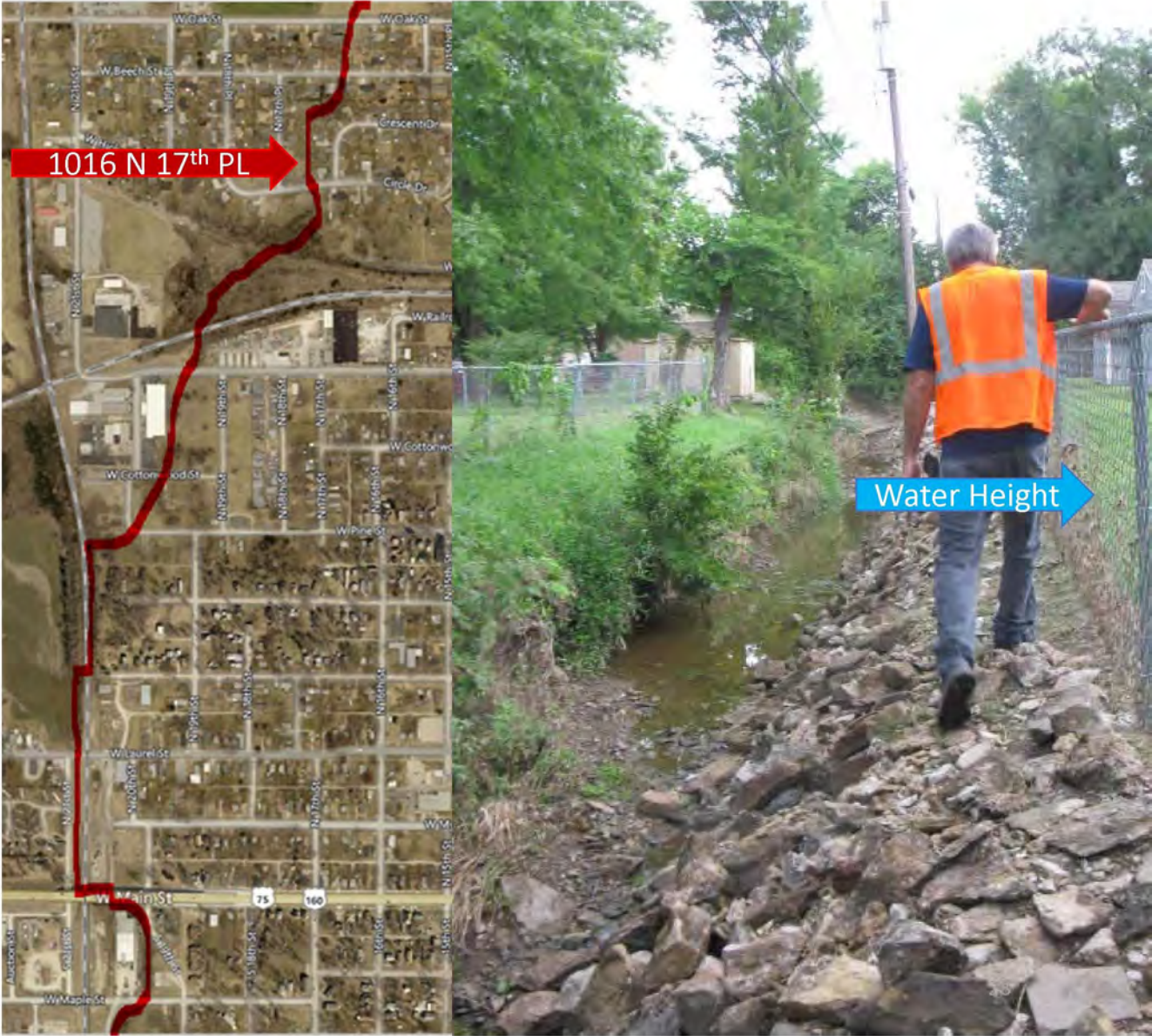
Behind 1024
N. 17th —
they lined
bank with
cement bags



