Minutes of the Independence City Commission's August 8, 2019 Meeting

The Independence City Commission met for a regular meeting on August 8, 2019 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Louis Ysusi, Commissioner Leonhard Caflisch, and Commissioner Gary Hogsett were present. Others present included:

City Staff
Jeff Chubb, City Attorney
Kelly Passauer, Assistant City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Lacey Lies, Director of Finance
Terry Lybarger, Director of Utilities
Mike Passauer, Public Works Director
Brian McHugh, Memorial Hall Supervisor
David Cowan, Director of Safety/ADA Coordinator
Barb Beurskens, Park and Zoo Director
Shawn Wallis, Fire/EMS Chief
Jerry Harrison, Police Chief

Visitors
Steve McBride
Larry McHugh
Robert Meadows
John Garris
Lisa Richard
Trisha Purdon
Matt Petro
Greg Vahrenberg
Dean Hayse
Brandon West
Harold Baden
Jeri Hammerschmidt
Julie Voelker
Julie Eisele
Tom Chism
Tabatha Snodgrass

I. REGULAR SESSION

A. Call to Order

Mayor Ysusi called the meeting to 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 Mayor Ysusi, seconded by Commissioner Caflisch the Commission adopted the agenda.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

II. APPOINTMENTS

A. Planning Commission/Board of Zoning Appeals

Mayor Ysusi noted that Brian Beecham resigned from the Board and he nominated Lisa Richard to replace him.

Motion:
On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission moved to appoint Lisa Richard to the Planning Commission/Board of Zoning Appeals.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

B. Electrical Board

Mayor Ysusi reported that Randy Kelly has resigned from the Electrical Board and applications for that position are due August 16, 2019.

III. CONSENT AGENDA

(*Consent* is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Consent Agenda are adopted by a single motion unless removed from the Consent Agenda.)

A. Appropriations

1. A-1844
2. P-1815
3. P-1815-A

B. Consider minutes of the May 23, 25, June 5, 13, and 19, 2019 meetings.

C. Consider partnering with the Chamber for the KAN-OKLA 100-Mile Highway Sale on Friday, September 13th and Saturday, September 14th, 2019.

D. Consider authorizing the closing of streets surrounding the library on September 26, 2019 for a Rock the Block event.

Motion:
On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission adopted the consent agenda.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

IV. ITEMS FOR COMMISSION ACTION

A. Consider a request from Coffeyville Resources for the temporary closure of Laurel Street near West Main to maintain a pipeline.

John Garris, a representative with Coffeyville Resources and Tom Chism, a representative with TC Underground requested a temporary closure of West Laurel Street so that they could repair a pipeline buried at that location.

Mayor Ysusi asked how they would repair the line

Mr. Garris replied that they would have to remove the asphalt and dig a trench to allow people to work on the line, they will clean the line and evacuate all the petroleum, remove and replace the existing pipe, refill the trench and replace the asphalt.

Commissioner Caflisch asked who would be handling the traffic detour.

Mr. Chism replied that signs will be erected at 25th and Laurel and Hackney Avenue. He added that they will visit with businesses in the area to let them know about the closure ahead of time.

Motion:
On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission authorized a portion of Laurel Street near West Main to be closed from August 12-16, 2019 for pipeline maintenance.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

B. Consider an agreement with Retail Strategies.

Matthew Petro representing Retail Strategies made a presentation to the Commission on how his company could help the City attract new businesses

Mayor Ysusi asked if this is a long term process.

Mr. Petro replied that it was.

Commissioner Hogsett asked about canceling the contract if the next Commission decides they don't want to do this anymore.

Mr. Petro replied that there is no penalty to cancel

Mayor Ysusi asked about the number of leads the company would provide in a year.

Mr. Petro replied that there needs to be measurables for the City to evaluate the work that they are doing.

Mayor Ysusi asked how often they would update the City.

Mr. Petro replied that the communication is based on what the Commission desires.

Commissioner Hogsett noted that he has made numerous calls to get companies interested in coming to Independence and asked if there were opportunities for businesses to locate downtown.

Mr. Petro replied that there are businesses who would consider being downtown.

Commissioner Caflisch expressed his concerns about not having an Economic Development Advisory Board that could work with Montgomery County Action Council, the Chamber and Main Street organizations.

Tabatha Snodgrass representing Main Street noted that she had the same concerns.

Trisha Purdon representing Montgomery County Action Council noted that adding Retail Strategies adds a level of expertise that none of the other groups have.

Mayor Ysusi asked if the three representatives if they share information now or is everyone doing their own thing.

Lisa Wilson representing the Chamber replied that our community is different in the fact that all three of the organizations work together and share the same information and what they lack is the expertise that Retail Strategies brings in contacting businesses.

Commissioner Caflisch feels that the advisory board should be set first before something like this is approved.

Commissioner Hogsett asked if the pricing would change the longer the City delays this.

Mr. Petro replied that there is an immediate cost benefit because they are currently working with Coffeyville and if the Commission delays six to eight weeks later the price will increase. It was later noted that this price is guaranteed for four weeks.

Commissioner Caflisch noted that the first year is when all the data is gathered, and the fee is not reduced for the second and third years.

Mr. Petro replied that the gathering of data is the easiest thing that they do. Once that is gathered the real work begins. He noted that they have a staff of 35 that deal with property owners, permitting, zoning, etc. to get the new business to come to the city.

Commissioner Hogsett asked if any action would be taken tonight.

Commissioner Caflisch felt the committee should be appointed first and to let them decide if this action is worth the value.

No action was taken.

C. Consider authorizing a resolution refinancing the 2007 and 2012 bonds.

Greg Vahrenberg presented an analysis of the 2019 refunding bonds.

Commissioner Caflisch asked when the rates would be locked in.

Mr. Vahrenberg noted that the earliest would be late August or early September.

Motion:
On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission approved a resolution authorizing the offering for sale of General Obligation Refunding Bonds, Series 2019, of the City of Independence, Kansas.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

D. Consider pursuing the adoption of official policies and procedures for the granting of Economic Development Tax Abatements (EDX).

Trisha Purdon presented a State program through the Department of Commerce that local municipalities can utilize for manufacturers, businesses of interstate commerce and bio research companies where the local municipality can offer up to ten years of tax abatement for recruiting of new qualifying business.

Commissioner Caflisch asked which program to use if the building is in a Neighborhood Revitalization District.

Mrs. Purdon replied that the Neighborhood Revitalization District incentives would be the first option to use because it is less costly. She added that the State program is for new businesses that are outside of those districts.

Motion:
On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission directed City staff to work with MCAC in developing policies and procedures for the granting of Economic Development Tax Abatements for

consideration of adoption at a future meeting.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

E. Consider a change order regarding additional asbestos abatement at 1916 City Hall.

Assistant City Manager Passauer explained the change order was due to a drop ceiling in the fire bay was covering up some asbestos so it was missed in the original proposal.

Mayor Ysusi read a letter from PSI that is included as an attachment to these minutes.

Motion:
On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission approved a change order with IntertekPSI in the amount of $5,500.00 for additional asbestos abatement at 1916 City Hall.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

F. Consider approving the payment of a job creation incentive for Indy Brew Works.

Commissioner Hogsett excused himself from the discussion.

Trisha Purdon presented a job creation incentive for Indy Brew Works that was offered to them in 2018 at $1,000 per job created.

Mayor Ysusi asked if this would be a reoccurring cost for the next five years.

Mrs. Purdon replied that it is a one-time payment.

Mayor Ysusi asked if this has been offered to other retail businesses in the past.

Mrs. Purdon replied that it was a targeted business identified by the Chamber and Roger Brooks to bring tourists to the downtown area.

Mayor Ysusi asked what level of investment a business would need to qualify for this incentive.

Mrs. Purdon explained that it is not based on a level of investment, it is solely based on targeted businesses types that are not currently in the City.

Commissioner Caflisch noted that there is not a written plan and while this may have been offered to Indy Brew Works in 2018 this is the first time it has been brought before the Commission.

Mayor Ysusi noted that it would have been nice to have knowledge of this beforehand.

Commissioner Caflisch mentioned that he would like for a policy to be developed so that others could benefit from it. He also stated he has to look at his obligation to the taxpayers and citizens of this City and to authorize something that the Commission knew nothing about and make a vote on a policy that doesn't exist is something he can't do at this time.

Assistant City Manager Passauer stated that she and Mrs. Purdon will together on a policy and bring it back to the Commission later.

No action taken

V. REPORTS

A. Brush pickup report.

Director Passauer presented a report and noted that they are catching up on the brush orders.

Mayor Ysusi thanked Director Passauer for filling potholes so quickly.

B. Treasurer's Report.

Director Lies presented the Treasurer's Report.

C. City Board Minutes

1. May 31, 2019 IHPRC Minutes.
2. July 17, 2019 City Recreation Commission Minutes

VI. CITY MANAGER'S COMMENTS

VII. COMMISSIONERS' COMMENTS

Commissioner Caflisch asked that the Economic Development Strategic Planning session be put on hold until the Board is formed. He also noted that the contract from Poole Fire Protection has been received and they will begin work on the code review.

VIII. PUBLIC CONCERNS

IX. ADJOURNMENT

Motion:
Mayor Ysusi moved to adjourn. Commissioner Hogsett seconded.

Aye: Ysusi, Caflisch, Hogsett
Nay: None

Louis Ysusi
Louis Ysusi, Mayor

Leonhard Caflisch
Leonhard Caflisch, Commissioner

Gary Hogsett, Commissioner

Attest:

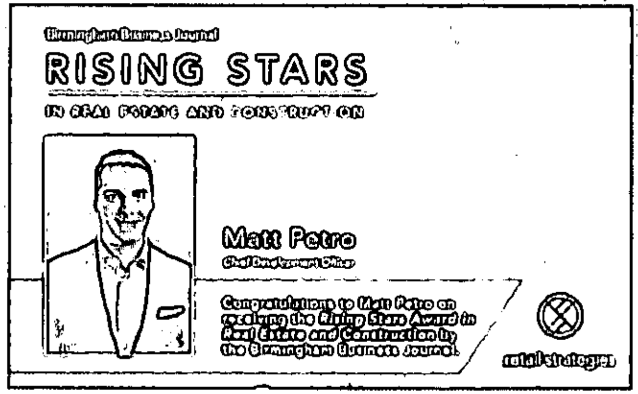
City Clerk/Treasurer

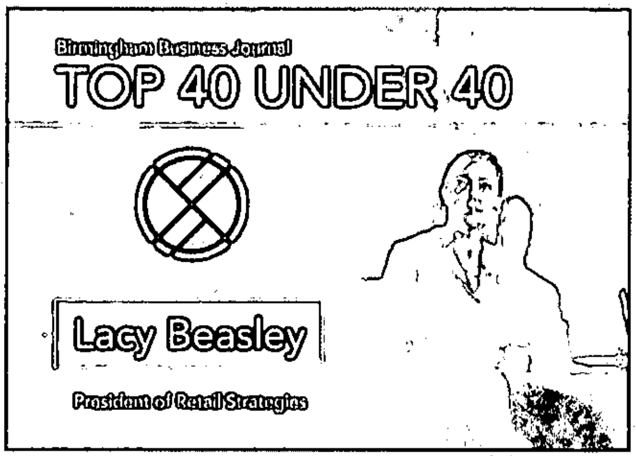
retail strategies

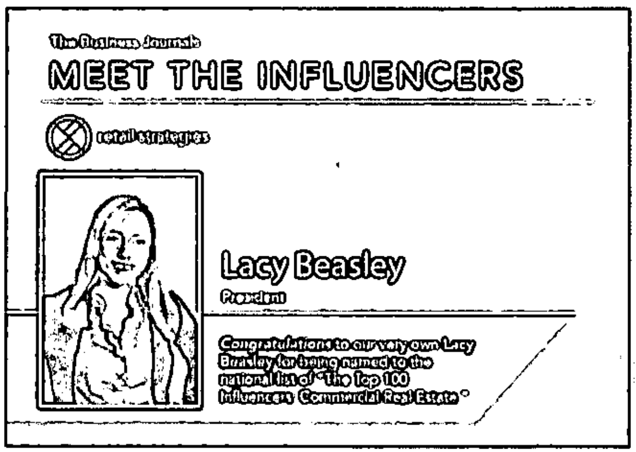
Retail Strategies is the most trusted partner for communities when recruiting businesses. We go beyond market data by offering unmatched retailer access and real estate expertise.

