

Minutes of the Independence City Commission's November 10, 2021 Meeting

The Independence City Commission met for a regular meeting on November 10, 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
Lacey Lies, Director of Finance
Brian McHugh, Memorial Hall Supervisor
April Nutt, Director of Housing Authority
John Garris, City Engineer/Director of Public Works and Utilities
Jerry Harrison, Police Chief
Scott Patton, Park and Zoo Director
Shawn Wallis, Fire/EMS Chief
Dustin Stafford, Police Officer

Visitors

Larry McHugh
Jackson Horning

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. APPOINTMENTS

A. Park Board – One unexpired term due to a resignation – Applications open until December 1, 2021

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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.)

Motion:

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

Aye: Ysusi, Caflich, Hayse

Nay: None

A. Appropriations

1. A-1884?
2. D-2021
3. P-1874

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

1. October 5, 2021 Special Meeting
2. October 14, 2021 Meeting
3. October 20, 2021 Special Meeting

C. Consider awarding a contract for audit services for calendar years 2021 through 2023.

D. Consider authorizing bidding for a replacement sanitation truck.

IV. PUBLIC HEARINGS

A. Public Hearing for consider condemnation of 801 E. Birch Street as dangerous and unsafe.

On April 9, 2020 the City Commission adopted a resolution setting a public hearing for June 25, 2020 to consider condemnation of this property as dangerous and unsafe. Since that time, work has been progressing, therefore, the public hearing has been adjourned several times.

Alicia Florio has now completed repairs to the property and the City of Independence issued a Certificate of Occupancy on October 6, 2021. Although a resolution condemning this property was not adopted, there was a resolution filed

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with the Register of Deeds when the property was originally scheduled for a public hearing. Therefore, in order to ensure there are no documents clouding the title it is recommended to adopt a resolution rescinding condemnation action which will also be filed with the Register of Deeds.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission adopted a resolution rescinding a previous resolution which set a hearing date to consider condemnation of 801 E. Birch Street.

Aye: Ysusi, Caflisch, Hayse

Nay: None

V. ITEMS FOR COMMISSION ACTION

- A. Consider proclaiming the week of November 15 through 21, 2021 as National Apprenticeship Week.**

Leanne Kehres, Executive Director of Southeast KansasWorks, is requesting that November 15 through 21, 2021 be proclaimed as National Apprenticeship Week.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission proclaimed November 15 through 21, 2021 as National Apprenticeship Week.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Consider a request from Joshua Anderson to exceed the sewer cost share maximum for property located at 415 Westminster (tabled from last meeting).**

This item was tabled from your last Commission meeting and the October 27, 2021 RCA is attached.

City staff recommends authorizing funding the additional \$2,800 above the \$4,000 grant maximum on the condition that the property owner(s) repay the additional \$2,800 over ten years as an assessment on their property taxes at 4% interest. We are recommending this approach because the grant amount was doubled for low-income individuals in 2020, and we need to be consistent as we anticipate additional low-income property owners may be in the same situation in the near future.

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Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse the Commission tabled this item until November 18, 2021.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- C. Consider authorizing a request for proposals for stormwater infrastructure investigation at Central Park.

Design of the new Central Park athletic complex has uncovered the need for additional information on existing stormwater infrastructure in the area.

The stormwater infrastructure in the area of the new park is not well documented in City records. It consists of significant sections of brick channel of unknown age, some of which is below where new work will be done. Working around the stormwater infrastructure without more information poses significant project risk, since unless it is anticipated, it may cause disruption to contracted work and unnecessarily increase cost.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission authorized the request for proposal for stormwater and infrastructure investigation at Central Park.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- D. Consider authorizing the Independence Housing Authority's purchase of Phase 2 Pheasant Point Addition, approximately 5.91 acres from USD 446.

The Independence Housing Authority is tasked with developing various housing opportunities for the City of Independence, Kansas. With the lack of quality single-family homes, IHA, over the next 5 years, is focusing on developing 2 new subdivisions. The IHA has agreed to purchase the approximate 5.91 acres from USD 446, in the amount of \$12,000, for the development of single-family homes.

