

AGENDA

Independence City Commission

September 24, 2020

Civic Center Memorial Hall 5:30 PM

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

I. REGULAR SESSION

- A. Call To Order
- B. Pledge Of Allegiance To The United States Of America
- C. Adoption Of Agenda

II. APPOINTMENTS

- A. Library Board – One Resignation – Unexpired Term Ends May 1, 2022

Documents:

[DARNELLWRIE-ONLINE FORM SUBMITTAL_LIBRARYBOARD APPLICATION.PDF](#)
[RACHAELKOSZALKA-ONLINE FORM SUBMITTAL_LIBRARYBOARD APPLICATION.PDF](#)

III. PUBLIC HEARINGS

- A. Public Hearings To Consider Condemnation Of The Following Structures As Dangerous And Unsafe:

1. 321 S. 19th Street
2. 409 S. 17th Street
3. 414 S. Wald Avenue
4. 416 S. 18th Street
5. 509 N. 14th Street
6. 708 S. 16th Street
7. 801 E. Birch Street

8. 813 S. 18th Street
9. 1101 W. Main Street
10. 1105 W. Main Street
11. 1217 N. 9th Street
12. 1529 W. Laurel Street

Documents:

[RCA -PUBLIC HEARING - STRUCTURES 09242020.PDF](#)

IV. CONSENT AGENDA

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

A. Appropriations

1. A-1845
2. D-2008
3. P-1845

Documents:

[ORDINANCE NO. A-1871.PDF](#)

[ORDINANCE NO. D 2008.PDF](#)

[ORDINANCE NO P-1845.PDF](#)

B. Consider Minutes Of The June 3, 2020 Meeting.

Documents:

[JUNE 3 2020 SPECIAL MEETING MINUTES.PDF](#)

V. EXECUTIVE SESSION

A. For The Purpose Of Discussing Data Relating To Financial Affairs Or Trade Secrets Of Second Parties.

VI. ITEMS FOR COMMISSION ACTION

A. Consider A Request To Partner With Labette Health To Expand The Independence Health Care Center.

Documents:

[09162020-EDAB SUMMARY RECOMMENDATION_LABETTE](#)

B. Consider Setting The Date Of November 19, 2020 At 5:30 PM For A Public Hearing To Consider Condemnation Of 201 E. Main Street As Dangerous And Unsafe.

Documents:

[RCA -SET THE DATE FOR PUBLIC HEARING - 201 E. MAIN ST.PDF](#)

C. Consider Authorizing The Submission Of The Kansas Housing Resources Corporation Moderate Income Housing Grant.

Documents:

[RCA - MODERATE INCOME HOUSING GRANT.PDF](#)

D. Consider A Request To Vacate 27th Street From Main Street To Myrtle Street.

Documents:

[RCA - VACATING 27TH STREET - 09242020.PDF](#)

E. Consider A Temporary Use Agreement For 113 E. Myrtle Street.

Documents:

[RCA - VFW RAMP - 09242020.PDF](#)

F. Consider Requests For ADA Improvements At The Following Locations:

1. 113 E. Main Street
2. City parking lot behind Big Cheese
3. 14th and Chestnut Streets

Documents:

[RCA - ADA REQUEST - 09242020-RED2.PDF](#)

G. Consider Bids Received To Hard Surface The Apparatus Bay Driveway.

Documents:

[RCA - APPARATUS BAY DRIVE - 09242020.PDF](#)

H. Consider Formally Accepting The Kansas Department Of Agriculture USDA Rural Development Grant For \$50,000 To Purchase Crucial Public Safety Equipment.

Documents:

[RCA_USDA GRANT_PUBLIC SAFETY EQUIPMENT_09.24.20.PDF](#)

I. Consider Setting A Special Commission Meeting On Thursday, October 15, 2020 At 9 AM To:

1. Discuss programming of 1916 City Hall and Fire/EMS Station; and
2. Continue security training and security response plan for City Commission meetings.

Documents:

[RCA SPECIAL MEETING.PDF](#)

VII. DISCUSSION

A. Independence Land Bank

Documents:

[IHA LAND BANK LETTER 09242020.PDF](#)

VIII. REPORTS

A. 2020 Census Update

IX. CITY MANAGER'S COMMENTS

X. COMMISSIONERS' COMMENTS

XI. PUBLIC CONCERNS

XII. EXECUTIVE SESSION

A. Personnel Matters Of Non-Elected Personnel

XIII. ADJOURNMENT

From: noreply@civicplus.com
To: [Kelly Passauer](#)
Subject: Online Form Submittal: Board Application
Date: Tuesday, August 18, 2020 11:30:35 PM

Board Application

Board Applying For:	Library Board
Name	Darnell Lawrie
Date	8/18/2020
Address	715 W Oak St
Email Address	
Phone Number	
Educational Background:	
High School Name and Location	Independence High School, Independence, KS
Graduated/Degree	Diploma
College Name and Location	Pittsburg State University, Pittsburg, KS
Graduated/Degree	Bachelor in Business Administration
Major	Management
Other Education Name and Location	Pittsburg State University
Graduated/Degree	Masters of Business Administration
Emphasis	Management
Do you reside inside the corporate limits of the City of Independence?	Yes
If no, do you reside within 3 miles of the corporate limits of the City of Independence?	<i>Field not completed.</i>

What experiences have you had that you feel would assist you as a board member?

I was previously employed at the public library and I know many of the needs of the employees at the library and the patrons.

Why do you want to become a member of the board?

I want to become a member of the board to promote our beautiful library and to increase attendance at the library. I would also like to be an advocate for the employees.

Do you feel that there are any issues needing immediate attention by the board? If so, please explain.

At this time I don't know of any issues other than the response to the Coronavirus.

Other comments:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Kelly Passauer](#)
Subject: Online Form Submittal: Board Application
Date: Monday, August 31, 2020 8:14:45 AM

Board Application

Board Applying For:	Library Board
Name	Rachel Koszalka
Date	8/31/2020
Address	301 N. 1st St. Independence, KS 67301
Email Address	
Phone Number	
Educational Background:	
High School Name and Location	Homeschooled, Fredonia KS
Graduated/Degree	HS Diploma
College Name and Location	Emporia State University, Emporia KS
Graduated/Degree	Master's
Major	Library and Information Science
Other Education Name and Location	Southwestern College, Winfield KS
Graduated/Degree	Bachelor's
Emphasis	Theatre
Do you reside inside the corporate limits of the City of Independence?	Yes
If no, do you reside within 3 miles of the corporate limits of the City of Independence?	<i>Field not completed.</i>

What experiences have you had that you feel would assist you as a board member?

I worked for the public library in Coffeyville for 4 years and have knowledge about library practices and procedures. I've also worked with the Brown Mansion and Salvation Army during their fundraising events. I'm passionate about the library's role in it's community and believe these experiences will help me be a good candidate for the board.

Why do you want to become a member of the board?

I want to be of service to my community and I believe helping out my local library would be a great opportunity to do so.

Do you feel that there are any issues needing immediate attention by the board? If so, please explain.

Not that I'm aware of.

Other comments:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)



REQUEST FOR COMMISSION ACTION

CITY OF INDEPENDENCE

September 24, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Public hearing to consider condemnation of the following structures as dangerous and unsafe:

1. 321 S. 19th Street
2. 409 S. 17th Street
3. 414 S. Wald Avenue
4. 416 S. 18th Street
5. 509 N. 14th Street
6. 708 S. 16th Street
7. 801 E. Birch Street
8. 813 S. 18th Street
9. 1101 W. Main Street
10. 1105 W. Main Street
11. 1217 N. 9th Street
12. 1529 W. Laurel Street

SUMMARY RECOMMENDATION City staff recommends the following for each Public Hearing:

1. 321 S. 19th Street
 - a. City Staff was contacted by a potential buyer of this residence asking that we adjourn the hearing for 60 days.
2. 409 S. 17th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
3. 414 S. Wald Avenue
 - a. I have sent letters to the owner of record and the buyer, I have not been contacted by them. City Staff recommends condemnation as dangerous and unsafe.
4. 416 S. 18th Street
 - a. City Staff was contacted by a new owner and he is requesting to adjourn the hearing for 60 days.
5. 509 N. 14th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
6. 708 S. 16th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.

7. 801 E. Birch Street
 - a. City Staff has been contacted by Alisha Florio and she has recently purchased this property. Staff recommends adjourning the hearing for 60 days.
8. 813 S. 18th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
9. 1101 W. Main Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe
10. 1105 W. Main Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe
11. 1217 N. 9th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
12. 1529 W. Laurel Street
 - a. City Staff was contacted by Roseanna Jones, she indicated she was in her 90's, did not have the means to care for the property any longer and was letting it go to a tax sale. City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND The City of Independence has set the above structures for a Public Hearing to consider condemnation as dangerous and unsafe.

BUDGET IMPACT The budget impact would consist of the cost of demolition if the owner does not diligently pursue repair or removal.

SUGGESTED MOTION

1. 321 S. 19th Street – I move to adjourn the Public Hearing for 60 days for 321 S. 19th Street to November 19, 2020 at 5:30 p.m.
2. 409 S. 17th Street – I move to adopt a resolution condemning 409 S. 17th Street as dangerous and unsafe
3. 414 S. Wald Avenue – I move to adopt a resolution condemning 414 S. Wald Avenue as dangerous and unsafe.
4. 416 S. 18th Street – I move to adjourn the Public Hearing for 60 days for 416 S. 18th Street to November 19, 2020 at 5:30 p.m.
5. 509 N. 14th Street – I move to adopt a resolution condemning 509 N. 14th Street as Dangerous and Unsafe
6. 708 S. 16th Street – I to adopt a resolution condemning 708 S. 16th Street as dangerous and unsafe.
7. 801 E. Birch Street – I move to adjourn the Public Hearing for 60 days for 801 E. Birch Street to November 19, 2020 at 5:30 p.m.
8. 813 S. 18th Street – I move to adopt a resolution condemning 813 S. 18th Street as dangerous and unsafe.
9. 1101 W. Main Street – I move to adopt a resolution condemning 1101 W. Main Street as dangerous and unsafe.

10. 1105 W. Main Street – I move to adopt a resolution condemning 1105 W. Main Street as dangerous and unsafe.
11. 1217 N. 9th Street – I move to adopt a resolution condemning 1217 N. 9th Street as dangerous and unsafe.
12. 1529 W. Laurel Street – I move to adopt a resolution condemning 1529 W. Laurel Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. Pictures
2. Letters
3. Resolutions



321 S. 19th Street



September 11, 2020

Barbara Crozzer
517 S. 2nd
Independence, Ks. 67301

Dear Barbara:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **321 S. 19th** as dangerous and unsafe.

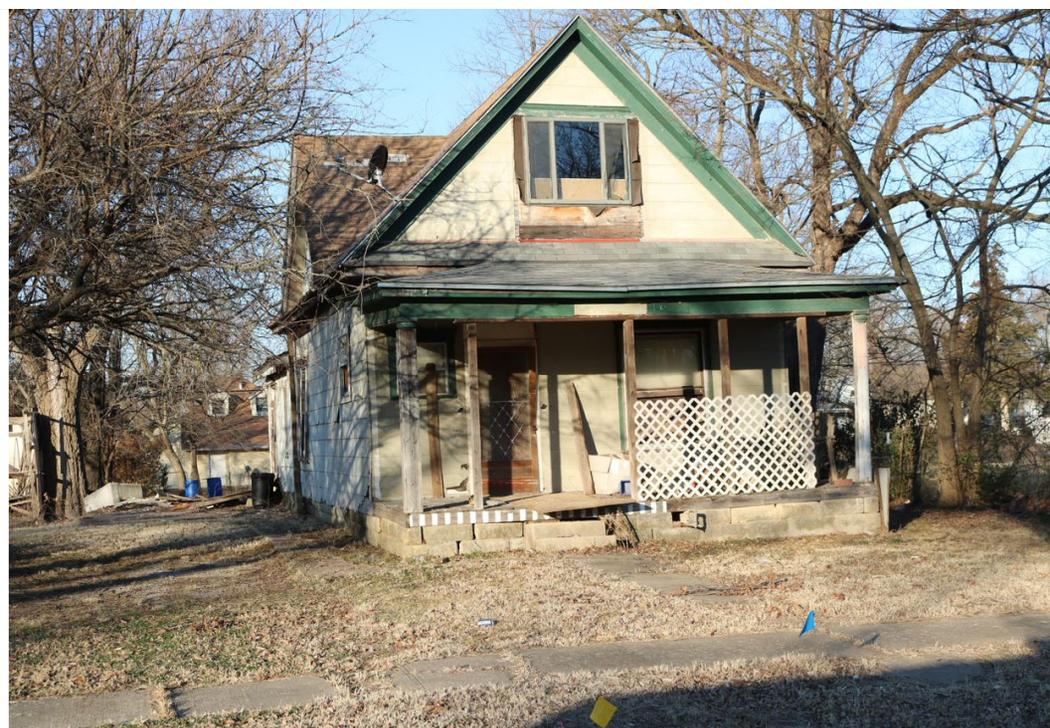
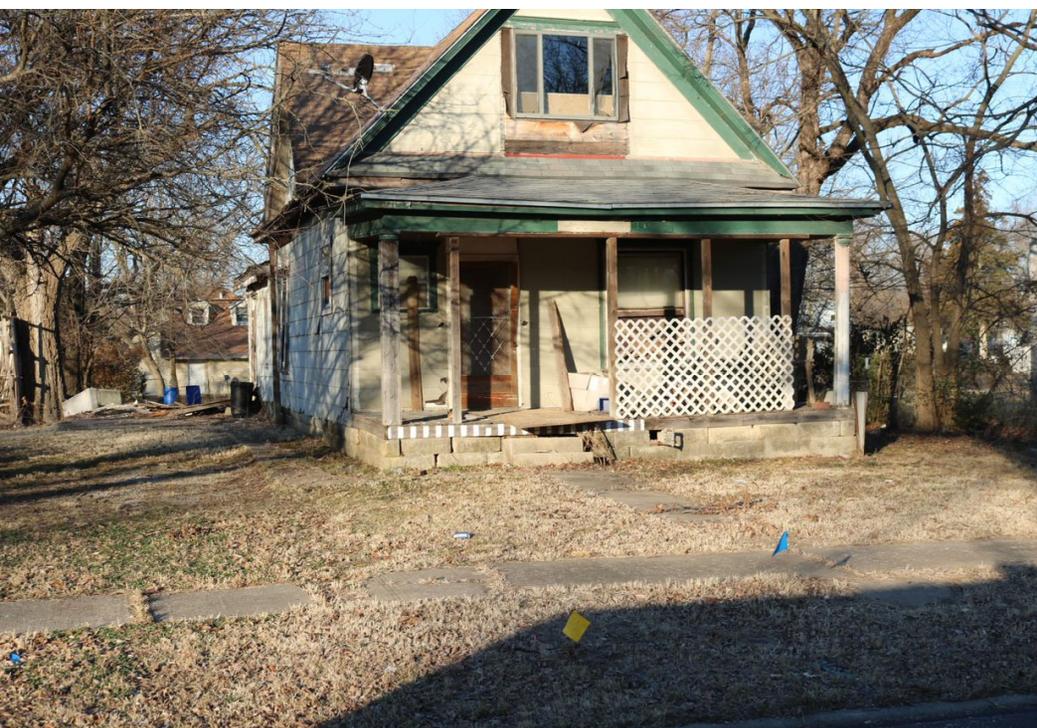
To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas



409 S. 17th Street



September 11, 2020

Iza Arce & Yusut Al-Bureni
409 S. 17th Street
Independence, Ks. 67301

Dear Iza:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **409 S. 17th** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-068

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Block 6, Lot 3, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

409 S 17th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—045**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 1, 2020 and August 8, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-068

Legal Description

Block 6, Lot 3, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

409 S 17th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



414 S. Wald Avenue



September 11, 2020

Paulette M. Hansen
414 S. Wald Ave
Independence, Ks. 67301

Dear Paulette:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **414 S. Wald** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independences.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-069

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 8 Block 3 & Adjacent Vac Alley, Hill & Sutters 1st Addition to the City of Independence, Montgomery County, Kansas

Common Address

414 S Wald Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 13th day of August, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—054**, dated **August 13, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 19, 2020 and August 26, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-069

Legal Description

Lot 8 Block 3 & Adjacent Vac Alley, Hill & Sutters 1st Addition to the City of Independence, Montgomery County, Kansas

Common Address

414 S Wald Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



416 S. 18th Street



September 11, 2020

Barbara Crozzer
517 S. 2nd
Independence, Ks. 67301

Dear Barbara:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **321 S. 19th** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas



509 N. 14th Street



September 11, 2020

Matthew Christie
815 N. 9th St.
Independence, Ks. 67301

Dear Matthew:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **509 N. 14th** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-070

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Block 7, Lot 12, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

Common Address

509 N 14th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—047**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 4, 2020 and August 11, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-070

Legal Description

Block 7, Lot 12, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

Common Address

509 N 14th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



708 S. 16th Street



September 11, 2020

Johnny Moore
708 S. 16th
Independence, Ks. 67301

Dear Johnny:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **708 S. 16th** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-071

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 116, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address

708 S 16th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—048**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 4, 2020 and August 11, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-071

Legal Description

Lot 116, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address

708 S 16th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



801 E. Birch Street



September 11, 2020

Alisha Florio
2361 Gallot Rd
Peru, Ks. 67360

Dear Alisha:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at 801 E. Birch as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas



813 S. 18th Street



September 11, 2020

Luella Green
2758 Haskell
Kansas City, Ks. 66104

Dear Luella:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **813 S. 18th** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-072

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Block 17, Lots 3 and 4, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

813 S 18th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—049**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 5, 2020 and August 12, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-072

Legal Description

Block 17, Lots 3 and 4, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

813 S 18th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1101 W. Main Street



September 11, 2020

True Vine Missionary Baptist Church
PO Box 90
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **1101 & 1105 W. Main St.** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-073

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Beginning 48.5 feet East of the Northwest corner of Lot 45, thence East 48.5 feet, then South 244 feet 10 inches, thence West 48.5 feet, thence North 244 feet 10 inches to the point of beginning, Westside Addition to the City of Independence, Montgomery County, Kansas

Common Address

1101 W Main Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—050**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 5, 2020 and August 12, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-073

Legal Description

Beginning 48.5 feet East of the Northwest corner of Lot 45, thence East 48.5 feet, then South 244 feet 10 inches, thence West 48.5 feet, thence North 244 feet 10 inches to the point of beginning, Westside Addition to the City of Independence, Montgomery County, Kansas

Common Address

1101 W Main Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

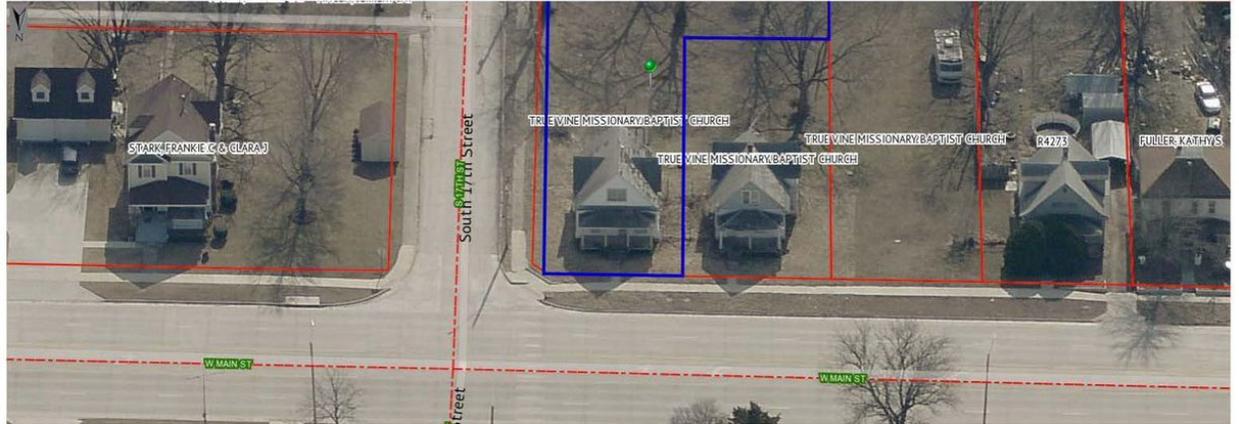
BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1105. W. Main Street



September 11, 2020

True Vine Missionary Baptist Church
PO Box 90
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **1101 & 1105 W. Main St.** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-074

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Beginning at a point 97 feet East of the Northwest corner of Lot 45, Westside Addition to the City of Independence, Montgomery County, Kansas, thence East 48.5 feet, thence South 140 feet, thence West 48.5 feet, thence North 140 feet to the place of beginning.

Common Address

1105 W Main Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—051**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 1, 2020 and August 8, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-074

Legal Description

Beginning at a point 97 feet East of the Northwest corner of Lot 45, Westside Addition to the City of Independence, Montgomery County, Kansas, thence East 48.5 feet, thence South 140 feet, thence West 48.5 feet, thence North 140 feet to the place of beginning.

Common Address

1105 W Main Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1217 N. 9th Street



September 11, 2020

Tim Wills
1217 N. 9th
Independence, Ks. 67301

Dear Tim:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **1217 N. 9th** as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-075

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Block 3, Lots 1 and 2, Johnstons Addition to the City of Independence, Montgomery County, Kansas

Common Address

1217 N 9th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—052**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 1, 2020 and August 8, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-075

Legal Description

Block 3, Lots 1 and 2, Johnstons Addition to the City of Independence, Montgomery County, Kansas

Common Address

1217 N 9th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1529 W. Laurel Street



September 11, 2020

Roseanna Jones
1320 N. Mt. Carmel Cir
Wichita, Ks. 67203

Dear Roseanna:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at 1529 W. Laurel St. as dangerous and unsafe.

You have spoken to me and informed me you have no interest in the property, and you are letting it go to a tax sale. However, I am still required to notify you of the public hearing and your options.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by September 24, it will be **very important** that you communicate or attend the meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 office, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-076

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Beginning 75 feet East of the Northwest corner of the NE/4 NW/4 NW/4 of Section 36, Township 32 South Range 15 East, City of Independence, Montgomery County, Kansas, thence East 152 feet, South 170 feet, East 353 feet, South 376 feet 4 inches, West 382 feet, North 216 feet 4 inches, West 123 feet, thence North to point of beginning, less right of way.

Common Address

1529 W Laurel Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—053**, dated **July 23, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **August 5, 2020 and August 12, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

RESOLUTION NO. 2020-076

Legal Description

Beginning 75 feet East of the Northwest corner of the NE/4 NW/4 NW/4 of Section 36, Township 32 South Range 15 East, City of Independence, Montgomery County, Kansas, thence East 152 feet, South 170 feet, East 353 feet, South 376 feet 4 inches, West 382 feet, North 216 feet 4 inches, West 123 feet, thence North to point of beginning, less right of way.

Common Address

1529 W Laurel Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 24th day of September, 2020.

(SEAL)

Mayor

City Clerk

ORDINANCE NO. A – 1871

An ordinance making appropriation for the payment of certain claims. Be it ordained by the City Commission of the City of Independence.

Section 1. That in order to pay the claims herein stated which have been properly audited and approved. There is hereby appropriated out of the respective funds in the City Treasury the sum for each claim.

Section 2. That this ordinance shall take effect and be in full force from and after its passage.

Approved this 24TH day of September 2020.

