

Minutes of the Independence City Commission's December 9, 2021 Meeting

The Independence City Commission met for a regular meeting on December 9, 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

Cole Hoffmeister, City Attorney
David Cowan, Assistant City Manager
Kelly Passauer, City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Lacey Lies, Director of Finance
Brian McHugh, Memorial Hall Supervisor
John Garriss, City Engineer/Director of Public Works and Utilities
Jerry Harrison, Police Chief
Shawn Wallis, Fire/EMS Chief
Scott Patton, Park and Zoo Director

Visitors

Larry McHugh
Dorcas Sutton
Adrian Cessna
Martha Chana
Cole Shrader
Tate Lewis
Easton O'Kane
Ned Stichman
Diane Unruh

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

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II. APPOINTMENTS

- A. Park Board – One unexpired term ending July 1, 2022 due to a resignation (must reside inside the City limits)

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse the Commission appointed Steve McBride to the Park Board for an unexpired term ending July 1, 2022.

Aye: Ysusi, Caflisch, Hayse

Nay: None

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 Caflisch the Commission adopted the consent agenda.

Aye: Ysusi, Caflisch, Hayse

Nay: None

A. Appropriations

1. A-1902
2. D-2022
3. P-1876

- B. Consider the 2022 City Commission Meeting and City Holiday schedule.**

IV. PUBLIC HEARINGS

- A. Public hearing to consider approving the amended 2021 Budget.**

The City has reviewed current performance of each fund as compared to the approved 2021 Budget, and the Special Use Sales Tax, Sanitation, and Education Sales Tax Funds are projected to exceed approved budget authority.

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Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission approved the amended 2021 budget, as presented.

Aye: Ysusi, Caflisch, Hayse

Nay: None

V. ITEMS FOR COMMISSION ACTION

- A. Consider authorizing issuing a Request for Proposals (RFP) for electrical engineering design services to upgrade electrical infrastructure and service to Riverside Park and Ralph Mitchell Zoo.**

Riverside Park and Ralph Mitchell Zoo currently operate on outdated electrical infrastructure which is owned by the city. With this update electrical service, the local utility provider has agreed to assume electrical service of the Park and Zoo. In order to proceed with the project, stamped engineering plans must be completed. City staff is recommending taking RFP for electrical design and engineering of the electrical service at Riverside Park and Ralph Mitchell Zoo.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission authorized the issuance of an RFP for electrical engineering design services to upgrade electrical infrastructure and service to Riverside Park and Ralph Mitchell Zoo.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Consider authorizing issuing a Request for Proposals (RFP) for design services for a new Public Works building.**

The idea of a single Public Works facility serving the Sanitation, Street, and Water & Sewer Departments has been identified as a potential to increase the efficiency of service through personnel sharing as well as to lead to easier unification of leadership and management of the group at a single location. Currently, the groups are located in separate areas of the city and have minimal interaction. The current facilities for all three Departments are also in need of modernization if they are to remain serviceable.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse the

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Commission tabled this item to the December 23, 2021 meeting.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- C. Consider authorizing acceptance of KDOT Economic Development funds for work associated with development of the West Laurel Industrial Park.

The Kansas Department of Transportation (KDOT) has awarded the City Economic Development funds up to a maximum of \$1,103,992 for roadway work associated with development of the Independence Industrial Park for a business expanding in that area.

Previously, \$779,070 had been awarded, but this amount was increased to fund work at intersections to allow for safe truck access, which will benefit all Industrial Park businesses.

Description	Cost Estimate	Summary
Enterprise and Hackney Roadway	\$1,177,870	This cost estimate reflects the Original KDOT Economic Development application, plus the added work for Precision Rail.
Laurel and Main Intersection	\$294,120	This cost estimate is for improvements to Laurel and Main intersection requested by DISTRIBUTION, that were not in the previous application.
Total	\$1,471,990	

KDOT	\$1,103,992.50
Local Match	\$367,997.50

The project is expected to be completed in the third quarter of 2022.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission approved acceptance of KDOT's Economic Development funds and approve execution of any necessary documents required by KDOT.