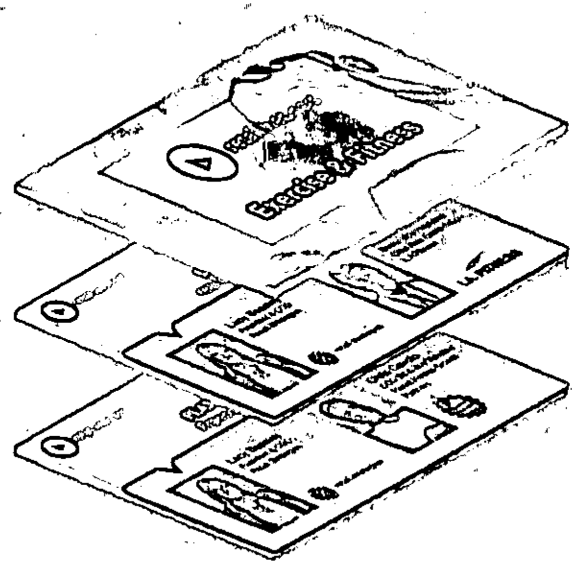
retail strategies

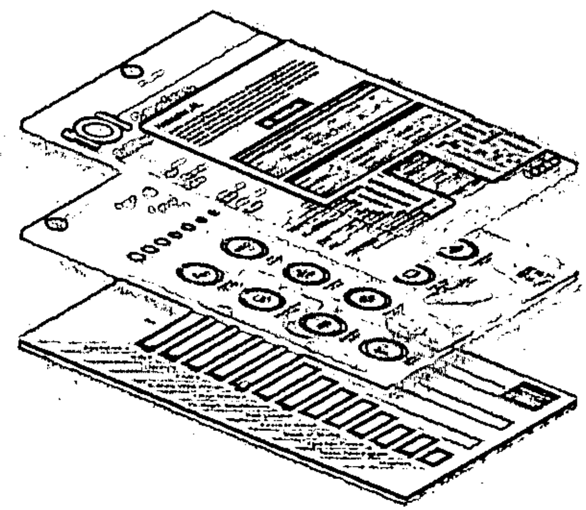
- 150+ Years of Collective Retail Real Estate Experience
- Webinars with Kroger, ICSC, Retail Live, and more
- Published in Shopping Centers Today and more
- Lacy Beasley: 2018 Top 100 National Influencers in Commercial Real Estate
- Matt Petro: 2018 Rising Star in Commercial Real Estate
- Lacy Beasley: 2018 Top 40 under 40











Industry Leaders

speaking

Our team annually speaks at over 20 local, State, Regional, and National conferences on Retail Real Estate.

- ICSC RECON
- ICSC Southeast
- ICSC Texas
- ICSC Chicago
- ICSC Gulf South
- ICSC Charlotte
- National League of Cities
- Conway Great States
- Golden Shovel
- ICSC Nashville
- ICSC Dallas

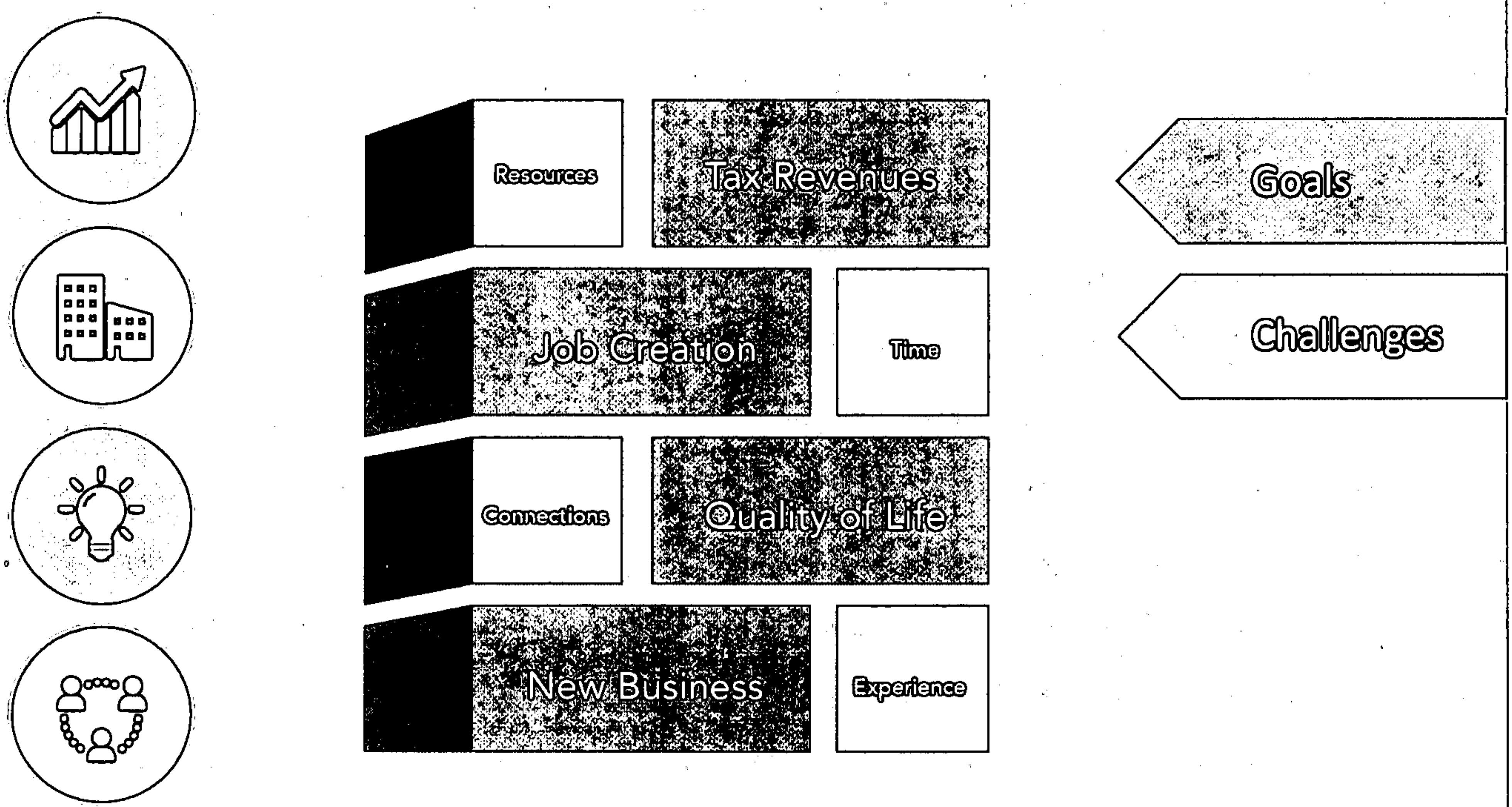
retail webinars

Retail Strategies interviews real estate professionals from leading organizations to capture their insights, expansion plans, and trends within the retail industry.

publications

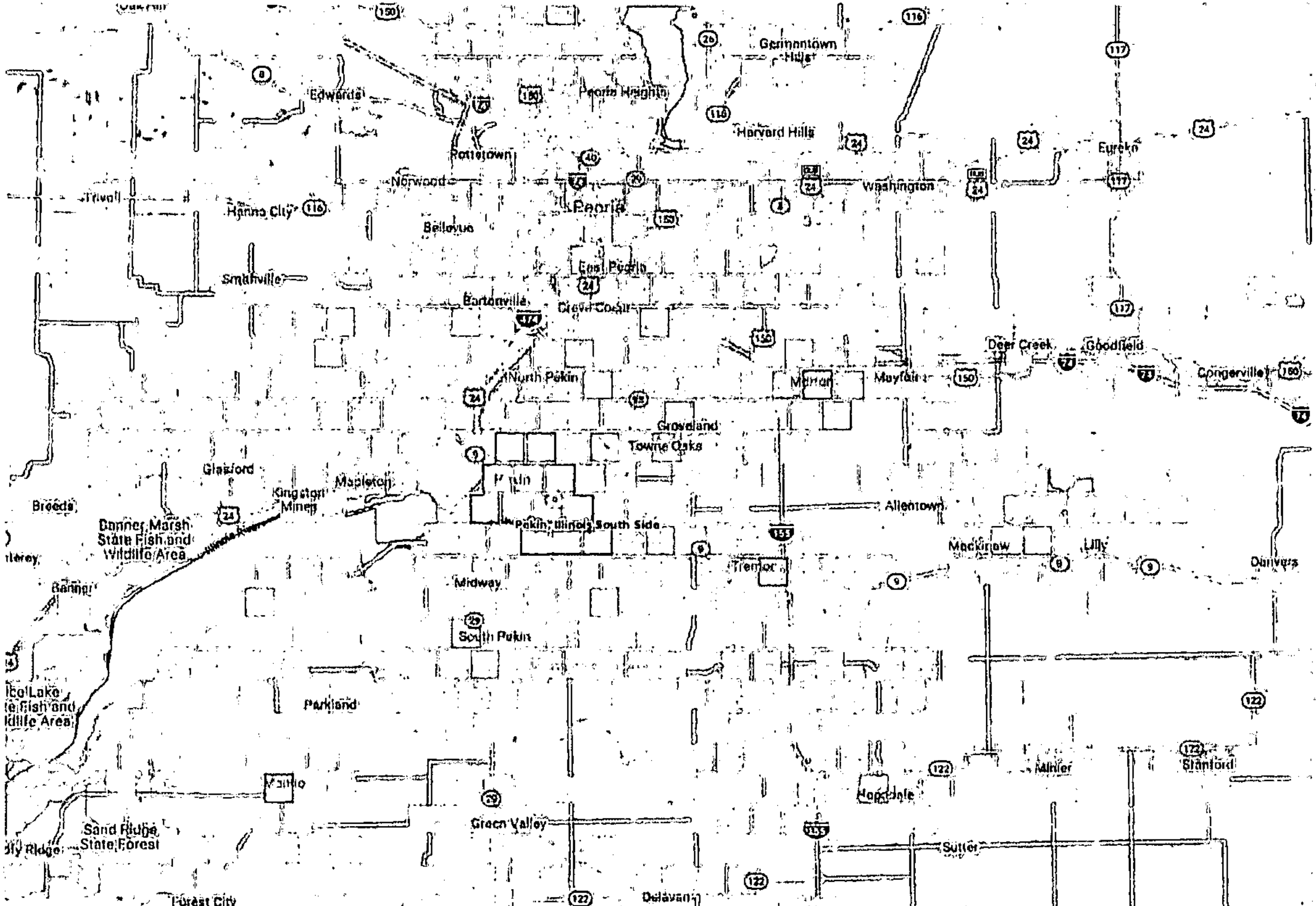
News outlets rely on and request input from our firm on topics relating to retail real estate.

