INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

April 28, 2022

5:30 PM

Civic Center Memorial Hall

To participate by conference call:
1 785-289-4727 Conference ID: 592 706 042#

The Independence City Commission will meet in a Regular Session on **Thursday, April 28, 2022, in the Civic Center Memorial Hall.**

The Agenda shall be as follows:

I. REGULAR SESSION

A. Call to Order

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

II. PRESENTATIONS

A. Presentation from Tamisha Sewell regarding a childcare facility.

B. Presentation from AWOL requesting to partner with the City for building improvements.

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. Consider authorizing execution of Sole Bidder Approval Letter for the CDBG portion of the 2022 sewer improvement projects.

B. Consider partnering with the building owner for the construction of an ADA sidewalk and access to Indy Brew Works.

C. Consider authorizing Bryant & Bryant Const., Inc. to replace the stormwater pipe as part of the Main Street project.

D. Consider authorizing the submission of KDOT Economic Development Grants.

E. Consider authorizing the purchase of a parking lot northwest of Building D.

F. Consider rescheduling the July 20, 2022 Special Commission meeting to July 13, 2022 at 9 AM.

IV. ITEMS FOR COMMISSION ACTION

A. Consider proclaiming May 15 - 21, 2022 as Police Week.

B. Consider setting the date of July 14, 2022 at 5:30 PM for a Public Hearing to consider the condemnation of 414 South 14th Street as dangerous and unsafe.

C. Consider Resolutions relating to the CIP and Authorizing the Sale of Bonds.

D. Consider a request from Nancy Manela to exceed the sewer cost share maximum for property located at 628 South Park Blvd.

E. Consider adopting an ordinance establishing a moratorium for the requirement to obtain a conditional use permit for Upper Story Dwellings on the 2nd-floor story and above in the C-3, Central Business District for a period of 24 months from the adoption of the ordinance.

F. Consider the revised budget for remodel of the old EMS building for police evidence storage.

G. Authorize the Purchase of Property Located at 300 N. 8th St.

V. <u>REPORTS</u>

A. Capital Projects and Public Works Report

VI. <u>CITY MANAGER'S COMMENTS</u>

VII. <u>COMMISSIONERS' COMMENTS</u>

VIII. <u>PUBLIC CONCERNS</u>

IX. <u>EXECUTIVE SESSION</u>

A. Personnel matters of non-elected personnel.

X. <u>ADJOURNMENT</u>

Presentation
CITY OF INDEPENDENCE
April 28, 2022

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM Presentation from Tamisha Sewell regarding a childcare facility.

BACKGROUND Tamisha Sewell presented to the Economic Development Advisory Board regarding a potential childcare facility. The Economic Development Advisory Board recommended that she present to the City Commission to determine if the Commission had any interest and if so, then they could return the request to the Economic Development Advisory Board for a recommendation.

SUPPORTING DOCUMENTS

1. Tamisha Sewell Request
2. Tamisha Sewell Presentation

Kelly Passauer

From:	Tamisha Sewell <tamishad@gmail.com>
Sent:	Friday, April 8, 2022 3:36 PM
To:	Kelly Passauer
Subject:	Request to Speak at City Commission Meeting
Attachments:	CityPresentation.pdf; CityPresentation.pptx

Hi Kelly,
I would like to request to speak at the city commission meeting on April 28th about my progress on my childcare facility expansion and the $75,000 match I am seeking, and why I am seeking it, to re-start the renovation of the building I will be using for the expansion. I have attached a copy of my PowerPoint presentation both as a pdf and as a PowerPoint file.

Thank you,
--
Tamisha Sewell
Owner
The Tree House of Early Learning LLC
620-779-3906

The Tree House of Early Learning

Tamisha Sewell

Agenda

- Introductions
- Why Invest in Childcare?
- The Childcare Crisis
- Project History
- What's Next

Introduction

Tamisha Sewell-

- Owner/Director of The Tree House of Early Learning.
- Degree in Family and Human Studies
- Child Development Associate credential.
- Thirteen Years of Childcare Experience
- Eight Years as a Childcare Provider/Owner
- Very Active in the Community
- Professional Grant Writer

The Tree House of Early Learning

- In home location opened June 20th 2015
- Current Capacity- 9
- Six time winner of the Daily Reporter's
- Reader's Choice Awards in the Childcare Category
- Childcare with a Preschool Curriculum
- Emergent Curriculum

Why pick a building that needs extensive reno?

Why come to the city for funding?

The Tree House of Early Learning

LINKS TO QUALITY

The Tree House of Early Learning is the only Links to Quality participant in Montgomery County

Why Invest in Childcare?

- 90% of the brain is developed by age 5
- Higher graduation rates
- Necessary to re-grow local economy
- Business owners ask about childcare when looking for business locations
- Every $1 spent on ECE returns $7 over time by reducing crime, reliance on public services and other costs to the community.
- More taxes paid into the community
- Lower unemployment rates
- Children are more prepared to become thriving members of the community

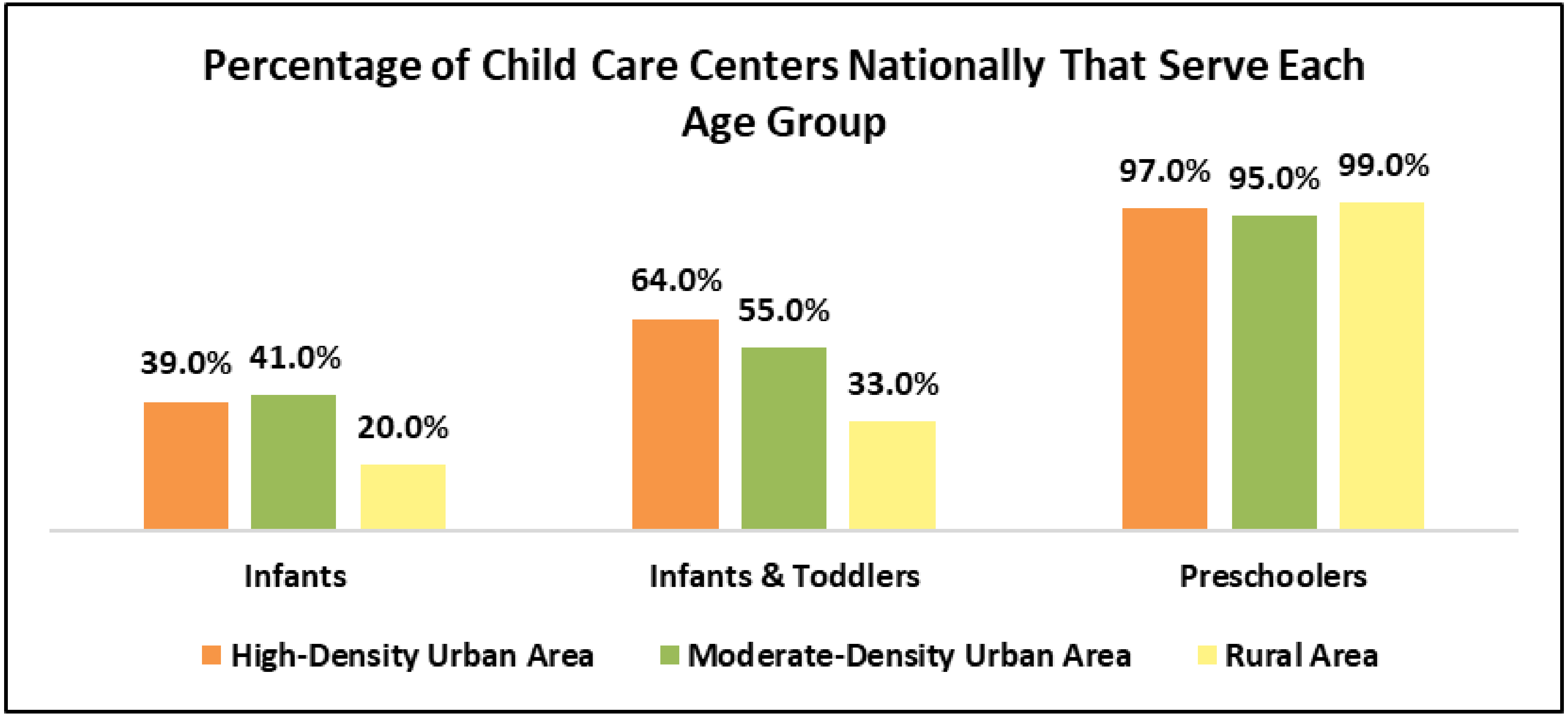
Scarcity

- According to the Kansas Department of Health and Environment (KDHE), the number of licensed child care facilities in Kansas in 2021 was 4,502, resulting in a loss of over 2,265 child care slots since 2015.
- Last year, 15.0% of counties in the state had no openings for infant and toddler care. This has been the case in Independence for quite some time.
- Child Care Aware of Kansas found 21 to 30 children under three years of age per one child care opening in Montgomery County.
- Montgomery county could only meet 39% of childcare needs in 2020 and this has decreased since due to childcare program closures due to retirement and COVID.

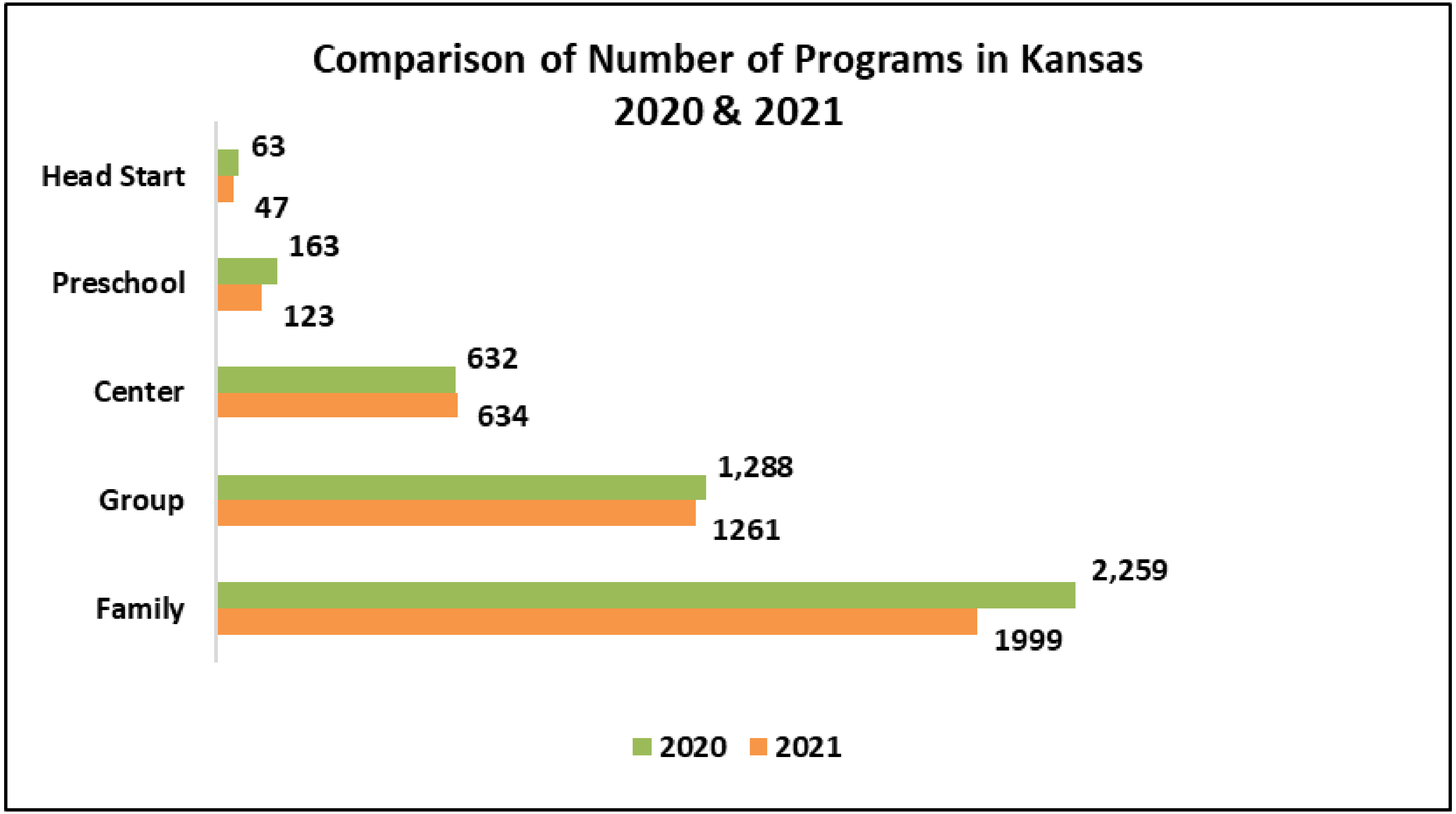
Scarcity

- Fertility rates in Independence are approximately 25.0% higher than the rate in Kansas (7.3% in Independence vs. 5.8% in Kansas) (American Community Survey, 2019).
- With at least 125 new jobs expected to come into the area this year childcare will only become scarcer as parents try to find care so they can return to work or change to a job with standard day time hours.
- Most preschool programs in Independence do not offer full day classes making it difficult for many parents to get their children to and from preschool/daycare in the middle of the day.

Care Available for Infants and Toddlers



Decrease in Programs



Decrease in Programs

Number of Child Care Facilities and Capacity in Montgomery County			
	2019	*2020*	*2021*
Licensed FCC Providers	45	45	37
CCC/Head Start/Preschools	10	11	9
Total Facilities	**55**	**56**	**46**

Local Parent Quotes

My son started attending Tamisha's childcare facility in 2018. She was the only one that had an opening at the time in the area. We still utilize her, but she doesn't always have the availability for a drop in and there aren't any others that have that either. There is definitely a need for more childcare.
-Katrina Jay

My daughter has a 5 month old special needs baby. Since there isn't a daycare or babysitter in this town to watch him, I had to stop working to care for him while she worked. She is single, and really needs help. Funding this daycare would help her and many others to be able to be more independent in their lives, so they could work and earn money to be able to live.

Tamisha Sewell has worked tirelessly to get this program up and running for our community. Please give her the funding that she needs so that our town can benefit from her dream.

-Christie Aldrich

Local Parent Quotes

My name is Kristen Eulitt and I work for the college (ICC). I have to be at work by 5am and no daycare that can accept state childcare assistant has openings or don't accommodate to the hours I need. This daycare would really help a lot of us out at the college here in independence!

-Kristen Eulitt

It had taken me almost a full year to find childcare for my daughter, I missed a lot of work due to not being able to keep reliable childcare and ultimately forfeited that job due to not being able to make it daily. I went about 3 to 4 months without a job before finally finding childcare and a new job as well.

-Crystal LaForte

Local Parent Quotes

Hello, I have been a Southeastern Kansas resident for over 20 years. Not only has the lack of childcare in the area affected me, I can also attest for many friends and family members that have faced this issue as well. When covid hit Independence, my sitter at the time advised that she wouldn't be taking kids until it blew over but ended up never returning to work so I relied on family to watch my young daughter. I was then able to find another in-home provider that my child, eventually children, visited. This situation ended with the provider needing surgery and not contacting us again after her supposed return date. Due to this, I currently spend quite a bit of my time working from home while watching my kids (3 & 18 months) which, while I'm extremely fortunate to have a job, limits my productivity and availability extensively. The times I am able to make it to the office, I am relying on family to keep my kids. Some of my coworkers add an extra 1-1.5 hours of drive time into their day taking their kids to providers who are towns away because it's become almost impossible to find providers in Independence or the surrounding area. I have had both of my kids on waiting lists since they were born with no availability in sight, and I've seen recently more and more providers leaving the area or retiring from childcare altogether, further limiting the options available for working parents or parents who are trying to get back into the workforce. With the influx of jobs that Independence will soon see due to new businesses moving in, childcare needs are going to be exacerbated. The need for more reliable childcare options in Independence is coming to a critical point.