_____ Mayor

Attest _____ City Clerk

Ordinance #A – 1871
\$ 212,285.80

PACKET: 24195 Regular Payments-09/25/2020

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP Community National Bank

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
035778	8TH & MAIN HISTORIC I-09/2020-MCGREW	123 W MAIN #201 - SALLY MCGREW	R	9/25/2020		250.00CR	072817	250.00
032951	ACCURATE ENVIRONMENTAL I-CI02040	CHLORITE EPA 300.1	R	9/25/2020		195.00CR	072818	195.00
037107	ACL PROPERTIES LLC I-09/2020-TANNER	109 S WALD - BETTY TANNER	R	9/25/2020		317.00CR	072819	317.00
019370	AIRGAS USA LLC. I-9104490171 I-9973522667	OXYGEN USP RRCYLMLG-OX	R	9/25/2020		115.07CR 36.02CR	072820 072820	151.09
036761	ALLSTATE BENEFITS I-M0129495237	ALLSTATE BENEFITS	R	9/25/2020		36.44CR	072821	36.44
002510	ASHCRAFT TIRE COMPANY INC C-28669 I-27889 I-28076 I-28232 I-28741 I-28759 I-28865 I-28868 I-28890 I-29017 I-29065 I-29066 I-29078 I-29155	CREDIT FOR FAULTY RECAP TIRE FUEL TRUCK UNIT 3 FLAT REPAIR UNIT 510 CHECKED LUG NUTS UNIT 609 UNIT 1 AIRPORT MOUNT TIRES UNIT 2 AIRPORT TIRES MOUNT & BALANCE NEW TIRES 508 TIRE CHANGE/REPAIR UNIT 604 REPAIR RIGHT REAR FRT AXLE 505 FLAT PATCHED UNIT 603 MOUNT NEW TIRE UNIT 06478 FIX FLAT UNIT 516 MOUNT NEW TIRE	R	9/25/2020		195.00 710.38CR 270.89CR 46.35CR 1,573.50CR 2,618.50CR 1,158.44CR 491.00CR 144.20CR 74.51CR 46.35CR 190.60CR 111.76CR 109.40CR	072822 072822 072822 072822 072822 072822 072822 072822 072822 072822 072822 072822 072822 072822	7,350.88
VOID	VOID CHECK		V	9/25/2020			072823	**VOID**
VOID	VOID CHECK		V	9/25/2020			072824	**VOID**
035889	AT&T I-3310652 AUG 20 I-3319009 AUG 20 I-6203310610 AUG 20 I-6203311312 AUG20	AT&T AT&T AT&T AT&T	R	9/25/2020		179.84CR 77.43CR 51.76CR 99.68CR	072825 072825 072825 072825	408.71

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036926	AT&T LONG DISTANCE I-861850574 9/2020	AT&T LONG DISTANCE	R	9/25/2020		40.01CR	072826	40.01
034736	AT&T MOBILITY I-287289769568X0720 I-287289769568X08/20	JUL/AUG 2020 CELL PHONE BILL AUG 2020 CELL PHONE BILL	R	9/25/2020		2,584.94CR 2,570.88CR	072827 072827	5,155.82
036281	AT&T U-VERSE I-254555073 SEP 20	MEMORIAL HALL INTERNET	R	9/25/2020		94.85CR	072828	94.85
002570	AUTO ZONE I-1605829981 I-1605833447 I-1605833597 I-1605835251 I-1605835523 I-1605835548	LED 4 IN ROUNG TAIL TURN LIGHT BOSCH EVOLUTION WIPER BLADE BRAKE PARTS BATTERY/SOCKET BIT STOP/TAIL/TURN LIGHT OIL FULLER	R	9/25/2020		17.18CR 43.98CR 17.08CR 133.14CR 7.63CR 38.60CR	072829 072829 072829 072829 072829 072829	257.61
032299	BARTA ANIMAL HOSPITAL I-202009183514 I-202009183515	MUNTJAC MALE/ISABELLE/ALPACAS VALENTINO/SHOTS	R	9/25/2020		647.89CR 813.68CR	072830 072830	1,461.57
003190	BEACHNER GRAIN INC. I-00111676	SALT WATER SOFT PEL 50#	R	9/25/2020		82.50CR	072831	82.50
035488	BOESEN PLUMB ELEVATOR SOLUTIONS I-8105408913	PENN TERRACE APTS	R	9/25/2020		2,531.28CR	072832	2,531.28
003460	BOUND TREE MEDICAL LLC I-83754293	12VDC POWER CORD	R	9/25/2020		48.50CR	072833	48.50
037093	CHEMRITE I-315534	POTASSIUM PERMANGANATE	R	9/25/2020		4,629.66CR	072834	4,629.66
033027	CINTAS I-5030261514	SAFETY/FIRST AID CHECK	R	9/25/2020		94.27CR	072835	94.27
004645	CITY OF INDEPENDENCE I-08/2020 I-AUG 2020 I-AUGUST 2020 I-JUL/AUG 2020 I-JUN/JUL 2020	HOUSING WATER BILL HOUSING WATER BILL HOUSING WATER BILL HOUSING WATER BILL HOUSING WATER BILL	R	9/25/2020		660.01CR 250.79CR 628.48CR 477.19CR 2,511.37CR	072836 072836 072836 072836 072836	4,527.84

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032159	CJ'S THREADS I-19422	POLO SHIRT EMB	R	9/25/2020		337.00CR	072837	337.00
033671	COFFEYVILLE FEED & FARM SUPPLY I-777887	ANIMAL FEED	R	9/25/2020		2,866.24CR	072838	2,866.24
034285	COMBUSTION SERVICE, INC. I-027	HONEYWELL FLAME SAFE GUARD	R	9/25/2020		1,278.34CR	072839	1,278.34
004925	CONRAD FIRE EQUIPMENT, IN I-545720	HEM PATCH W/VELCRO	R	9/25/2020		78.21CR	072840	78.21
037240	CONSTELLATION NEWENERGY - GAS DIVISION LLC I-2982634	JUL 2020 GAS SERVICE	R	9/25/2020		1,578.44CR	072841	1,578.44
034221	CORE & MAIN I-M888370	REP CLP	R	9/25/2020		2,100.20CR	072842	2,100.20
036099	FRANK CREBASE I-09/2020-HUNTER	418 W WALNUT - RHONDA HUNTER	R	9/25/2020		268.00CR	072843	268.00
035070	D & F SERVICES, LLC I-5036	SODIUM CHLORITE	R	9/25/2020		9,873.60CR	072844	9,873.60
034334	DANKO EMERGENCY EQUIPMENT CO. I-112124	PUMP TEST/LADDER TEST/HEAT SEN	R	9/25/2020		1,550.00CR	072845	1,550.00
036096	DATAPROSE LLC I-DP2003117	DATAPROSE LLC	R	9/25/2020		3,053.29CR	072846	3,053.29
037368	DELTA LIGHTING PRODUCTS, INC I-652713	INSECT KILLER/SPRAY & GO	R	9/25/2020		280.80CR	072847	280.80
036939	DREW RISING I-EMSLICRENEWAL	EMS KANSAS PARAMEDIC LIC REN	R	9/25/2020		50.00CR	072848	50.00
034816	ECOLAB PEST I-9840057 I-9840058 I-9840060	PEST CONTROL PEST CONTROL PEST CONTROL	R R R	9/25/2020 9/25/2020 9/25/2020		124.66CR 124.66CR 538.56CR	072849 072849 072849	 787.88
1	ERICA VELASQUEZ I-SEC DEP-VELASQUEZ	ERICA VELASQUEZ:	R	9/25/2020		500.00CR	072850	500.00

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035115	EXPRESS EMPLOYMENT							
	I-24270619-SAN	SANITATION DEPT	R	9/25/2020		3,652.35CR	072851	
	I-24304208	EXPRESS EMPLOYMENT	R	9/25/2020		6,228.64CR	072851	9,880.99
033119	FASTENAL COMPANY							
	I-KSIND44125	FASTENAL COMPANY	R	9/25/2020		31.52CR	072852	
	I-KSIND44182	GLOVE	R	9/25/2020		39.00CR	072852	
	I-KSIND44183	SLING	R	9/25/2020		62.15CR	072852	
	I-KSIND44245	LIME VEST	R	9/25/2020		7.95CR	072852	
	I-KSIND44292	FASTENAL COMPANY	R	9/25/2020		0.79CR	072852	141.41
035760	FELD FIRE							
	I-0372956-IN	BRUSH RAKE, FIBERGLASS	R	9/25/2020		66.00CR	072853	66.00
035748	FIRE X INC.							
	I-3698080320	ANNUAL INSPECTION	R	9/25/2020		1,816.00CR	072854	
	I-8681080220	ANNUAL INSPECTION	R	9/25/2020		485.50CR	072854	2,301.50
036725	G & W FOODS							
	I-AUG 2020	G & W FOODS	R	9/25/2020		24.53CR	072855	24.53
033187	GFS CHEMICALS, INC.							
	I-CINV-059290	POTASSIUM IODIDE	R	9/25/2020		340.00CR	072856	340.00
009330	GRAINGER							
	I-962917088	FIBERGLASS SILICONE RUBBER	R	9/25/2020		221.76CR	072857	221.76
032879	GRASS ROOTS DESIGN GROUP, INC.							
	I-1890	GRAPHIC DESIGN	R	9/25/2020		1,724.37CR	072858	1,724.37
010050	HACH COMPANY							
	I-12092791	STABL CAL AMPULE KIT	R	9/25/2020		376.22CR	072859	376.22
033863	LAW OFFICE OF MICHAEL W. HASSENPLUG							
	I-20-30242	EMS CASE #41117	R	9/25/2020		10.00CR	072860	
	I-20-30242-2	EMS CASE # 41117	R	9/25/2020		25.00CR	072860	35.00
036227	MICHAEL W HASSENPLUG, #10748							
	I-G83202008213508	2019-LM-000799C-WHITTET	R	9/25/2020		148.95CR	072861	
	I-G84202008213508	2020-LM-000224-I-COOK	R	9/25/2020		285.59CR	072861	434.54
036233	HAWKINS INC.							
	I-4784149	AQUA HAWK 347	R	9/25/2020		1,197.50CR	072862	
	I-4785804	CHLORINE	R	9/25/2020		540.00CR	072862	1,737.50

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034901	HD SUPPLY FACILITIES							
	I-9182596275	RELIEF SPRAY	R	9/25/2020		8.98CR	072863	
	I-9182626308	UNIVERSAL DRIP PAN RING	R	9/25/2020		93.42CR	072863	
	I-9183974374	PIN DISINFECTANT/ALUM RANGE	R	9/25/2020		190.19CR	072863	
	I-9184015533	TOWELS QUARTER FOLD/GLASS CLN	R	9/25/2020		123.98CR	072863	
	I-9184139472	DISINFECTANT	R	9/25/2020		71.43CR	072863	488.00
033856	HECKERT CONSTRUCTION COMPANY, INC.							
	I-5453	ASPHALT	R	9/25/2020		260.40CR	072864	260.40
036558	HOWARDS ELECTRIC L.L.C.							
	I-1648	P66 SIGN ELECTRICAL	R	9/25/2020		1,291.40CR	072865	1,291.40
034798	MARGARET HUTCHINSON							
	I-09/2020-BARKER	1200 W LOCUST - GARY BARKER	R	9/25/2020		317.00CR	072866	317.00
011211	INDEPENDENCE FIRE FIGHTER							
	I-09 202008213508	FIRE INSURANCE WITHHELD	R	9/25/2020		94.32CR	072867	94.32
011120	INDEPENDENCE CHAMBER							
	I-JULY 2020	TOURISM TAX	R	9/25/2020		35,054.70CR	072868	35,054.70
011180	INDEPENDENCE COMMUNITY							
	I-06 202008213508	COMMUNITY CHEST WITHHELD	R	9/25/2020		43.00CR	072869	43.00
032140	INDEPENDENCE COMMUNITY							
	I-2573	GARFIELD EXAM/VACCINATION	R	9/25/2020		69.89CR	072870	69.89
033149	INDEPENDENCE FIREMEN'S							
	I-23 202008213508	FUNDING/FIREMEN'S ASSOCIATION	R	9/25/2020		210.00CR	072871	210.00
030108	INDEPENDENCE HOUSING							
	I-09/2020-BANNING	922 E COFFEYVILLE #B	R	9/25/2020		642.00CR	072872	
	I-09/2020-COLLINS	920 E CEDAR #3BR - J COLLINS	R	9/25/2020		66.00CR	072872	
	I-09/2020-GOODMAN	1009 E CEDAR (A) - D GOODMAN	R	9/25/2020		231.00CR	072872	
	I-09/2020-GRIER	702 N 13TH - DENA GRIER	R	9/25/2020		254.00CR	072872	
	I-09/2020-JACKSON	1002 E C-VILLE AVE - J JACKSON	R	9/25/2020		340.00CR	072872	
	I-09/2020-JOHNSON	1008 E COFFEYVILLE - L JOHNSON	R	9/25/2020		60.00CR	072872	
	I-09/2020-KRAUSE	923 E CEDAR (C) ROLLAND KRAUSE	R	9/25/2020		165.00CR	072872	
	I-09/2020-RODRIQUEZ	916 E CEDAR #1 - C RODRIQUEZ	R	9/25/2020		88.00CR	072872	1,846.00
032806	INDEPENDENCE LION'S CLUB							
	I-REFUND-LIONSCLUB	GARY COTTRELL MEMORIAL	R	9/25/2020		1,010.00CR	072873	1,010.00

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037321	INTERNAL REVENUE SERVICE							
	I-TL1202008213508	TAX LEVY	R	9/25/2020		342.03CR	072874	342.03
037194	J GRAHAM CONSTRUCTION INC.							
	I-PAY REQ NO 1	PHASE IV ADA CONTRACT	R	9/25/2020		4,921.00CR	072875	
	I-PAY REQ NO 5	PY REQ 5 PHASE IV ADA	R	9/25/2020		6,632.54CR	072875	
	I-PAY RQ NO 1 ADA	PY REQ NO 1 PHASE IV ADA	R	9/25/2020		14,467.07CR	072875	26,020.61
037366	JOE SMITH COMPANY							
	I-203580-0188142	CONCESSION FOOD	R	9/25/2020		243.23CR	072876	
	I-204894-0190125	CONCESSION FOOD	R	9/25/2020		281.33CR	072876	524.56
036544	KANSAS COMMUNICATION SERVICES INC.							
	I-COI2008	PENN TERRACE	R	9/25/2020		166.78CR	072877	166.78
037272	KANSAS ONE-CALL SYSTEM, INC							
	I-0080301	KANSAS ONE-CALL SYSTEM, INC	R	9/25/2020		153.60CR	072878	153.60
032449	KANSAS PAYMENT CENTER							
	I-W16202008213508	MG3D*00095C/KEITH COPITHKE	R	9/25/2020		116.61CR	072879	
	I-W66202008213508	CS# MG 18DM00183 I - K GINTHER	R	9/25/2020		105.23CR	072879	
	I-W67202008213508	MG19DM0075I-CHRIS FURR	R	9/25/2020		282.46CR	072879	504.30
013310	KANSAS STATE TREASURER							
	I-54629	COLLECTION SUBMISSION	R	9/25/2020		664.19CR	072880	664.19
035618	KANSASLAND TIRE WHOLESALE							
	I-13766	KANSASLAND TIRE WHOLESALE	R	9/25/2020		118.18CR	072881	118.18
013351	KC 24 HOUR TRUCK REPAIR							
	I-INV2060	TURBO MOUNTING NUTS/TURBO	R	9/25/2020		3,453.51CR	072882	
	I-INV2061	CRANK CASE FILTER	R	9/25/2020		1,249.69CR	072882	
	I-INV2067	ENGINE #2 SCANNER HOOK UP	R	9/25/2020		461.81CR	072882	5,165.01
032158	KONE, INC.							
	I-959653272	MEMORIAL HALL	R	9/25/2020		348.36CR	072883	348.36
034979	KOSCH COMPANY							
	I-0037447	PTO DRIVESHAFT SICKLE BAR MOW	R	9/25/2020		350.13CR	072884	350.13
036657	LABORATORY SALES & SERVICE LLC							
	I-20527	EDTA TITRANT	R	9/25/2020		174.22CR	072885	174.22

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033182	LAKELAND OFFICE SYSTEMS, I-IN332923	MONTHLY SERVICE CHARGE	R	9/25/2020		63.51CR	072886	63.51
034910	MARSHA LEROY I-09/2020-CEFARELLI	912 W MAPLE - K CEFARELLI	R	9/25/2020		532.00CR	072887	532.00
036912	LEXIPOL, LLC I-INV6230	ANNUAL LE POLICY MANUAL	R	9/25/2020		3,600.00CR	072888	3,600.00
036790	LIFE-ASSIST, INC I-1029525 I-1030041	FLUFF BANDAGE AMSINO EXTENSION SPRAGUE STETHOSCOPE	R	9/25/2020		287.80CR 11.24CR	072889 072889	299.04
037217	MALLORY SAFETY AND SUPPLY, LLC I-2675355	ENDURA SPEAKER MIC	R	9/25/2020		360.74CR	072890	360.74
036460	MCHUGH VIDEO PRODUCTIONS I-1287	COMMISSION MEETINGS/FIRST FRI	R	9/25/2020		1,400.00CR	072891	1,400.00
037332	MICHAEL W. HASSENPLUG #10748 I-20-30242	41117 ATTORNEY FEES	R	9/25/2020		7.91CR	072892	7.91
032325	MID WEST FIRE TRAINING I-2000005	EXCAVATION AND TRENCH TRN	R	9/25/2020		1,512.00CR	072893	1,512.00
015960	MONTGOMERY COUNTY I-1237 I-202009213516	BOARD MEETING MEAL 3RD QRT HYBRID BOARD MEETING	R	9/25/2020		90.00CR 30.00CR	072894 072894	120.00
018120	O'REILLY AUTO PARTS I-0154-359904 I-0154-360059 I-0154-360064 I-0154-360994 I-0154-361522 I-0154-361560	WIPER BLADES ANTIFREZ/FUNNEL SEALED BEAM 10 AMP PRO-PA BUTT SPLICE/DISCONNECT TERMINAL KIT	R	9/25/2020		25.98CR 61.45CR 14.61CR 9.89CR 14.97CR 7.99CR	072895 072895 072895 072895 072895 072895	134.89
036218	OKLAHOMA CENTRALIZED SUPPORT REGISTRY I-W65202008213508	000875670001-MICHAEL P MAYER	R	9/25/2020		1,078.80CR	072896	1,078.80
035799	OMNI BILLING I-73120 I-83120	JULY 2020 AMBULANCE AUGUST 2020 AMBULANCE	R	9/25/2020		4,324.91CR 4,606.07CR	072897 072897	8,930.98

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037376	OUTLAW QUICK LUBE @INDY I-95185	FULL SERVICE	R	9/25/2020		58.48CR	072898	58.48
032859	PACE ANALYTICAL SERVICES, I-2060114703 I-2060114740	LAB TESTING LAB TESTING	R	9/25/2020		205.00CR 410.00CR	072899 072899	615.00
034739	BOB PASTERNAK I-09/2020-EGBERT	209 W LOCUST - DARWIN EGBERT	R	9/25/2020		301.00CR	072900	301.00
037205	PAUL TERRY I-09/03/2020	FOOD REIMBURSEMENT	R	9/25/2020		8.00CR	072901	8.00
019290	PHEASANT POINT APARTMENTS I-09/2020-GREER I-09/2020-KNIGHT I-09/2020-ORR	2350 N 20TH #2 - NICOLE GREER 2350 N 20TH #15 - DAVID KNIGHT 2325 N 20TH PL #9-DALENE ORR	R	9/25/2020		96.00CR 359.00CR 389.00CR	072902 072902 072902	844.00
034712	PRAIRIE FIRE COFFEE & ROASTERS I-1237169	COFFEE SUPPLIES	R	9/25/2020		40.90CR	072903	40.90
037174	PRAIRIELAND PARTNERS I-10283497-2 I-10295701-2 I-10311986-2 I-10314201-2 I-10339331 I-10343313	JOHN DEERE 2305 JOHN DEERE 6135E BOLT/LOCK NUT/BLADES JOHN DEERE Z950A ZOO GATOR 2017 ELECTRICAL CONNECTOR	R	9/25/2020		8,466.92CR 299.88CR 309.00CR 89.33CR 167.30CR 6.34CR	072904 072904 072904 072904 072904 072904	9,338.77
036900	QUADMED, INC. I-S145516	MF SUPRENO EC MED	R	9/25/2020		195.78CR	072905	195.78
020020	QUALITY TOYOTA I-163789 I-292190	2008 FORD F350 SERVICE	R	9/25/2020		162.96CR 18.01CR	072906 072906	180.97
035848	RANDALL ROMANS I-09/2020-BRYANT	312 WESTMINSTER - PAM BRYANT	R	9/25/2020		311.00CR	072907	311.00
034970	REALPAGE, INC. I-I2008097106	PENN TERRACE APTS	R	9/25/2020		20.90CR	072908	20.90

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021300	RESOURCE RECOVERY DIV I-4392-000007717	4392 AUG 2020 LANDFILL MONTHLY FEE	R	9/25/2020		9,890.67CR	072909	9,890.67
036150	RANELLE RICE I-20201846	FOOD REIMBURSEMENT	R	9/25/2020		6.97CR	072910	6.97
037113	RON & FRAN HAMILTON I-09/2020-SOLIS	117 W OAK - LOUISE SOLIS	R	9/25/2020		1,061.00CR	072911	1,061.00
033605	SANDBAGGER GOLF CARS I-15908	REMOVE WOOD CHIOP ON HYDRO	R	9/25/2020		20.00CR	072912	20.00
037187	SANDY ALSPAUGH I-20201830 I-20201918	FOOD REIMBURSEMENT SANDY ALSPAUGH	R	9/25/2020		8.00CR	072913	16.00
036180	SEK GARAGE DOORS I-780786	1902 BRADLEY COURT	R	9/25/2020		395.00CR	072914	395.00
022260	SENSUS USA, INC. I-ZA20211261	AUTOREAD 1YR SUPPORT PROGRAM	R	9/25/2020		1,715.95CR	072915	1,715.95
034842	DAVID SHATNEY I-09/2020-GOODSON	607 1/2 N 8TH - CAROL GOODSON	R	9/25/2020		173.00CR	072916	173.00
022400	SHERWIN WILLIAMS I-0313-3	PLAYGROUND RR PAINT	R	9/25/2020		47.99CR	072917	47.99
033659	SOUND IDEAS I-55848	VEHICLE DECALS	R	9/25/2020		571.64CR	072918	571.64
037109	THE PET SHOP I-AUG 2020	ANIMAL FOOD	R	9/25/2020		113.47CR	072919	113.47
034515	TIDY WHITIE'S LAUNDROMAT I-24338	WASH AND FOLD	R	9/25/2020		12.81CR	072920	12.81
1	TINA HOOVER I-PK REF-HOOVER	TINA HOOVER:	R	9/25/2020		40.00CR	072921	40.00
035989	TOTAH COMMUNICATIONS, INC I-0000003446-AUG 20 I-0000003999-AUG 20	911 SERVICE ELK COUNTY AUG 20 911 SERVICE HAVANA-AUG 2020	R	9/25/2020		54.70CR	072922	109.40