Why We Exist



Resources
Tax Revenues
Job Creation
Time
Connections
Quality of Life
New Business
Experience
Goals
Challenges

Mobile Data Collection



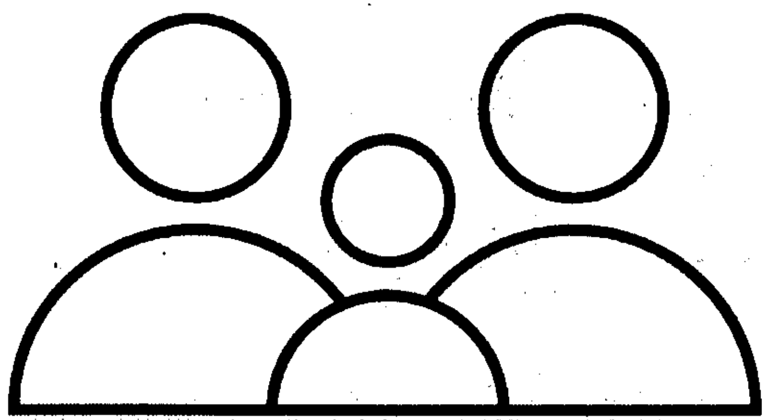
1

Who is a Fit?

Customized Trade Area

50,000+

2018 estimated population



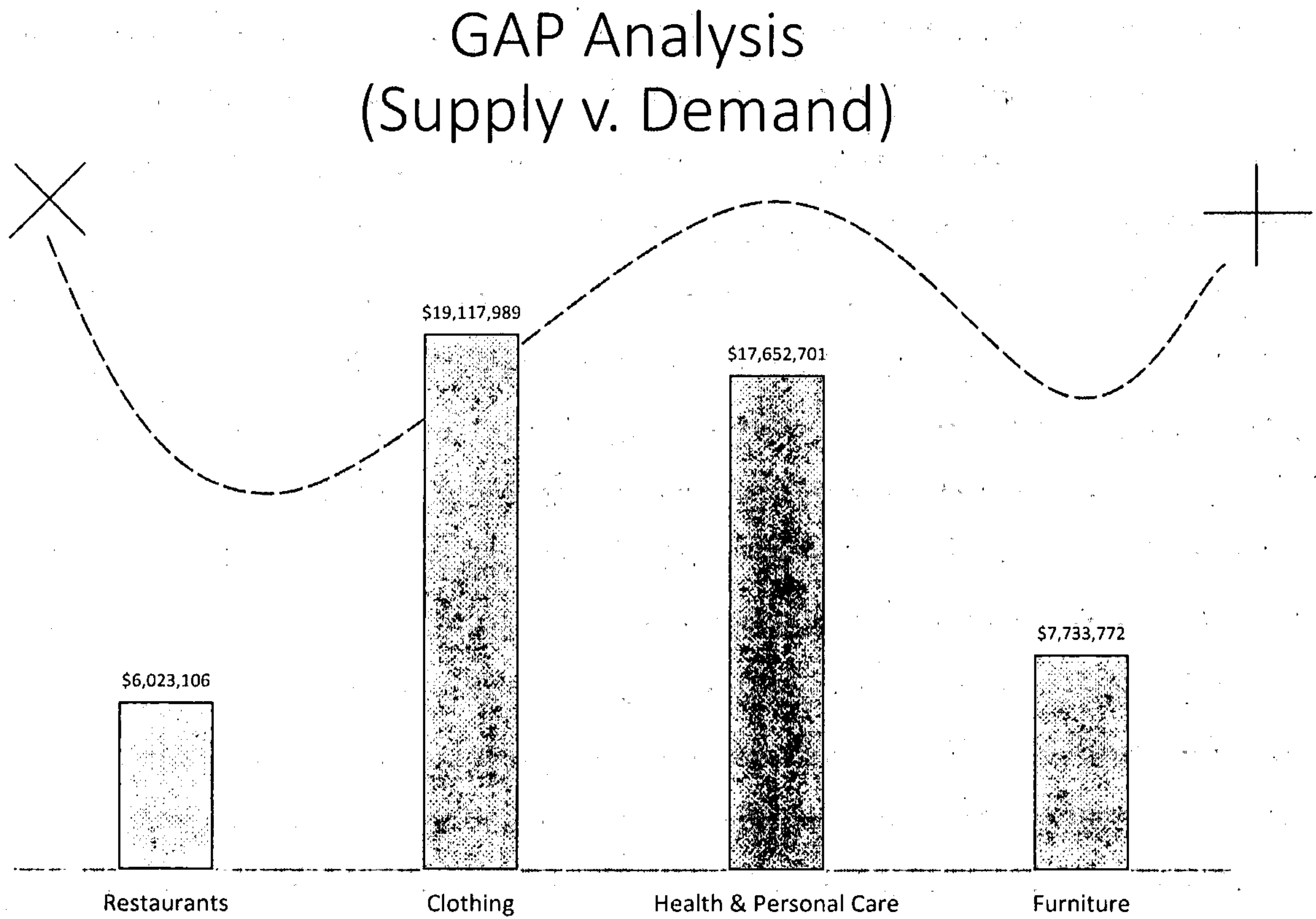
40

male average age

40

female average age

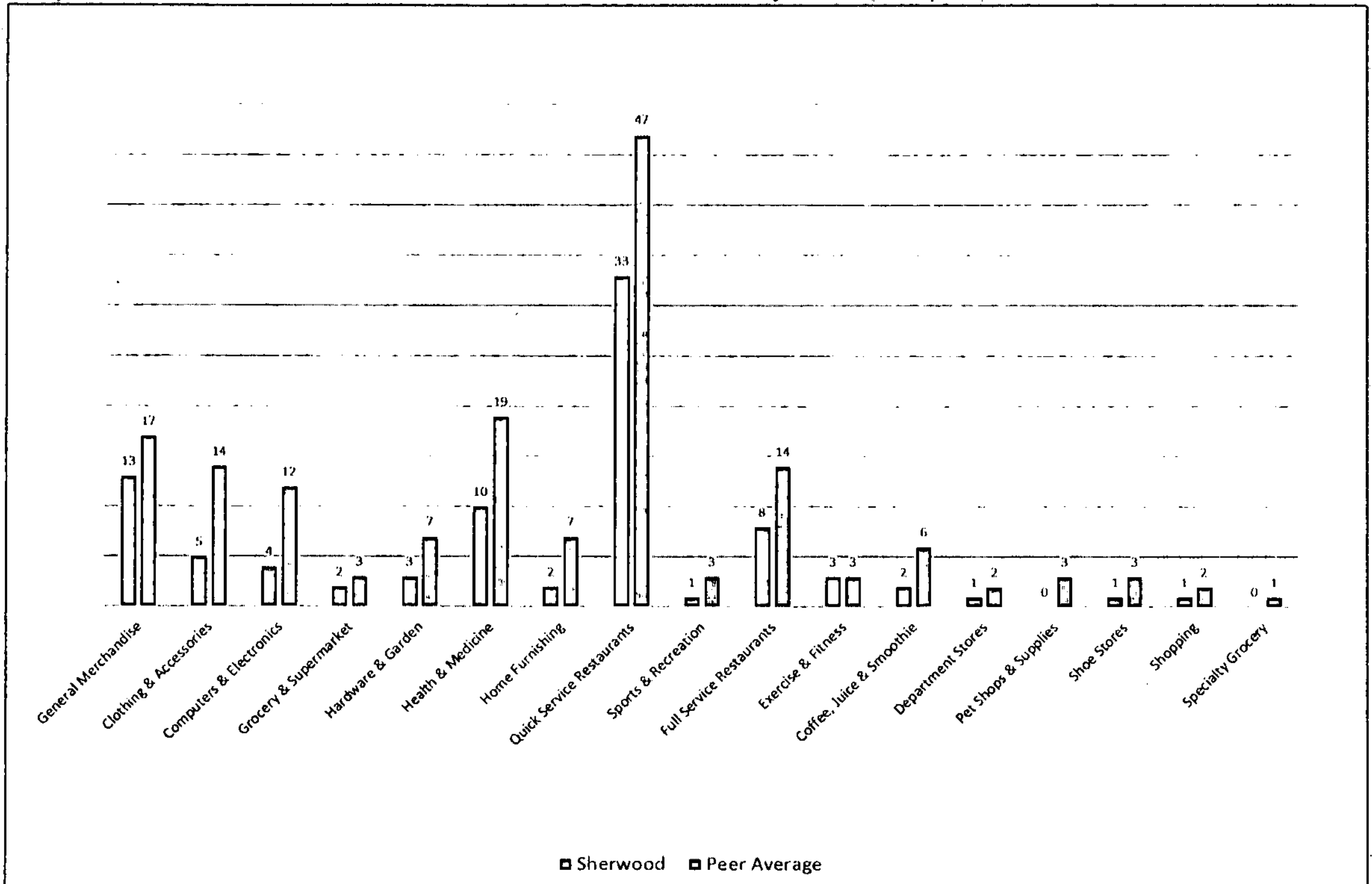
Who is a Fit?



GAP Analysis
(Supply v. Demand)
$19,117,989
$17,652,701
$7,733,772
$6,023,106
Restaurants
Clothing
Health & Personal Care
Furniture

Who is a Fit?