There is no anticipated City budget impact, funds for the purchase of the approximate 5.91 acres will be paid from IHA's development account.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission authorize the Mayor to sign the Real Estate Sales Agreement for

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the Independence Housing Authority to purchase approximately 5.91 acres from USD 446 in the amount of \$12,000.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- E. Consider awarding design contracts to TranSystems for design of the CCLIP Projects.**

Kansas Department of Transportation (KDOT) City Connecting Link Improvement Program (CCLIP) projects were awarded to the City and accepted. The next step is to engage an engineering firm familiar with the City and KDOT procedures to design the work. TranSystems is familiar with the work and assisted the City in developing the successful grant application.

The following contracts have been provided:

- 1. CCLIP Project, Pavement Restoration – Penn Avenue (US 75) from Morningside Drive to North City Limits in the amount of \$139,000.**
- 2. CCLIP Project, Surface Preservation – Chestnut Avenue (US 75) from near Penn Avenue to 9th Street in the amount of \$55,000.**

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission approved the award for engineering services for the KDOT CCLIP Pavement Restoration Program Project Penn Avenue (US 75) from Morningside Drive to North City Limits to TranSystems for the amount of \$139,000.

Aye: Ysusi, Caflisch, Hayse

Nay: None

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission approved the award of KDOT CCLIP Surface Preservation Program for Chestnut Avenue (US 75) from near Penn Avenue to 9th Street to TranSystems for the amount of \$55,000.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- F. Consider selecting a representative from the Commission to participate on the Zoo**

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Master Plan Steering Committee.

The City of Independence approved a contract with PGAV consulting to develop a zoo master plan on May 13, 2021. We are preparing to start the planning with PGAV on November 29th and 30th. The master planning will involve meetings with stakeholder groups and citizens as they develop the plan. However, there needs to be a Steering Committee who can be decision makers. We are asking for the Commission to appoint a Commissioner to be a part of this steering committee. Other members of the committee will be representatives from City staff, the Park Board and FORPAZ.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse the Commission appointed Commissioner Ysusi to the Zoo Master Plan Steering Committee.

Aye: Ysusi, Caflisch, Hayse

Nay: None

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission set a special meeting for the steering committee on November 30, 2021 at 5:30 p.m.

Aye: Ysusi, Caflisch, Hayse

Nay: None

VI. REPORTS

- A. Treasurer's Quarterly Financial Statement for Quarter Ending September 30, 2021
- B. Sales Tax Report for October 2021
- C. October 21, 2021 Final Assessed Valuation
- D. City Board Minutes
 - 1. September 13, 2021 Electrical Board
 - 2. September 21, 2021 Housing Authority
 - 3. October 20, 2021 Recreation Commission
- E. Reminder of November 17, 2021 Special Commission Meeting at 10 AM.

VII. CITY MANAGER'S COMMENTS

None

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VIII. COMMISSIONERS' COMMENTS

Commissioner Caflisch would like a refresher course on ALICE training for Commission meetings.

IX. PUBLIC CONCERNS

None

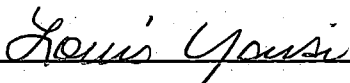
X. ADJOURNMENT

Motion:

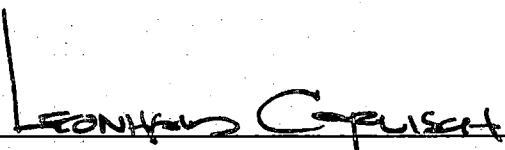
Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

Aye: Ysusi, Caflisch, Hayse

Nay: None



Louis Ysusi, Mayor

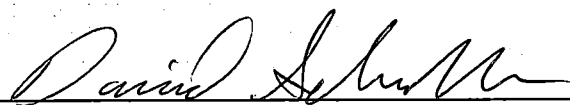


Leonhard Caflisch, Commissioner



Dean Hayse, Commissioner

Attest:



City Clerk/Treasurer