PACKET: 24195 Regular Payments-09/25/2020

**** CHECK LISTING ****

VENDOR SET: 01

BANK : AP Community National Bank

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
024490	TRANSYSTEMS CORPORATION I-US 75/160 MIL	US75/160 MILL AND OVERLAY	R	9/25/2020		1,062.00CR	072923	1,062.00
036818	TREANOR HL I-46118 I-46153	PROF SERVICES JUL 2020 PROF SRVC JUN 2020	R	9/25/2020		2,710.81CR 16,008.11CR	072924 072924	18,718.92
024530	TRI-STATE ELECTRIC SUPPLY I-1122-400358	BLDG D	R	9/25/2020		40.00CR	072925	40.00
037344	TKSDU I-W68202008213508	001324355715CS0446- J L WOOD	R	9/25/2020		148.15CR	072926	148.15
035684	TYLER TECHNOLOGIES, INC I-025-308488 I-045-314938	PROJECT ACCT TRAINING EXECUTIME UPGRADE	R	9/25/2020		250.00CR 163.00CR	072927 072927	413.00
025004	USA BLUEBOOK I-330336	FILTER MEMBRAINES	R	9/25/2020		700.46CR	072928	700.46
034817	WASHER SPECIALTIES CO I-20204851	CEDER POINT WASHER	R	9/25/2020		284.57CR	072929	284.57
037258	WASHINGTON HISTORIC RESIDENCES, LLC I-09/2020-DRAKE I-09/2020-FRANKLIN I-09/2020-HANKS I-09/2020-HENKE I-09/2020-KEITH I-09/2020-PAYNE III I-09/2020-TAYLOR	300 E MYRTLE #211 - L DRAKE 300 E MYRTLE #209 - D FRANKLIN 300 E MYRTLE #101-SHARON HANKS 300 E MYRTLE #106 - JODY HENKE 300 E MYRTLE #102 - C KEITH 300 E MYRTLE #105-C PAYNE III 300 E MYRTLE #205 - T TAYLOR	R	9/25/2020		323.00CR 212.00CR 283.00CR 414.00CR 138.00CR 211.00CR 146.00CR	072930 072930 072930 072930 072930 072930 072930	1,727.00
037362	WYOMING CHILD SUPPORT I-W70202008213508	19KS-12DM09 234135 J WOOD	R	9/25/2020		207.69CR	072931	207.69
029045	ZOLL MEDICAL CORPORATION I-3129412	ZOLL MEDICAL CORPORATION	R	9/25/2020		119.91CR	072932	119.91

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	114	0.00	212,285.80	212,285.80
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	2	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	116	0.00	212,285.80	212,285.80

9/21/2020 4:42 PM

A / P CHECK REGISTER

PAGE: 11

PACKET: 24195 Regular Payments-09/25/2020

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP Community National Bank

ERROR LISTING

CHECK #	VENDOR	NAME	PAGE	ERROR MESSAGE	NOTES
072852	01-033119	FASTENAL COMPANY	4	CHECK DATE < ITEM DATE	TRAN NO#: I-KSIND44183
TOTAL ERRORS:		0	TOTAL WARNINGS:		1

PACKET: 24195 Regular Payments-09/25/2020

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP Community National Bank

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
01	9/2020	45,284.17CR
08	9/2020	109.40CR
13	9/2020	35,054.70CR
17	9/2020	44,739.53CR
22	9/2020	1,062.00CR
31	9/2020	6,973.45CR
33	9/2020	28,716.47CR
37	9/2020	24,343.27CR
48	9/2020	500.00CR
49	9/2020	1,637.33CR
51	9/2020	447.00CR
53	9/2020	8,330.71CR
54	9/2020	633.19CR
55	9/2020	302.79CR
56	9/2020	1,252.67CR
57	9/2020	116.45CR
58	9/2020	7,947.00CR
64	9/2020	67.30CR
79	9/2020	4,768.37CR
ALL		212,285.80CR

ORDINANCE NO. D – 2008

An ordinance making appropriation for the payment of certain claims. Be it ordained by the City Commission of the City of Independence.

Section 1. That in order to pay the claims herein stated which have been properly audited and approved. There is hereby appropriated out of the respective funds in the City Treasury the sum for each claim.

Section 2. That this ordinance shall take effect and be in full force from and after its passage.

Approved this 24TH day of September 2020.

_____ Mayor

Attest: _____ City Clerk

Ordinance # D – 2008

\$327,987.45

PACKET: 24173 08312020 DRAFT ORD #2008

VENDOR SET: 01 City of Independence+

*** DRAFT/OTHER LISTING ***

BANK: AP Community National Bank

VENDOR	I.D.	NAME	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
002112	I-AUGUST 2020	ADVANCE INSURANCE COMPANY AUG 2020 LIFE INSURANCE	D	8/31/2020		538.58	000235	538.58
033052	I-AUGUST 2020	ATMOS ENERGY AUGUST 2020 ENERGY BILL	D	8/31/2020		2,581.27	000236	2,581.27
003431	I-AUGUST 2020	BLUE CROSS/BLUE SHIELD OF BCBS HEALTH INSURANCE AUG 2020	D	8/31/2020		74,520.23	000237	74,520.23
035464	I-66787983	CONOCO-PHILLIPS FLEET SERVICES AUG 2020 TRAVEL FUEL	D	8/31/2020		81.58	000238	81.58
037198	I-AUGUST CC FEES	ELAVON AUGUST CC FEES	D	8/31/2020		3,163.68	000239	3,163.68
032855	I-AUGUST 2020	EVERGY EVERGY ELECTRIC BILL	D	8/31/2020		48,675.42	000240	48,675.42
037209	I-AUGUST 2020	FIRST NATIONAL BANK OF OMAHA FIRST NATIONAL BANK OF OMAHA	D	8/31/2020		20,658.17	000241	20,658.17
013110	I-AUGUST 2020	KANSAS DEPARTMENT OF SALES TAX AUG 2020	D	8/31/2020		4,509.11	000242	4,509.11
037182	I-AUGUST 2020	SPARKLIGHT BUSINESS PT CABLE	D	8/31/2020		1,716.07	000243	1,716.07
032034	I-AUG 20 INTERNET	VALNET TELECOMMUNICATIONS AUG 20 INTERNET	D	8/31/2020		108.22	000244	108.22

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	0.00	156,552.33	156,552.33
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	10	0.00	156,552.33	156,552.33

PACKET: 24173 08312020 DRAFT ORD #2008

VENDOR SET: 01 City of Independence+

*** DRAFT/OTHER LISTING ***

BANK: ALL

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	0.00	156,552.33	156,552.33
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	10	0.00	156,552.33	156,552.33

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
01	8/2020	86,980.00CR
26	8/2020	1,635.70CR
31	8/2020	1,909.52CR
33	8/2020	35,157.48CR
37	8/2020	3,230.22CR
49	8/2020	128.17CR
51	8/2020	60.75CR
53	8/2020	5,299.87CR
56	8/2020	1,394.85CR
57	8/2020	43.67CR
64	8/2020	53.93CR
99	8/2020	20,658.17CR
<hr/>		
ALL		156,552.33CR

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 24098 Payroll Entries 08072020
 VENDOR SET: 01 City of Independence+
 BANK: AP Community National Bank

*** DRAFT/OTHER LISTING ***

VENDOR	I.D.	NAME	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
032014		INTERNAL REVENUE SERVICE						
	I-T1 202008073499	FEDERAL INCOME TAX WITHHELD	D	8/10/2020		16,474.43	000245	
	I-T3 202008073499	FICA WITHHELD	D	8/10/2020		24,454.36	000245	
	I-T4 202008073499	MEDICARE WITHHELD	D	8/10/2020		5,719.18	000245	46,647.97
032008		KPERS						
	I-01 202008073499	KPERS WITHHELD	D	8/10/2020		10,551.61	000247	
	I-28 202008073499	KPERS WITHHELD	D	8/10/2020		20,282.95	000247	30,834.56
013350		KANSAS WITHHOLDING TAX						
	I-T2 202008073499	KANSAS STATE INCOME TAC	D	8/12/2020		7,421.74	000246	7,421.74

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	84,904.27	84,904.27
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	3	0.00	84,904.27	84,904.27

PACKET: 24098 Payroll Entries 08072020

VENDOR SET: 01 City of Independence+ *** DRAFT/OTHER LISTING ***

BANK: ALL

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	84,904.27	84,904.27
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	84,904.27	84,904.27

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
01	8/2020	42,676.98CR
26	8/2020	24,713.89CR
31	8/2020	754.04CR
33	8/2020	10,760.99CR
37	8/2020	2,512.54CR
53	8/2020	3,485.83CR
<hr/>		
ALL		84,904.27CR

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 24132 Payroll Entries- 08212020

VENDOR SET: 01 City of Independence+ *** DRAFT/OTHER LISTING ***

BANK: AP Community National Bank

VENDOR	I.D.	NAME	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
032014		INTERNAL REVENUE SERVICE						
	I-T1	202008213508	FEDERAL INCOME TAX WITHHELD	D	8/31/2020	16,785.39	000248	
	I-T3	202008213508	FICA WITHHELD	D	8/31/2020	24,549.88	000248	
	I-T4	202008213508	MEDICARE WITHHELD	D	8/31/2020	5,741.40	000248	47,076.67
013350		KANSAS WITHHOLDING TAX						
	I-T2	202008213508	KANSAS STATE INCOME TAC	D	8/31/2020	7,507.89	000249	7,507.89
032008		KPERS						
	I-01	202008213508	KPERS WITHHELD	D	8/31/2020	11,661.53	000250	
	I-02	202008213508	OPTIONAL GROUP LIFE INSURANCE	D	8/31/2020	179.89	000250	
	I-25	202008213508	OPTIONAL GROUP LIFE/C	D	8/31/2020	378.77	000250	
	I-28	202008213508	KPERS WITHHELD	D	8/31/2020	19,600.20	000250	
	I-36	202008213508	OGLI - SPOUSE	D	8/31/2020	117.10	000250	
	I-62	202008213508	OGLI - CHILD	D	8/31/2020	8.80	000250	31,946.29

* * B A N K T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		0	0.00	0.00	0.00
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		3	0.00	86,530.85	86,530.85
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
BANK TOTALS:		3	0.00	86,530.85	86,530.85

PACKET: 24132 Payroll Entries- 08212020

VENDOR SET: 01 City of Independence+ *** DRAFT/OTHER LISTING ***

BANK: ALL

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	86,530.85	86,530.85
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	86,530.85	86,530.85

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
01	8/2020	45,306.36CR
26	8/2020	24,341.44CR
31	8/2020	678.86CR
33	8/2020	10,579.30CR
37	8/2020	2,135.60CR
53	8/2020	3,489.29CR
ALL		86,530.85CR

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

ORDINANCE NO. P – 1845

An ordinance making appropriation for the payment of certain claims. Be it ordained by the City Commission of the City of Independence.

Section 1. That in order to pay the claims herein stated which have been properly audited and approved. There is hereby appropriated out of the respective funds in the City Treasury the sum for each claim.

Section 2. That this ordinance shall take effect and be in full force from and after its passage.

Approved this 24TH day of September 2020.

_____ Mayor

Attest: _____ City Clerk

Ordinance # P – 1845

\$ 134,867.93

Minutes of the Independence City Commission's June 3, 2020 Special Meeting

The Independence City Commission met for a special meeting on June 3, 2020 at 9:00 A.M. in the Civic Center of the Memorial Hall. Mayor Leonhard Caflisch, Commissioner Louis Ysusi, and Commissioner Dean Hayse were present. Others present included:

City Staff

Kelly Passauer, Assistant City Manager/Zoning Administrator

David Schwenker, City Clerk/City Treasurer

Lacey Lies, Director of Finance

Mike Passauer, Public Works Director

Jerry Harrison, Police Chief

Shawn Wallis, Fire/EMS Chief

David Cowan, Director of Safety/ADA Coordinator

Barb Beurskens, Park and Zoo Director

Brian McHugh, Memorial Hall Supervisor

April Nutt, Director of Housing Authority

Visitors

Lisa Wilson

Tabatha Snodgrass

Chuck Goad

I. SPECIAL SESSION

A. Call to Order

Mayor Caflisch called the meeting to order at 9:00 a.m.

II. ITEMS FOR DISCUSSION

A. Consider discussing Special Use Sales Tax ballot question.

Chuck Goad facilitated the discussion on prioritizing the biggest needs of the City that are to be included in the Special Use Sales Tax.

The attendees divided into four groups for 30 minutes to come up with their ideas for the biggest needs of the City.

The next step in the process was to prioritize each idea. Each attendee voted for each idea that they felt was important to the City and the ideas with the highest vote total were considered the most pressing needs for the City.

Mayor Caflisch asked Assistant City Manager Passauer to compile the information into a spreadsheet for the next special meeting where monetary values could be assigned to the ideas.

III. ADJOURNMENT

Minutes of the Independence City Commission's June 3, 2020 Special Meeting

Motion:
Mayor Caflich moved to adjourn. Commissioner Hayse seconded.

Aye: Ysusi, Caflich, Hayse
Nay: None

Leonhard Caflich, Mayor

Louis Ysusi, Commissioner

Dean Hayse, Commissioner

Attest:

City Clerk/Treasurer

To: City Commission
From: Economic Development Advisory Board
Subject: Labette Health Care Center Incentive
Date: September 14, 2020

The Economic Development Advisory Board (EDAB) has reviewed pertinent documents, past Commission discussions, and other information regarding previous incentives offered to Labette Health by the City of Independence. As a part of that review, the EDAB has utilized a cost-benefit analysis to determine the appropriate investment in the proposed project, as it relates to the City of Independence.

After said review of the relevant information provided, the EDAB recommends approval of the incentive request in the form of a \$250,000 forgivable loan to be disbursed over a five-year period as follows:

1. Labette Health Independence Healthcare Center will show proof of five new full time equivalent (FTE) employees in Independence during 2022, over a base employment established at the end of 2021. Labette Health Independence Healthcare Center must maintain those five FTE's over the subsequent years to receive a maximum of \$50,000 per year. Should less than five FTE's be maintained during a reporting period, the annual incentive payment for that period will be discounted on a pro-rata basis.
2. The first payment will be made on March 1, 2023, and each March 1 of the four subsequent years (2024-2027).
3. This incentive will be paid out of the proposed Special Use Sales Tax (SUST) renewal of which 5% is to be designated for Economic Development. The incentive is contingent upon the passing of the SUST renewal.

The EDAB recommends the City Attorney draft an agreement and that the City Commission approves this proposed incentive to Labette Health for the expansion of the Labette Health Independence Healthcare Center on Peter Pan Road.

Attached: Summary Cost Benefit Analysis (2)

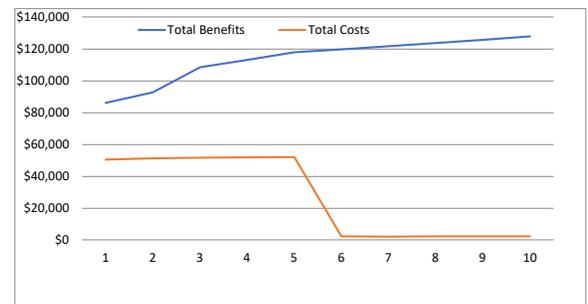
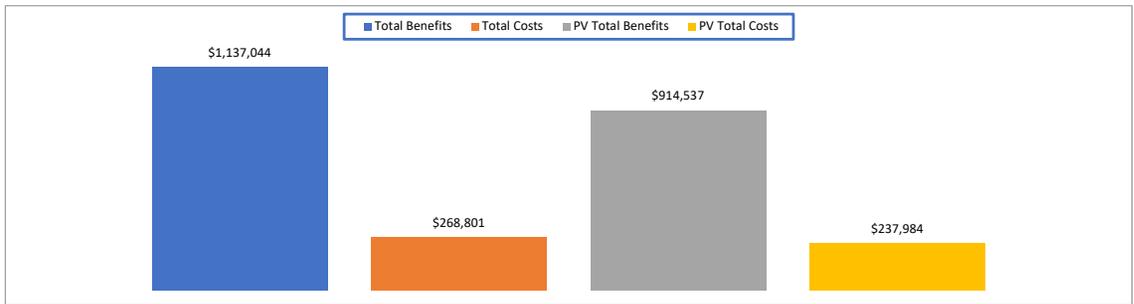
SUMMARY OF COSTS AND BENEFITS FOR THE CITY OF INDEPENDENCE

PROJECT: **Labette County Medical Center d/b/a Labette Health**
 DATE: **9/9/2020**

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: **4.23**
 Ratio of Present Value of Total Benefits to Present Value of Total Costs: **3.84**
 DISCOUNT RATE: **3.92%** (Typical desired ratio would be 1.3 to 1) Average ROI: **32.30%**

[Back to Start](#) [NFP Data Entry](#)
[General Data Entry](#)

Year	Sales Taxes from Construction (Detail Below)	Sales Taxes from Organization Operations (Detail Below)	Sales Taxes From Existing Employee Spending	Sales Taxes From New Employee Spending	Sales Tax from Visitor	All New Property Taxes (Detail Below)	New City Utility Profits (Detail Below)	New Franchise Taxes (Detail Below)	RLF Loan Payment	PILOT Payment	Other City Revenues from New Families	Total Benefits	Net Present Value of Total Benefits	Marginal Cost of Various City Services	City Infrastructure and/or Loan	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits
1	\$12,329	\$8,157	\$36,594	\$4,064	\$0	\$1,292	\$10,824	\$10,409	\$0	\$0	\$2,376	\$86,044	\$82,796	\$617	\$50,000	\$0	\$50,617	\$48,707	\$35,427	\$35,427	\$34,090
2	\$0	\$8,400	\$37,198	\$16,334	\$0	\$2,627	\$12,091	\$11,206	\$0	\$0	\$4,823	\$92,679	\$85,816	\$1,252	\$50,000	\$0	\$51,252	\$47,457	\$41,428	\$76,854	\$38,360
3	\$0	\$8,640	\$37,813	\$26,657	\$0	\$3,672	\$13,120	\$11,848	\$0	\$0	\$6,730	\$108,481	\$96,657	\$1,747	\$50,000	\$0	\$51,747	\$46,107	\$56,734	\$133,588	\$50,550
4	\$0	\$8,910	\$38,438	\$28,452	\$0	\$4,072	\$13,618	\$12,177	\$0	\$0	\$7,452	\$113,120	\$96,987	\$1,934	\$50,000	\$0	\$51,934	\$44,528	\$61,185	\$194,773	\$52,459
5	\$0	\$9,270	\$39,073	\$30,236	\$0	\$4,485	\$14,128	\$12,514	\$0	\$0	\$8,195	\$117,901	\$97,271	\$2,127	\$50,000	\$0	\$52,127	\$43,006	\$65,774	\$260,547	\$54,265
6	\$0	\$9,409	\$39,719	\$30,736	\$0	\$4,559	\$14,361	\$12,712	\$0	\$0	\$8,318	\$119,813	\$95,119	\$2,159	\$0	\$0	\$2,159	\$1,714	\$117,654	\$378,201	\$93,405
7	\$0	\$9,550	\$40,375	\$31,244	\$0	\$4,634	\$14,597	\$12,914	\$0	\$0	\$8,442	\$121,757	\$93,014	\$2,191	\$0	\$0	\$2,191	\$1,674	\$119,565	\$497,766	\$91,340
8	\$0	\$9,693	\$41,042	\$31,760	\$0	\$4,711	\$14,838	\$13,118	\$0	\$0	\$8,569	\$123,732	\$90,956	\$2,224	\$0	\$0	\$2,224	\$1,635	\$121,508	\$619,274	\$89,321
9	\$0	\$9,839	\$41,721	\$32,285	\$0	\$4,789	\$15,083	\$13,326	\$0	\$0	\$8,697	\$125,739	\$88,944	\$2,258	\$0	\$0	\$2,258	\$1,597	\$123,482	\$742,756	\$87,347
10	\$0	\$9,986	\$42,410	\$32,818	\$0	\$4,868	\$15,331	\$13,537	\$0	\$0	\$8,828	\$127,779	\$86,976	\$2,292	\$0	\$0	\$2,292	\$1,560	\$125,488	\$868,243	\$85,416
Total	\$12,329	\$91,855	\$394,383	\$264,586	\$0	\$39,789	\$137,989	\$123,763	\$0	\$0	\$72,430	\$1,137,044	\$914,537	\$18,801	\$250,000	\$0	\$268,801	\$237,984	\$868,243	\$868,243	\$676,553



Year	Sales Taxes From Construction Worker Spending	Sales Taxes From Construction Worker Hotels	Sales Taxes From Company Sales	Sales Taxes From Company Purchases	Company New Property Taxes	New Family Property Taxes	Company Utility Profits	Utility Profits From Existing Families	Utility Profits From New Families	Company Franchise Taxes	Franchise Taxes From Existing Families	Franchise Taxes From New Families
1	\$12,191	\$137	\$0	\$8,157	\$0	\$1,292	\$378	\$9,375	\$1,071	\$5,144	\$4,725	\$540
2	\$0	\$0	\$0	\$8,400	\$0	\$2,627	\$384	\$9,529	\$2,178	\$5,306	\$4,803	\$1,097
3	\$0	\$0	\$0	\$8,640	\$0	\$3,672	\$390	\$9,687	\$3,044	\$5,432	\$4,882	\$1,534
4	\$0	\$0	\$0	\$8,910	\$0	\$4,072	\$395	\$9,847	\$3,375	\$5,513	\$4,963	\$1,701
5	\$0	\$0	\$0	\$9,270	\$0	\$4,485	\$401	\$10,010	\$3,717	\$5,596	\$5,045	\$1,873
6	\$0	\$0	\$0	\$9,409	\$0	\$4,559	\$407	\$10,175	\$3,778	\$5,680	\$5,128	\$1,904
7	\$0	\$0	\$0	\$9,550	\$0	\$4,634	\$413	\$10,343	\$3,841	\$5,765	\$5,213	\$1,936
8	\$0	\$0	\$0	\$9,693	\$0	\$4,711	\$420	\$10,514	\$3,904	\$5,852	\$5,299	\$1,968
9	\$0	\$0	\$0	\$9,839	\$0	\$4,789	\$426	\$10,688	\$3,969	\$5,940	\$5,387	\$2,000
10	\$0	\$0	\$0	\$9,986	\$0	\$4,868	\$432	\$10,865	\$4,034	\$6,029	\$5,476	\$2,033
Total	\$12,191	\$137	\$0	\$91,855	\$0	\$39,709	\$4,047	\$101,033	\$32,910	\$56,257	\$50,919	\$16,586

Includes previous \$200,000 incentive.