-Ashley Packett

Local Parent Quotes

Finding childcare in the summertime, for spring break, or any other time school is out, is almost impossible. My husband and I don't have a lot of family around, so we have to use daycare; but all of the daycare slots are already taken and there's usually no room for my daughters. There are several times when one of us will have to take off of work because we don't have anyone to watch them. The families of Independence suffer financially as well as mentally with the lack of childcare options. Some parents are stuck leaving their kids with people they don't really know because they just don't have a choice. We want a growing community, but we don't provide the needed care for the kids already here. We can do better than this.

-Paula Hayes

Local Parent Quotes

Jade Sherley Video Comment

https://www.videoask.com/abzttxecgjkrz2xl6tk6mo0o4aev05i9wo655lcv

Businesses in Need of Childcare

These businesses have expressed a need for childcare to The Tree House of Early Learning or USD 446

- Matcor
- Labette Health
- The City of Independence
- Cobalt Boats
- Textron Aviation
- USD 446

Others have employees or potential employees who need care but these are ones I have had the chance to be in contact with or have been in contact with Rusty Arnold from USD 446.

"Ok, so why can't the school district create a childcare program?"

Community Support

During the time we were applying for the HEAL grant organizations really showed up and supported us with letters of support. We received letters of support/nomination from the following organizations

- Main Street Independence
- Independence Public Library
- Independence Chamber of Commerce
- The City of Independence
- The Innovative Business Resource Center*

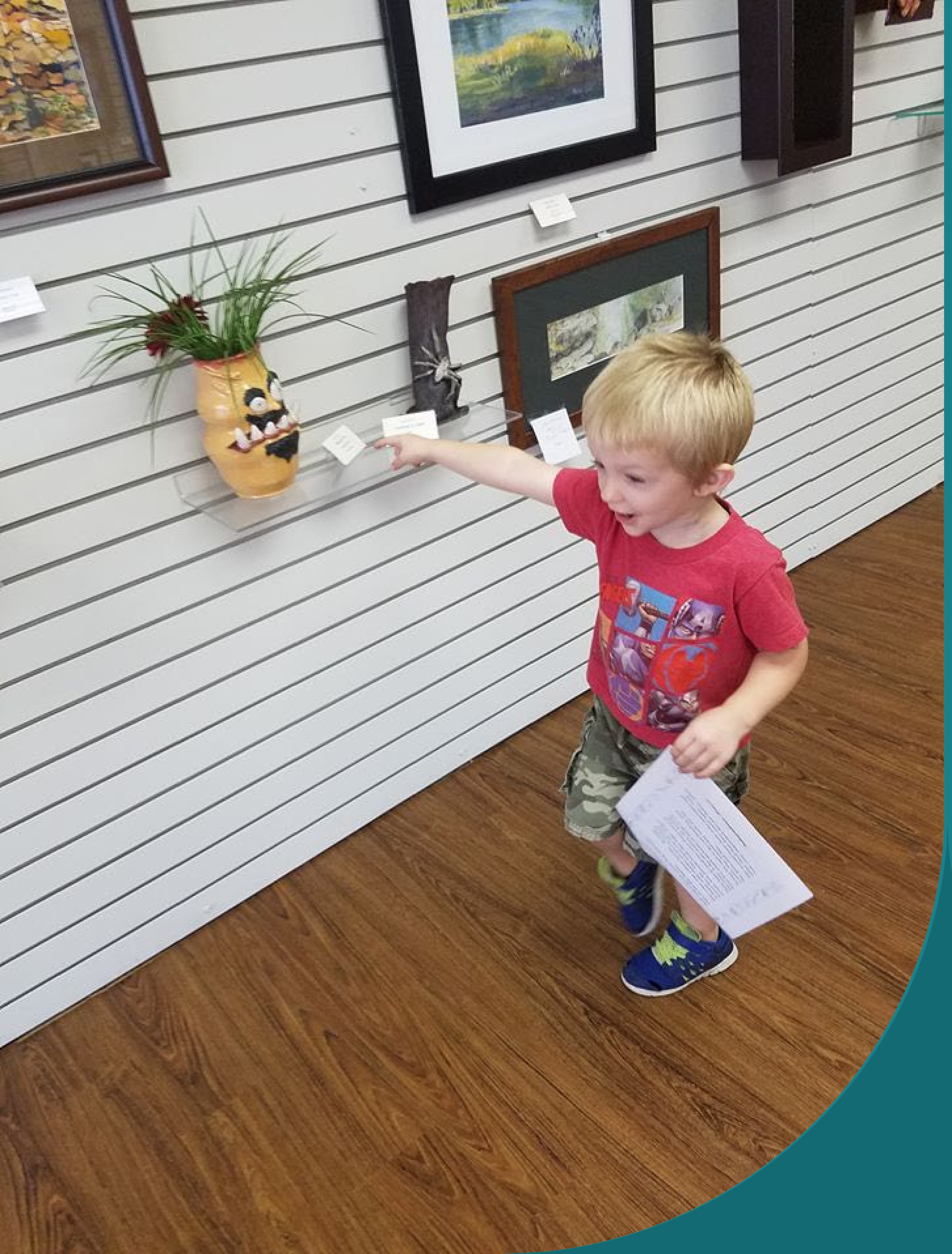
Why is The Tree House of Early Learning Different?

- Grant writing and administrative experience
- Ties to non-profits
- Better pay than other employers in the field
- In house teacher training program so we can grow our own during the workforce shortage

- We use Creative Curriculum
- We have a focus on S.T.E.A.M
- Preschool and Pre-K Curriculum in one place
- Convenient location
- We are the only Links to Quality participant in Montgomery county

What's Next?

The Tree House of
Early Learning



Thank You

Tamisha Sewell

The Tree House of Early Learning

tamishad@gmail.com

www.indytreehouse.com

www.facebook.com/indytreehouse

Presentation
CITY OF INDEPENDENCE
April 28, 2022

Department **Admin** | **Director Approval**

AGENDA ITEM Presentation from AWOL requesting to partner with the City for building improvements.

BACKGROUND AWOL is requesting the City partner with them on a 50/50 match of $25,000 each for a building improvement project. They are requesting that this be considered in the 2023 budget. They also request that this not decrease their annual funding for operations or maintenance.

SUPPORTING DOCUMENTS

1. Eastep AWOL April 28 Commission Mtg

Independence City Commission:

I would like to have time on the agenda for your meeting of April 28 to present and discuss a proposal for the renovation of the AWOL Animal Shelter.

Sincerely,

Dr. Phillip B. Eastep

AWOL

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Public Works & Utilities** **Director Approval** **John Garris**

AGENDA ITEM Consider authorizing execution of Sole Bidder Approval Letter for the CDBG portion of the 2022 sewer improvement projects.

SUMMARY RECOMMENDATION Authorize execution.

BACKGROUND On April 19, a single bid was received for the CDBG portion of the 2022 sewer improvement projects, which includes the replacement lift station near the Country Club area. This bid was considered to be responsive and was within 8% of the most recent engineer's estimate for the work.

The bid is still being evaluated, but to secure the $683,000 in CDBG funding, approval of a single bid by the City is required.

A separate RCA will be generated for the final award of this contract.

FINANCIAL INFORMATION

SUGGESTED MOTION I move to allow execution of the Sole Bidder Approval Letter for the CDBG-funded portion of the 2022 sewer improvement projects.

SUPPORTING DOCUMENTS

1. CDBG Sole Bidder Letter

CITY OF
INDEPENDENCE
KANSAS
"Delivering Excellence"

April 28, 2022

Ginny Eardley
CDBG Project Manager
1000 SW Jackson St., Suite100
Topeka, KS 66612-1354

RE: Approval of Single Bid for Independence 21-PF-023

Dear Ms. Eardley,

The bid opening for the Independence Sewer Improvements Project took place on April 19, 2022, and one bid was received. The single bid was from Tri-Star Utilities, Inc. for $1,728,831.80. The construction budget for the project is $1,228,000 ($683,000 in CDBG funds, $545,000 in Local/KDHE SRF funds). The City understands that the additional construction cost is its responsibility, and those funds are available.

The Invitation for Bids was published in the Independence Daily Report on Friday, March 18, 2022. The grant administrator emailed the Invitation for Bids to 4 MBE, WBE, and DBE companies. It was posted in three plan rooms, KS Construction News, Construct Connect, and Kansasbids.com, by the engineering firm, TranSystems. Three general contractors, Nowak Construction, Sapulpa Digging, and Tri-Star Utilities, Inc., requested plans and contacted TranSystems with questions. Additionally, seven suppliers/subcontractors also requested plans.

We request the Kansas Department of Commerce's approval of this single bid.

Dean Hayse,
Mayor

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Public Works & Utilities** **Director Approval** **John Garris**

AGENDA ITEM Consider partnering with the building owner for the construction of an ADA sidewalk and access to Indy Brew Works.

SUMMARY RECOMMENDATION It is requested to approve this work, which will be done by Bryant & Bryant Const., Inc. under a separate contract from the current KDOT contract for their Main St. work.

BACKGROUND Previous City Commission discussions between the owner of the building housing the Indy Brew Works business led to the decision that the City would pay for a portion of the work required to bring the sidewalk into ADA compliance, and the building owner would pay for the other portion. As shown in the attached email the Building Owner has agreed to pay $1,700, which is 20% of the project cost that TranSystems has determined is attributable to the building owner. The email refers to a change order. However, it is more economical to have this work performed under a separate contract.

FINANCIAL INFORMATION The walk has been designed, and the construction cost has been quoted at $8,500. Based on attributable areas and the relative complexity of construction, TranSystems, Inc. estimated that the City’s share would be $6,800.

SUGGESTED MOTION I move to partner with the building owner for the construction of an ADA sidewalk and access to Indy Brew Works up to a maximum of $6,800 for the City's share.

SUPPORTING DOCUMENTS

1. Correspondence with Building Owner

From: Steve Morrison
To: David Cowan
Cc: Kelly Passauer; [redacted]
Subject: Re: City of Independence - Sidewalk
Date: Friday, April 22, 2022 8:25:20 AM

David
Thank you for clarification , yes I will pay the 1700 . For the portion on my property.

Steve

Sent from my iPhone

> On Apr 22, 2022, at 8:20 AM, David Cowan <davidc@independenceks.gov> wrote:
>
> Steve,
>
> After review TranSystems sent us the following breakdown.
>
> | | | |
> |---|---|---|
> | Building Owner | | $1,700 |
> | | City | $6,800 |
> | | Total | $8,500 |
>
> We are asking the commission on 4/28 to a change order for the $6,800.00. Are you in agreement for the $1,700.00 portion.
>
> David Cowan
>
> **David J. Cowan**
> **Assistant City Manager-Director of Safety**
> **davidc@independenceks.gov**
> **P** +1.620.332.2528 | **M** +1.620.330.0056 | **F** + 1.620.331.1628
> City of Independence | 811 W. Laurel Street | Independence, Kansas 67301
> www.independenceks.gov
>
>

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Public Works & Utilities** **Director Approval** **John Garris**

AGENDA ITEM Consider authorizing Bryant & Bryant Const., Inc. to replace the stormwater pipe as part of the Main Street project.

SUMMARY RECOMMENDATION Authorize change.

BACKGROUND The existing vitreous clay stormwater pipe has failed at the intersection of 8th and Main so the current contractor, Bryant & Bryant Const., Inc. cannot connect to the pipe. TranSystems and Bryant & Bryant have determined the additional quantities required to make the connection. As this is a unit price contract, the pricing for the units of work is already established and this would merely be an additional quantity. The total estimated price is $10,841.

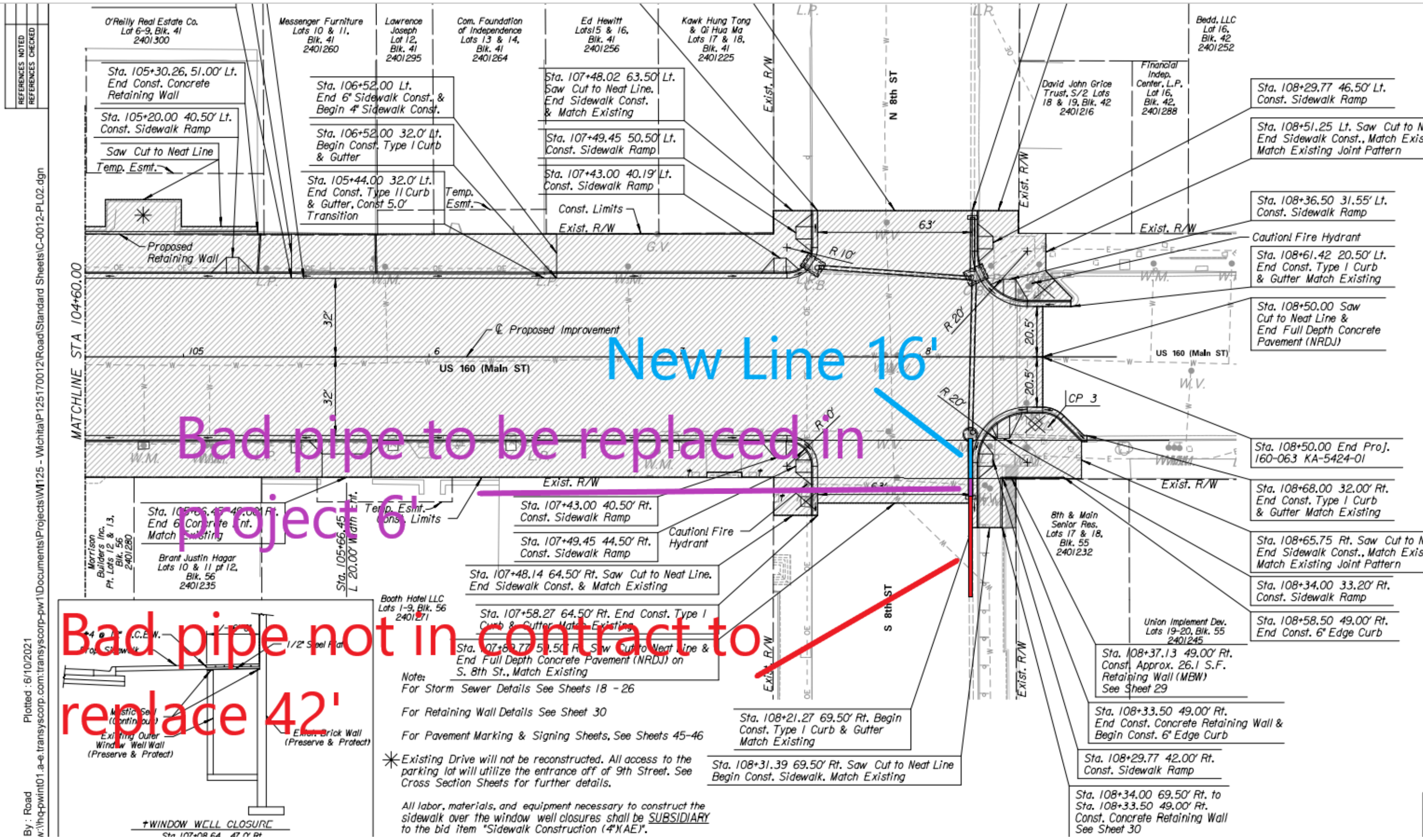
It is not anticipated that City forces could do this work in the timeframe required without impacting the contractor. As this is a unit price contract, no formal change order is required.