Aye: Ysusi, Caflisch, Hayse

Nay: None

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- D. Consider authorizing award of the Maple Street Reconstruction from 17th Street to Peter Pan Road.

The Kansas Department of Transportation (KDOT) Cost Share Project engineering has been bid. Only one bid was received. Additionally, the Maple Street Overlay from 17th to 10th was bid at the same time.

Only one bidder was responsive, Bettis Asphalt and Construction, Inc. The initial bid was \$3,138,864.12 for the project. This was significantly higher than the initial engineer's estimate, \$2,125,000. A portion of the difference is in added scope for a water line relocation of \$223,100. Additionally, it is felt that costs have escalated at approximately 20% since the initial estimate, making the revised estimate in the range of \$2,700,000.

Through negotiations and scope changes, the project cost has been brought down to \$2,757,829.37. The most significant change was the removal of a long bore of 24 inch stormwater piping. It is felt that the existing stormwater size of 18" will be sufficient for the area under most conditions. This one change accounted for \$191,441 in cost reduction.

Other cost reduction came from the base contractor's reduction in unit prices.

It was suggested that overlay work on Maple (10th to 17th) and Myrtle (10th to 17th) be delayed and replaced with crack sealing/selective street segment replacement in lieu of overlay at this time.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission authorized the award of the Maple Street Reconstruction from 17th to Peter Pan Road to Bettis Construction in the amount of \$2,757,829.37.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- E. Consider approving contract for Southeast Lift Station engineering and construction management.

This item was tabled from the November 18, 2021 meeting. TranSystems was the original engineering firm that designed the Southeast Lift Station. As modifications as previously described to the Commission are proposed to increase station reliability, TranSystems has a good understanding of the scope as well as the existing installation and is recommended for this work.

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Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission allowed execution of the contract for engineering and construction management of the Southeast Lift Station modifications in the amount of \$32,000 to TranSystems Corporation.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- F. Consider authorizing an additional stop sign at the intersection of Taylor Road and 21st Street making this a four-way stop.

Currently, the intersection of 21st and Taylor Road is a three-way stop, with only the Taylor westbound lane not having a stop. Vehicles turning south on 21st Street run the risk of collision with eastbound traffic not realizing that there is no stop sign for that lane.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission authorized adding a stop sign at 21st and Taylor Road.

Aye: Ysusi, Caflisch, Hayse

Nay: None

VI. REPORTS

- A. November 2021 Sales Tax Report

VII. CITY MANAGER'S COMMENTS

City Manager Passauer reported that the building permit for the distribution center has been issued.

Assistant City Manager Cowan reported that the Precision Railroad project is proceeding on time.

VIII. COMMISSIONERS' COMMENTS

Commissioner Caflisch reported that a potential marketing firm would like information on the Temporary City Hall building.

IX. PUBLIC CONCERNS

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None

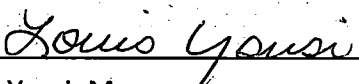
X. ADJOURNMENT

Motion:

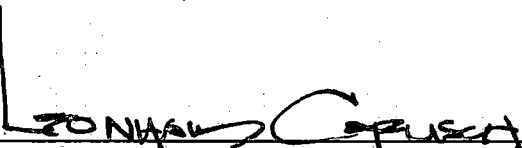
Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

Aye: Ysusi, Caflisch, Hayse

Nay: None



Louis Ysusi, Mayor

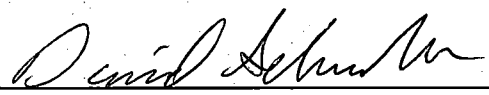


Leonhard Caflisch, Commissioner



Dean Hayse, Commissioner

Attest:



City Clerk/Treasurer