SUMMARY OF COSTS AND BENEFITS FOR THE CITY OF INDEPENDENCE

PROJECT: Labette County Medical Center d/b/a Labette Health

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 2.43

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.12

[Back to Start](#)

[NFP Data Entry](#)

DATE: 9/10/2020

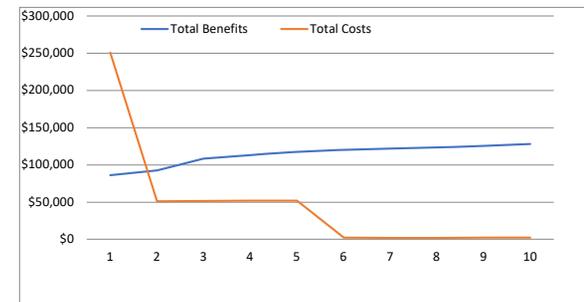
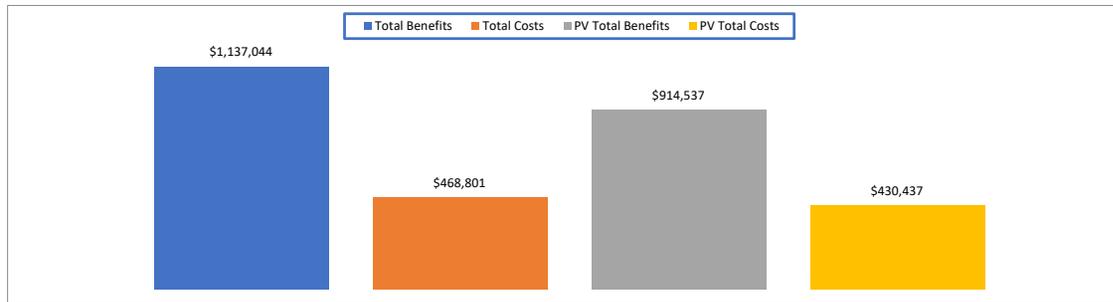
DISCOUNT RATE: 3.92%

(Typical desired ratio would be 1.3 to 1)

Average ROI

[General Data Entry](#)

Year	Sales Taxes from Construction (Detail Below)	Sales Taxes from Organization Operations (Detail Below)	Sales Taxes From Existing Employee Spending	Sales Taxes From New Employee Spending	Sales Tax from Visitor	All New Property Taxes (Detail Below)	New City Utility Profits (Detail Below)	New Franchise Taxes (Detail Below)	RLF Loan Payment	PILOT Payment	Other City Revenues from New Families	Total Benefits	Net Present Value of Total Benefits	Marginal Cost of Various City Services	City Infrastructure and/or Loan	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits
1	\$12,329	\$8,157	\$36,594	\$4,064	\$0	\$1,292	\$10,824	\$10,409	\$0	\$0	\$2,376	\$86,044	\$82,796	\$617	\$250,000	\$0	\$250,617	\$241,159	-\$164,573	-\$164,573	-\$158,363
2	\$0	\$8,400	\$37,198	\$16,334	\$0	\$2,627	\$12,091	\$11,206	\$0	\$0	\$4,823	\$92,679	\$85,816	\$1,252	\$50,000	\$0	\$51,252	\$47,457	\$41,428	-\$123,146	\$38,360
3	\$0	\$8,640	\$37,813	\$26,657	\$0	\$3,672	\$13,120	\$11,848	\$0	\$0	\$6,730	\$108,481	\$96,657	\$1,747	\$50,000	\$0	\$51,747	\$46,107	\$56,734	-\$66,412	\$50,550
4	\$0	\$8,910	\$38,438	\$28,452	\$0	\$4,072	\$13,618	\$12,177	\$0	\$0	\$7,452	\$113,120	\$96,987	\$1,934	\$50,000	\$0	\$51,934	\$44,528	\$61,185	-\$5,227	\$52,459
5	\$0	\$9,270	\$39,073	\$30,236	\$0	\$4,485	\$14,128	\$12,514	\$0	\$0	\$8,195	\$117,901	\$97,271	\$2,127	\$50,000	\$0	\$52,127	\$43,006	\$65,774	\$60,547	\$54,265
6	\$0	\$9,409	\$39,719	\$30,736	\$0	\$4,559	\$14,361	\$12,712	\$0	\$0	\$8,318	\$119,813	\$95,119	\$2,159	\$0	\$0	\$2,159	\$1,714	\$117,654	\$178,201	\$93,405
7	\$0	\$9,550	\$40,375	\$31,244	\$0	\$4,634	\$14,597	\$12,914	\$0	\$0	\$8,442	\$121,757	\$93,014	\$2,191	\$0	\$0	\$2,191	\$1,674	\$119,565	\$297,766	\$91,340
8	\$0	\$9,693	\$41,042	\$31,760	\$0	\$4,711	\$14,838	\$13,118	\$0	\$0	\$8,569	\$123,732	\$90,956	\$2,224	\$0	\$0	\$2,224	\$1,635	\$121,508	\$419,274	\$89,321
9	\$0	\$9,839	\$41,721	\$32,285	\$0	\$4,789	\$15,083	\$13,326	\$0	\$0	\$8,697	\$125,739	\$88,944	\$2,258	\$0	\$0	\$2,258	\$1,597	\$123,482	\$542,756	\$87,347
10	\$0	\$9,986	\$42,410	\$32,818	\$0	\$4,868	\$15,331	\$13,537	\$0	\$0	\$8,828	\$127,779	\$86,976	\$2,292	\$0	\$0	\$2,292	\$1,560	\$125,488	\$668,243	\$85,416
Total	\$12,329	\$91,855	\$394,383	\$264,586	\$0	\$39,789	\$137,989	\$123,763	\$0	\$0	\$72,438	\$1,137,044	\$914,537	\$18,801	\$450,000	\$0	\$468,801	\$430,437	\$668,243	\$668,243	\$484,188



Year	Sales Taxes From Construction Worker Spending	Sales Taxes From Construction Worker Hotels	Sales Taxes From Company Sales	Sales Taxes From Company Purchases	Company New Property Taxes	New Family Property Taxes	Company Utility Profits	Utility Profits From Existing Families	Utility Profits From New Families	Company Franchise Taxes	Franchise Taxes From Existing Families	Franchise Taxes From New Families
1	\$12,191	\$137	\$0	\$8,157	\$0	\$1,292	\$378	\$9,375	\$1,071	\$5,144	\$4,725	\$540
2	\$0	\$0	\$0	\$8,400	\$0	\$2,627	\$384	\$9,529	\$2,178	\$5,306	\$4,803	\$1,097
3	\$0	\$0	\$0	\$8,640	\$0	\$3,672	\$390	\$9,687	\$3,044	\$5,432	\$4,882	\$1,534
4	\$0	\$0	\$0	\$8,910	\$0	\$4,072	\$395	\$9,847	\$3,375	\$5,513	\$4,963	\$1,701
5	\$0	\$0	\$0	\$9,270	\$0	\$4,485	\$401	\$10,010	\$3,717	\$5,596	\$5,045	\$1,873
6	\$0	\$0	\$0	\$9,409	\$0	\$4,559	\$407	\$10,175	\$3,778	\$5,680	\$5,128	\$1,904
7	\$0	\$0	\$0	\$9,550	\$0	\$4,634	\$413	\$10,343	\$3,841	\$5,765	\$5,213	\$1,936
8	\$0	\$0	\$0	\$9,693	\$0	\$4,711	\$420	\$10,514	\$3,904	\$5,852	\$5,299	\$1,968
9	\$0	\$0	\$0	\$9,839	\$0	\$4,789	\$426	\$10,688	\$3,969	\$5,940	\$5,387	\$2,000
10	\$0	\$0	\$0	\$9,986	\$0	\$4,868	\$432	\$10,865	\$4,034	\$6,029	\$5,476	\$2,033
Total	\$12,191	\$137	\$0	\$91,855	\$0	\$39,789	\$4,847	\$101,833	\$32,918	\$56,257	\$50,919	\$16,586



REQUEST FOR COMMISSION ACTION

CITY OF INDEPENDENCE

September 24, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Consider setting the date of November 19, 2020 at 5:30 PM for a public hearing to consider condemnation of 201 E. Main Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends setting the date of November 19, 2020 at 5:30 PM for a public hearing to consider condemnation of the above structure as dangerous and unsafe.

BACKGROUND The City of Independence Building Department noticed what appeared to be light in the building while driving by 201 E. Main. With the assistance of the fire department tower truck, the Building Department was able to discover several parts of the roof had collapsed with a large section along the West wall. City staff consulted two local architects and both felt it was necessary to barricade off the building to protect the public. City staff is working with the City Attorney to make contact with the owner and working on several possible options for this building.

BUDGET IMPACT The budget impact would consist of the cost of demolition if the owner does not diligently pursue repair or removal.

SUGGESTED MOTION I move to set the date of November 19, 2020 at 5:30 p.m. for a public hearing to consider condemnation of 201 E. Main Street.

SUPPORTING DOCUMENTS

1. Pictures
2. Letter
3. Resolution











September 11, 2020

Doug Anderson
PO Box 181
Freelandville, Indiana 47535

Dear Mr. Anderson:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to set the date to consider condemnation of 201 E. Main

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on August 27 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by August 27, it will be **very important** that you communicate or attend the August 27, 2020 meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528, 620.330.0056 cell or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-077

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 24th day of September 2020, 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: Block 53, Lots 10 – 13, Original Plat to the City of Independence, Montgomery County, Kansas

Common Address: 201 E Main Street

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, **November 19, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, 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 24th day of September 2020.

(SEAL)

Mayor

City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Housing Authority

Director Approval April Nutt

AGENDA ITEM Consider authorizing the submission of the Kansas Housing Resources Corporation Moderate Income Housing Grant.

SUMMARY RECOMMENDATION To approve and authorize the submission of the Moderate-Income Housing Grant to Kansas Housing Resources Corporation.

BACKGROUND With the completion of the Eisenhower Subdivision, the Independence Housing Authority purchased 7.39 acres for the purpose to construct a new subdivision. Rural housing initiatives still face challenges with the cost to construct versus what new construction will appraise, thus creating a gap preventing developers from coming to rural communities to develop housing. This has been a historical issue and is still prevalent today, thus the purpose for the Independence Housing Authority to continue with new development meeting the community needs.

BUDGET IMPACT The estimated cost to the City for Phase I infrastructure installation would be \$65,380, for water service. All other funds for this development would be paid from the Independence Housing Authority's development account.

SUGGESTED MOTION I make a motion to approve the submission of the Kansas Housing Resources Corporation Moderate Income Housing Grant and authorize the Mayor to sign.

SUPPORTING DOCUMENTS Grant Application.



Instructions for the Moderate Income Housing (MIH) Application : Kansas Housing Resources Corporation (KHRC) encourages this application to be submitted electronically to better facilitate data into a database for application evaluations. Please note that if this application is submitted as a hard copy, KHRC will enter the information into the database. KHRC cannot be responsible of errors when entering the hard copy application data. **To submit:** Please complete this application on excel and save as "MIH20-NameofApplicant-Application" and send as an email attachment to hhishmeh@kshousingcorp.org. Example 1: Anytown, USA would submit the application as "MIH20-Anytown-Application". If an applicant is submitting more than one application for a community, the file should have a number after "Application". Example 2: "MIH20-Anytown-Application1" and "MIH20-Anytown-Application2". Accompanying documents must be sent electronically as PDF documents. If the applicant would like to submit the application as a hard copy, email hhishmeh@kshousingcorp.org for more information.

I. Applicant Information:

Name(s): Cities of Independence and Neodesha Kansas
 Address: 811 West Main/1407 North 8th
 City: Independence/Neodesha State: KS Zip: 67301/66757
 Telephone: 620.332.2536/620.325.2828 Fax: 620.332.2511/620.325.2481
 Primary Contact: April Nutt/Jeri Hammerschmidt Email: apriln@independenceks.gov/jhammerschmidt@neodesha

The primary contact person should be someone that is familiar with the development and application, and can answer questions that arise during the application review.

KS Senate District: 15th/14th KS House District: 11th/13th Congressional District: 2nd
 Have you previously applied for MIH funding? Yes *If no, skip to Section II.*
 What years did you apply? 2012
 Did you receive funding? Yes If yes, please list amount of funding allocated: \$ 60,000.00

II. Type of Development:

How many total units are in your development? 38
 Total Units funded by MIH? 18
 What is the type of the development? *Please select all that apply.*
 Homeownership: Rental Housing: Infrastructure:
 Single Family Rental: Multi-Family Rental: Duplexes: Other:
 What is the anticipated start date of the development? 2021
 What is the anticipated completion date of the development? 2021

III. Funding Information:

What is the amount of funding being requested? \$400,000
 How will the funds be used? *Please select all that apply.*
 Cost of Infrastructure: Gap Financing: Down payment:
 If other, please describe: _____
 If applying for infrastructure funding, has the applicant considered a Rural Housing Incentive District (RHID)? Yes
 If not, why not? _____
 Narrative: *Please attach a narrative that describe in detail how the funds will be used. Limit 500 words.*

IV. Partnership Information

Name: _____	Federal ID No.: _____	
<i>Identify the ownership structure if it is rental housing.</i>		
General Partner/Managing Member/or Principal(s) Involved:		
Name: _____	Phone: _____	Ownership: _____
Name: _____	Phone: _____	Ownership: _____
Name: _____	Phone: _____	Ownership: _____

V. Development Team Information

<i>Provide the following information if applicable and attach resume for each team member listed.</i>			
Name of Developer: <u>Independence Housing Authority(IHA)//City of Neodesha</u>	Phone: <u>620.332.2536/620.325</u>		
Address: <u>811 West Laurel/1407 North 8th</u>	City, State, Zip: <u>Independence/Neodesha, KS</u>		
Name of Principal: <u>Same as Developer</u>	Phone: _____		
Address: _____	City, State, Zip: _____		
Name of Contractor: <u>Independence Housing Authority/Unknown</u>	Phone: _____		
Address: _____	City, State, Zip: _____		
Name of Management Company: _____	Phone: _____		
Address: _____	City, State, Zip: _____		
Name of Consultant: <u>TranSystems Shawn Turner</u>	Phone: <u>620.331.3999</u>		
Address: <u>115 South 6th</u>	City, State, Zip: <u>Independence, KS 67301</u>		
Name of Architect: <u>Heckman, King, & Bruening Architects</u>	Phone: <u>620.331.6171</u>		
Address: <u>107 1/2 North Penn</u>	City, State, Zip: <u>Independence, KS 67301</u>		

Have any members of the development team previously received MIH funding? Yes
 If yes, please list the name of member and year funded. IHA thru MG County Grant \$60,000 in 2012

Disclosure of Relationship: Applicants must disclose any current or former KHRC employees acting as a consultant or interested party. Current KHRC employees cannot receive a financial gain from the funding of a project received through KHRC for a period of two years after his/her employment ends.

Are of any of the above parties or additional interested parties a current or former employee of KHRC? No
 If yes, who? _____
 If yes, please describe their involvement in the project: _____

By completing this application, the applicant is agreeing to KHRC's Disclosure of Relationship clause and must comply by verifying the project does not create financial gain for the current KHRC employee. The applicant should submit the proper information when requesting disbursement of funds to show compliance.

VI. Additional Development Information:

Construction Type: <i>Please select all that apply.</i>			
New Construction: <u>x</u>	Historic Rehabilitation: _____	Acquisition & Rehabilitation: _____	
Rehabilitation: _____	Infrastructure: _____	Homeowner Assistance: _____	
If other, please describe: _____			
Project Type: <i>Please select all that apply.</i>			
Row House/Townhouse: _____	Detached Single Family: <u>x</u>	Detached Multi-Family: _____	
Garden Apartments: _____	Elevator: _____	Stories: _____	Slab on Grade: <u>x</u>
Crawl Space: <u>x</u>	Partial Basement: _____	Full Basement: _____	
If other, please describe: _____			
Total Development Costs: \$ _____ -		<i>Prefilled from Total Development Costs in Section X.</i>	

Is the site properly zoned for the proposed development? Yes

Are all the utilities presently available to the site? _____

The following information must be included with application. Select "yes" when attached. Not applicable for down payment assistance.

Proof of Site Control: Yes

Proper Zoning or Application for Proper Zoning: Yes

Sketch Plan: Yes

Legal Description of Site: Yes

Will the development provide a ERI rating of 75 or less? Yes

Will the development exceed 2012 IECC? Yes

VII. Source of Funds (Construction & Permanent Financing):

Construction: List individually the source of construction financing.

Please attach proof of funding source with the application.

Source of Funds:	<u>Independence Housing Authority Development Fu</u>	Amount of Funds:	<u>\$ 525,000.00</u>
Contact Name:	<u>April Nutt</u>	Phone:	<u>620.332.2536</u>
Source of Funds:	<u>City of Neodesha</u>	Amount of Funds:	<u>Bond Funds</u>
Contact Name:	<u>Jeri Hammerschidt</u>	Phone:	<u>620.325.2828</u>
Source of Funds:	_____	Amount of Funds:	_____
Contact Name:	_____	Phone:	_____
Source of Funds:	_____	Amount of Funds:	_____
Contact Name:	_____	Phone:	_____
Source of Funds:	_____	Amount of Funds:	_____
Contact Name:	_____	Phone:	_____

Total Construction Funds: \$ 525,000.00

Permanent Financing: List total source of funds for the development at closing. Do not include construction finance.

Please attach proof of funding source with the application.

Name of Lender or Source of Funds:	Amount of Funds:	Annual Debt Service:	Interest Rate of Loan Period:	Amortization Period:	Term of Loan:

Total Permanent Funds (Must equal total development costs): \$ -

Total Annual Debt Service: \$ -

VIII. Leveraging:

Show all funding leveraged by MIH funds.

Loans: _____

City/County Funds: _____

Tax Rebates through NRP: _____

Other State or Federal Funds: _____

Other Funds (i.e., Employer Contributions, Private Investments, etc.): *Please describe below.*

Type: _____ Amount: _____

Type: _____ Amount: _____

Type: _____ Amount: _____

Development Cost: List total Development Costs.

Not applicable for down payment only proposals.

Itemized Cost	Development Cost
To Purchase Land and Buildings:	
Land	\$ -
Existing Structures	\$ -
Demolition	\$ -
Other (specify)	\$ -
Total	\$ -
For Site Work:	
Site Work	\$ -
Off-Site Improvement	\$ -
Total	\$ -
For Rehabilitation & New Construction	
New Building	\$ -
Rehabilitation	\$ -
Accessory Building	\$ -
General Requirements	\$ -
Contractor Overhead	\$ -
Contractor Profit	\$ -
Building Permit Fee	\$ -
Total	\$ -
For Contingency:	
Construction Contingency	\$ -
Other (specify)	\$ -
Total	\$ -
For Architectural & Engineering Fees:	
Architect Fee - Design	\$ -
Architect Fee - Supervision	\$ -
Real Estate Attorney	\$ -
Consultant or Processing Agent	\$ -
Property/Survey Fee	\$ -
Engineering Fees	\$ -
Other (specify)	\$ -
Other (specify)	\$ -
Total	\$ -
For Interim Costs:	
Construction Insurance	\$ -
Construction Interest	\$ -
Construction Loan Origination Fee	\$ -
Construction Loan Credit Enhancement	\$ -
Taxes	\$ -
Total	\$ -
For Financing Fees and Expenses	
Bond Premium	\$ -
Credit Report	\$ -
Permanent Loan Origination Fee	\$ -
Permanent Loan Credit Enhancement	\$ -
Cost of Iss./Underwrites Discount	\$ -
Title and Recording	\$ -
Counsel's Fee	\$ -
Cost Certification Fee	\$ -
Other (specify)	\$ -

Total	\$	-
For Soft Costs:		
Property Appraisal (Feasibility) Market Study	\$	-
Environmental Report	\$	-
Rent-Up Consultants Other	\$	-
Total	\$	-
For Developer's Fees		
Developer's Overhead	\$	-
Developer's Fees	\$	-
Other (specify)	\$	-
Total	\$	-
For Development Reserves:		
Rent-Up Reserve Operating Reserve Other	\$	-
Other (specify)	\$	-
Total	\$	-
Total Development Costs	\$	-

XII. Job Creation and Economic Development

Please provide documentation to support each answer unless marked unknown.

Number of jobs created in the last two years: 101/9

Submit letters from employers that have created the jobs as verification.

Independence: 3 of the top 5 employers reported the following; Employer 1: (50), Employer 2:(16), Employer 3: (35)

Neodesha: 3 of the top 3 employers reported the following; Employer 1: (0), Employer 2: (2), Employer 3: (7)

Number of jobs expected to be created in the next two years: Unknown/57

Submit letters from employers that will create the jobs as verification.

Independence: 3 of top 5 employers reported the following; Employer 1: Current nation wide company growth will have a local impact on job growth. Employer 2: Anticipated job growth prior to pandemic, currently delayed with timeline still to be determined. Employer 4: Anticipated expansion prior to pandemic, that expansion is currently unknown. Montgomery County: A Montgomery County existing business may have the opportunity of creating potentially 200 new jobs within Montgomery County. An announcement is anticipated by the end of the year. Neodesha: 3 of top 3 employers reported the following; Employer 1: (50), Employer 2: (2), Employer 3: (5).

Number of jobs available but not filled due to a lack of housing: Unknown

Submit letters from employers that have unfilled openings as verification.

Most employers have stated that the lack of quality housing in all price ranges has been a challenge for recruiting desired applicants. Independence: Employer 1 and Employer 2: #'s unknown, but it has been a factor in preferred employees turning positions in Independence down. Employer 1 in Neodesha stated that they lose 50% of their selected candidates due to relocation concerns.

Number of employees living in the community but in substandard or inadequate housing: Unknown

Submit letters from employers that have created the jobs as verification.

Independence: 5 of top 5 employers reported unknown, but do feel that Independence housing stock is old and efforts need to be made to improve housing stock. The Montgomery County Appraisers Office reported, as of March 2020, Independence has 3590 single family homes. 40% (1438) of these homes are rated below average. Neodesha: 3 of top 3 employers reported: Employer 2: They reported 30 staff members were living in substandard housing.

Number of employees not living in the community due to lack of adequate housing: Unknown

Submit letters from employers that have created the jobs as verification.

Independence: 5 of top 5 employers reported unknown or would not provide specific numbers. Employer 1: Is aware some employees live outside the Independence area, as well as some live outside the State. Some of these employees would live in the Independence area, but housing was a major deciding factor in their choice to live elsewhere. Employer 2 and Employer 4: Is aware of employees living outside the Montgomery County area as housing was a deciding factor. Neodesha: 3 of the top 3 employers reported the following: Employer 1: 217 of our 635 employees live outside Neodesha area. Employer 2: 49 employees live outside Neodesha. Employers 3: 3 live outside Neodesha.

The applicant hereby makes application to Kansas Housing Resources Corporation for the Moderate Income Housing in the amount of:	\$ 400,000.00
--	---------------

The Applicant agrees that KHRC shall not be held responsible or liable for representations made to the undersigned, or its investors, relating to the KHRC MIH. Therefore, the undersigned Applicant assumes all the risk of damages, losses, costs, and expenses related thereto, and further agrees to indemnify and hold harmless KHRC against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature, that KHRC may hereinafter suffer, incur or pay arising out of the use of the information concerning the MIH on the above referenced development.

Applicant Name (Print)

Applicant Signature

Date

The grant funds requested will be used for providing public infrastructure to serve 18 building lots, for the purpose to construct 18 single family homes. This is a collaborative grant request for the cities of Independence and Neodesha. In southeast Kansas we are looking at ways we can work together to reach our goals. The grant funds requested totals \$400,000.

The total estimated project cost to construct the infrastructure is \$1,709,297.50; \$912,445 for Independence's 20 lots and \$796,852.50 for Neodesha's 18 lots. The Independence project has 3 phases with the following cost estimates: Phase I \$440,121, Phase II \$181,359.50, and Phase III \$290,964.50. The Neodesha project has 2 phases with the following cost estimates: Phase I \$421,396 and Phase II \$374,816.50. The intent for this project is to request \$400,000 for 2020 and \$400,000 for 2021 with each community receiving \$200,000 each year to complete all phases.