FINANCIAL INFORMATION

SUGGESTED MOTION I move to authorize Bryant & Bryant Const., Inc. to replace the stormwater pipe as noted in the attached drawing.

SUPPORTING DOCUMENTS

1. Stormwater Pipe Drawing



ADJUST. OF METER BOX (WATER)

STATION	OFFSET FT.	SIDE	EXISTING TOP ELEVATION	PROPOSED TOP ELEVATION
104+83.85	36.01	Rt.	795.34	795.47
105+09.33	36.12	Rt.	795.50	795.53
105+11.80	36.28	Rt.	795.52	795.54
105+82.12	36.71	Lt.	796.77	796.41
106+81.09	36.84	Lt.	796.43	796.42
106+93.17	38.47	Rt.	795.45	795.51
108+28.52	53.56	Rt.	795.26	795.04
108+43.38	37.19	Rt.	795.91	795.51
108+48.59	37.66	Lt.	796.41	796.37

ADJUST. OF VALVE BOX (WATER)

STATION	OFFSET FT.	SIDE	EXISTING TOP ELEVATION	PROPOSED TOP ELEVATION
107+85.83	0.73	Lt.	796.41	796.35
107+86.45	54.71	Lt.	796.70	796.72
107+87.15	30.38	Rt.	795.56	795.29
107+90.68	49.13	Rt.	795.12	795.18
107+90.82	0.62	Lt.	796.42	796.37
108+26.44	52.24	Rt.	795.30	795.03
108+40.81	26.65	Lt.	796.73	796.31
108+43.35	18.75	Rt.	795.81	795.80

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM Consider authorizing the submission of KDOT Economic Development Grants.

SUMMARY RECOMMENDATION Authorize the grant submissions.

BACKGROUND The KDOT Economic Development Grant is a grant accepted on an ongoing basis to help communities with road and rail improvement projects aimed at creating or responding to economic development opportunities within the community.

FINANCIAL INFORMATION There are no City funds required for these submissions. If awarded, any required grant matches will be derived from non-public funds.

SUGGESTED MOTION I move to approve the submission of KDOT Economic Development Grants.

SUPPORTING DOCUMENTS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Admin** **Director Approval** **Kelly Passauer**

AGENDA ITEM Consider authorizing the purchase of a parking lot northwest of Building D.

SUMMARY RECOMMENDATION Authorize the purchase.

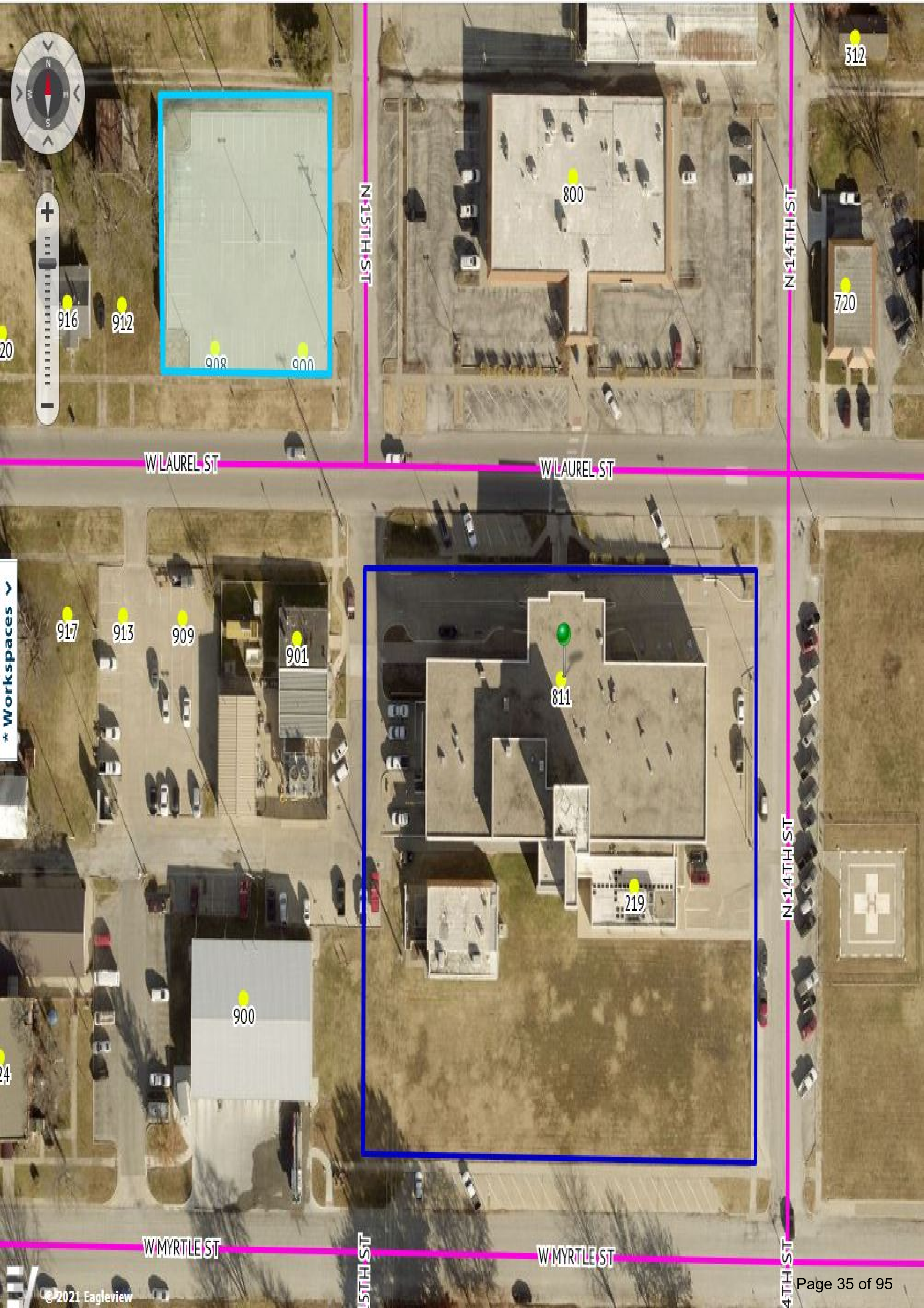
BACKGROUND The 1916 City Hall renovation project has been approved and as part of that project, Building D will need to be repurposed. Based on the building's square footage and in order to more successfully market the building for another use, the availability of off-street parking will need to be addressed. The parking lot located southeast of Building D is not currently available for purchase. This leaves only the parking lot that is located northwest of Building D on Laurel Street as a possibility to supplement the future off-street parking needs for Building D.

FINANCIAL INFORMATION The sales price is $10,000 to be funded from the Economic Development Fund.

SUGGESTED MOTION I move to authorize the purchase of the parking lot northwest of Building D.

SUPPORTING DOCUMENTS

1. Aerial of Northwest Parking Lot



312
800
N 15TH ST
N 14TH ST
720
916
912
908
900
W LAUREL ST
W LAUREL ST
Workspaces
917
913
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901
811
219
900
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© 2021 Eagleview

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department Admin **Director Approval** Kelly Passauer

AGENDA ITEM Consider rescheduling the July 20, 2022 Special Commission meeting to July 13, 2022 at 9 AM.

SUMMARY RECOMMENDATION Reschedule the Special Commission Meeting.

BACKGROUND The July 20, 2022 Special Commission meeting was set when the 2022 calendar was originally approved by the Commission on December 9, 2021 and subsequently affirmed on January 13, 2022 during Reorganization.

According to the budget timeline presented at the April 20, 2022 Special Commission meeting, we will need to reschedule the July 20, 2022 Special Commission meeting to July 13, 2022 at 9:00 AM to accommodate the budget timeline prepared by the Finance Director.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to reschedule the July 20, 2022 Special Commission meeting to July 13, 2022 at 9 AM.

SUPPORTING DOCUMENTS

1. 2023 Budget Timeline

Budget Timeline

The below timeline outlines major milestones in the City's budget process.

Jan 20, 2022

Commission and Staff establish strategic goals.

May 12, 2022

Preliminary Capital Budgets are distributed to Commission for review.

May 18, 2022

Special Commission Meeting - Capital budget workshop and budget planning with Commission.

Jun 15, 2022

By this date, County Clerks must provide the estimated assessed valuation to taxing districts.

Jun 15, 2022

Special Budget Work Session to review the Payroll Budget.

Jul 1, 2022

Finance submits draft proposed budget to the City Commission for review and questions.

Jul 13, 2022

Special Commission Meeting - budget work session

Jul 20, 2022

Taxing districts must notify the county of intent to exceed the revenue neutral rate. The rate given becomes the maximum rate allowed.

Sep 8, 2022

Revenue Neutral Rate and Budget Public Hearings

(Must be held between August 20 and September 20. Notice must be published 10 clear days in advance)

Oct 1, 2022

Last day to submit budget documents to the County Clerk.

Revenue Neutral Rate - Senate Bill 13

- In March 2021, the Kansas Legislature passed Senate Bill (SB) 13 to establish limitations on ad valorem property tax levies by taxing subdivisions without an additional notice and hearing prior to budget adoption. Subsequently, Senate Substitute for House Bill 2104 was passed to amend the timelines in SB 13. SB 13 is retroactively effective January 1, 2021.
- The bill repeals the tax lid law and computed tax limits imposed by KSA 79-2925b and KSA 79-2925c. Alternatively, the bill introduces the use of a “revenue neutral rate”, defined as the amount of ad valorem tax revenue levied in the prior year over the current year's assessed valuation estimates, expressed as a mill. County clerks are responsible for computing and providing the rates for taxing subdivisions with the budget information estimates by June 15th.
- Taxing subdivisions cannot levy above the revenue neutral rate (RNR) without holding a Revenue Neutral Rate Hearing for taxpayers to attend and provide feedback. At the end of the RNR hearing, the governing body of the taxing subdivision will publicly vote to pass a resolution to exceed the RNR for the upcoming budget year.
- If the taxing subdivision adopts a budget that does not exceed the RNR, the subdivision should contact the county clerk to prepare for valuation decreases from the June 15th property valuation estimates to the November 1st property valuations certified by the county clerk. If property valuations decrease from June 15th to November 1st, the taxing subdivision would realize fewer dollars than budgeted.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **<u>Police</u>** **Director Approval** **<u>Jerry Harrison</u>**

AGENDA ITEM Consider proclaiming May 15 - 21, 2022 as Police Week.

SUMMARY RECOMMENDATION Police department staff recommends the commission approve the attached proclamation.

BACKGROUND In 1962 President John F. Kennedy signed a proclamation designating May 15th as Peace Officers Memorial Day and that week Police Week. National Police Week will be observed from May 15th through the 22nd this year.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to proclaim May 15th through May 22nd as Police Week in Independence in recognition of the commitment to excellence the members of the Independence Police Department demonstrate every day.

SUPPORTING DOCUMENTS

1. 2022 Police Week Proclamation

Proclamation

Police Week and Peace Officers Memorial Day

May 15-22, 2022

WHEREAS, the members of the Independence Police Department play an essential role in safeguarding the rights and freedoms of the citizens of Independence; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the police department of Independence is law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, I, Mayor Dean Hayse call upon all citizens of Independence and upon all patriotic, civil and educational organizations to observe the week of May 15th through the 22nd, as Police Week with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of Independence to observe May 15th, as Peace Officers Memorial Day to honor those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

IN WITNESS WHEREOFF, I have hereunto set my hand and caused the Seal of the City of Independence to be affixed. DONE at the City of Independence this 28th day of April, 2022.

Signed this 28th day of April, 2022

____

Dean Hayse, Mayor
City of Independence, Kansas

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Admin** **Director Approval** **David Cowan**

AGENDA ITEM Consider setting the date of July 14, 2022 at 5:30 PM for a Public Hearing to consider the condemnation of 414 South 14th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION Staff recommends setting the date of July 14, 2022 at 5:30 p.m. for a Public Hearing to consider the condemnation of 414 South 14th Street as dangerous and unsafe.

BACKGROUND On April 08, 2022 the single-family residential structure located at 414 South 14th Street was involved in a fire that extensively damaged the dwelling which is currently not habitable. City Staff recommends setting the date of July 14, 2022 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of demolition if the property owner does not commence repair or removal of the structure.

SUGGESTED MOTION I move to set a Public Hearing for July 14, 2022 at 5:30 p.m. to consider the condemnation of 414 South 14th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. Photo 1
2. Photo 2
3. Photo 3
4. Photo 4
5. Photo 5
6. Photo 6
7. Photo 7
8. Photo 8
9. Photo 9
10. Photo 10
11. Ownership Information - 414 S. 14th
12. Letter to Owner - Set Date of Public Hearing
13. Proposed Resolution 2022-015 - 414 S 14th

Print Page

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The Parcel Number for this Property is 063-087-36-0-10-36-004.00-0
Quick Ref ID: 4102

Owner Information

Owner Name	VILLALOBOS DE REYES, SANDRA
Address	414 S 14TH INDEPENDENCE, KS 67301

Property Situs Address

Address	414 S 14TH ST, Independence, KS 67301

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2022 Appraised Value

Class	Land	Building	Total
Residential - R	3,900	26,200	30,100
Total	3,900	26,200	30,100

2021 Appraised Value

Class	Land	Building	Total
Residential - R	2,250	24,750	27,000
Total	2,250	24,750	27,000

Tract Description

GLENWOOD ADD, S36, T32, R15, LOT 12 EX E 10' FOR ALLEY; Lot Width: 027.8 Lot Depth: 108.0 Plat Book/Page A /5 Lot Width: 027.8 Lot Depth: 108.0 Deed Book/Page 595 /27 389 /455 389 /454 348 /201

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
595	27	570	701	595	27 3		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	5290										3,900

Dwelling Information

Dwelling Information	
Res Type	Single-family Residence
Quality	AV-
Year Built	1900
Eff Year	
MS Style	One Story
LBCSStruct	Detached SFR unit
No. of Units	
Total Living Area	
Calculated Area	1,228
Main Floor Living Area	1,228
Upper Floor Living Area Pct.	
CDU	FR
Phys/Func/Econ	AV+/ /
Ovr Pct Gd/RCN	/110,810
Remodel	
Percent Complete	
Assessment Class	
MU Cls/Pct	

Comp Sales Information	
Arch Style	Bungalow
Bsmt Type	Crawl - 2
Total Rooms	6
Bedrooms	3
Family Rooms	
Full Baths	1
Half Baths	
Garage Cap	
Foundation	Stone - 4

Dwelling Components

Code	Units	Pct	Quality	Year
Raised Slab Porch (SF) with Roof	88			
Frame, Siding, Vinyl		100		
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				
Open Slab Porch (SF)	270		2	1950
Wall Furnace		100		

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
79	Prefabricated Storage Shed	D	1.00	1	1960			360		8		1	3						4,730	15	710

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CITY OF
INDEPENDENCE
KANSAS

"Delivering Excellence"

April 15, 2022

Sandra Villalobos
414 S. 14th
Independence, Ks. 67301

Dear Ms. Villalobos,

I am writing to inform you that the City of Independence will be asking the Commission on April 28, 2022, at 5:30 p.m. to set a Public Hearing on July 14, 2022, at 5:30 p.m. The Public Hearing will be to consider condemnation of the property as dangerous and unsafe at 414 S. 14th.

Please contact the building inspector at 620.330.0056 or davidc@independenceks.gov with the following information.