Cement bags



Behind 1016 N.
17th PL



1008 N. 17th
Whiskey
Creek – North
of Circle Dr.



Electric
pole in
middle of
creek
1008 N.
17th



17th
and
Circle
Dr.
Bridge
looking
North



Circle Drive Bridge – South Side Sewer Line



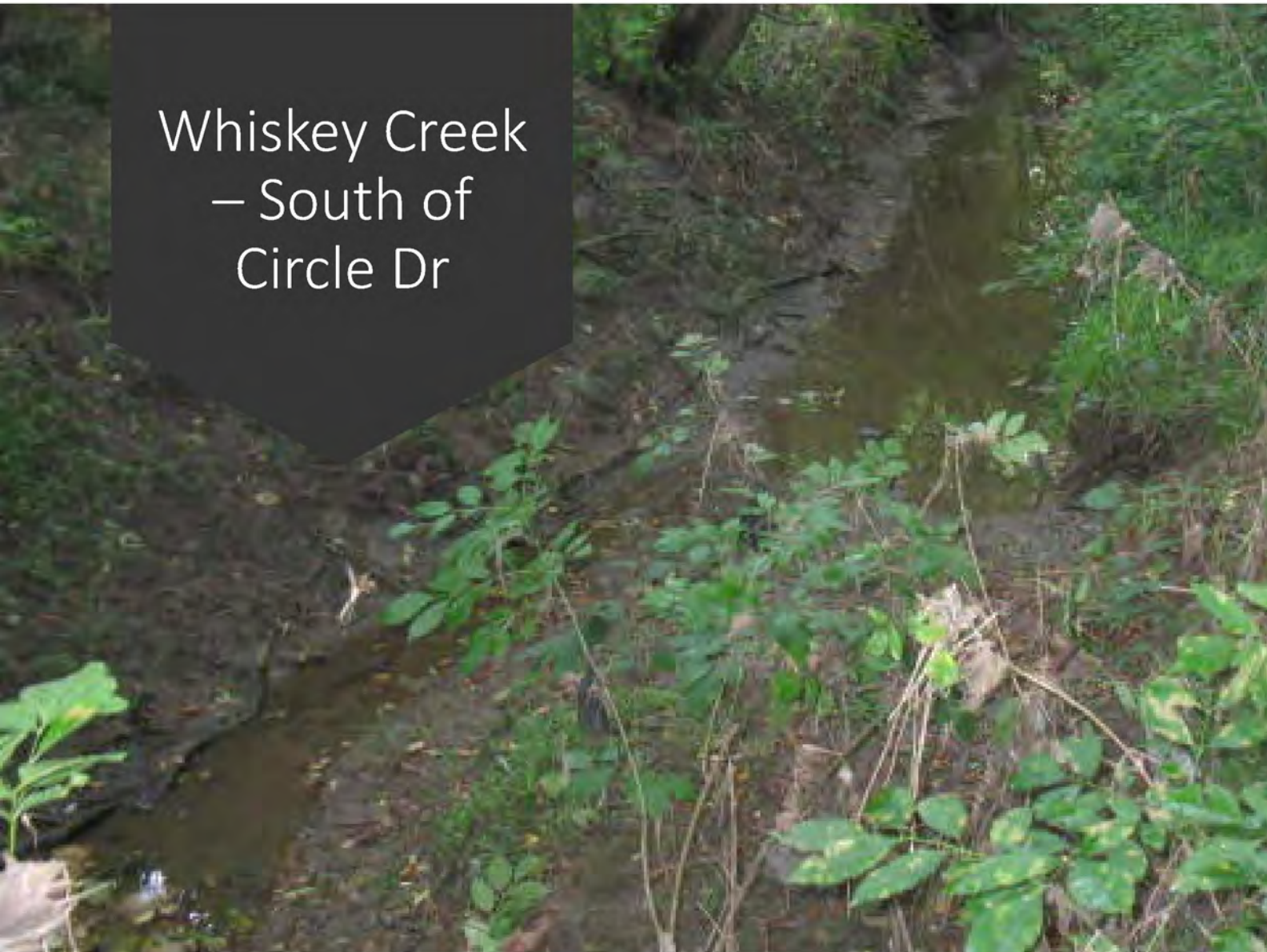
Circle Drive –
Walking South
towards
Railroad

Water Height

South of Circle DR



Whiskey Creek
– South of
Circle Dr



Whiskey Creek – South of Circle



Storm
Drain
inlet —
South of
Circle Dr.
Ground
has
eroded
and piece
fell off.





Old RR crossing – no
longer used

Abandoned RR Bridge #1



Sewer line running along Whiskey Creek



Sewer Line



South of
Circle past
first RR
bridge



Abandoned RR Bridge #2

2nd RR
crossing
South of
Circle Dr
on
Whiskey
Creek



Sewer – Lid
was blown
off









South of
Circle Dr. —
Between 2nd
and 3rd RR
Bridge



Picture 9/10

Inlet from
somewhere
into Whiskey
Creek – close
to RR Tracks



3rd RR
Bridge –
blocked
by debris
– City
can't
touch
this

Active RR Bridge #3



3rd RR Bridge – Active track



Railroad
track –
drainage
ditch from
21st drains
toward
bridge



Canal North
of Sycamore
Street & 17th
going
towards RR
tracks





SKOL

3rd RR Bridge
and looking
at blockage
from the
south side of
it



Sewer lid –
just East of
21st St.



South side of SKOAL Bridge



Debris – SKOAL Bridge



Creek –
Sycamore St.
– North to
Bridge



17th
and
Sycamore

Sycamore ST Inlet





Sycamore ST Inlet

Sycamore ST Outlet

Outlet –
just South
of
Sycamore
and 17th St.
Goes
under
Sycamore
St.





Drainage Pipe



Pipe runs
underground
towards UP
Track



Pipe
opens
up by
UP
Tracks –
West of
Pine St.

Drainage Pipe



Water flows
along the
East side of
the UP Track
towards
Laurel St,





Active RR Bridge #4



East side of
U.P. – 100-
150 yards
North of
Laurel



Two Pipes
going
Under
U.P. next
to the
bridge –
150 yds
North of
Laurel

Active RR Bridge #4



Creek on
West side of
U.P. – North
of Laurel and
21st



Creek –
North of
Laurel, West
side of U.P.
going South



Looking
towards
Laurel and
21st Street.



Laurel and
21st Looking
South
towards Main

Drainage Ditch



21st St
and Main
– Water
crosses
under U.P.
to the
East side
of RR









Main St. –
under the
overpass
– opening
for water
from the
U.P.

Main St Overpass



Main St –
under the
overpass
going towards
Maple –
channel is
open



Water Height

80

Maple St Bridge

South Side of Maple Street Bridge – 19th



South side of
Maple
looking
South –
Channel is
open