In the past we have been advised that the single most limiting factor affecting our ability to meet the housing needs of the Cities is the cost to Cities or private developers for constructing public infrastructure. The cost of public infrastructure adds \$40,000 to \$45,000 per lot to the cost of homes. This increased cost makes it difficult to construct and sell affordable workforce housing. Infrastructure costs not only impact developers, but also potential home buyers. As we are well aware, another challenge facing the construction of homes in rural America is the gap between what it costs to construct and what the homes will appraise. This gap prevents the development of new homes and communities need assistance in closing this gap. The Moderate-Income Grant funds would assist in closing that gap.

Independence has seen success when partnering with Kansas Housing Resources Corporation (KHRC) and using KHRC funding to fill that gap, as the Eisenhower Subdivision was awarded SB 417 funds following the 2007 flood. This partnership has been a huge success. Of the 28 homes in the Eisenhower Subdivision; 20 were sold to young families; 5 to retirees; 13 to people who moved into Independence; and 17 were first time home buyers. We wish to repeat this program and partnership.

In Neodesha, with the establishment of the "Neodesha Promise Scholarship Program" in 2020, a program designed to financially support and enhance Neodesha students' preparation for successfully completing their chosen post-secondary education pathway, the community is expecting and already seeing growth in the 2020 enrollment. One of the program requirements to be eligible for the scholarship program is the student must live within the City limits of Neodesha.

With the increase in Economic Development inquiries that both communities are seeing a corresponding increase in housing questions and concerns. Independence and Neodesha are determined to address this issue with the development of new subdivisions. With KHRC's Moderate-Income Housing Grant, City funding, and local support, we believe the partnership between the two communities and KHRC will be successful in developing two new subdivisions and providing needed new housing.

Total Project Estimated Costs

Project	Phase I	Phase II	Phase III	Total	Lots	Units
Independence Development	\$ 440,121.00	\$ 181,359.50	\$ 290,964.50	\$ 912,445.00	20	20
Neodesha Development	\$ 421,936.00	\$ 374,816.50		\$ 796,752.50	18	18
Total	\$ 862,057.00	\$ 556,176.00	\$ 290,964.50	\$ 1,709,197.50	38	38

Total Project Estimated Costs Phase I

Project	Phase I	Total	Lots	Units
Independence Development	\$ 440,121.00	\$ 440,121.00	9	9
Neodesha Development	\$ 421,936.00	\$ 421,936.00	9	9
Total	\$ 862,057.00	\$ 862,057.00	18	18

The table below reflects the financing between KHRC and the Cities

Estimated Project Financing

Project Phase I	KHRC	Force Account*	Cash Match	Total	Lots	Units
Independence Development	\$ 200,000.00	\$ 65,380.00	\$ 174,741.00	\$ 440,121.00	9	9
Neodesha Development	\$ 200,000.00	\$ 73,865.00	\$ 148,071.00	\$ 421,936.00	9	9
Total	\$ 400,000.00	\$ 139,245.00	\$ 322,812.00	\$ 862,057.00	18	18

*Force Accounty Work-Installation of water & gas lines utilizing City crews, equipment and materials.

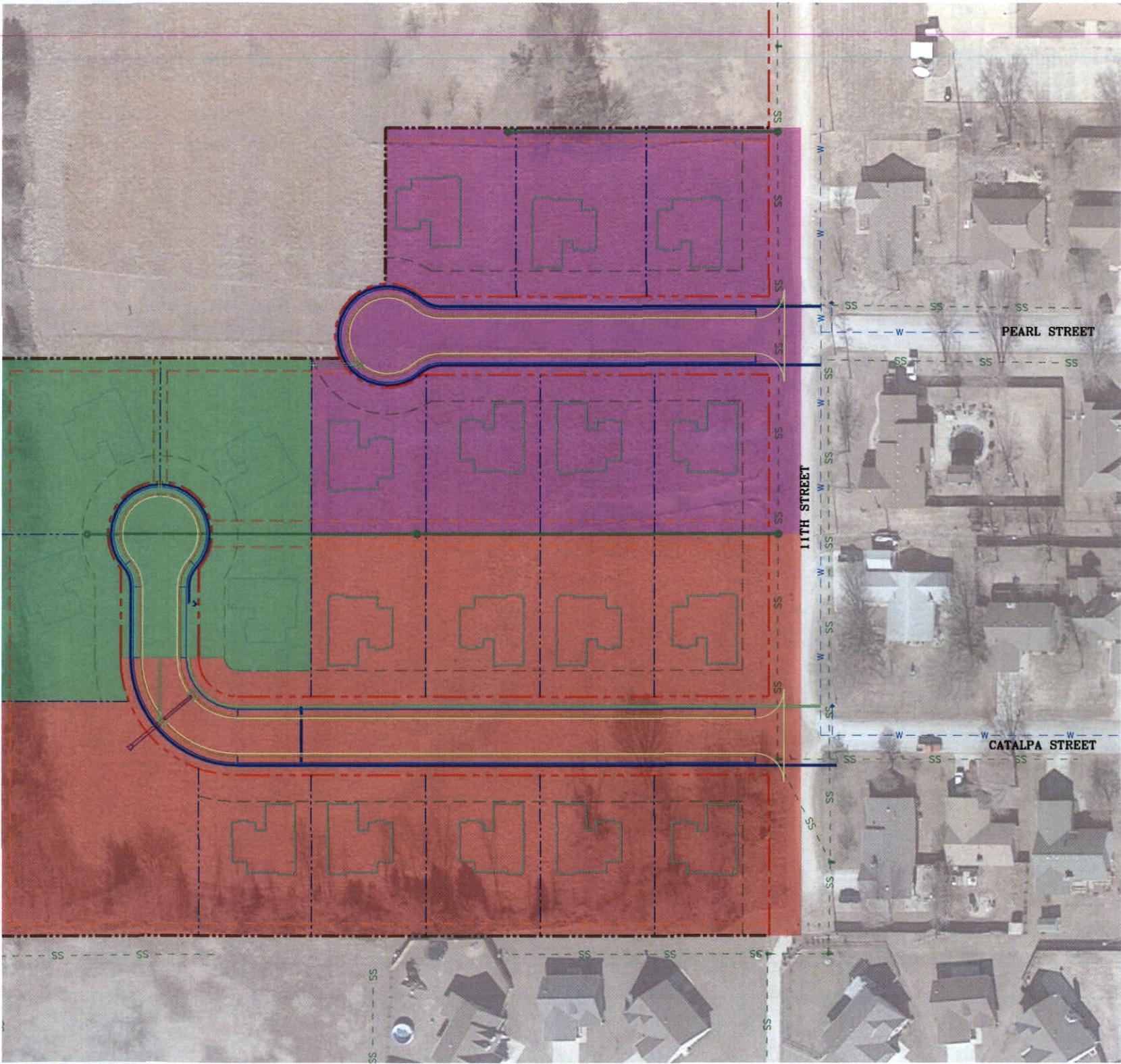
Summarized below are the Cities matching funds by source. You will note that based on approval of request the total Cities match will be 64%.

Cities Match if Grant Request Approved

Total Project Costs	\$ 862,057.00	Cities Cash Matching Funds	\$ 322,812.00
		Force Account--Labor/Equipment	\$ 139,245.00
		**Value of Land	\$ 85,000.00
		Total Cities Match	\$ 547,057.00
		% Cities Match	64%

**Land costs are excluded from the estimated project cost tables.

0 50
SCALE
1" = 50'



PHAS



PHAS



PHAS

**Opinion of Probable Construction Cost
City of Independence
Catalpa Sub Division
PHASE I**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$1,500.00	1	\$ 1,500.00
2	Mobilization	LSUM	\$10,000.00	1	\$ 10,000.00
3	Clearing & Grubbing	LSUM	\$16,000.00	1	\$ 16,000.00
4	Common Excavation	C.Y.	\$20.00	250	\$ 5,000.00
5	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	1113	\$ 5,565.00
6	Asphalt Pavement 6"	Ton	\$90.00	546	\$ 49,140.00
7	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	1032	\$ 25,800.00
8	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1889	\$ 28,335.00
9	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
10	Sidewalk Const. (4")(AE)	S.Y.	\$45.00	543	\$ 24,435.00
11	Storm Sewer (18")(RCP)	L.F.	\$60.00	28	\$ 1,680.00
12	Storm Sewer (24")(RCP)	L.F.	\$80.00	28	\$ 2,240.00
13	End Section (24")(RC)	EA.	\$750.00	1	\$ 750.00
14	Storm Sewer (24")(HDPE)	EA.	\$45.00	60	\$ 2,700.00
15	Curb Inlet, junction box (6'x4')	EA.	\$8,000.00	2	\$ 16,000.00
16	Reinforced Concrete Manhole (4' DIA.)	EA.	\$8,000.00	2	\$ 16,000.00
17	8' Sanitary Sewer	L.F.	\$60.00	275	\$ 16,500.00
18	Sewer connection	EA.	\$2,000.00	9	\$ 18,000.00
19	Fire Hydrant Set	EA.	\$5,000.00	1	\$ 5,000.00
20	2" Water line and Fittings	L.F.	\$20.00	475	\$ 9,500.00
21	6" Water Line and Fittings	L.F.	\$60.00	548	\$ 32,880.00
22	Water Meter and connection	EA.	\$2,000.00	9	\$ 18,000.00
23	Traffic Control	LSUM	\$1,000.00	1	\$ 1,000.00
24	City License	LSUM	\$50.00	1	\$ 50.00
25	Temporary Seeding	LSUM	\$1,500.00	1	\$ 1,500.00
26	Seeding	LSUM	\$2,500.00	1	\$ 2,500.00

Subtotal =	\$	310,110.00
Contingency (10%) =	\$	31,011.00
Survey (Platting)	\$	35,000.00
Engineering Design	\$	34,000.00
Engineering Inspection	\$	30,000.00
Total	\$	440,121.00

**Opinion of Probable Construction Cost
City of Independence
Catalpa Sub Division
PHASE II**

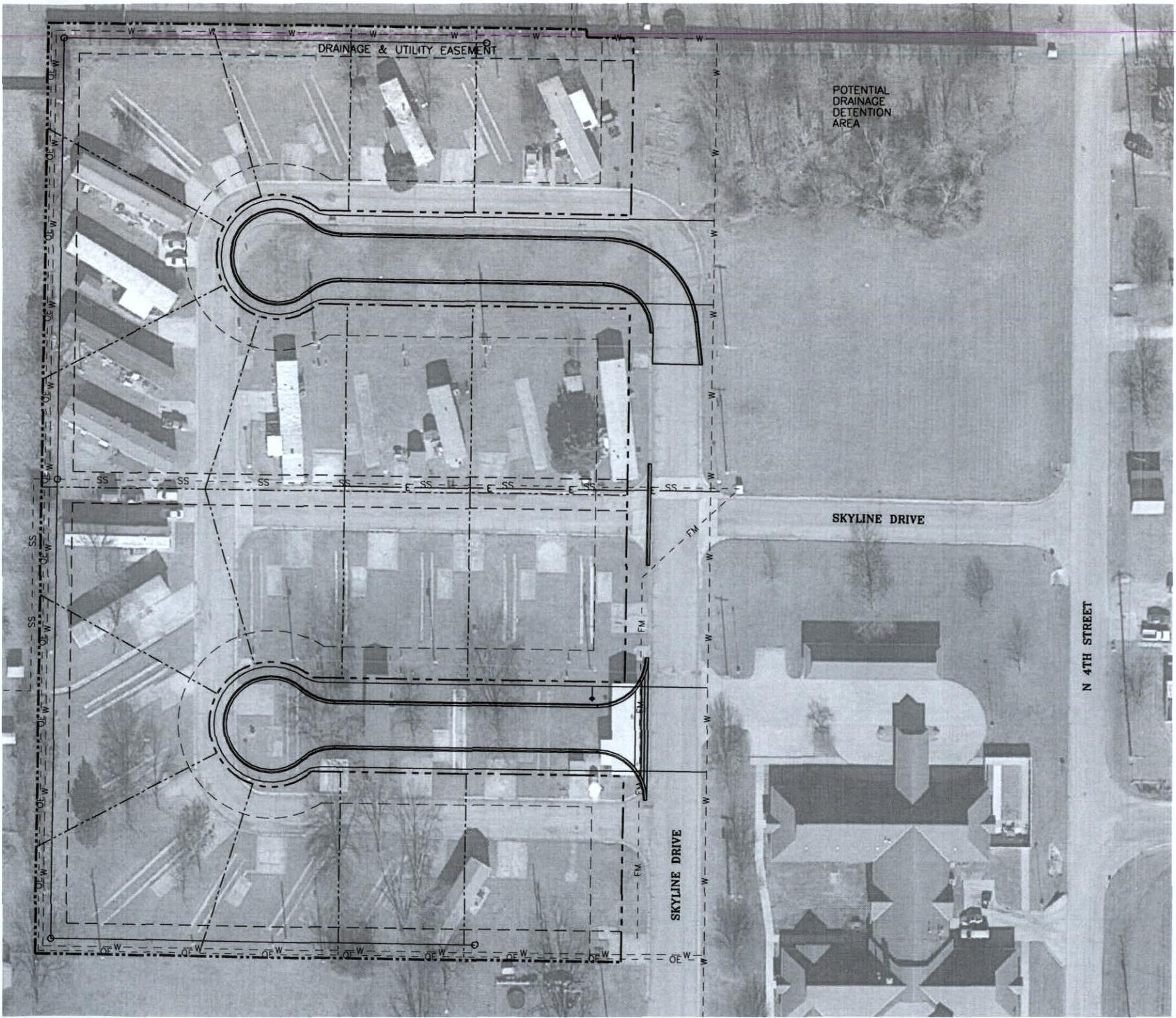
ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$1,000.00	1	\$ 1,000.00
2	Mobilization	LSUM	\$2,000.00	1	\$ 2,000.00
3	Clearing & Grubbing	LSUM	\$25,000.00	1	\$ 25,000.00
4	Common Excavation	C.Y.	\$20.00	75	\$ 1,500.00
5	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	296	\$ 1,480.00
6	Asphalt Pavement 6"	Ton	\$90.00	175	\$ 15,750.00
7	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	238	\$ 5,950.00
8	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	597	\$ 8,955.00
9	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
10	Sidewalk Const. (4")(AE)	S.Y.	\$45.00	168	\$ 7,560.00
11	Storm Sewer (18")(RCP)	L.F.	\$60.00	28	\$ 1,680.00
12	Storm Sewer (24")(RCP)	L.F.	\$80.00	28	\$ 2,240.00
13	End Section (24")(RC)	EA.	\$750.00	1	\$ 750.00
14	Storm Sewer (24")(HDPE)	EA.	\$45.00	211	\$ 9,495.00
15	Curb Inlet, junction box (6'x4')	EA.	\$8,000.00	1	\$ 8,000.00
16	Reinforced Concrete Manhole (4' DIA.)	EA.	\$8,000.00	1	\$ 8,000.00
17	8' Sanitary Sewer	L.F.	\$60.00	260	\$ 15,600.00
18	Sewer connection	EA.	\$2,000.00	4	\$ 8,000.00
19	2" Water line and Fittings	L.F.	\$20.00	455	\$ 9,100.00
20	Water Meter and connection	EA.	\$2,000.00	4	\$ 8,000.00
21	Traffic Control	LSUM	\$500.00	1	\$ 500.00
22	City License	LSUM	\$50.00	1	\$ 50.00
23	Temporary Seeding	LSUM	\$500.00	1	\$ 500.00
24	Seeding	LSUM	\$1,000.00	1	\$ 1,000.00

Subtotal = \$ 142,145.00
 Contingency (10%) = \$ 14,214.50
 Engineering Design \$ 11,000.00
 Engineering Inspection \$ 14,000.00
Total \$ 181,359.50

**Opinion of Probable Construction Cost
City of Independence
Catalpa Sub Division
PHASE III**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$1,000.00	1	\$ 1,000.00
2	Mobilization	LSUM	\$7,000.00	1	\$ 7,000.00
3	Clearing & Grubbing	LSUM	\$25,000.00	1	\$ 25,000.00
4	Common Excavation	C.Y.	\$20.00	175	\$ 3,500.00
5	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	729	\$ 3,645.00
6	Asphalt Pavement 6"	Ton	\$90.00	401	\$ 36,090.00
7	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	662	\$ 16,550.00
8	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1372	\$ 20,580.00
9	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
10	Sidewalk Const. (4")(AE)	S.Y.	\$45.00	373	\$ 16,785.00
11	Storm Sewer (18")(RCP)	L.F.	\$60.00	149	\$ 8,940.00
12	Curb Inlet, junction box (6'x4')	EA.	\$8,000.00	1	\$ 8,000.00
13	Reinforced Concrete Manhole (4' DIA.)	EA.	\$8,000.00	2	\$ 16,000.00
14	8' Sanitary Sewer	L.F.	\$60.00	205	\$ 12,300.00
15	Sewer connection	EA.	\$2,000.00	7	\$ 14,000.00
16	2" Water line and Fittings	L.F.	\$20.00	786	\$ 15,720.00
17	Water Meter and connection	EA.	\$2,000.00	7	\$ 14,000.00
18	Traffic Control	LSUM	\$1,000.00	1	\$ 1,000.00
19	City License	LSUM	\$50.00	1	\$ 50.00
20	Temporary Seeding	LSUM	\$1,000.00	1	\$ 1,000.00
21	Seeding	LSUM	\$1,500.00	1	\$ 1,500.00

Subtotal =	\$	222,695.00
Contingency (10%) =	\$	22,269.50
Engineering Design	\$	22,000.00
Engineering Inspection	\$	24,000.00
Total	\$	290,964.50



0 40
SCALE
1" = 40'

Opinion of Probable Construction Cost
City of Neodesha
Skyline Sub Division
Phase II (South Cul-De-Sac)

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$3,500.00	1	\$ 3,500.00
2	Mobilization	LSUM	\$10,000.00	1	\$ 10,000.00
3	Clearing & Grubbing	LSUM	\$5,000.00	1	\$ 5,000.00
4	Rock Excavation	C.Y.	\$30.00	759	\$ 22,770.00
5	Common Excavation	C.Y.	\$20.00	500	\$ 10,000.00
6	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	4167	\$ 20,835.00
7	Asphalt Pavement 6"	Ton	\$90.00	326	\$ 29,340.00
8	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	615	\$ 15,375.00
9	Concrete Valley Gutter (8" Uniform)(AE)	S.Y.	\$100.00	55	\$ 5,500.00
10	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1189	\$ 17,835.00
11	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
12	Reinforced Concrete Manhole (4' DIA.)	EA.	\$5,000.00	2	\$ 10,000.00
13	8' Sanitary Sewer	L.F.	\$60.00	567	\$ 34,020.00
14	Sanitary Sewer Cleanout & Tap	EA.	\$2,000.00	9	\$ 18,000.00
15	2" Water line and Fittings	L.F.	\$25.00	603	\$ 15,075.00
16	6" Water line and Fittings	L.F.	\$40.00	81	\$ 3,240.00
17	Water Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
18	Fire Hydrant Set	EA.	\$5,000.00	1	\$ 5,000.00
19	3" Ploy Gas Line and Fittings	L.F.	\$30.00	698	\$ 20,940.00
20	Gas Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
21	Traffic Control	LSUM	\$1,000.00	1	\$ 1,000.00
22	City License	LSUM	\$50.00	1	\$ 50.00
23	Temporary Seeding	LSUM	\$1,500.00	1	\$ 1,500.00
24	Seeding	LSUM	\$3,000.00	1	\$ 3,000.00

Subtotal =	\$	288,015.00
Contingency (10%) =	\$	28,801.50
Design	\$	28,000.00
Construction Inspection	\$	30,000.00
Total	\$	374,816.50

**Opinion of Probable Construction Cost
 City of Neodesha
 Skyline Sub Division
 Phase I (North Cul-De-Sac)**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$3,500.00	1	\$ 3,500.00
2	Mobilization	LSUM	\$10,000.00	1	\$ 10,000.00
3	Clearing & Grubbing	LSUM	\$5,000.00	1	\$ 5,000.00
4	Rock Excavation	C.Y.	\$30.00	955	\$ 28,650.00
5	Common Excavation	C.Y.	\$20.00	500	\$ 10,000.00
6	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	4161	\$ 20,805.00
7	Asphalt Pavement 6"	Ton	\$90.00	393	\$ 35,370.00
8	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	822	\$ 20,550.00
9	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1401	\$ 21,015.00
10	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
11	Reinforced Concrete Manhole (4' DIA.)	EA.	\$5,000.00	3	\$ 15,000.00
12	8' Sanitary Sewer	L.F.	\$60.00	557	\$ 33,420.00
13	Sanitary Sewer Cleanout & Tap	EA.	\$2,000.00	9	\$ 18,000.00
14	2" Water line and Fittings	L.F.	\$25.00	677	\$ 16,925.00
15	Water Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
16	3" Ploy Gas Line and Fittings	L.F.	\$30.00	698	\$ 20,940.00
17	Gas Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
18	Traffic Control	LSUM	\$2,000.00	1	\$ 2,000.00
19	City License	LSUM	\$50.00	1	\$ 50.00
20	Temporary Seeding	LSUM	\$1,500.00	1	\$ 1,500.00
21	Seeding	LSUM	\$3,000.00	1	\$ 3,000.00

Subtotal =	\$	301,760.00
Contingency (10%) =	\$	30,176.00
Survey	\$	25,000.00
Engineering Design	\$	30,000.00
Construction Inspection	\$	35,000.00
Estimated Total	\$	421,936.00



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Consider a request to vacate 27th Street from Main Street to Myrtle Street.

SUMMARY RECOMMENDATION City staff recommends vacating North 27th Street from Main Street to Myrtle Street and retaining a utility easement.

BACKGROUND The City of Independence was contacted by Quality Motors requesting that the City vacate North 27th Street from Main to Myrtle street. Quality Motors is planning to do some remodeling of their building and improve employee and citizen safety between the buildings. The City does have utilities that are located in the street and alley and needs to maintain an easement for those utilities.

BUDGET IMPACT There would be a small budget impact of signage and possibly a guard rail at 27th and Myrtle.

SUGGESTED MOTION I move to approve vacating 27th street from Main Street to Myrtle street while retaining easement rights for utilities located in this area.

SUPPORTING DOCUMENTS

1. Request
2. Ordinance

From: [Allen Wulf](#)
To: [David Cowan](#)
Cc: jchubb@sehc-law.com; miranda@hbkarch.com; [Josh Cook](#)
Subject: Fwd: Fwd: RE: City of Independence - Quality Motors & 27th Street
Date: Wednesday, September 9, 2020 11:14:25 AM

Good morning all,

Please accept this email as a formal request to close 27th street. We are hopeful this can be completed as it will facilitate a much safer traffic flow between our properties. If you should need a more formal request or have further questions, feel free to reply or my cell is listed below.

Allen

Allen Wulf
Quality Motors


ORDINANCE NO. _____

**An Ordinance Vacating 27th Street
Between West Main Street and West Myrtle Street**

BE IT ORDAINED by the Governing Body of the City of Independence, Kansas:

Section 1. Upon the application of adjacent property owners, and after due consideration of what is in the best interests of the citizens of the city of Independence, 27th Street between West Main Street and West Myrtle Street is hereby vacated.

Section 2. Ownership of that portion of 27th Street which has been vacated shall revert to the owners of the adjacent real estate in proportion to their ownership of frontage on the vacated street.

Section 3. The City retains and reserves an easement in the vacated area for utilities plus their repair and maintenance.

Section 4. This Ordinance shall be published in the official City newspaper and shall thereafter take effect thirty (30) days after publication unless one or more interested parties file a written protest before expiration of such time.