1. Timeline of repairs or demolition
2. Insurance information

Thank You,

David Cowan/Building Inspector
City of Independence Kansas

RESOLUTION NO. 2022-015

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 28th day of April 2022, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 12 excluding the East 10' for Alley. of the Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address: 414 S 14th St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday**, July 14, 2022** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Civic Center, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 28th day of April 2022.

(SEAL)

____
Mayor

____
City Clerk

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM Consider Resolutions relating to the CIP and Authorizing the Sale of Bonds.

SUMMARY RECOMMENDATION Authorize the Amendment to Resolution No. 2022-06 and Authorize the Sale Resolution.

BACKGROUND This resolution amends the previously adopted CIP amounts to provide an additional $500,000 in bonding authority for Facility Improvements included in the City's Capital Improvement Plan. This is needed due to the increase in cost of the City Hall bids, but does not exceed the overall authority established in the resolution.

This Sale Resolution authorizes the City to pursue a sale of General Obligation Bonds for Street and Building & Facility projects authorized in the City's Capital Improvement Plan.

Bond Principal & Interest would generally be paid from the renewed 1% Special Use Sales Tax. 31% was specifically allocated toward debt repayment, 27% for street projects, and 12% for buildings and facilities; additionally, 25% for General Fund support, and 5% for Economic Development.

FINANCIAL INFORMATION $10,500,000 Building & Facility Bond for the City Hall / Fire-EMS Project; $3,500,000 for various Street Projects

SUGGESTED MOTION 1) I authorize adopting Resolution No. 2022-13, amending Resolution No. 2022-06 to provide an additional $500,000 in bonding authority for Facility Improvements included in the City's Capital Improvement Plan.

2) I authorize adopting Resolution No. 2022-14, authorizing the offering of Series 2022-A Bonds for sale; authorizing the City Manager to award sale of bonds pursuant to stated economic parameters.

SUPPORTING DOCUMENTS

1. Independence GOB 2022-A Timetable
2. Resolution 2022-13 CIP Amendment
3. Resolution 2022-14 Sale Authorization
4. Independence KS Series 2022-A GOB 2022.04.21

City of Independence, Kansas
General Obligation Bonds Series 2022-A

Calendar of Events

DATE	EVENT
February 24, 2022	City Commission Meeting (5:30 PM) City Commission adopts Authorizing Resolution to authorize financing for projects
April 28, 2022	City Commission Meeting (5:30 PM) City Commission adopts Authorizing Sale Resolution to authorize the sale of Bonds
May 2, 2022	Distribute draft of Preliminary Official Statement Distribute Packet to Rating Agency
May 10, 2022	Conference Call with Rating Agency
May 17, 2022	Receive Rating from Rating Agency
May 18, 2022	Distribute Preliminary Official Statement & Notices of Sale
May 19, 2022	Distribute Notice of Bond Sale to Local Newspaper and Kansas Register
May 26, 2022	Publish Notice of Bond Sale in Local Newspaper and Kansas Register
June 8, 2022	Bond Sale (10:00 AM)
June 9, 2022	City Commission Meeting (5:30 PM) City Commission adopts Bond Resolutions
June 10 – 29, 2022	Distribute Final Official Statement Submit Transcript to Attorney General Prepare Closing Memorandum
June 30, 2022	Closing of Bonds
Thereafter	Attend to any post-closing matters

Gilmore & Bell, P.C.
04/21/2022

RESOLUTION NO. 2022-13

A RESOLUTION AMENDING RESOLUTION NO. 2022-06; AUTHORIZING AND PROVIDING FOR IMPROVEMENTS INCLUDED IN THE MULTI-YEAR CAPITAL IMPROVEMENT PLAN FOR THE CITY OF INDEPENDENCE, KANSAS; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

WHEREAS, the City of Independence, Kansas (the "Issuer") has, pursuant to Resolution No. 2022-06 (the "Prior Resolution"), approved a multi-year Capital Improvement Plan (the "Plan") and authorized the issuance of general obligation bonds to pay the costs of certain capital improvements described in the Plan (the "Improvements"); and

WHEREAS, the Issuer deems it necessary and advisable to amend the Prior Resolution to increase its general obligation bonding authority for certain Facility Improvements set forth in the Plan.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS:

Section 1. **Amendment**. ***Section 2*** of the Prior Resolution is hereby amended to provide as follows:

> **Section 2**. **Bond Authorization**. Under the authority of the Act, the Governing Body hereby authorizes the issuance of the Bonds for the projects included in the Plan in the amounts set forth below, exclusive of interest on interim financing, associated financing costs and capitalized interest:

Description	Amount
Street Improvements	$ 3,500,000
Facility Improvements	10,500,000
Quality of Life Improvements	4,500,000

Section 2. **Repealer; Ratification**. ***Section 2*** of the Prior Resolution is hereby repealed; and the rest and remainder thereof is hereby ratified and confirmed.

Section 3. **Effective Date.** This Resolution shall take effect and be in full force from and after its adoption by the Governing Body.

ADOPTED AND APPROVED by the Governing Body of the City of Independence, Kansas, on April 28, 2022.

(Seal)

____
Dean A. Hayse, Mayor

ATTEST:

____
David Schwenker, Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on April 28, 2022, as the same appears of record in my office.

DATED: April 28, 2022.

____
Clerk

**EXCERPT OF MINUTES OF A MEETING
OF THE CITY COMMISSION OF
THE CITY OF INDEPENDENCE, KANSAS
HELD ON APRIL 28, 2022**

The City Commission (the "Governing Body") met in regular session at the usual meeting place in the City at 5:30 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

The matter of providing for the offering for sale of general obligation bonds of the City came on for consideration and was discussed.

Commissioner ________________ presented and moved the adoption of a Resolution entitled:

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS OF THE CITY OF INDEPENDENCE, KANSAS.

Commissioner ________________ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: ____.

Nay: ____.

The Mayor declared the Resolution duly adopted by the Governing Body and the Clerk designated the same Resolution No. 2022-__.

* * * * * * * * * * * * * *

(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Independence, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

____
Clerk

RESOLUTION NO. 2022-14

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS OF THE CITY OF INDEPENDENCE, KANSAS.

WHEREAS, pursuant to K.S.A. 14-570 *et seq*., as amended by Charter Ordinance No. 11, the City of Independence, Kansas (the "Issuer") has previously approved a multi-year Capital Improvement Plan (the "Plan") and authorized the issuance of general obligation bonds of the Issuer to pay the costs certain Street, Facility, and Quality of Life improvements as further described in the Plan (collectively, the "Improvements") in the amounts set forth below:

Description	Amount
Street Improvements	$ 3,500,000
Facility Improvements	10,500,000
Quality of Life Improvements	4,500,000

WHEREAS, the Issuer desires to issue its general obligation bonds in order to finance a portion of the costs of the Improvements; and

WHEREAS, the City Commission of the Issuer (the "Governing Body") has selected the firm of Piper Sandler & Co., Leawood, Kansas (the "Municipal Advisor"), as municipal advisor for one or more series of general obligation bonds of the Issuer to be issued for the purposes previously set forth; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor and Gilmore & Bell, P.C., Wichita, Kansas, the Issuer's bond counsel ("Bond Counsel"), in conjunction with the City Manager, Clerk, and Finance Director to proceed with the preparation and distribution of a preliminary official statement and all other preliminary action necessary to sell said general obligation bonds.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF INDEPENDENCE, KANSAS, AS FOLLOWS:

Section 1. There is hereby authorized to be offered for sale the Issuer's General Obligation Bonds, Series 2022-A (the "Bonds") described in the Notice of Bond Sale, which is hereby approved in substantially the form presented to the Governing Body this date (the "Notice of Bond Sale").

Section 2. The Clerk and Finance Director, in conjunction with the Municipal Advisor and Bond Counsel are hereby authorized to cause to be prepared a Preliminary Official Statement relating to the Bonds (the "Preliminary Official Statement"), and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the sale of the Bonds.

Section 3. The Finance Director, in conjunction with the Municipal Advisor and Bond Counsel, is hereby authorized and directed to give notice of said sales by publishing a summary of the notice of bond sale not less than 6 days before the date of the bond sale in a newspaper of general circulation in Montgomery County, Kansas and the ***Kansas Register*** and by distributing copies of the Notices of Sale and Preliminary Official Statement to prospective purchasers of the Bonds. Proposals for the purchase of the Bonds shall be submitted upon the terms and conditions set forth in the Notice of Bond Sale. Such proposals shall be reviewed by the City Manager or designee (the "City Manager") and the Finance Director and acted upon by the City Manager, who shall have the authority to award the sale of the Bonds, subject to the following parameters regarding maximum principal amount and true interest cost (TIC):

Maximum Principal Amount	***Maximum TIC***
$14,750,000	4.50%

The City Manager also has the authority to reject certain or all proposals. At the next regularly scheduled meeting following the award of the Bonds, the Governing Body shall ratify the actions of the City Manager and adopt an Ordinance and Resolution authorizing the issuance of the Bonds.

Section 4. For the purpose of enabling the purchaser of the Bonds (the "Purchaser") to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Mayor and Finance Director are hereby authorized: (a) to approve the form of the Preliminary Official Statement and to execute the "Certificate Deeming Preliminary Official Statement Final" in substantially the form attached hereto as ***Exhibit A*** as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, City Manager, Clerk, Finance Director and the other officers and representatives of the Issuer, the Municipal Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Bonds.

The transactions described in this Resolution may be conducted, and documents related to the Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 7. This Resolution shall be in full force and effect from and after its adoption by the Governing Body.

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ADOPTED by the City Commission on April 28, 2022.

(SEAL)

____
Mayor

ATTEST:

____
Clerk

EXHIBIT A

CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL

____________________, 2022

Re: City of Independence, Kansas, General Obligation Bonds, Series 2022-A

The undersigned are the duly acting Mayor and Finance Director of the City of Independence, Kansas (the "Issuer"), and are authorized to deliver this Certificate to the respective purchasers (collectively the "Purchaser") of the above-referenced bonds (the "Bonds") on behalf of the Issuer. The Issuer has previously caused to be delivered to the Purchaser copies of the Preliminary Official Statement (the "Preliminary Official Statement") relating to the Bonds.

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the "Rule"), the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule, such as offering prices, interest rates, selling compensation, aggregate principal amounts, principal per maturity, delivery dates, ratings, identity of the underwriters and other terms of the Bonds depending on such matters.

CITY OF INDEPENDENCE, KANSAS

By: ______________________________
Title: Mayor

By: ______________________________
Title: Finance Director

NOTICE OF BOND SALE

$14,110,000*

CITY OF INDEPENDENCE, KANSAS

**GENERAL OBLIGATION BONDS
SERIES 2022-A**

(GENERAL OBLIGATION BONDS PAYABLE
FROM UNLIMITED AD VALOREM TAXES)

Bids. Facsimile and electronic (as explained below) bids for the purchase of the above-referenced bonds (the "Bonds") of the City of Independence, Kansas (the "Issuer" or "City") herein described will be received on behalf of the Finance Director of the Issuer at the address hereinafter set forth in the case of facsimile bids, and via PARITY® in the case of electronic bids, until 11:00 A.M. applicable Central Time (the "Submittal Hour"), on

JUNE 8, 2022

(the "Sale Date"). All bids will be publicly evaluated at said time and place and the award of the Bonds to the successful bidder (the "Successful Bidder") will be acted upon immediately thereafter by the City Manager or designee, and subsequently ratified by the City Commission (the "Governing Body") of the City at its meeting held on June 9, 2022. No oral, auction, or written bids will be considered and no bid for less than the entire principal amount of the Bonds will be considered. Other capitalized terms not otherwise defined in this Notice of Bond Sale shall have the meanings set forth in the hereinafter referenced Preliminary Official Statement relating to the Bonds.

Terms of the Bonds. The Bonds will consist of fully registered bonds in the denomination of $5,000 (or any integral multiple thereof). The Bonds will be dated June 30, 2022 (the "Dated Date"), and will become due in principal installments on October 1 in the years as follows:

Year	Principal Amount*	Year	Principal Amount*
2022	$305,000	2033	$690,000
2023	385,000	2034	715,000
2024	495,000	2035	745,000
2025	515,000	2036	770,000
2026	535,000	2037	800,000
2027	565,000	2038	825,000
2028	585,000	2039	860,000
2029	605,000	2040	885,000
2030	630,000	2041	920,000
2031	650,000	2042	960,000
2032	670,000		

The Bonds will bear interest from the Dated Date at rates to be determined when the Bonds are sold as hereinafter provided, which interest will be payable semiannually on April 1 and October 1 in each year, beginning on October 1, 2022 (the "Interest Payment Dates").

***Adjustment of Issue Size**. The Issuer reserves the right to increase or decrease the total principal amount of the Bonds or the schedule of principal payments described above, depending on the purchase price and interest rates bid and the offering prices specified by the Successful Bidder but in no event shall the principal amount of the bonds exceed $14,750,000. The Successful Bidder may not withdraw its bid or change the interest rates bid as a result of any changes made to the principal amount of the Bonds or the schedule of principal payments as described herein. If there is an increase or decrease in the final aggregate principal amount of the Bonds or the schedule of principal payments as described above, the Issuer will notify the Successful Bidder by means of telephone or facsimile transmission, subsequently confirmed in writing, no later than 2:00 p.m. applicable Central Time, on the Sale Date. The actual purchase price for the Bonds shall be calculated by applying the percentage of par value bid by the Successful Bidder against the final aggregate principal amount of the Bonds, as adjusted, plus accrued interest from the Dated Date to the Closing Date (as hereinafter defined).

Place of Payment. The principal of and interest on the Bonds will be payable in lawful money of the United States of America by check or draft of the Treasurer of the State of Kansas, Topeka, Kansas (the "Paying Agent" and "Bond Registrar"). The principal of each Bond will be payable at maturity or earlier redemption to the owner thereof whose name is on the registration books (the "Bond Register") of the Bond Registrar (the "Registered Owner") upon presentation and surrender at the principal office of the Paying Agent. Interest on each Bond will be payable to the Registered Owner of such Bond as of the fifteenth day (whether or not a business day) of the calendar month next preceding each Interest Payment Date (the "Record Date") (a) mailed by the Paying Agent to the address of such Registered Owner as shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of $500,000 or more in aggregate principal amount of Bonds, by wire transfer to such Registered Owner upon written notice given to the Paying Agent by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the wire transfer address to which such Registered Owner wishes to have such wire directed.

Bond Registration. The Bonds will be registered pursuant to a plan of registration approved by the Issuer and the Attorney General of the State of Kansas (the "State"). The Issuer will pay for the fees of the Bond Registrar for registration and transfer of the Bonds and will also pay for printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, will be the responsibility of the Owners.

Book-Entry-Only System. The Depository Trust Company, New York, New York ("DTC"), will act as securities depository for the Bonds. The Bonds will initially be issued exclusively in "book entry" form and shall be initially registered in the name of Cede & Co., as the nominee of DTC and no beneficial owner will receive certificates representing their interests in the Bonds. During the term of the Bonds, so long as the book-entry-only system is continued, the Issuer will make payments of principal of, premium, if any, and interest on the Bonds to DTC or its nominee as the Registered Owner of the Bonds. DTC will make book-entry-only transfers among its participants and receive and transmit payment of principal of, premium, if any, and interest on the Bonds to its participants who shall be responsible for transmitting payments to beneficial owners of the Bonds in accordance with agreements between such participants and the beneficial owners. The Issuer will not be responsible for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. In the event that: (a) DTC determines not to continue to act as securities depository for the Bonds, or (b) the Issuer determines that continuation of the book-entry-only form of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the Issuer will discontinue the book-entry-only form of registration with DTC. If the Issuer fails to identify another qualified securities depository to replace DTC, the Issuer will cause to be authenticated and delivered to the beneficial owners replacement Bonds in the form of fully registered certificates. Reference is made to the Official Statement for further information regarding the book-entry-only system of registration of the Bonds and DTC.