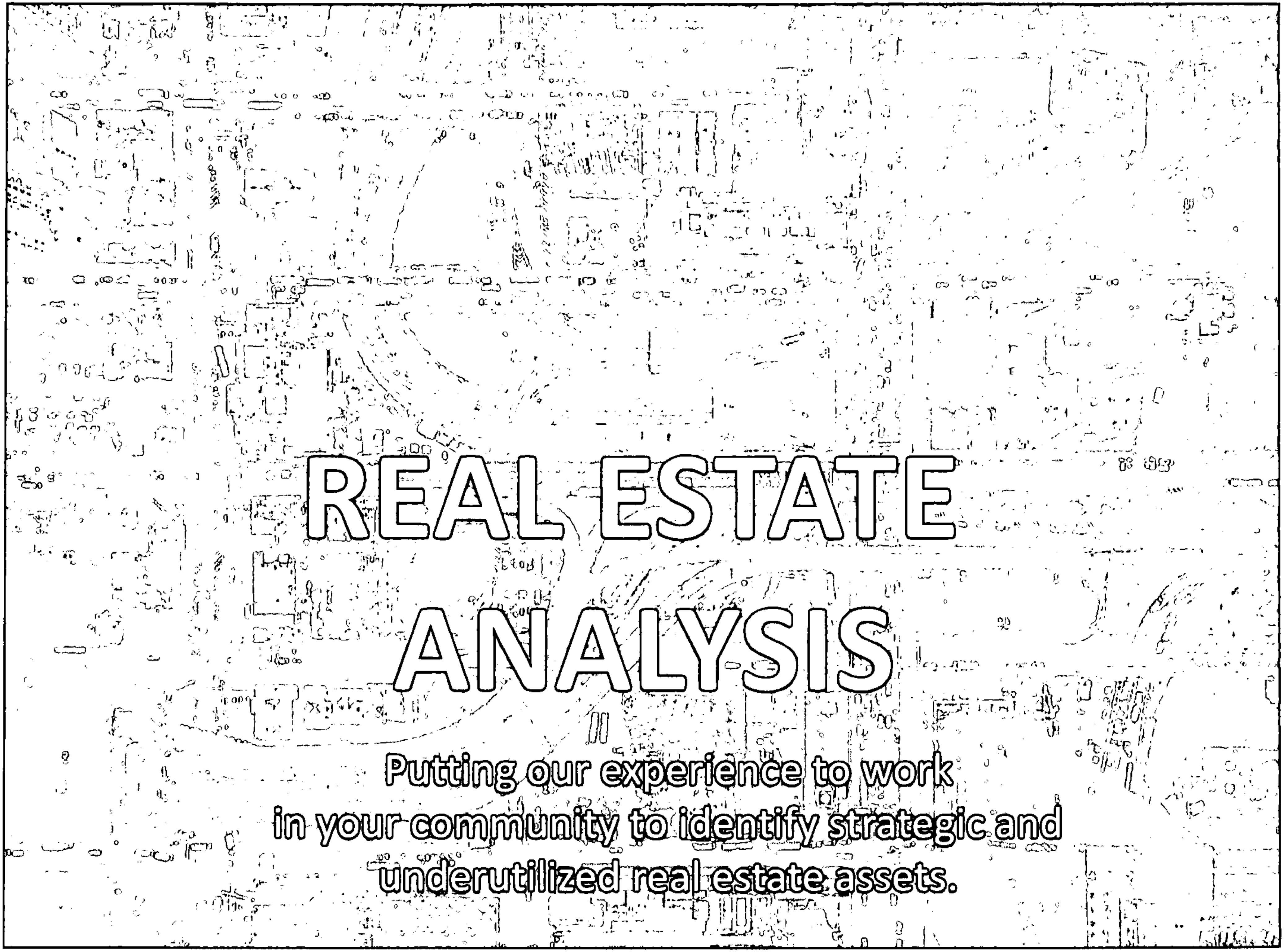
Peer Analysis



Who is a Fit?

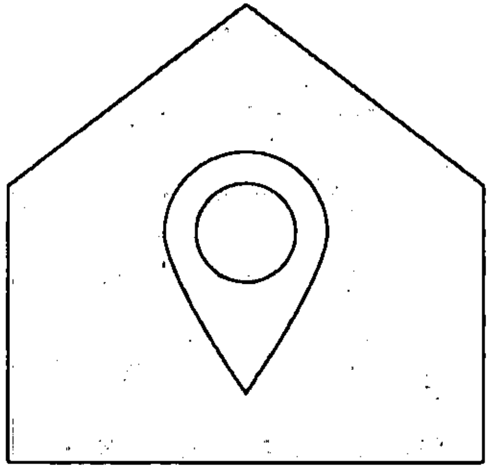
Retailer Ranking Report

Retailer	Average SF	Match Score	Cotenancy	Average Sales	Sales Tax Retention (1.75%)
Chick-fil-A	2,900 +/-	B - 88%	40%	$3,890,990	$68,092
Hobby Lobby	55,000 +/-	B – 84%	52%	$9,375,500	$164,071
	1,050 +/-	A – 91%	78%	$1,304,000	$22,820
Academy SPORTS+OUTDOORS	57,500 +/-	A – 93%	70%	$23,744,855	$415,535


REAL ESTATE
ANALYSIS
Putting our experience to work
in your community to identify strategic and
underutilized real estate assets.

Home Run Real Estate

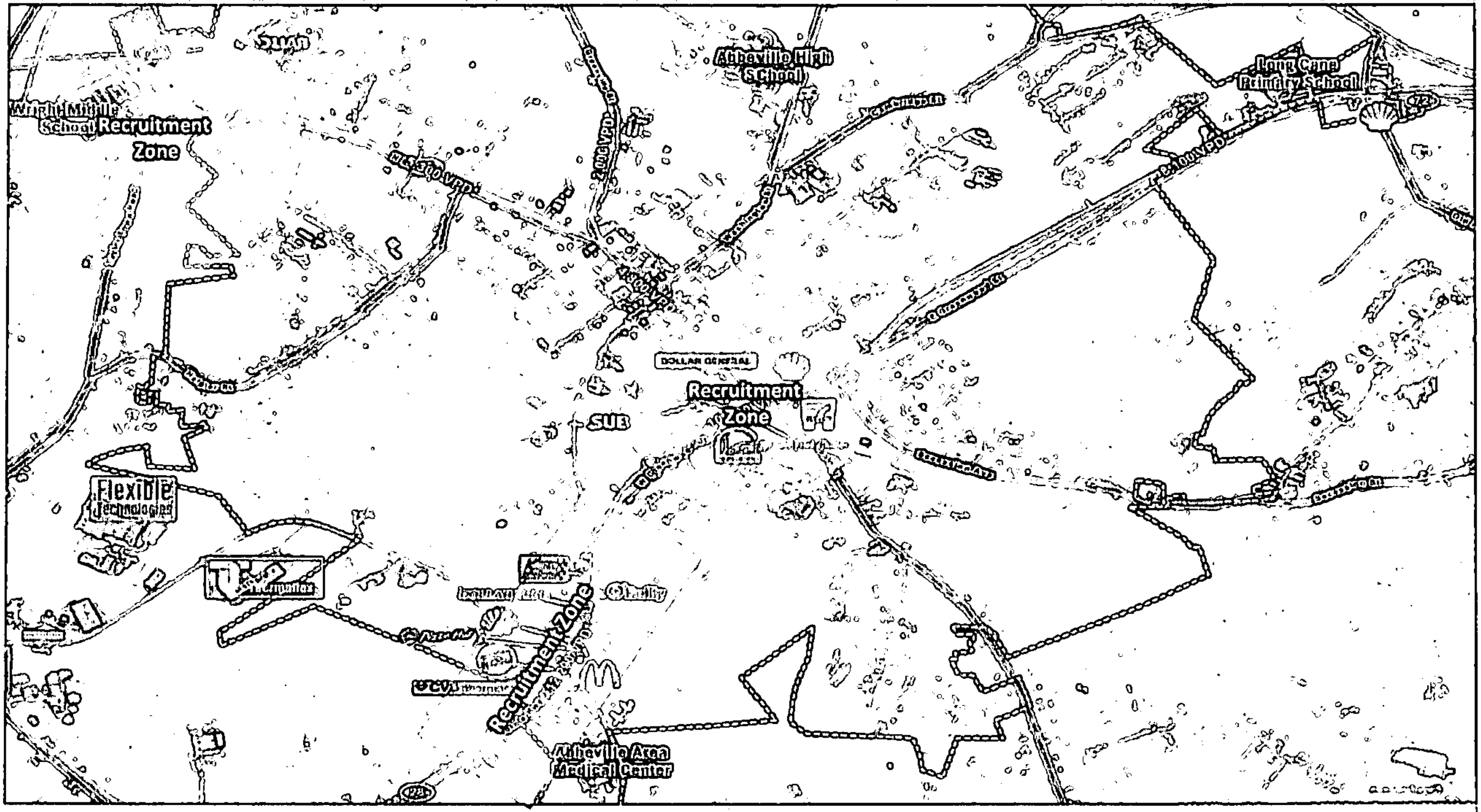
Parking
High Visibility/Signage
Easy Access