Adopted by the Governing Body of the City of Independence, Kansas, on the 24th day of September, 2020.

LEONHARD CAFLISCH, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Consider a temporary use agreement for 113 E. Myrtle Street.

SUMMARY RECOMMENDATION City staff recommends approving a temporary use agreement for the VFW.

BACKGROUND The City of Independence is doing ADA improvements at the VFW. Originally the VFW planned to install a metal ramp on the new sidewalk that is being installed by the City. The plans for the ramp have now changed and several businesses are donating material and labor to pay for Graham Construction to construct the ramp while installing the new sidewalk and ADA ramp.

BUDGET IMPACT There is no budget impact for approving this temporary use agreement.

SUGGESTED MOTION I move to approve the temporary use agreement for the sidewalk at 113 E. Main.

SUPPORTING DOCUMENTS Temporary Use Agreement

AGREEMENT FOR TEMPORARY USE OF RIGHT-OF-WAY

This Agreement is entered into between the **City of Independence, Kansas**, hereafter City, and **Dewlin-Dix Post No. 1186 Veterans of Foreign Wars**, hereafter Owner.

Whereas, Owner owns the following described real estate:

The West 4.2 feet of Lot 2 and all of Lot 3, Block 43, Original City of Independence, Montgomery County, Kansas (commonly known as 113 East Myrtle Street, Independence, Kansas)

And Whereas, City owns or controls the right-of-way for sidewalks and streets on the North side of Owner=s real estate.

And Whereas, Owner is in the process of adding a concrete handicap accessible ramp and railing to a North entryway on its real estate and desires to enter into an agreement with City for the temporary use of City=s right-of-way.

Now Therefore, in consideration of the mutual covenants and agreements hereinafter contained, the parties agree to the following:

1. **Owner=s Use of Right-of-Way:** Owner shall have permission to use City=s right-of-way on a temporary basis in the following manner:

a. Owner may construct a concrete rampway with railing immediately adjacent to an entryway in the general vicinity of the Northwest corner of its building located on its real estate.

2. **Conditions:** Owner shall comply with the following conditions:

a. Owner must obtain approval from the City as to its site plan and building specifications.

b. All improvements requested in the preceding paragraph shall be at the sole expense of Owner.

c. Owner shall comply with all applicable City ordinances.

3. **Term:** This agreement shall be for a term of one year and shall thereafter automatically renew on an annual basis until notice of termination is given as hereinafter provided.

4. **Termination:** Either party may terminate this agreement for any reason upon thirty (30) days= written notice to the other. In the event Owner violates the terms and conditions of this agreement, the City may terminate this agreement upon ten (10) days= written notice to Owner.

5. **Duty Upon Termination:** Upon termination of this agreement for any reason, City, at its sole option, may notify and require Owner to restore the right-of-way to its original condition. Upon receiving such notice, Owner shall have thirty (30) days within which to restore the right-of-way to its original condition. Any improvements remaining after expiration of such period shall become the property of City without compensation to Owner or, at City=s sole option, the City may restore the right-of-way to its original condition and Owner shall reimburse the City for the cost of restoration.

6. **Maintenance:** Owner shall maintain the right-of-way in good condition, free of accumulation of trash and debris including snow removal. In the event it is necessary for the City to repair or maintain the right-of-way, the City shall have the authority to make such repairs or maintenance as may be required. The City=s maintenance shall be deemed to include repairs or improvements to utilities performed either by the City or an independent utility company. In the event of such repairs or improvements, regardless of the entity making the repairs or improvements, neither the City nor the party making the repairs or improvements shall have any obligation to Owner to restore the right-of-way to its prior condition or to compensate Owner for damage to improvements made by Owner on the right-of-way.

7. **Indemnification:** Owner shall indemnify and hold harmless the City from any and all claims arising in any way from the use of the above described right-of-way by Owner, its agents and employees, or its customers and invitees.

8. **Insurance:** Owner shall secure and maintain continuously in force a policy of comprehensive general liability insurance with policy limits of at least \$500,000 per occurrence and shall name the City as an additional insured.

9. **Binding Effect:** This agreement shall constitute a covenant running with the land and shall be binding upon the heirs, successors and assigns of the parties hereto.

CITY OF INDEPENDENCE, KANSAS

By: _____
Leonhard Caflish, Mayor

ATTEST:

David W. Schwenker, City Clerk

**DEWLIN-DIX POST NO. 1186
VETERANS OF FOREIGN WARS**

By: _____
Ryan York, Commander

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED, That on this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Leonhard Caffish**, Mayor, and **David W. Schwenker**, City Clerk, of the **City of Independence, Kansas**, who are personally known to me to be the same persons who executed the above and foregoing instrument of writing on behalf of the City of Independence, and such persons acknowledged the execution of the same to be the act and deed of said **City of Independence, Kansas**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above written.

NOTARY PUBLIC

My commission expires:

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED, That on this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Ryan York**, Commander of **Dewlin-Dix Post No. 1186 Veterans of Foreign Wars**, and who is personally known to me to be the same person who executed the above and foregoing instrument of writing on behalf of said Post, and such person acknowledged the execution of the same to be the act and deed of said Post.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above written.

NOTARY PUBLIC

My commission expires:



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Consider requests for ADA improvements at the following locations:

1. 113 E. Main Street
2. City parking lot behind Big Cheese
3. 14th and Chestnut Streets

SUMMARY RECOMMENDATION City staff is seeking commission direction on several ADA complaints.

1. 113 E. Main Street
2. City parking lot behind Big Cheese
3. 14th and Chestnut Streets

BACKGROUND The City of Independence has received several ADA requests for accessibility:

1. 100 block of East Main Street. The City of Independence received a request for an ADA parking space in the 100 block of East Main. A business located on the north side has clients that are having to use ADA stalls on Penn Ave.
2. City Parking Lot. The City parking lot located in the 100 block of South Pennsylvania Ave ADA ramp and parking not compliant.
3. ADA accessibility at 14th and Chestnut. The Kansas DMV is located at 400 N. 14th and accessibility from the corner curb ramp is requested.

Due to cross slopes in the downtown area, the City is not able to install approved ADA stalls. The City has placed curb ramps stalls in each of the downtown blocks to provide accessibility and plans to address the cross slopes, if possible, when the streets are overlaid. An accessible ramp set in the 100 block of East Main Street on the north side would cost approximately \$4,346.50.

The City Parking lot does not meet ADA standards for parking and accessibility. The DOJ identified the downtown parking lots and the City was directed to bring the parking lots into ADA compliance. To fix the parking lot in the 100 block of South Penn Avenue would cost approximately \$16,622.00

The corner at 14th and Chestnut does not meet the ADA curb ramp standards, and there are accessibility route issues in the area related to missing sidewalks. Chestnut street was overlaid with asphalt in the late 90's and City staff is not sure when 14th was last overlaid. The 400 block of North 14th is cement and has never been overlaid. The estimated cost to fix just the intersection curb ramps is approximately \$41,959.00. An alternative is to repair the northeast corner south bound ramp, and not repair all four intersections at one time. City staff will have an estimate for this alternative repair at the meeting.

BUDGET IMPACT There is not ADA sales tax available for these repairs but there are ADA Bond funds available.

SUGGESTED MOTION

1. I move to approve an ADA stall on the northside of the 100 blk of East Main Street
2. I move to approve ADA parking and accessibility in the parking lot on South Penn Ave.
3. I move to approve the northeast corner south bound ramp to allow for accessibility to the DMV at 14th and Chestnut Streets.

SUPPORTING DOCUMENTS

1. ADA Estimate
2. Pictures

Line Item	Description	Units	Estimated quantity	contract price	contract amount
1	Rock Excavation	CUYD	6	\$ 60.00	\$ 360.00
2	Common Excavation	CUYD	5	\$ 50.00	\$ 250.00
3	Curb&Gutter, Combined(AE)	LF	25	\$ 32.70	\$ 817.50
4	Sidewalk Ramp	SY	6	\$ 175.00	\$ 1,050.00
5	Sidewalk Construction(4")(AE)	SY	10	\$ 74.50	\$ 745.00
6	Aggregate Base(AB-3)(4")	SY	16	\$ 7.75	\$ 124.00
7	Striping and Sig	LS	1	\$ 1,000.00	\$ 1,000.00
					\$ -

\$ 4,346.50

Construct mid block ADA ramp on 100 block of East Main.

Tie ramp wings to existng sidewalk elevation

Stripe parking stall and add signage.



09/02/2020



BIG CHEESE PIZZA

H&R BLOCK

EMERGENCY

108

09/02/2020



H&R BLOCK

HOTEL

HUD

FIND FREEDOM

09/02/2020



09/02/2020



09/02/2020



FAMILY DENTISTRY

KELLEY
SPINE & SPORT

RESERVED
PARKING
FOR
DISABLED
PERSONS
VSS
ACCESSIBLE

109

111

KELLEY
SPINE & SPORT
- JOINT - MUSCLE - REHAB -

09/02/2020



Mother's
Railroad Inn

RESERVED
PARKING
VAN
ACCESSIBLE

NO-NO
PARKING

NO-NO
PARKING

09/02/2020



09/03/2020

City Parking Lot Behind Big Cheese

Line Item	Description	Units	Estimated quantity	contract price	contract amount
1	Rock Excavation	CUYD	50	\$ 60.00	\$ 3,000.00
2	Common Excavation	CUYD	5	\$ 43.60	\$ 218.00
3	Sidewalk Ramp	SY	6	\$ 175.00	\$ 1,050.00
4	Sidewalk Construction(4")(AE)	SY	40	\$ 74.50	\$ 2,980.00
5	Aggregate Base(AB-3)(4")	SY	46	\$ 7.75	\$ 356.50
6	Aggregate Base(AB-3)(6")	SY	10	\$ 8.75	\$ 87.50
7	Retaining Wall(6")	SF	40	\$ 14.50	\$ 580.00
8	Concrete Pavement(6" Uniform	SY	10	\$ 85.00	\$ 850.00
9	Parking Lot Sealing	LS	1	\$ 5,000.00	\$ 5,000.00
10	Stripping and Signage	LF	1	\$ 2,500.00	\$ 2,500.00
					\$ -
					\$ 16,622.00

Remove 50 feet of asphalt island area and construct concrete sidewalk.

Construct ramp, with retaining wall to adjoin sidewalk to West.

Reseal and restripe lot. Add ADA signage.



09/03/2020



RESERVED
PARKING
♿
VMS
ACCESSIBLE

RESERVED
PARKING
♿

09/03/2020

14th and Chestnut Streets

Line Item	Description	Units	Estimated quantity	contract price	contract amount
1	Clearing and Grubbing	LS	1	\$ 300.00	\$ 300.00
2	Rock Excavation	CUYD	40	\$ 54.50	\$ 2,180.00
3	Common Excavation	CUYD	100	\$ 43.60	\$ 4,360.00
4	Curb&Gutter, Combined(AE)	LF	100	\$ 32.70	\$ 3,270.00
5	Sidewalk Ramp	SY	6	\$ 175.00	\$ 1,050.00
6	Sidewalk Construction(4")(AE)	SY	250	\$ 74.50	\$ 18,625.00
7	Aggregate Base(AB-3)(4")	SY	256	\$ 7.75	\$ 1,984.00
8	Retaining Wall(6")	SF	400	\$ 14.50	\$ 5,800.00
9	Topsoil	CY	20	\$ 107.00	\$ 2,140.00
10	Seeding	SF	1000	\$ 0.25	\$ 250.00
11	Tree Removal	EA	1	\$ 2,000.00	\$ 2,000.00
					\$ -
					\$ 41,959.00

Construct curb ramps at SE and NE corner.

Replace 400 LF os sidewalk, (100 foot in each direction at NE and SE corner)

Excavate as needed and construct retaining walls adjoining sidewalk.

Remove tree at NE corner.



Wendell H. Brown Library
Aurora School District

09/02/2020



WARNING
UNPROTECTED CARLI
BEFORE YOU DIG

09/02/2020



09/02/2020



09/02/2020



09/02/2020



09/02/2020



09/02/2020



09/02/2020



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Consider bids received to hard surface the apparatus bay driveway.

SUMMARY RECOMMENDATION City staff recommends approving installation of the apparatus bay drive at the Fire-EMS Station.

BACKGROUND The City of Independence received two bids for replacement of the apparatus bay drive for Fire-EMS at 900 West Myrtle Street. The Fire-EMS bay had a temporary variance for the current gravel driveway that was rescinded by the Board of Zoning Appeals. The proposed bid will meet current zoning and code standards for the driveway. Due to COVID and delays in getting the survey done, the City was unable to post this job for 10-days, but the bid package was sent to five contractors with two returning proposals.

BUDGET IMPACT City has budgeted \$60,000 for this project to be funded out of Special Use Sales Tax – Buildings and Facilities.

SUGGESTED MOTION I move to approve the low bid from Darren Goins in the amount of \$52,518.50 for installation of the Fire-EMS apparatus bay driveway.

SUPPORTING DOCUMENTS

1. Design
2. Bids

David and Kelly:

Two bids were received.

One from Jeff Graham Construction for a total of \$60,712.50.

One from Darren Goins Construction for a total of \$52,518.50

We recommend awarding to the apparent low bidder, Darren Goins, in the amount of \$52,518.50.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider formally accepting the Kansas Department of Agriculture USDA Rural Development Grant for \$50,000 to purchase crucial public safety equipment.

SUMMARY RECOMMENDATION City staff recommends authorizing the Mayor to sign all required forms and for City staff to move forward with equipment purchases.

BACKGROUND The USDA recently announced that they had \$150 million - \$2.7 million for Kansas alone – in grants available through the Community Facilities Program to help rural communities continue their recovery from the devastating effects of natural disasters. This grant is available for Rural Community Infrastructure & Equipment. The City of Independence hopes to purchase two new cardiac monitors, two new SCBA replacements, and one police vehicle (including up-fitting). Currently, two Fire-EMS vehicles have cardiac monitors that will be considered outdated and out of compliance on January 1, 2021. Replacing the monitors is required by law. The SCBA equipment that would be replaced is from 1997. The typical life of this equipment is 15 years and requires replacement in 2020 in order to maintain the safety of Fire-EMS personnel and the public. The police vehicle in need of replacement has significantly higher maintenance costs than other vehicles in the fleet and is often out of service for repairs. Replacing the requested equipment will reduce costs associated with maintenance, improve quality, and reduce incidents associated with old or faulty equipment, providing better public safety to our community.

BUDGET IMPACT The City would potentially receive \$50,000 in grant contributions and contribute \$93,000 locally for this \$143,000 project.

SUGGESTED MOTION I move to accept the USDA Grant and authorize the Mayor to sign all required forms and for City staff to move forward with the equipment purchases.

SUPPORTING DOCUMENTS Grant Application Submitted

NOTICE OF PUBLIC MEETING

The City of Independence _____ has filed
a pre-application with the U.S. Department of Agriculture, Rural Development, for financial
assistance to acquire and/or develop Emergency Services Equipment

The area to be served by the proposed project is: The City of Independence, Kansas.

A meeting regarding the proposed project will be held on Thursday, August 13, 2020 at
5:30 PM at the following location: Memorial Hall Civic Center
410 N Penn Ave., Independence, KS 67301.

The public is invited to attend this meeting and to provide comments on the proposed project.

Lacey Lies
Name of Applicant Official
Director of Finance
Title of Applicant Official

07/22/2020
Date

**This notice must be published at least 10 days prior to the meeting, and
posted at the Applicant's principal office.**

Affidavit of Publication

STATE OF KANSAS

Montgomery County, ss:

Josh Umholtz being first duly sworn, deposes and says: That he is the Publisher of the

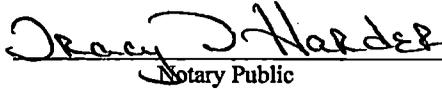
Independence Daily Reporter

a daily newspaper printed in the state of Kansas, and published in and of general circulation in Montgomery County, Kansas, with a general paid circulation on a daily basis in Montgomery County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

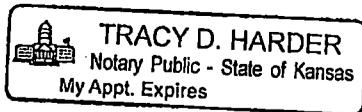
Said newspaper is published daily at least weekly 50 times a year, has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Independence in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper 1 time on August 1, 2020

Subscribed to and sworn before me on this 4th day of August, 2020.
Printer's fee: \$17.38


Notary Public

My commission expires August 9, 2021



(First published in the Independence Daily Reporter August 1, 2020)
USDA Rural Development
KS 1942 Guide 10
(Rev. 12/2014)

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The public is invited to attend this meeting and to provide comments on the proposed project.

Lacey Lies
Director of Finance
7/22/2020

August 1, 2020

Minutes of the Independence City Commission's August 13, 2020 Meeting

The Independence City Commission met for a regular meeting on February 6, 2020 at 5:30 P.M. at the Memorial Hall. Mayor Leonhard Caflisch, Commissioner Louis Ysusi and Commissioner Dean Hayse were present. Others present included:

City Staff

Jeff Chubb, City Attorney
Kelly Passauer, Assistant City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Lacey Lies, Director of Finance
Mike Passauer, Public Works Director
Shawn Wallis, Fire/EMS Chief
April Nutt, Director of Housing Authority
David Cowan, Director of Safety/ADA Coordinator
Barb Beurskens, Park and Zoo Director
Brian McHugh, Memorial Hall Supervisor

Visitors

Larry McHugh
Taina Copeland
Jerry Bright
Jeri Hopkins
Carolyn Torrance
Ned Stichman
Brent Julian
Kathy Shepard
Beth Prezal
Trisha Purdon
Shawn Yurner
Anthony Vaughan
Doug Stacy
Christy Mavers
Brian Williams
Kyle Spielbusch by phone

I. REGULAR SESSION

A. Call to Order

Mayor Caflisch called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Minutes of the Independence City Commission's August 13, 2020 Meeting

Motion:

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

Aye: Ysusi, Caflisch, Hayse

Nay: None

II. APPOINTMENTS

- A. Tree Board – Two terms expired (One eligible for reappointment)

Motion:

On the motion of Mayor Caflisch, seconded by Commissioner Ysusi the Commission reappointed Twylia Hawthorne and appointed Tim Haynes to the Tree Board.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Housing Authority – One resignation – Unexpired term ends April 11, 2023 – Applications Due by 5 PM, September 4, 2020
- C. Plumbing Board – One term expired

Motion:

On the motion of Mayor Caflisch, seconded by Commissioner Hayse the Commission reappointed Paul Lemon to the Plumbing Board.

Aye: Ysusi, Caflisch, Hayse

Nay: None

III. PRESENTATIONS

- A. Presentation by Labette Health regarding the final update on the 2016 Economic Development Grant, and a request for funds to expand the Independence Health Care Center.

Brian Williams made a presentation.

- B. Presentation of the 2019 Audit.

Kyle Spielbusch from Jarred, Gilmore and Phillips presented the audit.

Minutes of the Independence City Commission's August 13, 2020 Meeting

- C. Presentation from MCAC regarding 2021 Funding Request.

Trisha Purdon made a presentation.

Motion:

On the motion of Mayor Caflisch, seconded by Commissioner Ysusi the Commission recessed for a five-minute break.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 6:46 P.M.

IV. PUBLIC HEARINGS

- A. Public Hearing to consider adopting the 2021 Budget as proposed.

Director Lies presented the budget.

Motion:

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

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Public hearing to consider authorizing the Mayor to required documentation for the submission of a grant request with Kansas Department of Agriculture to request a USDA Rural Development Grant for \$50,000 to purchase crucial public safety equipment.

The USDA recently announced that they had \$150 million - \$2.7 million for Kansas alone – in grants available through the Community Facilities Program to help rural communities continue their recovery from the devastating effects of natural disasters. This grant is available for Rural Community Infrastructure & Equipment. The City of Independence hopes to purchase two new cardiac monitors, two new SCBA replacements, and one police vehicle (including up-fitting). Currently, two Fire-EMS vehicles have cardiac monitors that will be considered outdated and out of compliance on January 1, 2021. Replacing the monitors is required by law. The SCBA equipment that would be replaced is from 1997. The typical life of this equipment is 15 years and requires replacement in 2020 to maintain the safety of Fire-EMS personnel and the public. The police vehicle in need of replacement has significantly higher maintenance costs than other vehicles in the fleet and is often out of service for repairs. Replacing the requested equipment will

Minutes of the Independence City Commission's August 13, 2020 Meeting

reduce costs associated with maintenance, improve quality, and reduce incidents associated with old or faulty equipment, providing better public safety to our community. City staff, along with the help of USD 446 high school student Lux Wright, has submitted preapplication documents and received notification of eligibility for the requested funding. The next steps are to submit the attached application documentation for further review.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission authorized the Mayor to sign all required forms and for City staff to submit all application documents, and any related documents to the USDA for consideration.

Aye: Ysusi, Caflich, Hayse

Nay: None

V. CONSENT AGENDA

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

A. Appropriations

1. A-1868
2. D-2006
3. P-1841

B. Consider minutes of the March 31, April 2, April 9, April 23, and May 1, 2020 meetings.

C. Consider authorizing the Mayor to sign joint letters with the Planning Commission thanking recent past members.

D. Consider partnering with the Chamber for the KAN-OKLA 100-Mile Highway Sale on Friday, September 11th and Saturday, September 12th, 2020.

E. Consider adopting an ordinance dealing with the disposal of abandoned or unclaimed property.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission adopted the Consent Agenda.

Aye: Ysusi, Caflich, Hayse

Nay: None

Minutes of the Independence City Commission's August 13, 2020 Meeting

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission agreed to move the discussion item for the Independence Recreation Commission to the next item of business.

Aye: Ysusi, Caflich, Hayse

Nay: None

VI. DISCUSSION

- A. Discuss a request from the Independence Recreation Commission for assistance and guidance on repairing flood damage to the ballfield electrical system.

Director Brent Julian presented a timeline of the events.

The Commission decided to get proposals for a engineering study to get a picture of the deficiencies that would need to be addressed.

VII. ITEMS FOR COMMISSION ACTION

- A. Consider a request from the Library for approval of renovations relating to COVID-19 protection.

The Library is requesting to make modifications to the library, which is a City owned building, to protect the staff and patrons from COVID-19.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission authorized renovations to the Independence Public Library relating to COVID-19 protection contingent upon compliance with fire safety regulation NFPA-13.

Aye: Ysusi, Caflich, Hayse

Nay: None

- B. Consider a resolution authorizing the abatement of unhealthy and unsafe exterior conditions at 414 South Wald Avenue; and consider a resolution setting the date of September 24, 2020 at 5:30 PM for a public hearing to consider condemnation of a structure located at 414 South Wald Avenue as dangerous and unsafe.

Code Enforcement Officer Musgrove found abatement issues and damage to a structure at 414 S. Wald Ave. Contact was made with Paulette Hasen, and she indicated she was doing a rent to own with Damone Hatch, who resides at 418 S. Wald Ave. Contact was made with Damone; he stated he made a garage and was working on vehicles in the living room of the house. A stop-work order was issued,

Minutes of the Independence City Commission's August 13, 2020 Meeting

and Mr. Hatch was informed that he would need to apply for the proper permits through the owner of the residence and that he needed to clean up the debris.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission adopted a resolution authorizing abatement of unhealthy and unsafe exterior conditions at 414 S. Wald Ave Street and setting the date of September 27, 2020, at 5:30 p.m. for a public hearing to consider condemnation as dangerous and unsafe.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- C. Consider adopting a resolution authorizing and providing for the calling of a special question election in the City of Independence, Kansas, for the purpose of submitting to the electors of the City the question of imposing a one percent (1%) City-wide retailers' sales tax; and providing for the giving of notice of said election.