Redemption of Bonds Prior to Maturity.

General. Whenever the Issuer is to select Bonds for the purpose of redemption, it will, in the case of Bonds in denominations greater than the minimum Authorized Denomination, if less than all of the Bonds then outstanding are to be called for redemption, treat each minimum Authorized Denomination of face value of each such fully registered Bond as though it were a separate Bond in the minimum Authorized Denomination.

Optional Redemption. At the option of the Issuer, Bonds maturing on October 1 in the years 2030, and thereafter, will be subject to redemption and payment prior to maturity on October 1, 2029, and thereafter, as a whole or in part (selection of maturities and the amount of Bonds of each maturity to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the redemption price of 100% (expressed as a percentage of the principal amount), plus accrued interest to the date of redemption.

Mandatory Redemption. A bidder may elect to have all or a portion of the Bonds scheduled to mature in consecutive years issued as term bonds (the "Term Bonds") scheduled to mature in the latest of said consecutive years and subject to mandatory redemption requirements consistent with the schedule of serial maturities set forth above, subject to the following conditions: (a) not less than all Bonds of the same serial maturity shall be converted to Term Bonds with mandatory redemption requirements; and (b) a bidder shall make such an election by completing the applicable paragraph on the Official Bid Form or completing the applicable information on PARITY®.

Notice and Effect of Call for Redemption. Unless waived by any owner of Bonds to be redeemed, if the Issuer shall call any Bonds for redemption and payment prior to the maturity thereof, the Issuer shall give written notice of its intention to call and pay said Bonds to the Bond Registrar, any provider of municipal bond insurance and the Successful Bidder. In addition, the Issuer shall cause the Bond Registrar to give written notice of redemption to the registered owners of said Bonds. Each of said written notices shall be deposited in United States first class mail not less than 30 days prior to the Redemption Date. All notices of redemption shall state the Redemption Date, the redemption price, the Bonds to be redeemed, the place of surrender of Bonds so called for redemption and a statement of the effect of the redemption. The Issuer shall also give such additional notice as may be required by State law or regulation of the Securities and Exchange Commission in effect as of the date of such notice. If any Bond be called for redemption and payment as aforesaid, all interest on such Bond shall cease from and after the Redemption Date, provided funds are available for its payment at the price hereinbefore specified.

Authority, Purpose and Security. The Bonds are being issued pursuant to K.S.A. 14-570 *et seq*, as amended by Charter Ordinance No. 11 of the Issuer, and an ordinance and a resolution adopted by the Governing Body (collectively the "Bond Resolution") for the purpose of paying a portion of the cost of certain capital improvements (the "Improvements"). The Bonds shall be general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are irrevocably pledged for the prompt payment of the principal and interest on the Bonds as the same become due.

Submission of Bids. Facsimile bids must be made on forms which may be procured from the Municipal Advisor and shall be addressed to the Finance Director, and marked "Proposal for General Obligation Bonds, Series 2022-A." Facsimile bids should not be preceded by a cover sheet and should be sent only once to ***(620) 332-2511***. Confirmation of receipt of facsimile bids may be made by contacting the Municipal Advisor at the number listed at the bottom of this Notice. Electronic bids via PARITY® must be submitted in accordance with its Rules of Participation, as well as the provisions of this Notice of Bond Sale. ***Any bid submitted shall include the initial offering prices to the public for each maturity of the Bonds.*** If provisions of this Notice of Bond Sale conflict with those of PARITY®, this Notice of Bond Sale shall control. Bids must be received prior to the Submittal Hour on the Sale Date accompanied by the Deposit (as hereinafter defined), which may be submitted separately. The Issuer and Municipal Advisor shall not be responsible for failure of transmission of facsimile or delivery by mail or in person of any bid.

PARITY®. Information about the electronic bidding services of PARITY® may be obtained from i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Phone No. (212) 849-5023.

Conditions of Bids. Proposals will be received on the Bonds bearing such rate or rates of interest as may be specified by the bidders, subject to the following conditions: (a) the same rate shall apply to all Bonds of the same maturity year; (b) no interest rate may exceed a rate equal to the daily yield for the 10-year Treasury Bond published by ***THE BOND BUYER***, in New York, New York, on the Monday next preceding the day on which the Bonds are sold, plus 3%; and (c) no supplemental interest payments will be considered. No bid for less than ***100%*** of the principal amount of the Bonds will be considered. Each bid shall specify the total interest cost (expressed in dollars) during the term of the Bonds on the basis of such bid, the premium, if any, offered by the bidder, the net interest cost (expressed in dollars) on the basis of such bid, and an estimate of the TIC (as hereinafter defined) on the basis of such bid. Each bidder shall certify to the Issuer the correctness of the information contained on the Official Bid Form; the Issuer will be entitled to rely on such certification. Each bidder agrees that, if it is awarded the Bonds, it will provide the certification described under the caption "Establishment of Issue Price" in this Notice.

Good Faith Deposit. A good faith deposit (the "Deposit") in the amount of $282,200 payable to the order of the Issuer is required in order to secure the Issuer from any loss resulting from the failure of the bidder to comply with the terms of its bid.

The Deposit may be submitted at the address hereinafter set forth in either of the following forms:

(a) *Certified or Cashier's Check*. Certified or cashier's check drawn on a bank located in the United States of America received by the Issuer ***prior to the Submittal Hour***; or

(b) *Wire Transfer*. Wire transfer submitted by the Successful Bidder in Federal Reserve funds, immediately available for use by the Issuer ***not later than 2:00 p.m. applicable Central Time on the Sale Date*** (wire transfer information may be obtained from the Municipal Advisor at the address set forth below).

Contemporaneously with the submission of a wire transfer Deposit, such bidder shall send an email to the Municipal Advisor at the email address set forth below, including the following information: (a) notification that a wire transfer has been made; (b) the amount of the wire transfer; and (c) return wire transfer instructions in the event such bid is unsuccessful. Checks submitted for Deposits by unsuccessful bidders will be returned; wire transfer Deposits submitted by unsuccessful bidders will not be accepted or shall be returned in the same manner received on the next business day following the Sale Date. The Issuer reserves the right to withhold reasonable charges for any fees or expenses incurred in returning a wire transfer Deposit. No interest on the Deposit will be paid by the Issuer. If a bid is accepted, the Deposit, or the proceeds thereof, will be held by the Issuer until the Successful Bidder has complied with all of the terms and conditions of this Notice at which time the amount of said Deposit shall be returned to the Successful Bidder or deducted from the purchase price at the option of the Issuer. If a bid is accepted but the Issuer fails to deliver the Bonds to the Successful Bidder in accordance with the terms and conditions of this Notice, said Deposit, or the proceeds thereof, will be returned to the Successful Bidder. If a bid is accepted but the bidder defaults in the performance of any of the terms and conditions of this Notice, the proceeds of such Deposit will be retained by the Issuer as and for liquidated damages.

Basis of Award. Subject to the timely receipt of the Deposit set forth above, the award of the Bonds will be made on the basis of the lowest true interest cost ("TIC"), which will be determined as follows: the TIC is the discount rate (expressed as a per annum percentage rate) which, when used in computing the present value of all payments of principal and interest to be paid on the Bonds, from the payment dates to the Dated Date, produces an amount equal to the price bid, including any adjustments for premium if any. Present value will be computed on the basis of semiannual compounding and a 360-day year of twelve 30-day months. Bidders are requested to provide a calculation of the TIC for the Bonds on the Official Bid Form, computed as specified herein on the basis of their respective bids, which shall be considered as informative only and not binding on either the Issuer or the bidder. The Municipal Advisor will verify the TIC based on such bids. If there is any discrepancy between the TIC specified and the bid price and interest rates specified, the specified bid price and interest rates shall govern and the TIC specified in the bid shall be adjusted accordingly. If two or more proper bids providing for identical amounts for the lowest TIC are received, the Governing Body will determine which bid, if any, will be accepted, and its determination is final.

The Issuer reserves the right to reject any and/or all bids and to waive any irregularities in a submitted bid. Any bid received after the Submittal Hour on the Sale Date will not be considered. Any disputes arising hereunder shall be governed by the laws of the State, and any party submitting a bid agrees to be subject to jurisdiction and venue of the federal and state courts within the State with regard to such dispute.

The Issuer's acceptance of the Successful Bidder's proposal for the purchase of the Bonds in accordance with this Notice of Bond Sale shall constitute a bond purchase agreement between the Issuer and the Successful Bidder for purposes of the laws of the State and a contract between the Issuer and the Successful Bidder for the purposes of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") and Rule G-32 of the Municipal Securities Rulemaking Board ("Rule G-32"). The method of acceptance shall be determined solely by the Governing Body.

Bond Ratings. The outstanding general obligation bonds of the Issuer are rated "A" by S&P Global Ratings, a division of S&P Global Inc. ("S&P"). The Issuer has applied to S&P for a rating on the Bonds herein offered for sale.

Optional Bond Insurance. The Issuer has **not** applied for any policy of municipal bond insurance with respect to the Bonds. If the Bonds qualify for municipal bond insurance, and any bidder desires to purchase such policy, such indication and the name of the desired insurer must be set forth on the bidder's Official Bid Form. The Issuer specifically reserves the right to reject any bid specifying municipal bond insurance, even though such bid may result in the lowest TIC to the Issuer.

If the Successful Bidder elects to purchase the Bonds with municipal bond insurance, certain rating agencies will assign their ratings to the Bonds with the understanding that upon delivery of the

Bonds, a policy insuring the payment when due of the principal of and interest on the Bonds will be issued by such bond insurer. All costs associated with the purchase and issuance of such municipal bond insurance policy and associated ratings and expenses (other than any independent rating requested by the Issuer) shall be paid by the Successful Bidder. Failure of the municipal bond insurer to issue the policy after the award of the Bonds shall not constitute cause for failure or refusal by the Successful Bidder to accept delivery of the Bonds.

CUSIP Numbers. CUSIP identification numbers will be assigned and printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with the terms of this Notice. The Municipal Advisor will apply for CUSIP numbers pursuant to Rule G-34 implemented by the Municipal Securities Rulemaking Board. All expenses in relation to the assignment and printing of CUSIP numbers on the Bonds will be paid by the Issuer.

Delivery and Payment. The Issuer will pay for preparation of the Bonds and will deliver the Bonds properly prepared, executed and registered without cost on or about **JUNE 30, 2022** (the "Closing Date"), to DTC for the account of the Successful Bidder. The Successful Bidder will be furnished with a certified transcript of the proceedings evidencing the authorization and issuance of the Bonds and the usual closing documents, including a certificate that there is no litigation pending or threatened at the time of delivery of the Bonds affecting their validity and a certificate regarding the completeness and accuracy of the Official Statement. Payment for the Bonds shall be made in federal reserve funds, immediately available for use by the Issuer. The Issuer will deliver one Bond of each maturity registered in the nominee name of DTC.

Establishment of Issue Price.

(a) In order to provide the Issuer with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code"), the Successful Bidder will be required to assist the Issuer in establishing the "issue price" of the Bonds and complete, execute and deliver to the Issuer prior to the Closing Date, a written certification in a form acceptable to the Successful Bidder, the Issuer and Bond Counsel (the "Issue Price Certificate") containing the following for each maturity of the Bonds: (1) the interest rate; (2) the reasonably expected initial offering price to the "public" (as said term is used in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (3) pricing wires or equivalent communications supporting such offering or sale price. However, such Issue Price Certificate may indicate that the Successful Bidder has purchased the Bonds for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Bonds for sale to the public. Any action to be taken or documentation to be received by the Issuer pursuant hereto may be taken or received by the Municipal Advisor or Bond Counsel on behalf of the Issuer.

(b) The Issuer intends that the sale of the Bonds pursuant to this Notice shall constitute a "competitive sale" as defined in the Regulation. In support thereof: (1) the Issuer shall cause this Notice to be disseminated to potential bidders in a manner reasonably designed to reach potential bidders; (2) all bidders shall have an equal opportunity to submit a bid; (3) the Issuer reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal bonds such as the Bonds; and (4) the Issuer anticipates awarding the sale of the Bonds to the bidder that provides a bid with the lowest TIC in accordance with the section hereof entitled "Basis of Award."

(c) Any bid submitted pursuant to this Notice shall be considered a firm offer for the purchase of the Bonds as specified therein. The Successful Bidder shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its bid, the Successful Bidder confirms that it shall require any agreement among underwriters, a selling group agreement or other agreement to which it is a party relating to the initial sale of the Bonds, to include provisions requiring compliance with provisions of the Code and the Regulation regarding the initial sale of the Bonds.

(d) If all of the requirements of a "competitive sale" are not satisfied, the Issuer shall advise the Successful Bidder of such fact at the time of award of the sale of the Bonds to the Successful Bidder and the following provisions shall apply to the Bonds. ***In such event, any bid submitted will not be subject to cancellation or withdrawal***. Within twenty-four (24) hours of the notice of award of the sale of the Bonds, the Successful Bidder shall advise the Issuer if a "substantial amount" (as defined in the Regulation (10%)) of any maturity of the Bonds has been sold to the public and the price at which such substantial amount was sold. The Issuer will treat such sale price as the "issue price" for such maturity, applied on a maturity-by-maturity basis. The Issuer will ***not*** require the Successful Bidder to comply with that portion of the Regulation commonly described as the "hold-the-offering-price" requirement for the remaining maturities, but the Successful Bidder may elect such option. If the Successful Bidder exercises such option, the Issuer will apply the initial offering price to the public provided in the bid as the issue price for such maturities. If the Successful Bidder does not exercise that option, it shall thereafter promptly provide the Issuer the prices at which a substantial amount of such maturities are sold to the public. ***Any change in the issue price of any of the Bonds after the Submittal Hour will not affect the purchase price for the Bonds submitted in the bid of the Successful Bidder***.

(e) This agreement by the Successful Bidder to provide such information will continue to apply after the Closing Time if: (a) the Issuer requests the information in connection with an audit or inquiry by the Internal Revenue Service (the "IRS") or the Securities and Exchange Commission (the "SEC") or (b) the information is required to be retained by the Issuer pursuant to future regulation or similar guidance from the IRS, the SEC or other federal or state regulatory authority.

Preliminary Official Statement and Official Statement. The Issuer has prepared a Preliminary Official Statement relating to the Bonds, "deemed final" by the Issuer except for the omission of certain information as provided in the Rule, copies of which may be obtained from the Municipal Advisor. Upon the sale of the Bonds, the Issuer will adopt the final Official Statement and will furnish the Successful Bidder, without cost, within seven business days of the acceptance of the Successful Bidder's proposal, with a sufficient number of copies thereof, which may be in electronic format, in order for the Successful Bidder to comply with the requirements of the Rule and Rule G-32. Additional copies may be ordered by the Successful Bidder at its expense.

Continuing Disclosure. In the Bond Resolution, the Issuer has covenanted to provide annually certain financial information and operating data and other information necessary to comply with the Rule, and to transmit the same to the Municipal Securities Rulemaking Board. This covenant is for the benefit of and is enforceable by any Registered Owner of the Bonds. For further information, reference is made to the caption "CONTINUING DISCLOSURE" in the Preliminary Official Statement.

