

Minutes of the Independence City Commission's October 14, 2021 Meeting

The Independence City Commission met for a regular meeting on October 14, 2021, at 5:30 P.M. at the Memorial Hall. Mayor Louis Ysusi, Commissioner Leonhard Caflisch and Commissioner Dean Hayse were present. Others present included:

City Staff

Jeff Chubb, City Attorney
David Cowan, Assistant City Manager
Kelly Passauer, City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Brian McHugh, Memorial Hall Supervisor
April Nutt, Director of Housing Authority
Shawn Wallis, Fire/EMS Chief
Lacey Lies, Director of Finance
John Garriss, City Engineer/Director of Public Works and Utilities
Jerry Harrison, Police Chief

Visitors

Larry McHugh
Jordan Worley
Gracie Landsaw
Johnnie Pond
Jackson Horning
Lori Kelley

I. REGULAR SESSION

A. Call to Order

Mayor Ysusi called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission adopted the agenda.

Aye: Ysusi, Caflisch, Hayse

Nay: None

II. CONSENT AGENDA

(Consent is that class of Commission action that requires no further discussion or

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which is routine in nature. All items on the Consent Agenda are adopted by a single motion unless removed from the Consent Agenda.)

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission adopted the consent agenda.

Aye: Ysusi, Caflisch, Hayse

Nay: None

A. Appropriations

1. A-1898
2. D-2020
3. P-1872

B. Consider approving the minutes of the following Commission meetings:

1. August 12, 2021
2. August 18, 2021
3. August 26, 2021
4. August 27, 2021
5. September 2, 2021
6. September 9, 2021
7. September 13, 2021
8. September 15, 2021
9. September 23, 2021

C. Consider changing the date of the previously adjourned Public Hearing to consider condemnation of 801 E. Birch as dangerous and unsafe.

D. Consider authorizing submission of airport grant requests to KDOT.

III. ITEMS FOR COMMISSION ACTION

A. Consider approval of a contract with Color-Ad, Inc. for the fabrication and installation of wayfinding signs.

In December of 2020, the City Commission approved signing a letter of intent with ColorAd for the fabrication and installation of Wayfinding Signage throughout the City. The letter was for a project up to \$350,000. Since that time, City staff along with a citizen committee, worked with Todd Mayfield, with Avia Design Group, to review each sign design and determine the various community points of interest. In working with Mr. Mayfield, the number of signs were reduced from 67 signs to 48 signs, and sign locations have been determined along with a messaging schedule. The two teams worked with SK Rao of Color-Ad, Inc., to modify the sign

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design, materials, and number of signs to reduce costs from the original \$387,000 to \$339,181.75, which is under \$10,818.25 the approved project cost of \$350,000.

The City has budgeted \$100,000 in 2020 and 2021 towards the project and FORPAZ and Independence's Tourism and Visitors Bureau have collectively pledged to donate an additional \$150,000. In addition, a total of another \$67,181.75 has been pledged from various community businesses and organizations. Several additional businesses and organizations are being solicited to help bridge the \$22,000 funding gap.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission authorized the Mayor to sign a contract with Color-Ad in the amount of \$339,181.75, subject to the City Attorney's review and approval.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Consider a request from Mike Flood to place banner honoring Jim Halsey in the Memorial Hall Lobby adjacent to the Green Room.

The City of Independence has received a request from Mike Flood to add banners honoring Mr. Halsey to the lobby area of Memorial Hall. They will also rearrange the current display and incorporate it with the banners to free up space. We are also working with Mr. Halsey to install the Jim Halsey Auditorium sign above the auditorium doors. Mike Flood will be present to discuss this with the Commission.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission authorized placing Jim Halsey banners in the Memorial Hall lobby area adjacent to the Green Room.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- C. Consider vacating certain setback lines for Lots 11, 12 and 13 in the West laurel Street Industrial Park.

City Administration was contacted by Precision Railway regarding the three lots they are purchasing in the Industrial Park. They request the City to vacate the interior building setback lines and leave the exterior setback lines of Lots 11, 12, and 13. The purpose of their request is to accommodate the construction of their

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new facility on these lots.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission authorized Ordinance 4374 and to vacate the following setback lines:

- 1. The 20-foot building setback lines running north and south between Lots 11 and 12**
- 2. The 30-foot building setback lines running east and west between Lots 12 and 13**
- 3. The 30-foot building setback lines running east and west between Lots 11 and 13**

The exterior setback lines of Lots 11, 12 and 13 shall not be vacated.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- D. Consider proposals for marketing Building D (Temporary City Hall) located at 811 W. Laurel Street.

On August 27, 2021 a Request for Proposals (RFP's) was posted for marketing of Building D, also known as Temporary City Hall located at 811 W. Laurel Street. The City of Independence sent out over a dozen RFP's to the top marketing firms in the U.S. The City received several inquiries about the building and requests for additional information about the building. A majority of those firms did a follow-up with the administration that they were not interested in marketing the building.

The City did receive one response to the RFP by CBRE, Inc of Kansas City, Mo. The City also received a proposal to auction the building by American Destiny Real Estate Services.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission authorized City staff to schedule a Special Commission meeting to interview CBRE, Inc. regarding marketing Building D.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- E. Consider authorizing payment of the J. Graham Construction, Inc. invoice for work at the airport.

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Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission authorized a manual payment of \$224,352.59 to J. Graham Construction Inc. for work as noted in the attached pay application.

Aye: Ysusi, Caflisch, Hayse

Nay: None

IV. REPORTS

A. City Board Minutes

1. September 7, 2021 Economic Development Advisory Board
2. September 15, 2021 City Recreation Commission

B. Sales Tax Reports for August and September, 2021

V. CITY MANAGER'S COMMENTS

Assistant City Manager Cowan gave an update on the CRS flood program.

VI. COMMISSIONERS' COMMENTS

Commissioner Caflisch commented on the Revenue Neutral Rate process.

VII. PUBLIC CONCERNS

No public concerns.

VIII. EXECUTIVE SESSION

- A. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.**

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission moved to recess for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception found at K.S.A. 75-4319(b)(2). The open meeting will resume at 6:37 p.m.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 6:37 P.M.

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Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission moved to recess for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception found at K.S.A. 75-4319(b)(2). The open meeting will resume at 6:57 p.m.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 6:57 P.M. with no action taken.

B. Personnel matters of non-elected personnel.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse the Commission moved to recess for an executive session for discussion of an employee's performance pursuant to the non-elected personnel exception found at (K.S.A. 75-4319(b)(1). The open meeting will resume at 7:08 P.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 7:08 P.M. with no action taken.

IX. ADJOURNMENT

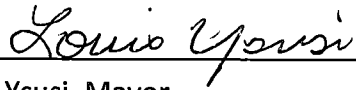
Motion:

Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

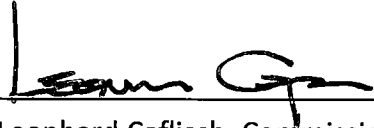
Aye: Ysusi, Caflisch, Hayse

Nay: None

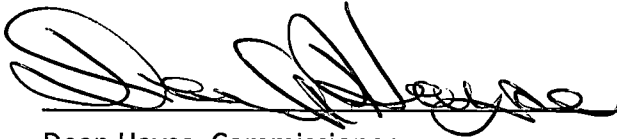
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Louis Ysusi, Mayor



Leonhard Caflisch, Commissioner



Dean Hayse, Commissioner

Attest:



City Clerk/Treasurer