On August 10, 2020 the City Commission provided direction to move forward with the ballot language for the November 3, 2020 election with modifications as recommended by staff and percentages assigned by the Commission. After the meeting, the City Attorney recommended removing the word "required" in regard to "related ADA improvements" which the bond attorney had no issue with. In addition, a question was asked regarding whether a project that was contracted for could be paid out of debt repayment if it is not financed. The bond attorney suggested modified language on item b) which is included along with the other modifications that are highlighted as follows:

DRAFT November 3, 2020 Language:

Shall the City of Independence, Kansas, be authorized, pursuant to the authority of K.S.A. 12-187 et seq., to impose a special purpose one percent (1%) Citywide retailers' sales tax, the revenues to be derived therefrom to be used for the purpose of financing the costs of the following and related expenditures:

- a) ~~0.25%~~ for ~~continued~~ mill levy support;
- b) ~~0.31%~~ for payment of contractual obligations for, or debt repayment, including repayment of general obligation bonds of the City ~~financings~~ issued or to be issued to pay the costs of, previous or future improvements ~~including but not limited to streets, sidewalks, buildings, facilities, equipment, and required related ADA improvements;~~
- c) ~~0.12%~~ for equipment, building and facility improvements, including but not limited to Riverside Park and Ralph Mitchell Zoo; Riverside Beach Family Aquatic Center; neighborhood parks; ballfields, and other recreational facilities; Public Safety including Police and Fire/EMS; City Hall; Library; Public Works; ~~required related ADA improvements;~~ and City government technology and communications infrastructure;

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- d) **0.27%** for street and sidewalk improvements, including but not limited to multimodal routes to schools, healthcare, recreation, and business; drainage and stormwater management; alley improvements; **required related** ADA improvements; public parking; traffic control; and
- e) **0.05%** for economic development initiatives, including but not limited to incentives for business retention and recruitment; Memorial Hall improvements; initiatives for new recreational facilities; **planning for a future** Senior Citizens Center; wayfinding signage; housing initiatives; airport improvements; healthcare facility expansions; industrial park improvements; beautification initiatives, and expanded community broadband access;

the collection of the special sales tax to commence on the expiration date of an existing 1% special Citywide retailers' sales tax approved at an election held on April 3, 2012, in the City for the purpose of financing all or a portion of the costs associated with debt repayment and mill levy support; building and facility improvements, including Riverside Park and Ralph Mitchell Zoo; improvements to streets and sidewalks; and improvements required for compliance with the requirements of the Americans with Disabilities Act of 1990 (which is expected to be October 1, 2022); with the special sales tax to expire ten (10) years after its commencement?

The City Commission also asked some additional questions that were answered by the bond attorney, Garth Hermann with Gilmore Bell which are attached.

A question was also raised on how staff came up with the maximum bond payments due from Special Use Sale Tax. The City Clerk/Treasurer prepared a new Bond and Interest Summary that included only Special Use Sales Tax regarding bond payments which is attached.

The Finance Team is also reviewing the questions asked about the Capital Reserve Account, and City staff will provide that information as soon as it is available.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission adopted a resolution authorizing and providing for the calling of a special question election in the City of Independence, Kansas, for the purpose of submitting to the electors of the City the question of imposing a one percent (1%) City-wide retailers' sales tax; and providing for the giving of notice of said election.

Aye: Ysusi, Cafflich, Hayse

Nay: None

D. Consider a change order with Graham Construction and TranSystems for the 2020

Minutes of the Independence City Commission's August 13, 2020 Meeting

Overlay ADA curb ramps.

The City of Independence is required by the 2010 ADA Standards to provide ADA curb ramp improvement when making street improvements. The attached change order for \$67,304.00 is for the 2020 approved street overlay program. The pricing is based on the 2018 ADA bid project and includes inspections.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission authorized the Mayor to sign a change order with Graham Construction for the 2020 Overlay ADA curb ramps.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- E. Consider authorizing City staff to bid out connection to the sanitary sewer main in the 300 block of Westminster and assess the cost back to the property owners.

In 2012 the City was made aware of an issue with the private sewer line in the 300 block of Westminster Place, former City Manager Micky Webb and Utilities Director Terry Lybarger met with all of the property owners and came to an agreement that if the City installed a new sewer main in the alley behind the affected properties the property owners would connect to the new main line at their own expense. The City installed the new sewer main line in 2013 and since that time 3 of the 9 properties have connected. On February 6, 2020, the City sent letters to the property owners advising them that they needed to connect by April 1, 2020. With the pandemic occurring, on May 11, 2020 another letter was sent extending the deadline to August 1, 2020. There have been no new connections as of August 10, 2020. If the Commission approves bidding this work out, we will send a follow up letter advising the property owners that the City is taking action to connect their property to the City's sanitary sewer system and that the cost will be assessed to their property. If the property owners will complete a Sewer Assistance Application, a portion of the costs could be provided as a grant. Another option would be to assess the balance of the costs over a ten-year period.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission authorized City staff to bid out connection to the sanitary sewer main in the 300 block of Westminster Place and assess the cost back to the property owners.

Aye: Ysusi, Caflisch, Hayse

Nay: None

Minutes of the Independence City Commission's August 13, 2020 Meeting

- F. Consider bids for Whiskey Creek drainage way clearing.

The City of Independence received one bid for the Whiskey Creek drainage way clearing from MEGA, LLC. As requested, they submitted pricing for three phases of work from Laurel Street to Cherry Street. City Staff, before bidding the job, visited with the Commission about starting at Cherry Street and working north clearing the drainage way. It is staff recommendation to authorize MEGA to begin at Cherry Street and work north until \$50,000 has been expended. Mega has informed staff this would be the railroad track by Birch or approximately two blocks of work. Mega anticipates starting this work in December of 2020. City Staff will then return on January 14, 2021, and seek Commission approval to use 2021 funds, or \$50,000, to continue additional work between Birch and Walnut, or an additional two blocks of drainage way clearing. MEGA anticipates it will take two weeks of work per section.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission authorized the Mayor to sign an agreement with Mega, LLC, to perform \$84,000 of drainage way clearing from Cherry north to Walnut.

Aye: Ysusi, Caflich, Hayse

Nay: None

- G. Consider setting the date of August 27, 2020 at 5:30 PM for a public hearing regarding a CDBG grant.

The City has been working with Susan Galemore of Southeast Kansas Regional Planning Commission and Shawn Turner, TranSystems to apply for a CDBG grant in the category of Water/Sewer projects. The scope of work included in the grant proposal includes sanitary sewer improvements in Basin 5 and replacement of Lakeview Lift Station. The grant application is due September 25, 2020.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission set the date of August 27, 2020 at 5:30 PM for a public hearing regarding an application for CDBG funds for sewer system improvements.

Aye: Ysusi, Caflich, Hayse

Nay: None

- H. Consider providing direction for inspection and bidding services for Sanitary Sewer Basin V, Phase II and Lakeview Liftstation that were previously designed by

Minutes of the Independence City Commission's August 13, 2020 Meeting

TranSystems as part of a CDBG/KDHE loan project.

Previously the City had the sanitary sewer improvements in Basin 5 and replacement of Lakeview Lift Station designed by TranSystems. These projects are part of a CDBG/KDHE loan application. Having these projects designed assists the City with readiness points when the CDBG grant application is reviewed. In order to capitalize on the greatest amount of readiness points the City would like permission to contract the bidding and inspection services for these two projects with TranSystems. If the Commission authorizes us to proceed, we will present a contract with Transystems on August 27, 2020 for formal consideration.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission authorized to direct staff to present a contract at a future meeting with TranSystems for bidding and inspection services for sanitary sewer improvements to Basin V, Phase II and replacement of Lakeview Lift Station.

Aye: Ysusi, Cafilisch, Hayse

Nay: None

- I. Consider approving a cereal malt beverage license for Ace & Gunner's Tavern at 112 S. 25th Street.

We have received a request for a cereal malt beverage license. The business is wanting to open this weekend, therefore they requested that this item be added to tonight's agenda.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Ysusi the Commission approved a cereal malt beverage license for Ace & Gunner's Tavern at 112 S. 25th Street.

Aye: Ysusi, Cafilisch, Hayse

Nay: None

- J. Consider signing a Coronavirus Relief Fund Resolution to participate in the SPARK Relief Fund.

As part of the C.A.R.E.S Act, Montgomery County was awarded approximately \$6.2M to be distributed throughout the county to eligible participants via the SPARK Relief Fund. The City of Independence has been selected as a SPARK grant recipient. Attached is the Coronavirus Relief Fund Resolution which was adopted by the Montgomery County Commission. The resolution must be signed and returned

Minutes of the Independence City Commission's August 13, 2020 Meeting

as soon as possible. The resolutions outline the type of expenditures eligible for funding and assures the issuing party that the City will comply with reporting requirements. Pending state approval, the funds awarded can be disbursed after this Resolution has been submitted.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission adopt the Coronavirus Relief Fund Resolution as presented.

Aye: Ysusi, Caflisch, Hayse

Nay: None

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hayse the Commission recessed for a five-minute break.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 8:03 P.M.

VIII. DISCUSSION

B. Discuss programming for City facilities.

Acting City Manager Passauer informed the Commission that staff has an upcoming meeting with Treanor.

Commissioner Hayse is working with staff on a cost benefit analysis of the mechanical systems at the temporary City Hall building.

IX. REPORTS

A. Gravel streets.

Director Passauer presented a map of the city streets that are paved with gravel.

B. 223 West Main Street Update.

Director Cowan had nothing to report.

C. 2020 Census Update.

Acting City Manager Passauer presented the update.

Minutes of the Independence City Commission's August 13, 2020 Meeting

D. Update on Code Enforcement Efforts.

Director Cowan provided an update.

E. City Board Minutes

1. November 4, 2019 Park Board
2. January 6, 2020 Park Board
3. February 3, 2020 Park Board
4. May 5, 2020 Planning Commission/Board of Zoning Appeals
5. June 17, 2020 Library Board
6. July 15, 2020 Recreation Commission

X. CITY MANAGER'S COMMENTS

None

XI. COMMISSIONERS' COMMENTS

None

XII. PUBLIC CONCERNS

None

XIII. EXECUTIVE SESSION

A. For the purpose of reviewing and considering City Manager applications.

Motion:

On the motion of Mayor Caflich, seconded by Commissioner Ysusi the Commission moved to recess for an executive session for review and discussion of City Manager applications pursuant to the non-elected personnel exception (K.S.A. 75-4319(b)(1)). The open meeting will resume at 8:50 P.M.

Aye: Ysusi, Caflich, Hayse

Nay: None

The meeting resumed at 8:50 P.M.

Motion:

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

Minutes of the Independence City Commission's August 13, 2020 Meeting

Commission moved to recess for an executive session for review and discussion of City Manager applications pursuant to the non-elected personnel exception (K.S.A. 75-4319(b)(1)). The open meeting will resume at 9:00 P.M.

Aye: Ysusi, Caflich, Hayse

Nay: None

The meeting resumed at 9:00 P.M. with no action taken.

XIV. ADJOURNMENT

Motion:

Mayor Caflich moved to adjourn. Commissioner Ysusi seconded.

Aye: Ysusi, Caflich, Hayse

Nay: None

Leonhard Caflich, Mayor

Louis Ysusi, Commissioner

Dean Hayse, Commissioner

Attest:

City Clerk/Treasurer

CERTIFICATION OF REPRESENTATION

Come Now, Jeffrey A. Chubb of EMERT CHUBB REYNOLDS, LLC, hereafter CITY ATTORNEY, and **Kelly Passauer**, acting City Manager for the City of Independence, Kansas, hereafter CITY MANAGER, and certify to the following:

1. The City of Independence, Kansas, is a municipal corporation organized under the laws of the state of Kansas and is a second class city.
2. The form of government of the City of Independence is city manager/commission.
3. Under the city manager/commission form of government, the CITY MANAGER is responsible for hiring and firing all personnel, including the designation of an attorney to serve as the city attorney.
4. Jeffrey A. Chubb is the duly appointed and acting CITY ATTORNEY for the City of Independence, Kansas.
5. The CITY ATTORNEY performs all legal work for the city and is compensated by payment of a monthly fee negotiated by the CITY ATTORNEY and CITY MANAGER.
6. The City of Independence has applied for a USDA Rural Development grant for purposes relating to acquisition of public safety equipment.
7. It is the role of the CITY ATTORNEY to perform all legal duties relating to the grant application, and subsequent administration of the grant, as directed by the CITY MANAGER.
8. The services provided by the CITY ATTORNEY relating to the grant are such that they will be performed at no extra charge to the city over and above the monthly fee already being paid to the CITY ATTORNEY.

9. The CITY ATTORNEY certifies that he will provide all necessary advice and assistance to the city relating to the grant including preparation; review and completion of contract and other documents; participation in and review of bid letting procedures; preparation of all documents relating to real estate deeds, easements and rights-of-way as needed; and perform all other duties necessary to accomplish full performance and completion of all grant requirements.

CITY ATTORNEY

CITY MANAGER



Jeffrey A. Chubb
City Attorney

8-11-2020



Kelly Passauer
Acting City Manager

08/11/2020

APPLICANT'S FEASIBILITY REPORT

1. Existing Facility. Briefly describe what facilities you currently have or how service is currently provided.

The City of Independence Fire-EMS department has a fleet of 5 ambulances, each equipped with Cardiac Monitors, per state law. In addition, Independence Fire-EMS has one backup response vehicle also equipped with a Cardiac Monitor to be used as a backup or in situations where multiple monitors are required. As of July 29, 2020, Fire-EMS had responded to 1600 calls and transported 858 patients. We estimate complete 2020 numbers at 3,000 responses and 1,500 transports. Independence Fire-EMS also owns 13 Self-Contained Breathing Apparatus "SCBA" packs and cylinders that their crews of 23 personnel use to respond to fire emergencies. As of July 31, 2020, Independence Fire-EMS personnel have responded to 78 occurrences where SCBA equipment was utilized.

Independence's Police fleet consists of 12 vehicles; 4 patrol cars, 3 detective vehicles, an animal control vehicle, captain vehicle, Chief vehicle, K-9 vehicle, and a training vehicle.

2. Proposed Facility. Describe what you want to purchase or construct. Indicate what the facility will be used for, approximate size, and expected method of procurement. For buildings indicate location, basic materials or type of construction, and attach a sketch or working drawings. For items of major equipment, indicate new or used, existing or custom-built, and any special features.

The City of Independence hopes to purchase two new cardiac monitors, two new SCBA replacements, and one police vehicle (including up-fitting).

The City's procurement policy requires competitive procurement practices for all expenditures. Due to the estimated cost of the equipment, the cardiac monitors and police vehicle will need to be procured through a closed-bidding process. This is required for all items of \$25,000 or more. The SCBA equipment will be procured through solicitation of competitive quotes, requiring at least 3 quotes. The City also utilizes a subscription to a governmental entity price checking software called GovSpend to ensure competitive pricing.

3. Need for the Facility. Indicate why the proposed facility is needed.

Currently, two Fire-EMS vehicles have cardiac monitors that will be considered out dated and out of compliance on January 1, 2021. Replacing the monitors is required by law. The SCBA equipment that would be replaced is from 1997. The typical life of this equipment is 15 years and requires replacement in 2020 in order to maintain the safety of Fire-EMS personnel and the public. The police vehicle in need of replacement has significantly higher maintenance costs than other vehicles in the fleet and is often out of service for repairs. Replacing the requested equipment will reduce costs associated with maintenance, improve quality, and reduce incidents associated with old or faulty equipment, providing better public safety to our community.

4. Service Area. Indicate what area the proposed facility will serve and, if known, the population or number of families served.

The proposed equipment will serve the City of Independence (population 8,598). Additionally, Independence Fire-EMS has a mutual aid agreement whereas Independence Fire-EMS will respond to and aid other municipalities in order to secure emergency medical services to all citizens of Montgomery County, Kansas (pop. 31,829) and ensure the benefit of preservation of life and reduction of disabling injuries resulting from fire, vehicular accident or any other emergency or illness. +

Public reporting burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to U.S. Department of Agriculture, Clearance Officer, OIRM AG Box 7630, Washington, D. C. 20250, and to the Office Management and Budget, Paperwork Reduction Project (OMB No. 0575-0120), Washington, D. C. 20503. Please DO NOT RETURN this form to this address. Forward to the local USDA office only.

5. Cost Estimate.

Development and construction.....	\$ _____
Land and rights.....	_____
Legal fees.....	_____
Architect and Engineer.....	_____
Equipment.....	_____
Refinancing.....	_____
Other (describe)	_____
Total.....	<u>\$143,000.00</u>

6. Income. List the sources and estimate the amount of expected revenue for a typical year.

The City's two main sources of General Fund revenue are Ad Valorem Taxes and Special Use Sales Tax.

Ad Valorem Taxes (current & delinquent)

- budgeted \$1,577,295; estimated \$1,419,543; Over/(under) budget (\$157,752)

Special Use Sales Tax

- budgeted \$2,418,750; estimated \$2,418,750; Over/(under) budget \$0

Other sources of General Fund revenue come from franchise fees, motor vehicle and liquor taxes as well as other misc. taxes, ambulance services, fines, permits and licenses, rental income, cemetery lot sales, etc. The combined estimate funding is as follows:

- budgeted \$2,526,254; estimated \$2,394,670; Over/(under) budget (\$131,584)

The loss of anticipated revenue is due to a high delinquency rate, reduction of franchise fees received, shut down of rental and other facilities, and general downturn in the economy due to Covid-19.

7. Other Funds. List the sources and amount of funds that may be available other than from USDA, to fund part of the project (such as applicant's contributions, commercial loans, or loans or grants from other government agencies).

The City of Independence will contribute local funding of \$93,000 to the proposed project.

8. Operating History. If you have operated a similar facility, attach audits, financial statements, or lists of income and expenses for the past five years. 2019 City of Independence Audit attached

9. Signature and Title of Applicant Official <i>Lucy Liss</i> Director of Finance	Date 08-13-2020
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**RESOLUTION OF GOVERNING BODY ADOPTING AND PROVIDING FOR
STANDARDS FOR PROCUREMENT, BIDDING AND CONTRACT AWARDS**

WHEREAS, City of Independence, of Montgomery County, Kansas has applied for a loan to be made or insured by the United States of America acting through the Rural Housing Service (herein called the Government) for the construction of facilities to be owned and operated by the City of Independence, and the Government's regulations require that the council adopt standards (a) relating to the conduct of its officers, employees, and agents in contracting and in expending loan funds, and (b) establishing procurement and contacting procedures;

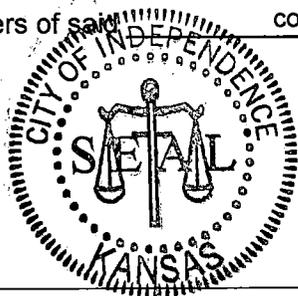
Now, Therefore Be It Resolved That City of Independence of Montgomery County, Kansas does hereby adopt the standards of conduct and procurement procedures set forth in those regulations of USDA Rural Development appearing in Title 7, Code of Federal Regulations, Section 1942.18 (J) Thru (K), provided however that in those instances where funds derived from loans made or insured by, or grants made by, the Government are not involved, prior consent or approval of the Government as provided in such regulations shall not be required.

This resolution adopted by the council of City of Independence
(Governing Body) (Entity)
of Montgomery County, Kansas this 13TH
day of August, 2020.

Certificate

Leonhard Cafilisch of City of Independence,
(Authorized Official) (Entity)
of Montgomery County, Kansas hereby certify that the foregoing resolution was adopted by
the council of said Entity on the date stated above at a meeting duly
(Governing Body)
held upon August 13, 2020, notice or upon waiver of notice
signed by all members of said council.

SEAL



[Signature]
(Secretary)



**Certification Regarding Debarment, Suspension, and Other Responsibility Matters AD-1047
 Primary Covered Transactions**

The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. § 552a, as amended). This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, and 2 C.F.R. § 180.335, Participants' responsibilities. The regulations were amended and published on August 31, 2005, in 70 Fed. Reg. 51865-51880. Copies of the regulations may be obtained by contacting the Department of Agriculture agency offering the proposed covered transaction.

According to the Paperwork Reduction Act of 1995 an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0505-0027. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of appropriate criminal, civil, fraud, privacy, and other statutes may be applicable to the information provided.

(Read instructions on page two before completing certification.)

- A. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
1. Are not presently debarred, suspended, or proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 2. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (A.2.) of this certification; and
 4. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- B. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ORGANIZATION NAME City of Independence	PR/AWARD NUMBER OR PROJECT NAME Emergency Services Equipment
NAME(S) AND TITLE(S) OF AUTHORIZED REPRESENTATIVE(S) Leonhard Caflisch, Mayor	
SIGNATURE(S) 	DATE 08/13/2020

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint \(https://www.ascr.usda.gov/filing-program-discrimination-complaint-usda-customer\)](https://www.ascr.usda.gov/filing-program-discrimination-complaint-usda-customer) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442.

Instructions for Certification

- (1) By signing and submitting this form, the prospective primary participant is providing the certification set out on page 1 in accordance with these instructions.
- (2) The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out on this form. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
- (3) The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.
- (4) The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (5) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549, at 2 C.F.R. Parts 180 and 417. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
- (6) The prospective primary participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
- (7) The prospective primary participant further agrees by submitting this form that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
- (8) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the System for Award Management (SAM) database.
- (9) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- (10) Except for transactions authorized under paragraph (6) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.



**Certification Regarding Drug-Free Workplace Requirements (Grants)
Alternative I – For Grantees Other Than Individuals**

AD-1049

The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. § 552a, as amended). This certification is required by the regulations implementing §§ 5151-5160 of the Drug-Free Workplace Act of 1998 (Pub. L. 100-690, Title V, Subtitle D: 41 U.S.C. § 8101 et seq.), and 2 C.F.R. Parts 182 and 421. The regulations were amended and published on June 15, 2009, in 74 Fed. Reg. 28150-28154 and on December 8, 2011, in 76 Fed. Reg. 76610-76611. Copies of the regulations may be obtained by contacting the Department of Agriculture agency offering the grant.

According to the Paperwork Reduction Act of 1995 an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0505-0027. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of appropriate criminal, civil, fraud, privacy, and other statutes may be applicable to the information provided.

(Read instructions on page three before completing certification.)

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug-abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph A.1.
4. Notifying the employee in the statement required by paragraph A.1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph A.4.b from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph A.4.b, with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or, local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs A.1 through A.6.

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

PLACE OF PERFORMANCE (Street Address, City, County, State, Zip Code)

811 W Laurel St., Independence, KS 67301

Check if there are workplaces on file that are not identified here.

ORGANIZATION NAME

City of Independence

PR/AWARD NUMBER OR PROJECT NAME

Emergency Services Equipment

NAME(S) AND TITLE(S) OF AUTHORIZED REPRESENTATIVE(S)

Leonhard Caflisch, Mayor

SIGNATURE(S)



DATE

08/13/2020

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint \(https://www.ascr.usda.gov/filing-program-discrimination-complaint-usda-customer\)](https://www.ascr.usda.gov/filing-program-discrimination-complaint-usda-customer) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442.