Assessed Valuation and Indebtedness. The total assessed valuation of the taxable tangible property within the Issuer for the year 2021 is as follows:

Equalized Assessed Valuation of Taxable Tangible Property	$[________]
Tangible Valuation of Motor Vehicles	[________]
Equalized Assessed Tangible Valuation	

for Computation of Bonded Debt Limitations .... $[________]

The total general obligation indebtedness of the Issuer as of the Dated Date, including the Bonds being sold, is $18,510,000.

Legal Opinion. The Bonds will be sold subject to the approving legal opinion of GILMORE & BELL, P.C., WICHITA, KANSAS, Bond Counsel to the Issuer, which opinion will be furnished and paid for by the Issuer, will be printed on the Bonds, if the Bonds are printed, and will be delivered to the Successful Bidder when the Bonds are delivered. Said opinion will also include the opinion of Bond Counsel relating to the interest on the Bonds being excludable from gross income for federal income tax purposes and exempt from income taxation by the State. Reference is made to the Preliminary Official Statement for further discussion of federal and State income tax matters relating to the interest on the Bonds.

Electronic Transactions. The transactions described herein may be conducted and related documents may be sent, received and stored by electronic means or transmissions. All bid documents, closing documents, certificates, ordinances, resolutions and related instruments may be executed by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Additional Information. Additional information regarding the Bonds may be obtained from the Municipal Advisor at the address set forth below:

DATED: April 28, 2022.

CITY OF INDEPENDENCE, KANSAS
By: Lacey Lies, Finance Director

Issuer – Facsimile Bid and Good Faith Deposit Delivery Address:

City Hall
120 North 6th Street
Independence, Kansas 67301
Attn: Finance Director
Phone No.: (620) 332-2505
Fax No.: (620) 332-2511
Email: laceyl@independenceks.gov

Municipal Advisor Address:

Piper Sandler & Co.
11635 Rosewood Street
Attn: Clayton Kelley
Phone No.: (913) 345-3300
Email: clayton.kelley@psc.com

SUMMARY NOTICE OF BOND SALE

$14,110,000*
CITY OF INDEPENDENCE, KANSAS
GENERAL OBLIGATION BONDS, SERIES 2022-A

(GENERAL OBLIGATION BONDS PAYABLE FROM UNLIMITED AD VALOREM TAXES)

Bids. SUBJECT to the Notice of Bond Sale dated April 28, 2022 (the "Notice"), facsimile and electronic bids will be received on behalf of the Finance Director of the City of Independence, Kansas (the "Issuer") in the case of facsimile bids, at the address set forth below, and in the case of electronic bids, through ***PARITY®*** until 11:00 applicable Central Time, on **JUNE 8, 2022** for the purchase of the above-referenced bonds (the "Bonds"). No bid of less than ***100%*** of the principal amount of the Bonds and accrued interest thereon to the date of delivery will be considered.

Bond Details. The Bonds will consist of fully registered bonds in the denomination of $5,000 or any integral multiple thereof. The Bonds will be dated June 30, 2022, and will become due on October 1 in the years as follows:

Year	Principal Amount*	Year	Principal Amount*
2022	$305,000	2033	$690,000
2023	385,000	2034	715,000
2024	495,000	2035	745,000
2025	515,000	2036	770,000
2026	535,000	2037	800,000
2027	565,000	2038	825,000
2028	585,000	2039	860,000
2029	605,000	2040	885,000
2030	630,000	2041	920,000
2031	650,000	2042	960,000
2032	670,000		

* Subject to change, see the Notice

The Bonds will bear interest from the date thereof at rates to be determined when the Bonds are sold as hereinafter provided, which interest will be payable semiannually on April 1 and October 1 in each year, beginning on October 1, 2022.

Book-Entry-Only System. The Bonds shall be registered under a book-entry-only system administered through DTC.

Paying Agent and Bond Registrar. Treasurer of the State of Kansas, Topeka, Kansas.

Good Faith Deposit. Each bid shall be accompanied (in the manner set forth in the Notice) by a good faith deposit in the form of a cashier's or certified check drawn on a bank located in the United States of America or a wire transfer in Federal Reserve funds immediately available for use by the Issuer in the amount of $282,200.

Delivery. The Issuer will pay for preparation of the Bonds and will deliver the same properly prepared, executed and registered without cost to the successful bidder on or about **June 30, 2022**, to DTC for the account of the successful bidder.

Assessed Valuation and Indebtedness. The Equalized Assessed Tangible Valuation for Computation of Bonded Debt Limitations for the year 2021 is $[________]. The total general obligation indebtedness of the Issuer as of the Dated Date, including the Bonds, is $18,510,000.

Approval of Bonds. The Bonds will be sold subject to the legal opinion of GILMORE & BELL, P.C., WICHITA, KANSAS, Bond Counsel to the Issuer, whose approving legal opinion as to the validity of the Bonds will be furnished and paid for by the Issuer, printed on the Bonds and delivered to the successful bidder as and when the Bonds are delivered.

Additional Information. Additional information regarding the Bonds may be obtained from the Issuer or Municipal Advisor at the addresses set forth below:

DATED: April 28, 2022.

Issuer –Facsimile Bid and Good Faith Deposit Delivery Address:

City of Independence, Kansas
City Hall
811 W. Laurel St.
Independence, Kansas 67301
Attn: Lacey Lies, Finance Director
Phone No.: (620) 332-2505
Fax No.: (620) 332-2511
Email: laceyl@independenceks.gov

Municipal Advisor Address:

Piper Sandler & Co.
11635 Rosewood Street
Attn: Clayton Kelley7
Phone No.: (913) 345-3300
Email: clayton.kelley@psc.com

KANSAS REGISTER

DOCUMENT NO. _______

(Above space for Register Office Use)

Submission Form
Municipal Bond Sale Notice
(K.S.A. 10-106 as amended)

TITLE OF DOCUMENT: SUMMARY NOTICE OF BOND SALE
Re: City of Independence, Kansas, General Obligation Bonds, Series 2022-A, Dated June 30, 2022.

NUMBER OF PAGES: 2 DESIRED PUBLICATION DATE: MAY 26, 2022

BILL TO: Lacey Lies, Finance Director
City of Independence, Kansas
City Hall
120 North 6th Street
Independence, Kansas 67301

Please forward 2 Affidavits of Publication of same to Johnna Middleton, Gilmore & Bell, P.C., 100 North Main, Suite 800, Wichita, KS 67202 at your earliest opportunity.

Any questions regarding this document should be directed to:

NAME Johnna Middleton PHONE (316) 267-2091

Certification

I hereby certify that I have reviewed the attached and herein described document, and that it conforms to all applicable ***Kansas Register*** publication guidelines. I further certify that submission of this item for publication in the ***Kansas Register*** is authorized by the municipality which has issued the notice.

____
Authorized Signature

____
Typed Name of Signer

____
Position

TRANSMIT TO: Kansas Register; Secretary of State; State Capitol, Topeka, KS 66612
PHONE: (785) 296-3489; FAX: (785) 291-3051; EMAIL: kansasregister@sos.ks.gov

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THIS SPACE FOR REGISTER OFFICE USE ONLY

600324.20004\SALEDOCS - GOB V.2

OFFICIAL BID FORM

PROPOSAL FOR THE PURCHASE OF CITY OF INDEPENDENCE, KANSAS
GENERAL OBLIGATION BONDS, SERIES 2022-A

TO: Lacey Lies, Finance Director, City of Independence, Kansas June 8, 2022

For 14,110,000* principal amount of General Obligation Bonds, Series 2022-A, of the City of Independence, Kansas, to be dated June 30, 2022, as described in the Notice of Bond Sale dated April 28, 2022 (the "Notice"), said Bonds to bear interest as follows:

Stated Maturity October 1	Principal Amount*	Annual Rate of Interest	Initial Offering Price	Stated Maturity October 1	Principal Amount*	Annual Rate of Interest	Initial Offering Price
2022	$305,000	________%	________%	2033	$690,000	________%	________%
2023	385,000	________%	________%	2034	715,000	________%	________%
2024	495,000	________%	________%	2035	745,000	________%	________%
2025	515,000	________%	________%	2036	770,000	________%	________%
2026	535,000	________%	________%	2037	800,000	________%	________%
2027	565,000	________%	________%	2038	825,000	________%	________%
2028	585,000	________%	________%	2039	860,000	________%	________%
2029	605,000	________%	________%	2040	885,000	________%	________%
2030	630,000	________%	________%	2041	920,000	________%	________%
2031	650,000	________%	________%	2042	960,000	________%	________%
2032	670,000	________%	________%				

* Subject to change, see the Notice

the undersigned will pay the purchase price for the Bonds set forth below, plus accrued interest to the date of delivery.

Principal Amount $14,110,000*.00
Plus Premium (if any) .... ____________________
Total Purchase Price .... $____________________

Total interest cost to maturity at the rates specified .... $____________________
Net interest cost (adjusted for Premium) .... $____________________
True Interest Cost .... __________%

☐ The Bidder elects to have the following Term Bonds:

Maturity Date	Years	Amount*
October 1, ____	________ to ________	$____________
October 1, ____	________ to ________	$____________

*subject to mandatory redemption requirements in the amounts and at the times shown above.

This proposal is subject to all terms and conditions contained in the Notice, and if the undersigned is the Successful Bidder, the undersigned will comply with all of the provisions contained in the Notice. A cashier's or certified check or a wire transfer in the amount of $282,200 payable to the order of the Issuer, submitted in the manner set forth in the Notice accompanies this proposal as an evidence of good faith. The acceptance of this proposal by the Issuer by execution below shall constitute a contract between the Issuer and the Successful Bidder for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission and a bond purchase agreement for purposes of the laws of the State of Kansas.

Submitted by: ______________________________

(LIST ACCOUNT MEMBERS ON REVERSE)

By: ______________________________
Telephone No. (_____)______________________________

ACCEPTANCE

The above proposal is hereby accepted on behalf of the City of Independence, Kansas, on June 8, 2022.

Attest:

______________________________ Clerk

______________________________ City Manager

NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Facsimile bids may be filed with the Finance Director, Fax No. (620) 332-2511 or electronic bids may be submitted via ***PARITY®***, at or prior to 11:00 A.M. applicable Central Time, on June 8, 2022. Any bid received after such time will not be accepted or shall be returned to the bidder.

600324.20004\SALEDOCS - GOB V.2

SOURCES AND USES OF FUNDS

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-

Dated Date	06/30/2022
Delivery Date	06/30/2022

Sources:	Streets	City Hall/Fire/EMS	Total
Bond Proceeds:			
Par Amount	3,530,000.00	10,580,000.00	14,110,000.00
Premium	46,723.35	142,396.45	189,119.80
	3,576,723.35	10,722,396.45	14,299,119.80

Uses:	Streets	City Hall/Fire/EMS	Total
Project Fund Deposits:			
Streets	3,500,000.00		3,500,000.00
City Hall/Fire/EMS		10,500,000.00	10,500,000.00
	3,500,000.00	10,500,000.00	14,000,000.00
Cost of Issuance:			
Bond Counsel	10,007.09	29,992.91	40,000.00
Financial Advisor	5,295.00	15,870.00	21,165.00
Rating Agency	5,754.08	17,245.92	23,000.00
Paying Agent	1,250.89	3,749.11	5,000.00
Official Statement Preparation	1,250.89	3,749.11	5,000.00
Official Statement Printing	250.18	749.82	1,000.00
CUSIP	250.18	749.82	1,000.00
State Treasurer Setup	75.05	224.95	300.00
AG Transcript Approval	67.55	202.45	270.00
Bond Certificate Printing	62.54	187.46	250.00
Registration	7.51	22.49	30.00
Miscellaneous	1,250.89	3,749.11	5,000.00
	25,521.85	76,493.15	102,015.00
Underwriter's Discount:			
UWD	46,723.35	142,396.45	189,119.80
Other Uses of Funds:			
Additional Proceeds	4,478.15	3,506.85	7,985.00
	3,576,723.35	10,722,396.45	14,299,119.80

NET DEBT SERVICE

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-

Date	Principal	Coupon	Interest	Total Debt Service	Net Debt Service	Annual Net D/S
10/01/2022	305,000	4.000%	132,242.59	437,242.59	437,242.59	437,242.59
04/01/2023			255,478.75	255,478.75	255,478.75	
10/01/2023	385,000	4.000%	255,478.75	640,478.75	640,478.75	895,957.50
04/01/2024			247,778.75	247,778.75	247,778.75	
10/01/2024	495,000	4.000%	247,778.75	742,778.75	742,778.75	990,557.50
04/01/2025			237,878.75	237,878.75	237,878.75	
10/01/2025	515,000	4.000%	237,878.75	752,878.75	752,878.75	990,757.50
04/01/2026			227,578.75	227,578.75	227,578.75	
10/01/2026	535,000	4.000%	227,578.75	762,578.75	762,578.75	990,157.50
04/01/2027			216,878.75	216,878.75	216,878.75	
10/01/2027	565,000	4.000%	216,878.75	781,878.75	781,878.75	998,757.50
04/01/2028			205,578.75	205,578.75	205,578.75	
10/01/2028	585,000	4.000%	205,578.75	790,578.75	790,578.75	996,157.50
04/01/2029			193,878.75	193,878.75	193,878.75	
10/01/2029	605,000	4.000%	193,878.75	798,878.75	798,878.75	992,757.50
04/01/2030			181,778.75	181,778.75	181,778.75	
10/01/2030	630,000	3.100%	181,778.75	811,778.75	811,778.75	993,557.50
04/01/2031			172,013.75	172,013.75	172,013.75	
10/01/2031	650,000	3.200%	172,013.75	822,013.75	822,013.75	994,027.50
04/01/2032			161,613.75	161,613.75	161,613.75	
10/01/2032	670,000	3.300%	161,613.75	831,613.75	831,613.75	993,227.50
04/01/2033			150,558.75	150,558.75	150,558.75	
10/01/2033	690,000	3.400%	150,558.75	840,558.75	840,558.75	991,117.50
04/01/2034			138,828.75	138,828.75	138,828.75	
10/01/2034	715,000	3.500%	138,828.75	853,828.75	853,828.75	992,657.50
04/01/2035			126,316.25	126,316.25	126,316.25	
10/01/2035	745,000	3.550%	126,316.25	871,316.25	871,316.25	997,632.50
04/01/2036			113,092.50	113,092.50	113,092.50	
10/01/2036	770,000	3.600%	113,092.50	883,092.50	883,092.50	996,185.00
04/01/2037			99,232.50	99,232.50	99,232.50	
10/01/2037	800,000	3.650%	99,232.50	899,232.50	899,232.50	998,465.00
04/01/2038			84,632.50	84,632.50	84,632.50	
10/01/2038	825,000	3.700%	84,632.50	909,632.50	909,632.50	994,265.00
04/01/2039			69,370.00	69,370.00	69,370.00	
10/01/2039	860,000	3.750%	69,370.00	929,370.00	929,370.00	998,740.00
04/01/2040			53,245.00	53,245.00	53,245.00	
10/01/2040	885,000	3.800%	53,245.00	938,245.00	938,245.00	991,490.00
04/01/2041			36,430.00	36,430.00	36,430.00	
10/01/2041	920,000	3.850%	36,430.00	956,430.00	956,430.00	992,860.00
04/01/2042			18,720.00	18,720.00	18,720.00	
10/01/2042	960,000	3.900%	18,720.00	978,720.00	978,720.00	997,440.00
	14,110,000		6,114,010.09	20,224,010.09	20,224,010.09	20,224,010.09