Traffic Count
Co-tenancy
Convenience

Real Estate Analysis

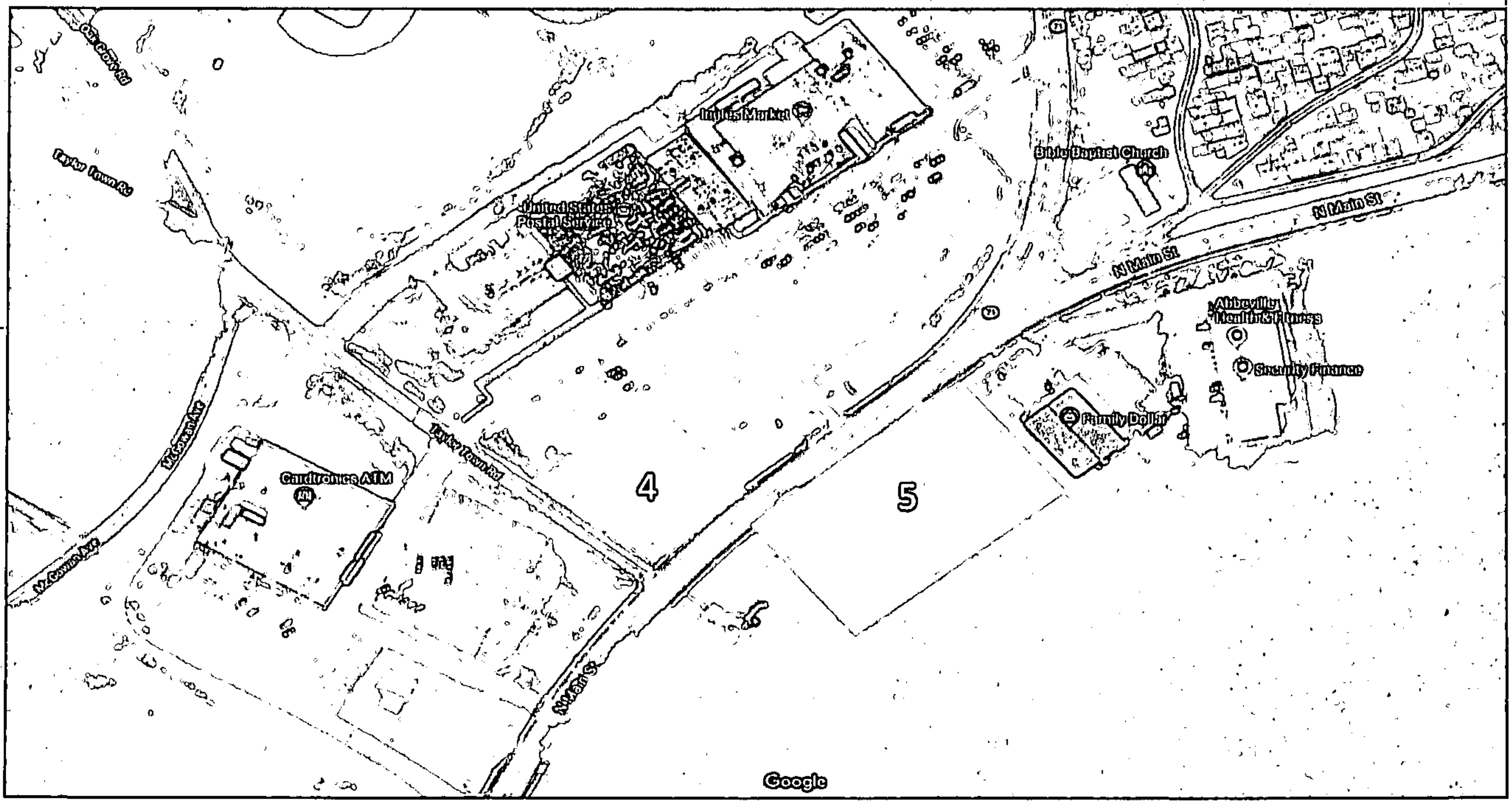
retail academy



Real Estate Analysis

retail academy

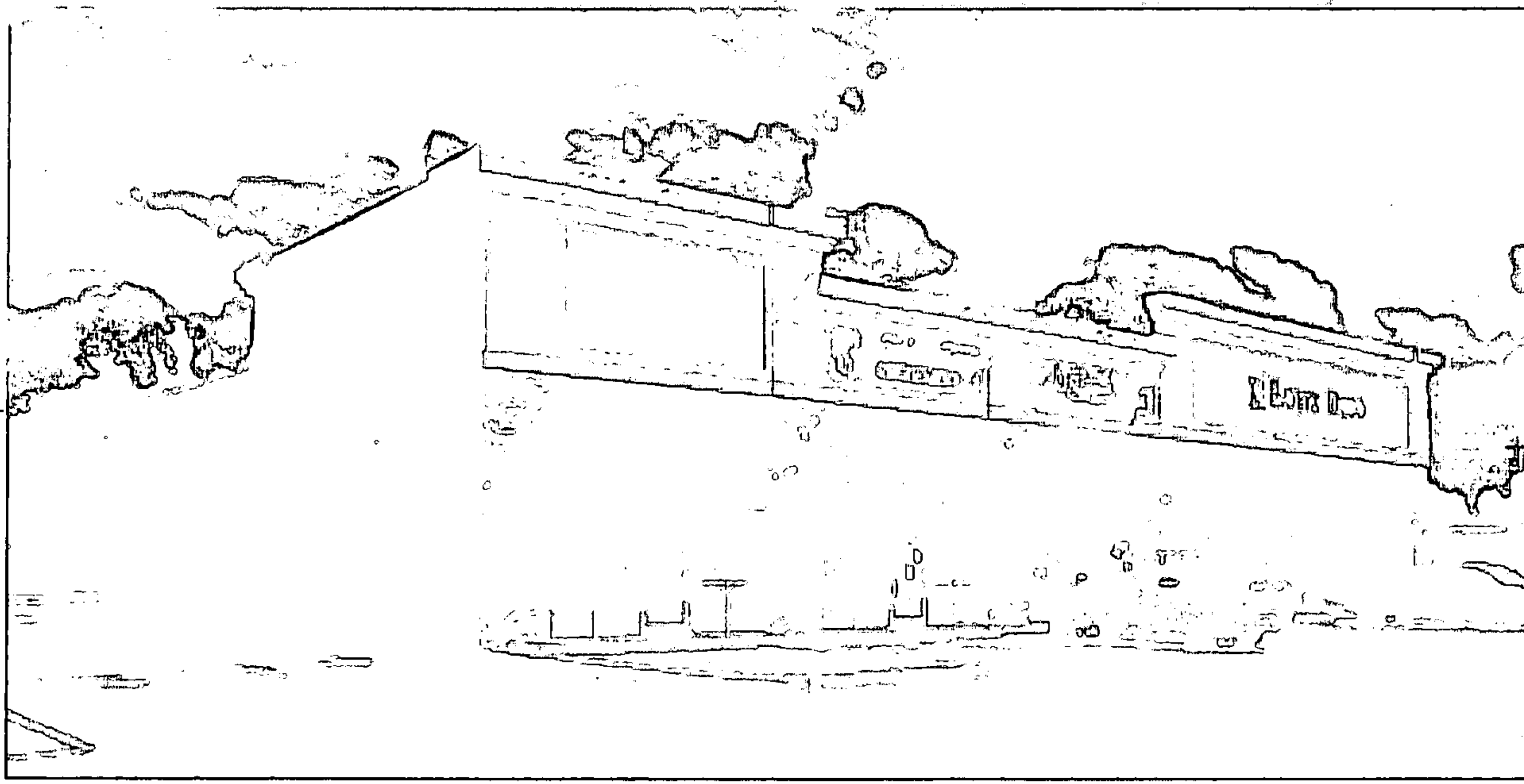
Property #4: +/- 0.7 AC SF Retail-Pad
Property #5: +/- 2.05 AC Out-Parcel



Real Estate Analysis

retail academy

Property #4: Contact Guy Harris (864) 316-1318 guyharris@spencerhines.com



One 1,400 +/- SF Space Available for Lease

GLA 7,000 SF / Lot Size 1.05 AC for Sale

$1,250,000.00

Quick Service/ Fast Casual Restaurants

~1,200 - 6,000 sq. ft. (per)

12+ Prospects

NAICS Definition:

Limited-Services Eating Places. This industry group comprises establishments primarily engaged in providing food services where patrons generally order or select items and pay before eating. Most establishments do not have waiter/waitress service, but some provide limited service, such as cooking to order (i.e., per special request), bringing food to seated customers, or providing off-site delivery.

Fast Casual and Fast Food Restaurants account for the majority of the Restaurant sector.

Dedicated Professionals

Scott VonCannon
COO

Joe Strauss
VP of Development

Clay Craft
Portfolio Director

Elliott Cook
Retail Development

Jeff Rouzie
Development

Robert Jolly
CEO

Mead Silsbee
CFO

Lacy Beasley
President

Matt Petro
CDO

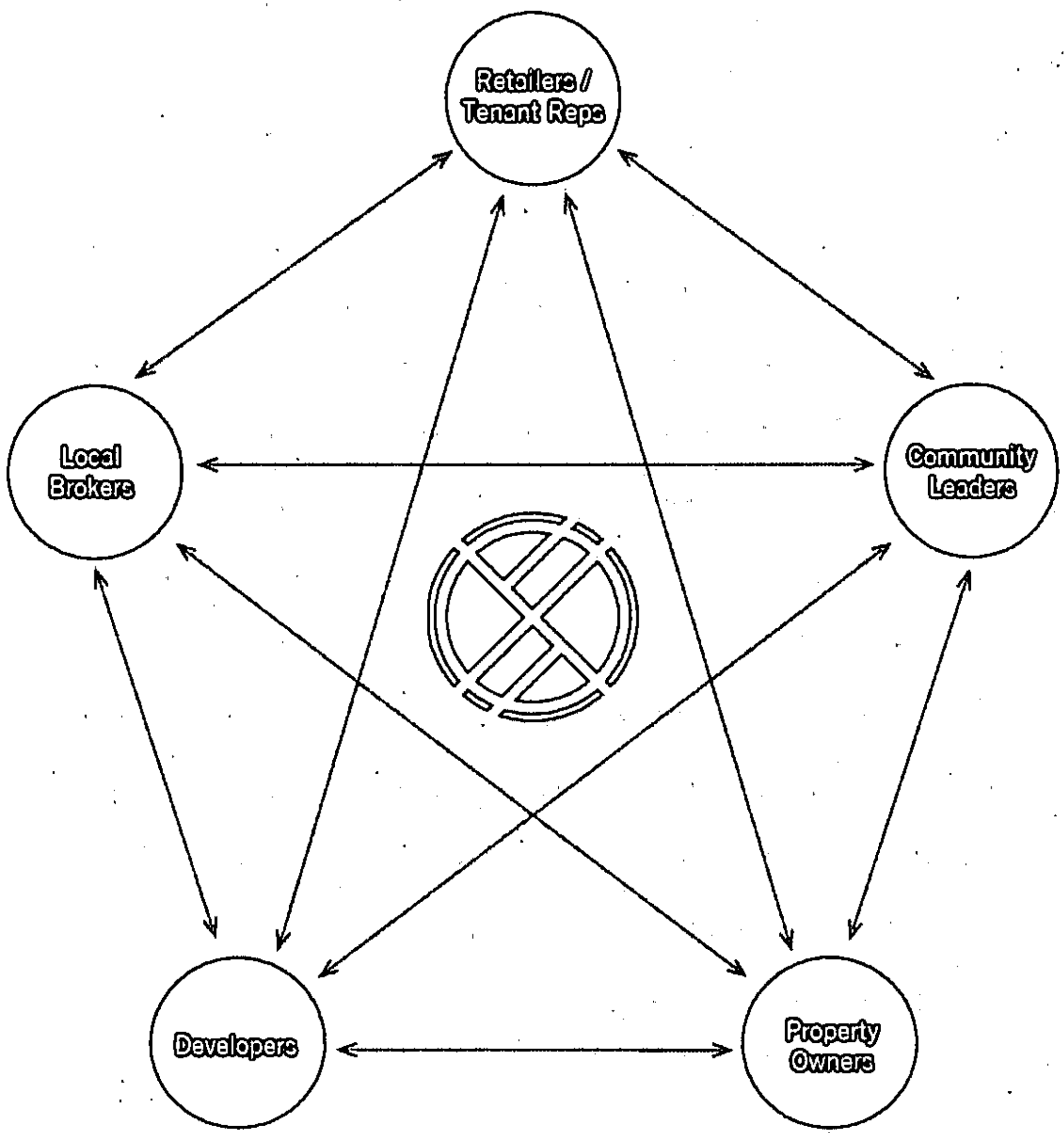
Laura Marinos
Marketing Director.

Ryder Richards
Creative Director

Michelle Moultrie
Marketing Assistant

Charlene Capps
Research Analyst

connect ↔ grow



4

Conference Recruitment

We attend 15+ conferences per year to recruit retail to specific sites in our communities.