Instructions for Certification

- (1) By signing and submitting this form, the grantee is providing the certification set out on pages one and two in accordance with these instructions.
- (2) The certification set out on pages one and two is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- (3) Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- (4) Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
- (5) If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s). If it previously identified the workplaces in question, see paragraph (3) above.
- (6) Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:
 - "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act, 21 U.S.C. § 812, and as further defined by 21 C.F.R. §§ 1308.11-1308.15.
 - "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes.
 - "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance.
 - "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) all "direct charge" employees (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant and, (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement, consultants or independent contractors not on the grantee's payroll, or employees of subrecipients or subcontractors in covered workplaces).

Position 3

USDA
Form RD 400-4
(Rev. 11-17)

ASSURANCE AGREEMENT
(Under Title VI, Civil Rights Act of 1964)

FORM APPROVED
OMB No. 0575-0018
OMB No. 0570-0062

The **City of Independence**

(name of recipient)

811 West Laurel St Independence, KS 67301

(address)

As a condition of receipt of Federal financial assistance, you acknowledge and agree that you must comply (and require any subgrantees, subrecipients, contractors, successors, transferees, and assignees to comply) with applicable provisions of national laws and policies prohibiting discrimination, including but not limited to:

1. Title VI of the Civil Rights Act of 1964, as amended, which prohibits you from discriminating on the basis of race, color, or national origin (42 U.S.C. 2000d et seq.), and 7 CFR Part 15, 7 CFR 1901, Subpart E.

As clarified by Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service) guidance, national origin discrimination includes discrimination on the basis of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs [in accordance with USDA RD LEP Guidance for RD Funded (Assisted) Programs]. Meaningful access may entail providing language assistance services, including oral and written translation, where necessary. You are encouraged to consider the need for language services for LEP persons served or encountered both in developing your budgets and in conducting your programs and activities. For assistance and information regarding your LEP obligations, go to <http://www.lep.gov>;

2. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating on the basis of sex in education programs or activities (20 U.S.C. 1681 et seq.) [as implemented by 7 CFR Part 15, 7 CFR 1901, Subpart E];

3. The Age Discrimination Act of 1975, as amended, which prohibits you from discriminating on the basis of age (42 U.S.C. 6101 et seq.) [as implemented by 7 CFR Part 15, 7 CFR 1901, Subpart E];

4. Section 504 of the Rehabilitation Act of 1973, as amended, which prohibits you from discriminating on the basis of disability (29 U.S.C. 794) [as implemented by 7 CFR Part 15, 7 CFR Part 15b, 7 CFR 1901, Subpart E];

5. Title VIII of the Civil Rights Act, which prohibits you from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (42 U.S.C. 3601 et seq.), as implemented by the Department of Housing and Urban Development at 24 CFR part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units, i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators) be designed and constructed with certain accessible features, see 24 CFR Part 100.201; and

6. Titles II and III of the Americans with Disabilities Act, which prohibit you from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189), as implemented by Department of Justice regulations at 28 C.F.R. parts 35 and 36, and 7 CFR Part 15, 7 CFR Part 15b, 7 CFR 1901, Subpart E.

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0018. The time required to complete this information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

You also acknowledge and agree that you must comply (and require any subgrantees, subrecipients, contractors, successors, transferees, and assignees to comply) with applicable provisions governing USDA Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service) access to records, accounts, documents, information, facilities, and staff:

1. You must cooperate with any compliance review or complaint investigation conducted by USDA Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service).
2. You must give USDA Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service) access to and the right to examine and copy records, accounts, and other documents and sources of information related to the grant and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by Title VI, Title IX, Age, and Section 504 implementing regulations and other applicable laws or program guidance.
3. You must keep such records and submit to the responsible Department official or designee timely, complete, and accurate compliance reports at such times, and in such form and containing such information, as the responsible Department official or his designee may determine to be necessary to ascertain whether you have complied or are complying with relevant obligations.
4. You must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.
5. Make available to users, participants, beneficiaries and other interested persons such information regarding the provisions of this agreement and the regulations, and in such manner as the Rural Development or the U.S. Department of Agriculture finds necessary to inform such persons of the protection assured them against discrimination.
6. If, during the past three years, you (the recipient) have been accused of discrimination on the grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status, you must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements.
7. In the event any court or administrative agency makes a finding of discrimination on grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status against you, or you settle a case or matter alleging such discrimination, you must forward a copy of the complaint and findings to USDA Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service), Office of Civil Rights.

The United States has the right to seek judicial enforcement of these obligations.

You also acknowledge and agree that you must comply (and require any subgrantees, subrecipients, contractors, successors, transferees, and assignees to comply) with applicable provisions of program-specific nondiscrimination policy requirements found at CFR Part 15, 7 CFR Part 15 b, 12 CFR Part 202, 7 CFR 1901, Subpart E., DR4300-003, DR4330-0300, DR4330-005.

Period of Obligation

In the case of any service, financial aid, covered employment, equipment, property, or structure provided, leased, or improved with federal assistance extended to the Recipient by Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service), this assurance obligates the Recipient for the period during which federal assistance is extended. In the case of any transfer of such service, financial aid, equipment, property, or structure, this assurance obligates the transferee for the period during which federal assistance is extended. If any personal property is so provided, this assurance obligates the Recipient for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Recipient for the period during which the federal assistance is extended to the Recipient by Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service).

Employment Practices

Where a primary objective of the federal assistance is to provide employment or where the Recipient's employment practices affect the delivery of services in programs or activities resulting from federal assistance extended by Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service), the Recipient agrees not to discriminate on the grounds of race, color, national origin, sex, age, or disability, in its employment practices. Such employment practices may include, but are not limited to, recruitment, advertising, hiring, layoff or termination, promotion, demotion, transfer, rates of pay, training and participation in upward mobility programs; or other forms of compensation and use of facilities.

Data Collection

The Recipient agrees to compile and maintain information pertaining to programs or activities developed as a result of the Recipient's receipt of federal assistance from Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service). Such information shall include, but is not limited to the following: (1) the manner in which services are or will be provided and related data necessary for determining whether any persons are or will be denied such services on the basis of prohibited discrimination; (2) the population eligible to be served by race, color, national origin, sex, age, and disability; (3) data regarding covered employment including use or planned use of bilingual public contact employees serving beneficiaries of the program where necessary to permit effective participation by beneficiaries unable to speak or understand English; (4) the location of existing or proposed facilities connected with the program and related information adequate for determining whether the location has or will have the effect of unnecessarily denying access to any person on the basis of prohibited discrimination; (5) the present or proposed membership by race, color, national origin, sex, age and disability in any planning or advisory body which is an integral part of the program; and (6) any additional written data determined by Rural Development (Rural Housing Service, Rural Business and Cooperative Service, and Rural Utilities Service) to be relevant to the obligation to assure compliance by recipients with laws cited in this assurance agreement.

Under penalty of perjury, the undersigned officials certify that they have read and understand their obligations as herein described, that the information submitted in conjunction with this Document is accurate and complete, and that the recipient is in compliance with the nondiscrimination requirements set out above.

Rights and remedies provided for under this agreement shall be cumulative.

In witness whereof, City of Independence _____ on this _____
(name of recipient)

date has caused this agreement to be executed by its duly authorized officers and its seal affixed hereto, or, if a natural person, has hereunto executed this agreement.



(SEAL)

Leonard G. Pusch _____
Recipient

08/13/2020

Date

Attest: David A. Schuler
City Clerk

Mayor _____
Title

Title

USDA Rural Development
KS 1942 Guide 25
(Rev. 12/2014)

CERTIFICATION BY ATTORNEY

To: Area Specialist
Mike Billings

202 West Miller Rd

Iola, KS 66749

This is to certify that I have been retained by the City of Independence
to provide the required legal services with respect to obtaining financing and conducting other
legal matters and procedures in organizing and construction of, and/or acquisition of:

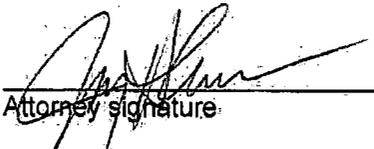
Emergency Services Equipment

(Description of Project)

I further certify that in carrying out my responsibilities in connection with the above-described
project I have examined all Federal, State, and local laws appropriate to such type of project.
Based on the examinations, I am of the opinion that:

1. The subject Entity is duly and properly organized under the laws of the State of Kansas
and is presently in good standing under these laws. The Kansas Statute(s) under
which the applicant entity was organized is/was: KSA 14-101 and predecessor statutes.
2. The subject Entity has proper authority under the laws of the State to construct and
operate the proposed facility in accordance with the developed plans, budgets, and
operational procedures.
3. The project is not inconsistent with any other development plans of the State,
multijurisdictional area, counties, or municipalities in the area in which the project is
located.
4. The project will be planned and constructed in compliance with the following:
 - a. State Pollution Control or Environmental Protection Agency Standards
 - b. Federal Lands Acquisition Act (if appropriate)
 - c. Local zoning laws.

This opinion is issued expressly for the benefit of the above named Entity and the United States
of America, acting through Rural Housing Service.


Attorney signature

Jeffrey A. Chubb
Attorney name

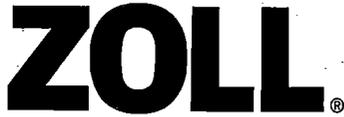
Attorney for: City of Independence, Kansas

of Montgomery County, Kansas

ITEM	QUANTITY	ITEM COST	TOTAL COST
CARDIAC MONITORS	2	36,262	72,525
SCBA REPLACEMENT	3	6,999	20,998
POLICE CAR & UPFIT	1	47,178	47,178

TOTAL PROJECT COST			<hr/> 140,701
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GRANT FUNDING	49,245	35%
CITY FUNDING	91,455	65%



TO: City of Independence Kansas

Attn: David Cowan, Paramedic-LPN

Tel: 620-332-2528

ZOLL Medical Corporation

Worldwide HeadQuarters
 269 Mill Rd
 Chelmsford, Massachusetts 01824-4105
 (978) 421-9655 Main
 (800) 348-9011
 (978) 421-0015 Customer Support
 FEDERAL ID#: 04-2711626

QUOTATION 354049 V:1

DATE: August 25, 2020

TERMS: Net 30 Days

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE
1	601-2241011-01	<p>X Series ® Manual Monitor/Defibrillator with 4 trace tri-mode display monitor/ defibrillator/ printer, comes with Real CPR Help®, advisory algorithm, advanced communications package (Wi-Fi, Bluetooth, USB cellular modem capable) USB data transfer capable and large 6.5"(16.5cm) diagonal screen, full 12 ECG lead view with both dynamic and static 12-lead mode display.</p> <p>Accessories Included:</p> <ul style="list-style-type: none"> • MFC cable • MFC CPR connector • A/C power adapter/ battery charger • A/C power cord • One (1) roll printer paper • 6.6 Ah Li-ion battery • Carry case • Declaration of Conformity • Operator's Manual • Quick Reference Guide <p>• One (1)-year EMS warranty</p> <p>Advanced Options: Real CPR Help Expansion Pack CPR Dashboard quantitative depth and rate in real time, release indicator, interruption timer, perfusion performance indicator (PPI)</p> <ul style="list-style-type: none"> • See - Thru CPR artifact filtering <p>ZOLL Noninvasive Pacing Technology:</p>	2	\$42,375.00	\$34,747.50	\$69,495.00 *

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <http://www.zoll.com/GTC> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

Lori Rohling
 EMS Territory Manager
 773-474-0916

1. DELIVERY WILL BE MADE 60-90 DAYS AFTER RECEIPT OF ACCEPTED PURCHASE ORDER.
2. PRICES QUOTED ARE VALID FOR 60 DAYS.
3. APPLICABLE TAX, SHIPPING & HANDLING WILL BE ADDED AT THE TIME OF INVOICING.
4. ALL PURCHASE ORDERS ARE SUBJECT TO CREDIT APPROVAL BEFORE ACCEPTABLE BY ZOLL.
5. FORWARD PURCHASE ORDER AND QUOTATION TO ZOLL CUSTOMER SUPPORT AT esales@zoll.com OR FAX TO 978-421-0015.
6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.



ZOLL Medical Corporation

Worldwide HeadQuarters
269 Mill Rd
Chelmsford, Massachusetts 01824-4105
(978) 421-9655 Main
(800) 348-9011
(978) 421-0015 Customer Support
FEDERAL ID#: 04-2711626

TO: City of Independence Kansas

Attn: David Cowan, Paramedic-LPN

Tel: 620-332-2528

QUOTATION 354049 V:1

DATE: August 25, 2020

TERMS: Net 30 Days

FOB: Shipping Point

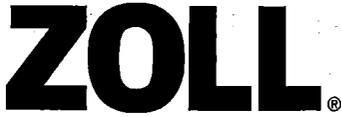
FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE
		Masimo Pulse Oximetry SP02, SpCO & SpMet <ul style="list-style-type: none"> • Signal Extraction Technology (SET) • Rainbow SET (for SpCO & SpMet) NIBP Welch Allyn includes: <ul style="list-style-type: none"> • Smartcuff 10 foot Dual Lumen hose • SureBP Reusable Adult Medium Cuff End Tidal Carbon Dioxide monitoring (ETCO2) Orion Microstream Technology: Order required Microstream tubing sets separately Interpretative 12- Lead ECG: <ul style="list-style-type: none"> • 12-Lead one step ECG cable- includes 4- Lead limb lead cable and removable precordial 6- Lead set 				
2	8000-000371	SpO2/SpCO/SpMet Rainbow DCI Adult Reusable Sensor with connector (3 ft)	2	\$845.00	\$692.90	\$1,385.80 *
3	8000-001392	Rainbow, RC-4, 4FT, Reusable EMS Patient Cable	2	\$245.00	\$200.90	\$401.80 *

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Lori Rohling
EMS Territory Manager
773-474-0916

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 FEDERAL ID#: 04-2711626

TO: City of Independence Kansas

Attn: David Cowan, Paramedic-LPN

Tel: 620-332-2528

QUOTATION 354049 V:1

DATE: August 25, 2020

TERMS: Net 30 Days

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE	
4	8000-0580-01	Six hour rechargeable Smart battery	2	\$519.75	\$405.90	\$811.80	*
5	8000-0895	Cuff Kit with Welch Allyn Small Adult, Large Adult and Thigh Cuffs	2	\$157.50	\$129.15	\$258.30	*
6	REUSE-08-2MQ	REUSE-08-2MQ Cuff, Small Child, 2-Tube, Twist lock connector	2	\$52.50	\$43.05	\$86.10	*
7	REUSE-09-2MQ	Cuff, Child, 2-Tube, Twist lock connector	2	\$52.50	\$43.05	\$86.10	*
<p>*Reflects Public Safety Association Inc (PSAI) Contract No. PSAI 2018-11 pricing. Effective 12/01/2018 to 11/30/2021.</p>							

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TOTAL	\$72,524.90
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Lori Rohling
 EMS Territory Manager
 773-474-0916

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1900 East Military Avenue
 Suite 276
 Fremont, NE 68025

Quote

Date 08/25/2020
 Quote # QT1396664
 Expires 09/24/2020
 Sales Rep Chew, Dwayne
 PO #
 Shipping Method FedEx Ground

Bill To
 Shawn Wallis
 City of Independence Fire & Rescue (KS)
 811 W. Laurel
 Independence KS 67301
 United States

Ship To
 Shawn Wallis
 City of Independence Fire & Rescue (KS)
 811 W. Laurel
 Independence KS 67301
 United States

Item	Alt. Item #	Units	Description	QTY	Unit Sales Price	Amount
X8814021305304			Air-Pak X3 Pro SCBA (2018 Edition) with CGA Cylinder Connection, 4.5, Standard Harness with Parachute Buckles, Standard Belt with No Escape Rope, E-Z Flo Regulator with Standard Hose, Universal EBSS Accessory Hose, No Airline Connection, No Spare Harness Kit, Pak-Tracker, No Case, Packaged 2 SCBA Per Box (Black)	2	5,713.00	11,426.00
804722-01			CYL&VLV ASSY,CARB,45MIN,4500	2	1,031.25	2,062.50
201215-22			AV3000 HT with Kevlar lining and 4-strap harness-Red, Medium	2	254.95	509.90

Subtotal 13,998.40
Shipping Cost (FedEx Ground) 0.00
Total \$13,998.40

Shawn - Thank You!!!

13,999.20

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current local tax information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1396664

Quality Motors Inc.

2022 W. Main Street
 Independence, KS 67301
 (620) 331-6090

Quote

INVOICE

Customer

Name City of Independence
 Address Police Department
 City Independence State KS ZIP 67301
 Phone _____

Date 8/13/2020
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
1	2020 Ram 1500 SSV Crew Cab 4x4 \$28800 Estimated 5% increase 2021		\$0.00
1	2021 Ram 1500 SSV Crew Cab 4x4 <i>This is subject to change when 2021 pricing is available</i>	\$30,240.00	\$30,240.00

Payment Details

- Cash
 Check
 Credit Card

Name _____
 CC # _____
 Expires _____

SubTotal	\$30,240.00
Shipping & Handling	\$0.00
Taxes	State
TOTAL	\$30,240.00

For more information, contact Jon Cook at 620-331-6090

Thank You!

TCS UPFITTING A DIVISION OF TRAFFIC CONTROL SERVICES, INC.

405 N. CLEVELAND AVE.
 WICHITA, KS 67214
 316-448-0402 - FAX 316-448-0404
www.tcsupfitting.com

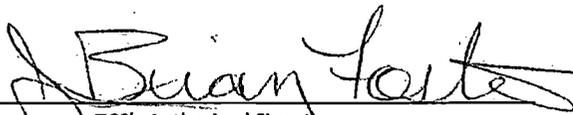


"QUOTE"

QUOTE DATE: 8/12/2020 YEAR: 2020 ESTIMATOR
 AGENCY: INDEPENDENCE PD MAKE: DODGE BRIAN
 ATTN: SGT JASON REDDY MODEL: RAM 1500

Quantity	Item Description	Units	Units Bid	Bid Amount
1	DUAL COLOR (R/W, B/W) INTERIOR VISOR LIGHTBAR	EA	847.50	\$847.50
1	DUAL COLOR (R/A, B/A) REAR INTERIOR DIRECTIONAL LIGHTBAR	EA	653.00	\$653.00
10	TRI COLOR (R/B/W) 4" LIGHTS (4 ON GRILLE GUARD, 2 AT BOTH RUNNING BOARDS, 2 UNDER TAILGATE	EA	121.52	\$1,215.20
2	TRI COLOR (R/B/W) UNDER MIRROR LIGHTS W/ BRACKETS	EA	182.00	\$364.00
1	200 WATT BLUEPRINT ELECTRICAL SYSTEM	EA	3,123.40	\$3,123.40
1	COMPLETED WIDEBODY CONSOLE	EA	883.23	\$883.23
1	SINGLE CELL LITE PRISONER TRANSPORT SYSTEM W/ LIGHT	EA	1,038.80	\$1,038.80
1	DUAL VERTICAL WEAPON MOUNT (A/R, SHOTGUN) BOTH MEDIUM DUTY LOCKS	EA	346.50	\$346.50
1	STUBBY 400 ANTENNA	EA	78.75	\$78.75
1	INSTALL CUSTOMERS VIDEO, RADIO AND RADAR	EA	90.00	\$90.00
1	FULL WINDOW TINT WITH BROW	EA	219.00	\$219.00
1	BLACKOUT MODULE	EA	398.51	\$398.51
1	SPOT LIGHT LED	EA	479.70	\$479.70
1	DECKED REAR LOCABLE STORAGE	EA	1,304.99	\$1,304.99
1	FLASHLIGHT	EA	120.00	\$120.00
1	NERFBARS (N-FAB)	EA	546.08	\$546.08
1	TAKEDOWN BAR	EA	200.00	\$200.00
1	GRILLE GUARD	EA	592.95	\$592.95

MATERIAL TOTAL \$12,501.61
 LABOR \$4,046.25
 FREIGHT \$390.00
 QUOTE TOTAL \$16,937.86


 TCS's Authorized Signature

IF ALL IS AGREED, PLEASE SIGN BELOW AND FAX QUOTE BACK TO US AT 316-448-0404

 Department's Authorized Signature



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Administration

Director Approval K. Passauer

AGENDA ITEM Consider setting a Special Commission meeting on Thursday, October 15, 2020 at 9 AM to:

1. Discuss programming of 1916 City Hall and Fire/EMS Station; and
2. Continue security training and security response plan for City Commission meetings.

SUMMARY RECOMMENDATION Schedule the Special Meeting.

BACKGROUND City staff has been working with TreanorHL on the Phase II programming for 1916 City Hall and a Fire/EMS station. TreanorHL would like to present the programming to the Commission for their consideration.

On September 16, 2020 the Commission and City staff participated in security training and security response planning which, due to time constraints, was not completed. This would allow completion of this important training in Executive Session.

BUDGET IMPACT N/A

SUGGESTED MOTION I move to set a Special Commission on Thursday, October 15, 2020 at 9 AM to:

1. Discuss programming of 1916 City Hall and Fire/EMS Station; and
2. Continue security training and security response plan for City Commission meetings

SUPPORTING DOCUMENTS N/A



September 3, 2020

City of Independence, Kansas
Leohnard Caflisch, Mayor
811 West Laurel
Independence, KS 67301

Mayor Caflisch:

The Independence Housing Authority Board (IHA) is requesting that the City of Independence, Kansas establish the Independence Land Bank.

According to Kansas Statute (K.S.A. 12-5902), a land bank is an entity created by local government to “efficiently hold, manage, and transform vacant, abandoned, and tax-foreclosed property back into productive use.”

The following is an outline of the basics of how Land Banks function:

Land Banks are governed by a Board; Board members are appointed by the City Commission. Properties can be acquired by the Land Bank through donation, acquisition of tax foreclosed property, purchase, or transfer from the City; the Board has the power to accept or refuse any property.

Any property held by the Land Bank is exempt from all ad valorem taxes while in Land Bank ownership. In addition, all taxes, assessments, charges, penalties and interest that may be due on a property are removed or abated through Land Bank ownership—except special assessments that have been levied to finance public improvements, unless the governing body chooses to abate all or part of these as well. By statute, the Land Bank may then transfer property back into productive use, and the property is not burdened by debt and obligations incurred prior to Land Bank ownership.

It is the Land Bank’s responsibility to maintain the property and to evaluate current and potential uses. They may sell the property without competitive bidding to any person willing to agree to conditions set by the Board. The Land Bank may consolidate or subdivide individual parcels of land in the inventory as most appropriate for sale or reuse. Proceeds from the sale of the property are retained by the Land Bank to fund its operation.

The IHA Board believes this to be another useful tool in strategically acquiring problem properties (both residential and commercial), eliminate the liabilities, and transfer the properties to new, responsible owners in a transparent manner that meets two initiatives identified in the Independence Community-



based Strategic Plan; Strategic Directive 1: Economic Development and Strategic Directive 3: Beautification.

The Independence Housing Authority understands that establishing an Independence Land Bank will require funds and staff. The Independence Housing Authority is offering to provide administrative services needed for day to day operations of the "Land Bank". In addition, the Independence Housing Authority Board has authorized the transfer of funds as needed, in the amount up to \$50,000, to operate the "Land Bank" for year 2021. Thereafter, the Independence Housing Authority will establish a line item in their annual budget to meet the annual needs of the Independence Land Bank going forward.

The Independence Housing Authority Board appreciates the consideration of the Independence City Commission concerning the establishment of an Independence Land Bank.

Sincerely,

A handwritten signature in blue ink that reads "April Nutt". The signature is written in a cursive style.

April Nutt
Executive Director