NET DEBT SERVICE

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-

Period Ending	Principal	Coupon	Interest	Total Debt Service	Net Debt Service
10/01/2022	305,000	4.000%	132,242.59	437,242.59	437,242.59
10/01/2023	385,000	4.000%	510,957.50	895,957.50	895,957.50
10/01/2024	495,000	4.000%	495,557.50	990,557.50	990,557.50
10/01/2025	515,000	4.000%	475,757.50	990,757.50	990,757.50
10/01/2026	535,000	4.000%	455,157.50	990,157.50	990,157.50
10/01/2027	565,000	4.000%	433,757.50	998,757.50	998,757.50
10/01/2028	585,000	4.000%	411,157.50	996,157.50	996,157.50
10/01/2029	605,000	4.000%	387,757.50	992,757.50	992,757.50
10/01/2030	630,000	3.100%	363,557.50	993,557.50	993,557.50
10/01/2031	650,000	3.200%	344,027.50	994,027.50	994,027.50
10/01/2032	670,000	3.300%	323,227.50	993,227.50	993,227.50
10/01/2033	690,000	3.400%	301,117.50	991,117.50	991,117.50
10/01/2034	715,000	3.500%	277,657.50	992,657.50	992,657.50
10/01/2035	745,000	3.550%	252,632.50	997,632.50	997,632.50
10/01/2036	770,000	3.600%	226,185.00	996,185.00	996,185.00
10/01/2037	800,000	3.650%	198,465.00	998,465.00	998,465.00
10/01/2038	825,000	3.700%	169,265.00	994,265.00	994,265.00
10/01/2039	860,000	3.750%	138,740.00	998,740.00	998,740.00
10/01/2040	885,000	3.800%	106,490.00	991,490.00	991,490.00
10/01/2041	920,000	3.850%	72,860.00	992,860.00	992,860.00
10/01/2042	960,000	3.900%	37,440.00	997,440.00	997,440.00
	14,110,000		6,114,010.09	20,224,010.09	20,224,010.09

NET DEBT SERVICE

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-
-Streets-

Date	Principal	Coupon	Interest	Total Debt Service	Net Debt Service	Annual Net D/S
10/01/2022	90,000	4.000%	33,043.11	123,043.11	123,043.11	123,043.11
04/01/2023			63,560.00	63,560.00	63,560.00	
10/01/2023	25,000	4.000%	63,560.00	88,560.00	88,560.00	152,120.00
04/01/2024			63,060.00	63,060.00	63,060.00	
10/01/2024	125,000	4.000%	63,060.00	188,060.00	188,060.00	251,120.00
04/01/2025			60,560.00	60,560.00	60,560.00	
10/01/2025	130,000	4.000%	60,560.00	190,560.00	190,560.00	251,120.00
04/01/2026			57,960.00	57,960.00	57,960.00	
10/01/2026	135,000	4.000%	57,960.00	192,960.00	192,960.00	250,920.00
04/01/2027			55,260.00	55,260.00	55,260.00	
10/01/2027	145,000	4.000%	55,260.00	200,260.00	200,260.00	255,520.00
04/01/2028			52,360.00	52,360.00	52,360.00	
10/01/2028	150,000	4.000%	52,360.00	202,360.00	202,360.00	254,720.00
04/01/2029			49,360.00	49,360.00	49,360.00	
10/01/2029	155,000	4.000%	49,360.00	204,360.00	204,360.00	253,720.00
04/01/2030			46,260.00	46,260.00	46,260.00	
10/01/2030	160,000	3.100%	46,260.00	206,260.00	206,260.00	252,520.00
04/01/2031			43,780.00	43,780.00	43,780.00	
10/01/2031	165,000	3.200%	43,780.00	208,780.00	208,780.00	252,560.00
04/01/2032			41,140.00	41,140.00	41,140.00	
10/01/2032	170,000	3.300%	41,140.00	211,140.00	211,140.00	252,280.00
04/01/2033			38,335.00	38,335.00	38,335.00	
10/01/2033	175,000	3.400%	38,335.00	213,335.00	213,335.00	251,670.00
04/01/2034			35,360.00	35,360.00	35,360.00	
10/01/2034	180,000	3.500%	35,360.00	215,360.00	215,360.00	250,720.00
04/01/2035			32,210.00	32,210.00	32,210.00	
10/01/2035	190,000	3.550%	32,210.00	222,210.00	222,210.00	254,420.00
04/01/2036			28,837.50	28,837.50	28,837.50	
10/01/2036	195,000	3.600%	28,837.50	223,837.50	223,837.50	252,675.00
04/01/2037			25,327.50	25,327.50	25,327.50	
10/01/2037	205,000	3.650%	25,327.50	230,327.50	230,327.50	255,655.00
04/01/2038			21,586.25	21,586.25	21,586.25	
10/01/2038	210,000	3.700%	21,586.25	231,586.25	231,586.25	253,172.50
04/01/2039			17,701.25	17,701.25	17,701.25	
10/01/2039	220,000	3.750%	17,701.25	237,701.25	237,701.25	255,402.50
04/01/2040			13,576.25	13,576.25	13,576.25	
10/01/2040	225,000	3.800%	13,576.25	238,576.25	238,576.25	252,152.50
04/01/2041			9,301.25	9,301.25	9,301.25	
10/01/2041	235,000	3.850%	9,301.25	244,301.25	244,301.25	253,602.50
04/01/2042			4,777.50	4,777.50	4,777.50	
10/01/2042	245,000	3.900%	4,777.50	249,777.50	249,777.50	254,555.00
	3,530,000		1,553,668.11	5,083,668.11	5,083,668.11	5,083,668.11

NET DEBT SERVICE

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-
-City Hall/Fire/EMS-

Date	Principal	Coupon	Interest	Total Debt Service	Net Debt Service	Annual Net D/S
10/01/2022	215,000	4.000%	99,199.48	314,199.48	314,199.48	314,199.48
04/01/2023			191,918.75	191,918.75	191,918.75	
10/01/2023	360,000	4.000%	191,918.75	551,918.75	551,918.75	743,837.50
04/01/2024			184,718.75	184,718.75	184,718.75	
10/01/2024	370,000	4.000%	184,718.75	554,718.75	554,718.75	739,437.50
04/01/2025			177,318.75	177,318.75	177,318.75	
10/01/2025	385,000	4.000%	177,318.75	562,318.75	562,318.75	739,637.50
04/01/2026			169,618.75	169,618.75	169,618.75	
10/01/2026	400,000	4.000%	169,618.75	569,618.75	569,618.75	739,237.50
04/01/2027			161,618.75	161,618.75	161,618.75	
10/01/2027	420,000	4.000%	161,618.75	581,618.75	581,618.75	743,237.50
04/01/2028			153,218.75	153,218.75	153,218.75	
10/01/2028	435,000	4.000%	153,218.75	588,218.75	588,218.75	741,437.50
04/01/2029			144,518.75	144,518.75	144,518.75	
10/01/2029	450,000	4.000%	144,518.75	594,518.75	594,518.75	739,037.50
04/01/2030			135,518.75	135,518.75	135,518.75	
10/01/2030	470,000	3.100%	135,518.75	605,518.75	605,518.75	741,037.50
04/01/2031			128,233.75	128,233.75	128,233.75	
10/01/2031	485,000	3.200%	128,233.75	613,233.75	613,233.75	741,467.50
04/01/2032			120,473.75	120,473.75	120,473.75	
10/01/2032	500,000	3.300%	120,473.75	620,473.75	620,473.75	740,947.50
04/01/2033			112,223.75	112,223.75	112,223.75	
10/01/2033	515,000	3.400%	112,223.75	627,223.75	627,223.75	739,447.50
04/01/2034			103,468.75	103,468.75	103,468.75	
10/01/2034	535,000	3.500%	103,468.75	638,468.75	638,468.75	741,937.50
04/01/2035			94,106.25	94,106.25	94,106.25	
10/01/2035	555,000	3.550%	94,106.25	649,106.25	649,106.25	743,212.50
04/01/2036			84,255.00	84,255.00	84,255.00	
10/01/2036	575,000	3.600%	84,255.00	659,255.00	659,255.00	743,510.00
04/01/2037			73,905.00	73,905.00	73,905.00	
10/01/2037	595,000	3.650%	73,905.00	668,905.00	668,905.00	742,810.00
04/01/2038			63,046.25	63,046.25	63,046.25	
10/01/2038	615,000	3.700%	63,046.25	678,046.25	678,046.25	741,092.50
04/01/2039			51,668.75	51,668.75	51,668.75	
10/01/2039	640,000	3.750%	51,668.75	691,668.75	691,668.75	743,337.50
04/01/2040			39,668.75	39,668.75	39,668.75	
10/01/2040	660,000	3.800%	39,668.75	699,668.75	699,668.75	739,337.50
04/01/2041			27,128.75	27,128.75	27,128.75	
10/01/2041	685,000	3.850%	27,128.75	712,128.75	712,128.75	739,257.50
04/01/2042			13,942.50	13,942.50	13,942.50	
10/01/2042	715,000	3.900%	13,942.50	728,942.50	728,942.50	742,885.00
	10,580,000		4,560,341.98	15,140,341.98	15,140,341.98	15,140,341.98

BOND SUMMARY STATISTICS

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-

Dated Date	06/30/2022
Delivery Date	06/30/2022
Last Maturity	10/01/2042
Arbitrage Yield	3.535262%
True Interest Cost (TIC)	3.681612%
Net Interest Cost (NIC)	3.686432%
All-In TIC	3.761746%
Average Coupon	3.686432%
Average Life (years)	11.754
Weighted Average Maturity (years)	11.664
Duration of Issue (years)	9.237
Par Amount	14,110,000.00
Bond Proceeds	14,299,119.80
Total Interest	6,114,010.09
Net Interest	6,114,010.09
Bond Years from Dated Date	165,851,694.44
Bond Years from Delivery Date	165,851,694.44
Total Debt Service	20,224,010.09
Maximum Annual Debt Service	998,757.50
Average Annual Debt Service	998,579.57
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	13.403246
Total Underwriter's Discount	13.403246
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bond	14,110,000.00	101.340	3.686%	11.754
	14,110,000.00			11.754

	TIC	All-In TIC	Arbitrage Yield
Par Value	14,110,000.00	14,110,000.00	14,110,000.00
+ Accrued Interest			
+ Premium (Discount)	189,119.80	189,119.80	189,119.80
- Underwriter's Discount	-189,119.80	-189,119.80	
- Cost of Issuance Expense		-102,015.00	
- Other Amounts			
Target Value	14,110,000.00	14,007,985.00	14,299,119.80
Target Date	06/30/2022	06/30/2022	06/30/2022
Yield	3.681612%	3.761746%	3.535262%

BOND PRICING

City of Independence, Kansas
General Obligation Bonds
Series 2022-A
-Preliminary-

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Premium (-Discount)	Principal Cost
Serial Bond:							
	10/01/2022	305,000	4.000%	2.200%	100.447	1,363.35	306,363.35
	10/01/2023	385,000	4.000%	2.300%	102.084	8,023.40	393,023.40
	10/01/2024	495,000	4.000%	2.400%	103.485	17,250.75	512,250.75
	10/01/2025	515,000	4.000%	2.500%	104.655	23,973.25	538,973.25
	10/01/2026	535,000	4.000%	2.600%	105.598	29,949.30	564,949.30
	10/01/2027	565,000	4.000%	2.800%	105.820	32,883.00	597,883.00
	10/01/2028	585,000	4.000%	2.900%	106.245	36,533.25	621,533.25
	10/01/2029	605,000	4.000%	3.000%	106.470	39,143.50	644,143.50
	10/01/2030	630,000	3.100%	3.100%	100.000		630,000.00
	10/01/2031	650,000	3.200%	3.200%	100.000		650,000.00
	10/01/2032	670,000	3.300%	3.300%	100.000		670,000.00
	10/01/2033	690,000	3.400%	3.400%	100.000		690,000.00
	10/01/2034	715,000	3.500%	3.500%	100.000		715,000.00
	10/01/2035	745,000	3.550%	3.550%	100.000		745,000.00
	10/01/2036	770,000	3.600%	3.600%	100.000		770,000.00
	10/01/2037	800,000	3.650%	3.650%	100.000		800,000.00
	10/01/2038	825,000	3.700%	3.700%	100.000		825,000.00
	10/01/2039	860,000	3.750%	3.750%	100.000		860,000.00
	10/01/2040	885,000	3.800%	3.800%	100.000		885,000.00
	10/01/2041	920,000	3.850%	3.850%	100.000		920,000.00
	10/01/2042	960,000	3.900%	3.900%	100.000		960,000.00
		14,110,000				189,119.80	14,299,119.80

Dated Date	06/30/2022	
Delivery Date	06/30/2022	
First Coupon	10/01/2022	
Par Amount	14,110,000.00	
Premium	189,119.80	
Production	14,299,119.80	101.340325%
Underwriter's Discount	-189,119.80	-1.340325%
Purchase Price	14,110,000.00	100.000000%
Accrued Interest		
Net Proceeds	14,110,000.00	

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM Consider a request from Nancy Manela to exceed the sewer cost share maximum for property located at 628 South Park Blvd.

SUMMARY RECOMMENDATION Authorize the request for $3,500.00 in additional funds through the Sewer Cost Share agreement.

BACKGROUND On October 27, 2021 the Commission adopted a resolution modifying the Sewer Cost Share Program. The resolution indicated that the maximum amounts could be exceeded with approval of the City Commission if the applicant is low income and if more than one estimate is received, and if the additional funding is reimbursed to the City pursuant to a signed agreement wherein the property owner consents to an assessment against the property for the extra amount approved, amortized over 10 years at 4% interest per annum. All property owners of record must sign a sewer cost share agreement authorizing the assessment prior to receiving any funding which exceeds the grant maximum as provided herein. Nancy Manela provided City staff with two estimates from Rincks Plumbing ($7,500) and Plumb-Crazy Plumbing ($18,064).

FINANCIAL INFORMATION An additional $3,500 would be reimbursed to Rincks Plumbing if Nancy Manela signed the agreement to repay the City over a period of 10 years.

SUGGESTED MOTION I move to approve the request for $3,500.00 in additional funds not to exceed a total of $7,500.00 contingent upon Nancy Manela signing a sewer cost share agreement authorizing the assessment against the property amortized over 10 years at 4% annum.

SUPPORTING DOCUMENTS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Admin** | **Director Approval** **Kelly Passauer**

AGENDA ITEM Consider adopting an ordinance establishing a moratorium for the requirement to obtain a conditional use permit for Upper Story Dwellings on the 2nd-floor story and above in the C-3, Central Business District for a period of 24 months from the adoption of the ordinance.

SUMMARY RECOMMENDATION Accept the Planning Commission's recommendation to adopt an ordinance establishing a moratorium for 24 months regarding the requirement for a conditional use permit for Upper Story Housing located on the 2nd story or above.

BACKGROUND On April 5, 2022 the Planning Commission conducted a public hearing to consider a text amendment to the zoning code relating to dwellings in a C-3, Central Business District. Staff recommended that the permitted and conditional use table be modified to allow upper story housing as a permitted use in the C-3 District. Staff also recommended establishing a definition of "Upper Story Dwelling" as applying to the 2nd-floor story and above, and not including the ground floor or basement. Currently, the permitted and conditional use table does not allow any type of dwelling in structures located in the C-3, Central Business District that is not already grandfathered in without a conditional use permit.