Las Vegas
New York City
Dallas
Atlanta
Chicago
Orlando
New Orleans
Charlotte
Nashville
San Diego

On-going Effort

grow

Strategy Update	Continuously improving our efforts to maximize the retail potential in your community.
Retail Expansion & Trends	Appropriately position your community Update City leaders on the latest in retail
On Demand Reporting	Your research concierge.

Liberal, Kansas

Liberal crossroads of commerce

TRACTOR SUPPLY Co

Domino's Pizza

Freddy's FROZEN CUSTARD & STEAKBURGERS®

Liberal Airport

"I have been more than pleased with the work Retail Strategies has done on behalf of the city. Not only has Retail Strategies worked closely with us but they have also worked directly with a local investment group as well as with both local and regional developers to attract retailers to Liberal. To this point, everyone who has worked with them has given Retail Strategies glowing reviews."

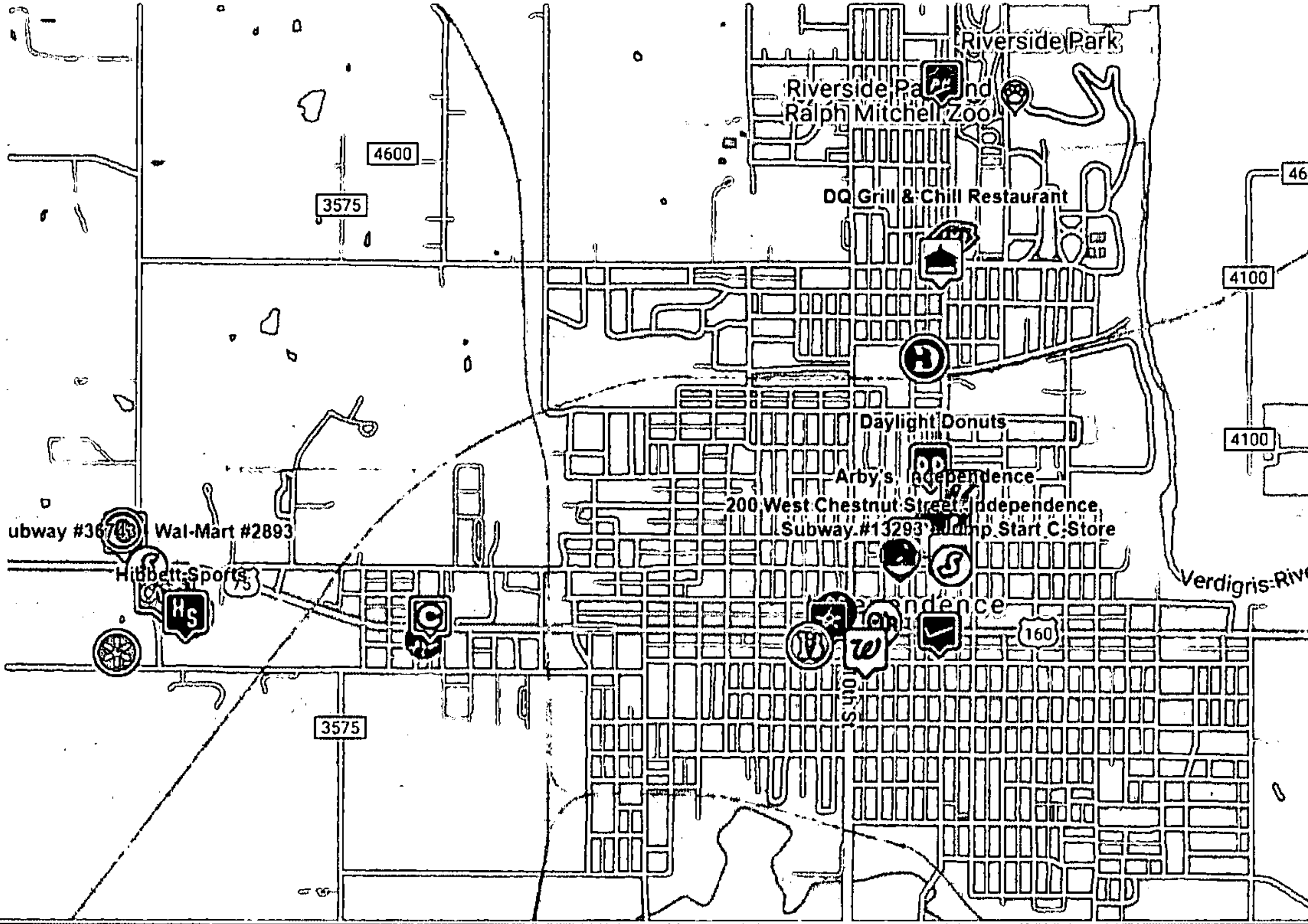
- Jeff Parsons, *Economic Development Director*, Liberal, KS

Annual ROI: $94,000+

*Based on Average National Store Sales

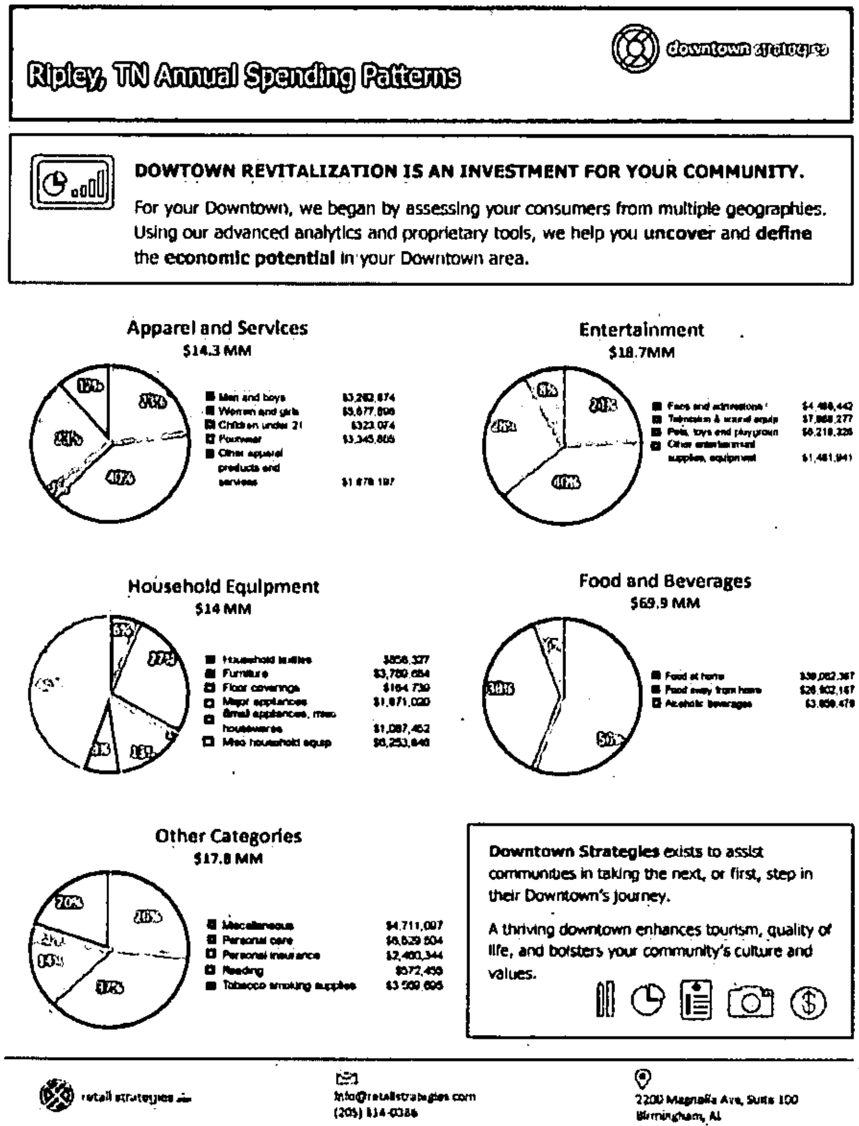
retail strategies

Retail Strategies is the most trusted partner for communities when recruiting businesses. We go beyond market data by offering unmatched retailer access and real estate expertise.



	City Boundary	10 Minute	20 Minute	CTA
Population	8,715	11,344	18,538	28,534
Avg. HH Income	$47,835	$53,473	$55,185	$55,990

Annual Spending Patterns



Annual Spending Patterns Reports

By utilizing mobile data collection, data and analytics, and real estate acumen, our team identified shopping patterns within your Downtown that will answer key questions for your revitalization efforts. Based on your trade area, we analyzed consumer expenditures in 5 retail categories: Apparel & Services, Household Equipment, Entertainment, Food & Beverages, and Others.

CITY OF
INDEPENDENCE
KANSAS

BOND REFINANCING OVERVIEW

Raymond James Public Finance

Discussion Materials
August 8, 2019

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Managing Director
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1201 Walnut, 21st Floor
Kansas City, MO 64106
greg.vahrenberg@raymondjames.com

RAYMOND JAMES

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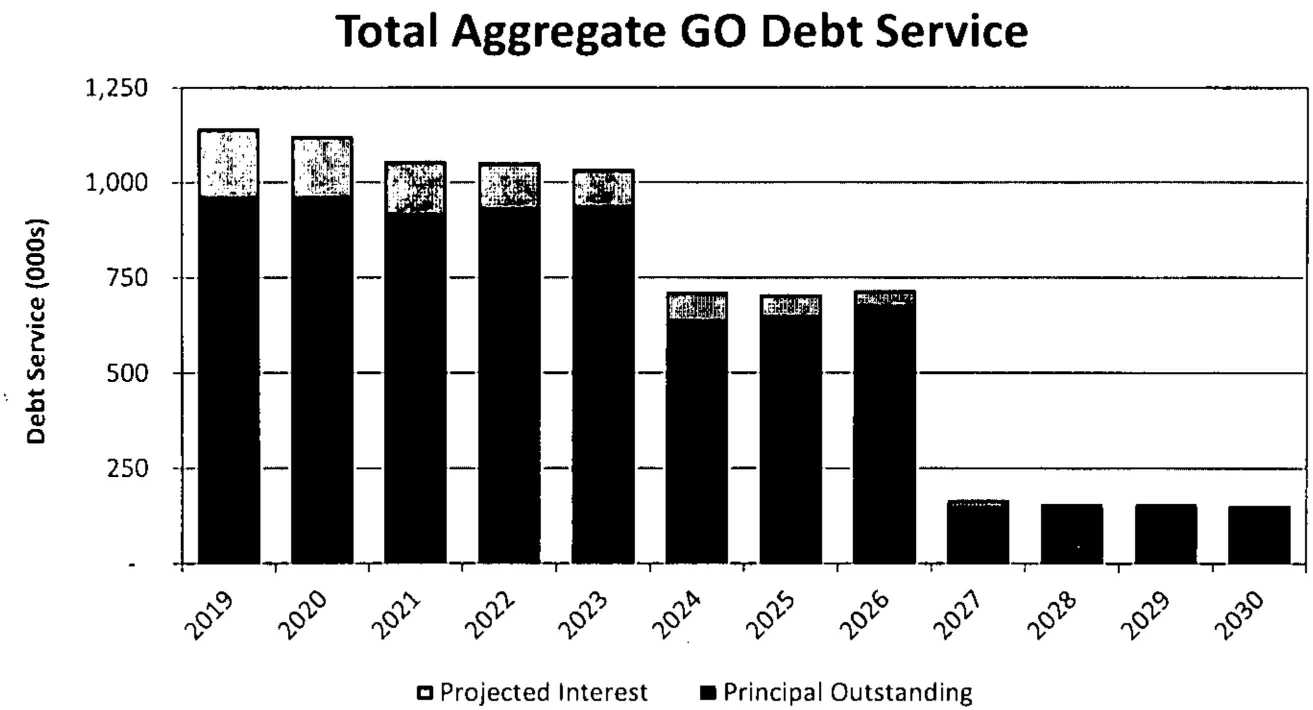
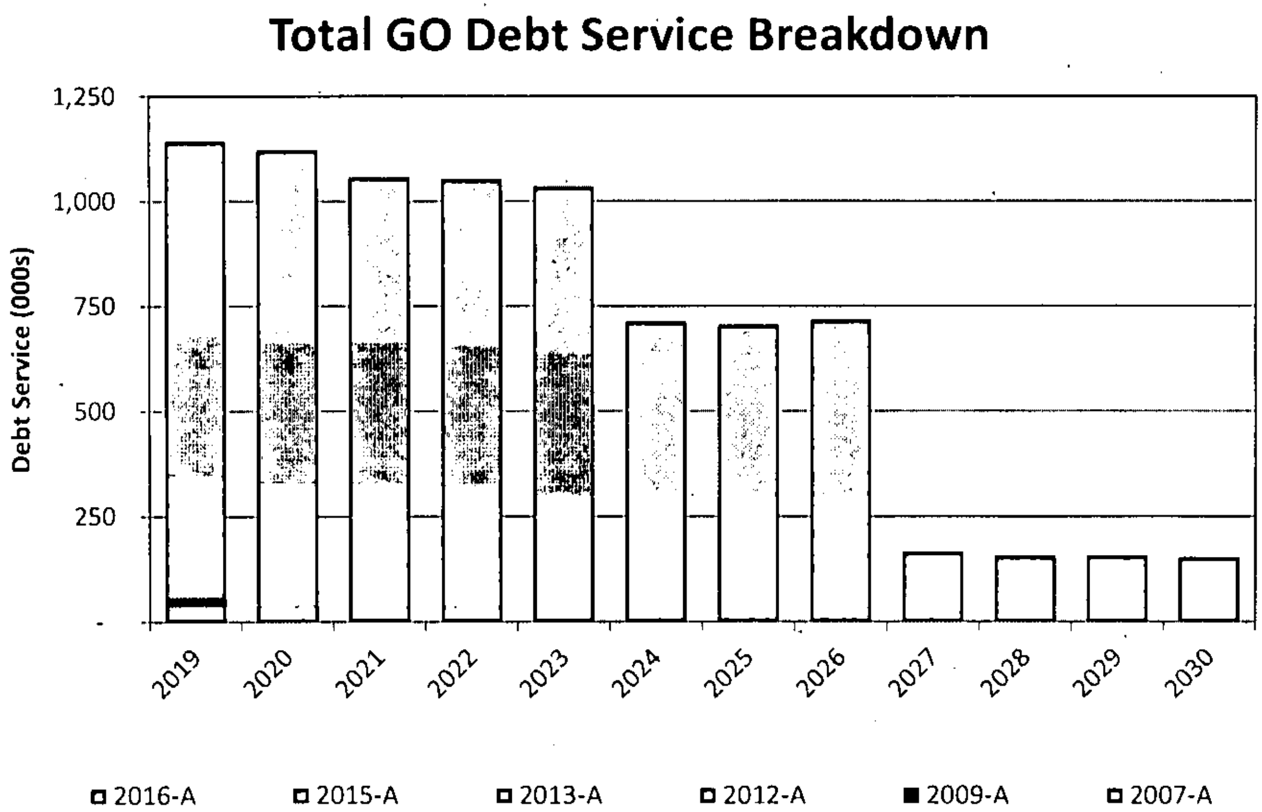
SECTION 1

Debt Profile of City of Independence, Kansas

Summary of Outstanding General Obligation Debt				
FYE 12/31	Principal Outstanding	Projected Interest	Projected Debt Service	Principal Balance
2019	$965,000	$179,471	$1,144,471	$6,325,000
2020	965,000	159,111	1,124,111	5,360,000
2021	920,000	138,701	1,058,701	4,440,000
2022	935,000	118,556	1,053,556	3,505,000
2023	940,000	96,669	1,036,669	2,565,000
2024	640,000	73,756	713,756	1,925,000
2025	650,000	56,419	706,419	1,275,000
2026	680,000	37,813	717,813	595,000
2027	150,000	17,988	167,988	445,000
2028	145,000	13,350	158,350	300,000
2029	150,000	9,000	159,000	150,000
2030	150,000	4,500	154,500	0
Total	**$7,290,000**	**$905,334**	**$8,195,334**	


Total Aggregate GO Debt Service
1,250
1,000
750
500
250
-
Debt Service (000s)
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
Projected Interest
Principal Outstanding


Total GO Debt Service Breakdown
1,250
1,000
750
500
250
-
Debt Service (000s)
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2016-A
2015-A
2013-A
2012-A
2009-A
2007-A

SECTION 2

Summary of Refunding Opportunity

- Based on current market rates, we considered the City's outstanding General Obligation Bonds for refunding potential. As shown below, the taxable advance refunding does generate positive savings. We have shown results for two scenarios that consider the savings each maturity contributes to the transaction.

City of Independence, Kansas	Rating: A (S&P)
General Obligation Bonds	*Assumes*
Current Refunding of Portion of Series 2007A and 2012A Bonds	*Bank Qualified*
Structure: Level Savings; Cash Escrow	
Rates as of:	**8/5/2019**
Tax Status	Tax-Exempt
Maturities Refunded (2007A Bonds)	2022-2026
Maturities Refunded (2012A Bonds)	2022-2026
Par Amount Refunded	$1,485,000
Current Debt Service	1,679,523
Estimated New Debt Service	1,636,381
Total Estimated Gross Savings	**$43,141**
Total Estimated Present Value Savings	**43,118**
Total Estimated % Present Value Savings	**2.90%**
Arbitrage in Escrow (Negative)	($857)
Call Date	10/16/2019
All in Cost (%)	2.03%
Final Maturity	10/1/2027
Net Present Value Savings: Sensitivity Analysis	
-25 Basis Points	$61,438
Current Rates	43,118
+25 Basis Points	25,240

Note: Assumes delivery on 10/2/2019. Assumes no change in current market rates. Preliminary and subject to change.

SECTION 3

Detailed Refinancing Analysis

CITY OF INDEPENDENCE, KANSAS
Proposed Series 2019 Refunding Bonds Current Refunding of
Series 2007-A and 2012-A Bonds
Rates as of August 5, 2019 Preliminary and Subject to Change

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Series 2007A General Obligation Bonds, 2007A:					
TERM22	10/01/2022	4.200%	90,000.00	10/16/2019	100.000
TERM27	10/01/2027	4.375%	50,000.00	10/16/2019	100.000
			140,000.00		
Series 2012A General Obligation Refunding and Improvement Bonds, 2012A:					
SERIAL26	10/01/2022	2.250%	255,000.00	10/16/2019	100.000
	10/01/2023	2.375%	260,000.00	10/16/2019	100.000
	10/01/2024	2.500%	270,000.00	10/16/2019	100.000
	10/01/2025	2.625%	275,000.00	10/16/2019	100.000
	10/01/2026	2.750%	285,000.00	10/16/2019	100.000
			1,345,000.00		
			1,485,000.00		

CITY OF INDEPENDENCE, KANSAS
Proposed Series 2019 Refunding Bonds Current Refunding of
Series 2007-A and 2012-A Bonds
Rates as of August 5, 2019 Preliminary and Subject to Change

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 10/02/2019 @ 1.4885063%
10/01/2020	69,686.26	62,631.25	7,055.01	6,941.08
10/01/2021	68,426.26	62,150.00	6,276.26	6,079.64
10/01/2022	322,166.26	316,550.00	5,616.26	5,356.49
10/01/2023	300,168.76	293,300.00	6,868.76	6,462.44
10/01/2024	303,556.26	300,500.00	3,056.26	2,831.24
10/01/2025	301,368.76	297,250.00	4,118.76	3,765.26
10/01/2026	303,712.50	298,850.00	4,862.50	4,382.76
10/01/2027	10,437.50	5,150.00	5,287.50	4,697.12
	1,679,522.56	1,636,381.25	43,141.31	40,516.03

Savings Summary

PV of savings from cash flow	40,516.03
Plus: Refunding funds on hand	2,601.56
Net PV Savings	43,117.59

CITY OF INDEPENDENCE, KANSAS
Proposed Series 2019 Refunding Bonds Current Refunding of
Series 2007-A and 2012-A Bonds
Rates as of August 5, 2019 Preliminary and Subject to Change

Sources:	
Bond Proceeds:	
Par Amount	1,425,000.00
Premium	101,962.40
	1,526,962.40
Uses:	
Refunding Escrow Deposits:	
Cash Deposit	1,486,653.59
Cost of Issuance:	
Bond Counsel	11,000.00
State Treasurer - Paying Agent	1,781.25
State Treasurer - Registration Fee	30.00
State Treasurer - Setup Fee	300.00
Rating Agency	9,500.00
CUSIP Numbers	376.00
Attorney General Transcript Review	200.00
Bond Certificates	270.00
	23,457.25
Delivery Date Expenses:	
Underwriter's Discount	14,250.00
Other Uses of Funds:	
Additional Proceeds	2,601.56
	1,526,962.40