After much discussion, the Planning Commission recommended a moratorium on the requirement to obtain a conditional use permit for Upper Story Dwellings on the 2nd-floor story and above in the C-3, Central Business District for a period of 24 months from the adoption of the ordinance. After this moratorium period, the Planning Commission will review and determine if a permanent text amendment is recommended.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to adopt an ordinance prepared by the City Attorney placing a moratorium on the requirement to obtain a conditional use permit for Upper Story Dwellings on the 2nd-floor story and above in the C-3, Central Business District for a period of 24 months from the adoption of the ordinance.

SUPPORTING DOCUMENTS

1. 04/05/2022 Staff Report to Planning Commission Regarding Text Amendment Relating to Upper Story Housing

REQUEST FOR PLANNING COMMISSION ACTION
TEXT AMENDMENT
CITY OF INDEPENDENCE
APRIL 5, 2022

Department **Admin** | **Prepared By** **Lydia Collins**

AGENDA ITEM Public Hearing to receive comments regarding a text amendment to the zoning code relating to dwellings in a C-3, Central Business District.

SUMMARY RECOMMENDATION Recommend the City Commission adopt the text amendment to the zoning code.

BACKGROUND The lack of quality housing is a major deterrent to growing the population of Independence. The Historic Downtown District located in the C-3, Central Business District Zone is the heart and soul of Independence. A mixed-use concept with an integral upper story housing component is vital to the future sustainability of the downtown.

POLICY EXPLANATION Currently the permitted and conditional use table does not allow any type of dwelling in the C-3, Central Business District that is not already grandfathered in without a conditional use permit.

STAFF RECOMMENDATION City Staff recommends approving the text amendment.

SUGGESTED MOTION I move to recommend the City Commission adopt a text amendment adding "Upper Story Dwellings for Single-family and Multi-family" to the permitted and conditional use table as a permitted use in a C-3, Central Business District; and also add a definition of "Upper Story Dwelling" as applying to the 2nd-floor story and above, and not including the ground floor or basement.

SUPPORTING DOCUMENTS

1. 2022-ZA-03 Dwelling
2. C-3 Dwelling Policy Explanation

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Police** **Director Approval** **Jerry Harrison**

AGENDA ITEM Consider the revised budget for remodel of the old EMS building for police evidence storage.

SUMMARY RECOMMENDATION City staff recommend moving forward with the old EMS building remodel to house police evidence.

BACKGROUND The original budget for the evidence remodel of the old EMS building was set at $150,000. The initial cost estimate was about $350,000. City staff worked with the architects to reduce the cost of the schematic budget to $257,115. Due to security reasons and accountability monitoring, Chief Harrison is recommending we add one key card activated lock back into the plan for a cost of $4,500. This will allow the police department to have an electronic log of who entered the building by name, date, and time. This lock will be on the main entrance. The rest of the building will have other security measures that meet KORA exceptions 45-221(a)(12), security of public facilities.

FINANCIAL INFORMATION Total Schematic Estimate $261,615.00

SUGGESTED MOTION I move to authorize city staff to move forward on the evidence remodel of the old EMS building.

SUPPORTING DOCUMENTS

1. Police Evidence - Final Estimate Deliverable - 4.20 - Does not include additional $4,500 for one key card lock as requested by Chief Harrison

ESTIMATE NARRATIVE

EVIDENCE STORAGE | INDEPENDENCE, KS
SCHEMATIC | 04/28/2022

EXECUTIVE SUMMARY
This estimate is for renovation to the existing EMS building located at 225 E Main Street, Independence KS. The existing building will be renovated into a police evidence storage facility.

Our schematic budget for this this project is **$257,115**. This estimate is based upon the documents identified below, these clarifications and any associated attachments. Please reference the attached Estimate Summary and for additional cost information. Any provided cost breakdowns are for accounting purposes and are not intended to provide line item guarantees.

All pricing is based upon the following Drawings, Narratives and Notes:

DESCRIPTION	DESIGNER	DATED
Preliminary Design Documents	HB&K	4/6/2022

Pricing is further clarified with the following attachments

1. Estimate Summary

CLARIFICATIONS & QUALIFICATIONS

SITE IMPROVEMENTS

1. Any site improvements to the existing parking lot, sidewalks, existing drives, and site lighting are not included.

BUILDING STRUCTURE

1. The existing skylight will remain in place.

BUILDING ENVELOPE

1. The existing roofing system has been replaced within the previous 5 years and is anticipated to be in adequate condition. Patch and repair is anticipated for minor mechanical work.
2. The overhead door in the vehicle storage room will be replaced with a new overhead coiling door (STORMTITE 625). Door is insulated and assumed to be motor operated.
3. The existing entry windows and door openings will be demolished and infilled with metal studs, plywood, waterproofing, and lap siding.
4. The existing overhead doors and windows at the South elevation will be infilled with metals studs, plywood, waterproofing, and lap siding.
5. The exterior brick and metal panels will be power washed and re-painted. Tuckpointing is not included.

INTERIOR FINISHES

1. New interior partitions are included as 3-5/8” metal stud framing with painted drywall.
2. New doors are included as flush hollow doors and hollow metal frames. No interior sidelites are included.
3. The existing restroom / secured area will remain in its current condition. Interior finishes and plumbing fixtures will remain.
4. Sealed concrete with 4” rubber base is included at Corridor 102, Evidence Drop Off 101, and Processing 103. All other areas will have exposed concrete floors.

5. New acoustical ceiling tile is included in 101,102, and 103. All other areas will be exposed to the existing structure.

MEP SYSTEMS
1. The existing electrical service and gear is anticipated to be reused.
2. Rough in for any IT/Data is included. Low voltage cabling is excluded.
3. An allowance of $45,000 is included for Electrical.
4. An allowance of $55,000 is included for HVAC.

EQUIPMENT
1. Evidence lockers are by Owner.
2. Modular evidence storage cages and doors are by Owner.
3. New fire extinguishers are included.

GENERAL ITEMS
1. Inclusions.
    a. Builder's Risk, General Liability and Subcontractor Default insurances
    b. Payment and performance bond
2. Exclusions
    a. Sales Tax
    b. Plan review / building permit fees
    c. Design Fees, Environmental/Geotechnical Surveys, Special Inspection Fees
    d. Utility company fees, system development fees
    e. Construction testing and special inspection expenses
    f. FF&E
    g. Hazardous materials abatement or removal

ESTIMATE SUMMARY

EVIDENCE STORAGE | INDEPENDENCE, KS

SCHEMATIC | 04/28/2022

#	DESCRIPTION	TOTAL ESTIMATED VALUE	NOTES
1.A	General Conditions	23,815	
1.C	Final Clean	1,428	
2.A	Selective Demolition	14,747	
5.A	Steel	1,860	
6.A	Rough Carpentry	10,509	
6.C	Finish Carpentry & Millwork	1,913	
7.A	Joint Sealants / Waterproofing	3,530	
7.C	Roofing	868	
8.A	HM, Doors, & Hardware	22,168	
8.E	Overhead & Coiling Doors	18,596	
9.D	Drywall & Acoustical Ceilings	21,584	
9.H	Sealed Concrete & Rubber base	628	
9.P	Paint	18,238	
10.A	Specialties	534	
15.B	Plumbing	5,007	
15.C	HVAC allowance	55,000	
16.A	Electrical allowance	45,000	
	Construction Contingency	3,769	
	Performance & Payment Bonds	2,314	
	Contractor's Fee	5,607	
	COST OF THE WORK	$257,115	

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Finance** **Director Approval** **Lacey Lies**

AGENDA ITEM Authorize the Purchase of Property Located at 300 N. 8th St.

SUMMARY RECOMMENDATION Authorize the purchase of property located at 300 N. 8th St. in Independence, KS.

BACKGROUND This request is to acquire the property located at 300 N. 8th Street for the future development of a public parking lot to serve the downtown business district. The availability of off-street parking to serve the downtown has been expressed as a concern by citizens, downtown business owners, and most recently the Planning Commission. Providing a plan for future additional off-street parking will also support the efforts of the Housing Authority and the City to encourage the development of upper-story housing downtown. Additional parking will also provide more opportunities for employees of downtown businesses to park off-street rather than taking up valuable on-street parking which should be reserved for customers.

FINANCIAL INFORMATION Sale price is $50,000 to be funded from the Economic Development Fund.

SUGGESTED MOTION I move to authorize the purchase of 300 N. 8th St.

SUPPORTING DOCUMENTS

Report
CITY OF INDEPENDENCE
April 28, 2022

Department **Public Works & Utilities** **Director Approval** **John Garris**

AGENDA ITEM Capital Projects and Public Works Report

BACKGROUND Attached is the latest Capital Projects and Public Works Report.

SUPPORTING DOCUMENTS

1. Project Status 4-2022

	Project Title	Project Description/Scope	Approx. Cost (000's)	Grant Portion	Arch. or Eng. Partner	Status	Last Month Progress	Next Month Plan/Issues	Projected Const Start	Projected Compl.
1	Communication Tower	Build new communication tower for emergency services north of historic City Hall.	$1,000	TBD	TBD	Pre-design.	RFP written.	RCA for award of consultant 4/28.	TBD	TBD
2	Public Works Building	New building for Water, Street, and Sanitation	$1,000		Echelon	Pre-design.	First meeting held.	Second meeting scheduled, concept drawing created.	2Q23	4Q23
3	Evidence Building	Buildout of existing building for evidence storage.	$150		Echelon	Design in progress.	Contract finalized, first meeting scheduled.	Finalizing drawings, reviewing cost implications.	TBD	TBD
4	Zoo and Park Power	Move power feed for Zoo and Park underground	$300		PEC	Design in progress.	Field data collection started.	Working with PGAV on concept, start report.	1Q22	2Q23
5	Zoo Master Plan	Create Master Plan for the future of the Zoo.	$80		PGAV	Planning in progress.	Second meeting set for early April.	Create draft Strategic Assessment, second on-site workshop.	4Q21	3Q22
6	Parking Lot N. of City Hall	Design and construct new parking lot north of historic City Hall.	$600	TBD	Treanor	Design in progress.	Options chosen, preliminary design.	Finalize drawings.	TBD	TBD
7	CCLIP Grant	Reconstruct Penn from Morningside to City Limits	$500	$370	TranSystems	Design in progress.	KDOT design review meeting scheduled.	Traffic plan reviewed and will be changed.	1Q23	2Q23
8	CCLIP Grant	Mill and overlay Chestnut from 9th to Penn	$220	$150	TranSystems	Design in progress.	KDOT design review meeting scheduled.	KDOT wants to bid this year (summer 2022).	3Q22	2Q23
9	SE Improvements	Improvements to Lift Station for Reliability	$170		TranSystems	Design in progress.	Design review.	Complete design.	2Q22	4Q22
10	Central Park	New soccer fields, revamp existing ball fields.	$7,500	TBD	Indigo	Design in progress.	Working 3D modeling, receive final report on storm sewer, review sports lighting proposals.	Complete 3d modeling, finalize storm sewer, review sports lighting proposals with City.	TBD (Bid on Hold)	TBD (Bid on Hold)
11	Waterline/Meter Project	New Water Meters, Replace Some Water Main	$3,400		PEC	Design in progress.	Complete plans.	100% plan review, prepare for bidding.	2Q22	4Q22
12	Water Plant Master Plan	Create Master Plan for water treatment system.	$6,000		PEC	Design in progress.	90% plans early April.	Receive plans, prepare for plan review.	1Q22	4Q26
13	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	$3,000		TranSystems	Pre-bid.	Communicated with KDHE, verified complete submission.	Receive final loan document (waiting on KDHE). Working on obtaining easements.	2Q22	4Q22
14	CDBG	Lakeview lift station, I and I abatement.	$1,400	$700	TranSystems	Bidding.	Bid project.	Receive bids 4/19. Receive final loan document (waiting for KDHE).	2Q22	4Q22
15	Airport Taxiway	Remove Taxiway B, Rehabilitate Taxiway D and Terminal Apron	$750	$720	Lochner	Preconstruction.	Hold.	Hold. (June 2022 start to accommodate Textron production schedule).	2Q22	3Q22
16	Wayfinding Signs	Design and installation of wayfinding signs in the City	$340		Avia	Preconstruction.	Production/fabrication of signs.	Deductive change order planned.	3Q22	3Q22
17	Water Park	Recoating of towers and slides	$150		N/A	Preconstruction.	Contract finalization.	Project start.	2Q22	2Q22
18	City Hall/Fire/EMS	Refinish City Hall, construct new Fire/EMS personnel spaces.	$10,000		Treanor	In construction.	Bid date moved, price due to City on 3/22 for 3/24 Commission review.	Construction started on EMS. Contractor mobilized	1Q22	2Q23
19	Enterprise Drive	Buildout of street, utilities	$1,700	$1,100	TranSystems	In construction.	Under construction, C/O #1, earthwork started.	Under construction, 90% earthwork, water/sewer in.	1Q22	2Q22
20	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	$3,100	$1,600	TranSystems	In construction.	Water done, starting on storm sewer, earthwork.	Storm sewer issue - working on pricing for potential change order.	1Q22	3Q22
21	KDOT: 10th & Main	Complete rebuild, 8th to 10th	$1,700	$1,000	TranSystems	In construction.	In construction, Change Order Number 1 executed.	In construction.	1Q22	2Q22?
22	Kiddy Land Sidewalk	Sidewalk at Kiddie Land	$250		TranSystems	In construction.	In construction.	In construction. April completion?	4Q21	2Q22
23	Kiddy Land Restroom	Restroom.	$150		BG Consult.	In construction.	Progress meeting held.	In construction.	1Q21	2Q22
24	ADA 2021	Five+ locations - Big Cheese Lot, 100 Block W., North 10th, Zoo, 10th St., Alley Work	$100		TranSystems	In construction.	Construction in progress.	Construction in progress, adding scope.	Jul-21	2Q22
A	Airport Terminal	Upgrades/Remodel	$100	TBD	In-House	Hold.	May replace with grant.	Hold.		
B	Whiskey Creek	Artificial lake for runoff water impoundment	TBD		TranSystems	Hold.	Third meeting in March.	Fourth meeting in April.	TBD	TBD
C	Transp. Alt. Grant	8' sidewalk to Wal-Mart	TBD		TranSystems	Hold.	Submitted.	First round success, application in May.	TBD	TBD
D	KDOT Bridge Grant	Replace Cherry Street bridge with box culvert.	$400	TBD	TranSystems	Hold.	Apply for grant, wait.	Hold.	TBD	TBD
E	KDOT CCLIP	Main Street - 8th to 2nd, two projects	$1,500	$1,200	TranSystems	Prepare Grant.	Apply for grant, wait.	Meeting with KDOT, wait.	TBD	TBD
F	KDOT Cost Share	Sycamore Rebuild	$1,000	$300	TranSystems	Prepare Grant.	Apply for grant, wait.	Apply for grant, wait.	TBD	TBD
G	FAA Terminal	New terminal.	$2,700	$2,565	Lochner/Eche	Prepare Grant.	Apply for grant, wait.	Wait.	2023	2025
H	Library/Memorial Hall	Maintenance projects.	TBD		Echelon	Review	Determine scope.	Report on Memorial Hall by end of month, Library to follow.	TBD	TBD

Green shade denotes changed/new information from last month.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
April 28, 2022

Department **Admin** **Director Approval** **Kelly Passauer**

AGENDA ITEM Personnel matters of non-elected personnel.

SUMMARY RECOMMENDATION Enter into Executive Session.

BACKGROUND N/A

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move that we recess for an executive session for discussion of an employee's performance pursuant to the non-elected personnel exception, (KSA75-4319(b)(1). The open meeting will resume at _____:_____ p.m. (15 minutes) in the Civic Center of Memorial Hall.

SUPPORTING DOCUMENTS