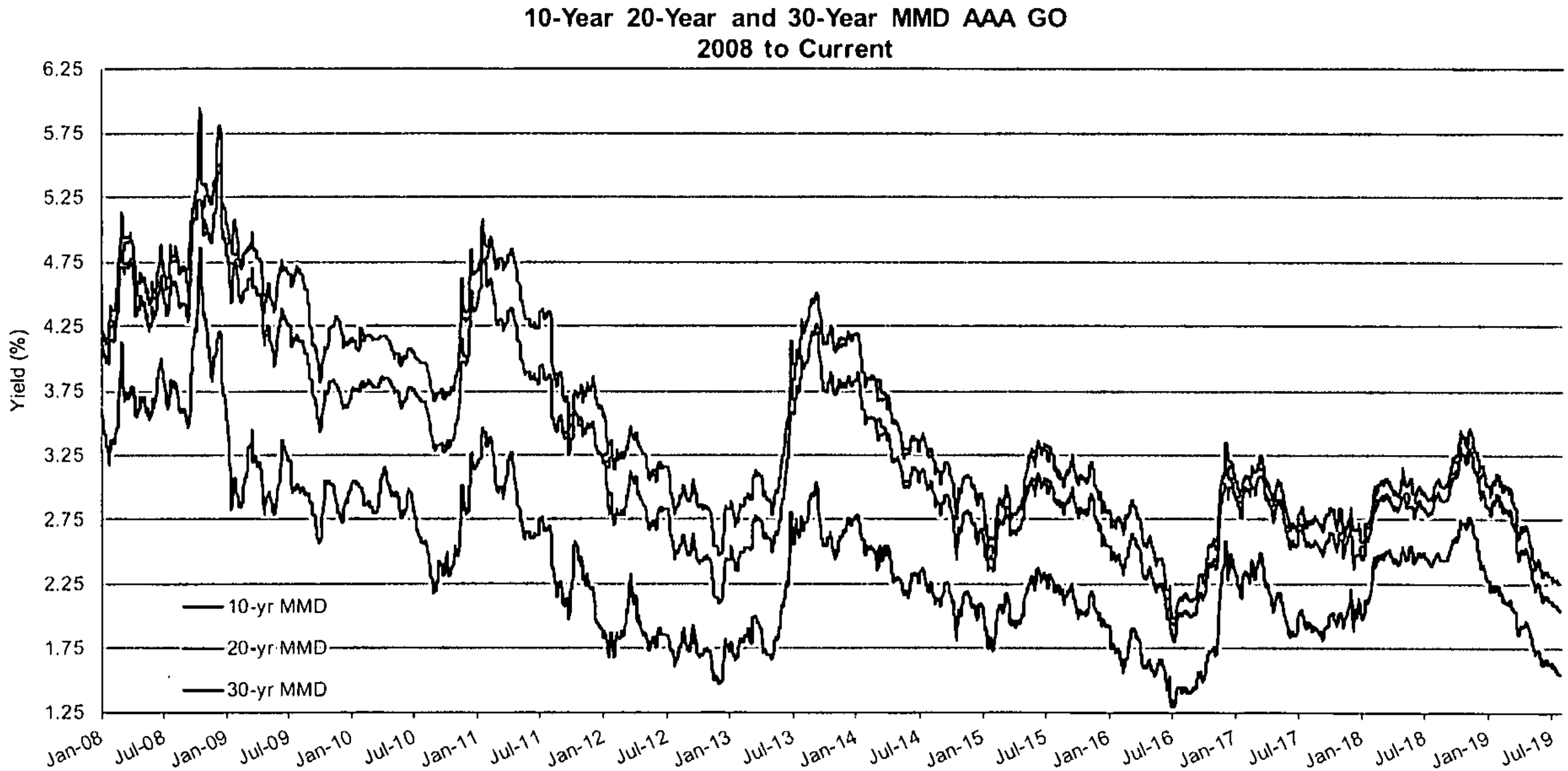
CITY OF INDEPENDENCE, KANSAS
Proposed Series 2019 Refunding Bonds Current Refunding of
Series 2007-A and 2012-A Bonds
Rates as of August 5, 2019 Preliminary and Subject to Change

Dated Date	10/02/2019
Delivery Date	10/02/2019
Arbitrage yield	1.488506%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	1,425,000.00
True Interest Cost	1.692084%
Net Interest Cost	1.755154%
All-In TIC	2.032444%
Average Coupon	3.000000%
Average Life	4.945
Weighted Average Maturity	4.967
Duration	4.639
Par amount of refunded bonds	1,485,000.00
Average coupon of refunded bonds	2.672012%
Average life of refunded bonds	4.900
Remaining weighted average maturity of refunded bonds	4.900
PV of prior debt to 10/02/2019 @ 1.488506%	1,567,478.43
Net PV Savings	43,117.59
Percentage savings of refunded bonds	2.903541%
Percentage savings of refunding bonds	3.025796%

SECTION 4

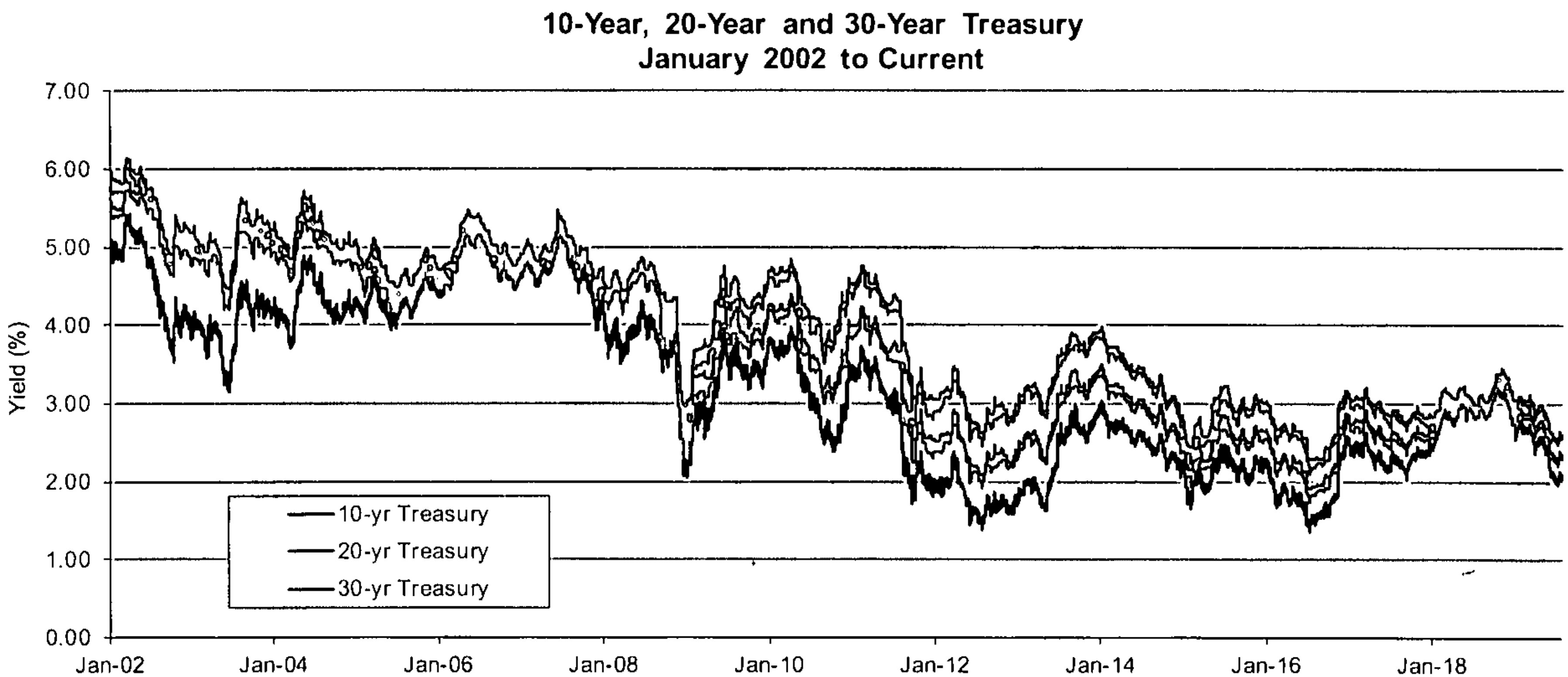
Bond Market Information

- MMD rates set new record lows after Brexit in July 2016 but rose in the wake of the 2016 Presidential election.
- In December 2016, the Federal Reserve increased the target fed funds rate for the first time in over a year. They continued to practice their strategy of gradual rate increases in 2017 by implementing three additional rate hikes.
- With multiple rate hikes and positive inflation data coming in for 2018, the yield curve has reached it flattest point since 2007.



- Yields for the 10-Year, 20-Year and 30-Year maturities of U.S. Treasury Bonds stayed within a tight band between mid-2005 and late 2008, when the credit crisis caused rates to spread out between maturities.

- Rates fell in June 2016 subsequent to Brexit but rose significantly in the wake of the 2016 Presidential Election. Since the beginning of 2017, rates have fluctuated but remained relatively steady.



SECTION 5

Calendar of Events

City of Independence, Kansas

General Obligation Refunding Bonds
Series 2019

Draft Calendar of Events Dated August 5, 2019

DATE	EVENT
August 8, 2019	**City Commission Meeting (5:30 PM)** Present Refinancing Analysis to the City Commission Board adopts Authorizing Resolution for Refunding Bonds
August 9, 2019	Prepare initial draft of Preliminary Official Statement
August 9, 2019	Submit Rating Request for Bond Rating to S&P
August 15, 2019	Distribute draft of Legal Documents for the Bonds
August 20, 2019	Rating Call for Bond Rating with S&P
August 28, 2019	Receive Bond Rating from S&P Distribute Preliminary Official Statement
September 2, 2019	City sends 45-Day Redemption Notice to State Treasurer
September 9, 2019	Bond Offering to Investors – Order Period for Bonds Board President signs Bond Purchase Agreement Establish Final Interest Rates and Savings
September 12, 2019	**City Commission Meeting (5:30 PM)** Commission adopts Bond Resolution and Ordinance for Refunding Bonds
September 16, 2019	State Treasurer sends 30-Day Redemption Notice to Bond Owners
September 13-30, 2019	Print Final Official Statement Distribute Closing Memorandum Attorney General review of Transcript
October 2, 2019	Closing of Bond Issue
October 16, 2019	Redemption of Refunded Bonds

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The analysis or information presented herein is based upon hypothetical projections and/or past performance that have certain limitations. No representation is made that it is accurate or complete or that any results indicated will be achieved. In no way is past performance indicative of future results. Changes to any prices, levels, or assumptions contained herein may have a material impact on results. Any estimates or assumptions contained herein represent our best judgment as of the date indicated and are subject to change without notice. Examples are merely representative and are not meant to be all-inclusive.

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intertek PSI

To whom it may concern,

A change order is required for additional asbestos abatement at the City Hall building. In removing a drop ceiling in the training room behind the garage bay, the demolition contractor observed a textured ceiling similar to the material that was found to be asbestos-containing in the garage bay. This additional textured ceiling material was not abated originally because it was not accessible during the original asbestos inspection and therefore was not included in the scope of work for the abatement. It was determined that testing of that material for asbestos was not necessary and a request for a change order for the abatement was made. The change order was proposed at $5,550. $3,350 of that cost is for the abatement company to remove and dispose of the asbestos-containing material. The remaining $2,200 of the cost is oversight ,air monitoring, and sample analysis by IntertekPSI. The square footage of the area is approximately 200 square feet.

Thank you,

Phillip Halsted

Phillip Halsted (Staff Scientist)

IntertekPSI