

Minutes of the Independence City Commission's November 14, 2019 Meeting

The Independence City Commission met for a regular meeting on November 14, 2019 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Louis Ysusi, Commissioner Leonhard Caflisch, and Commissioner Gary Hogsett were present. Others present included:

City Staff

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

Visitors

Taina Copeland
Larry McHugh
Wendy Hull
Micah Hogge
Jerry Bright
Harold Baden
Robert Meadows
Tabatha Snodgrass
Dorcus Sutton
Josafat Lemus
Leslie Fox
Walter Nelson
Ned Stichman
Chuck McFate

I. REGULAR SESSION

A. Call to Order

Mayor Ysusi Called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

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

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Aye: Ysusi, Cafilisch, Hogsett

Nay: None

II. 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-1850

2. P-1822

B. Consider approving the minutes of the August 22, 2019 and September 5, 2019 City Commission Meetings.

C. Consider authorizing the purchase of a 2020 Dodge Ram for the Police Department from Quality Motors and to have the vehicle upfitted by TCS for a total cost of \$42,007.14.

D. Consider a proclamation declaring April 24, 2020 as Arbor Day in Independence.

E. Consider a mortgage release for property located at 209 S. 1st Street.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Cafilisch the Commission adopted the consent agenda.

Aye: Ysusi, Cafilisch, Hogsett

Nay: None

III. ITEMS FOR COMMISSION ACTION

A. Consider a request from the VFW to place a statue of Remington near 1916 City Hall.

Wendy Hull speaking on behalf of VFW Post 1186 and American Legion Post 139, asked to be allowed to place a statue of Remington in front of City Hall.

Commissioner Cafilisch asked that the plans be reviewed before the placement of the statue occurred.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission authorized the placement of a Remington statue near the 1916 City Hall building with the exact location to be determined once the funds have been raised.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

- B. Consider adopting a resolution rescinding a previous resolution which set a hearing date to consider condemnation of a property located at 412 North 19th Street as dangerous and unsafe.

Director Cowan asked to remove this property from the condemnation proceedings.

Mayor Ysusi congratulated Jerry Bright and his organization on a job well done.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission rescinded the condemnation of 412 N. 19th.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

- C. Consider authorizing Main Street holiday gift certificates for City employees.

Director Lies noted that each year the Commission authorizes a holiday bonus for the employees and instead of a cash bonus, she recommends that the City issue Main Street Bucks to support the Main Street businesses in the amount of \$75.00 for each employee.

Commissioner Caflisch asked if the City would pay the withholding taxes.

Director Lies confirmed that the City would pay those taxes.

Commissioner Caflisch asked if it was within the budget to raise it to \$100.00.

Director Lies replied that the City is under budget for all the options that were presented.

Commissioner Caflisch stated that since it is within the budget, he would be in favor of increasing the Main Street Bucks to \$100.00

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission authorized \$100 Main Street Bucks gift certificates for City employees for the annual Holiday Bonus.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

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- D. Consider a request from Home Made Easy to waive the Building Permit Fee.

Director Cowan reported that the City received a request from Home Ownership Made Easy, Inc. to waive the building permit fee for a new home they are planning on constructing for a needy family.

Chuck McFate, Treasurer of Home Ownership Made Easy, Inc. explained that his group works with people who do not qualify for traditional home loans. He also explained that at the time of closing they do a double mortgage. The first mortgage is only for the cost of the materials. The second mortgage is for the difference between the appraised value of the home and the cost of materials. This is to ensure that the homeowners do not sell the property for a huge profit. Over time the second mortgage is forgiven.

Commissioner Hogsett asked how long this organization had been in existence.

Mr. McFate replied that Home Ownership Made Easy has been in existence for about one year and noted that they were previously Habitat for Humanity for Montgomery County but, they were disaffiliated because they did not rebuild a home every year.

Commissioner Hogsett asked if this program is limited to first time homeowners.

Mr. McFate replied that it is not.

Commissioner Caflich stated that he would like to develop a policy at a future worksession that incentivizes nonprofits who want to renovate or build a house for families in need.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission waived the building permit fees for construction of a residence at 305 N. 5th Street by Home Made Easy, Inc.

Aye: Ysusi, Caflich, Hogsett

Nay: None

- E. Consider an agreement with KDOT for pavement replacement, curb and gutter, sidewalk, and pavement markings on US-160 from 200 feet east of US-75 to 8th Street Intersection.

Shawn Turner noted that this grant is for one million dollars with the remainder of the costs being furnished by the City. He also noted that the City has applied for an access management grant that would adjoin the property on the west end and they should hear back from KDOT later this month on whether that was approved or not.

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Commissioner Caflisch asked if the second grant is denied would the City have to apply for another grant or use City funds to finish the half block not addressed in the first grant.

Mr. Turner replied that was correct.

Commissioner Caflisch asked if City funds are used would the City still have to put in a turn lane.

Mr. Turner replied that the City is under no obligations to do geometric improvements.

Mayor Ysusi asked if Mr. Turner had any updates on other projects in the City.

Mr. Turner reviewed the status of different projects in process throughout the City.

Commissioner Caflisch asked if KDOT has a grant for walkway projects for West Main Street.

Mr. Turner replied that there is a grant under the access management grant, and he said there is another one that he could check on that is called transportation alternative.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission authorized the Mayor to sign the agreement between the Secretary of Transportation, Kansas Department of Transportation and the City of Independence.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

- F. Consider bids received for the purchase of two sanitation trucks.

Director Passauer reviewed the bids received.

Mayor Ysusi asked if there is enough cash on hand to pay for the trucks instead of a lease purchase agreement.

Director Lies replied that there are enough funds to do this.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission accepted the bid from Elliott Equipment in the amount of \$189,540.00 for two 11-Yard Rear Loader Sanitation Trucks which includes

trading in the 2003 and 2006 25-Yard Rear Loader Sanitation Trucks.

Aye: Ysusi, Cafilisch, Hogsett

Nay: None

IV. DISCUSSION

- A. Consider discussing the November 20th and 21st Commission Meetings.

Assistant City Manager Passauer reviewed the agenda items that are scheduled and noted that MCAC is having their meeting on the 21st as well.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Cafilisch the Commission canceled the November 21st, 2019, 5:30 p.m. City Commission meeting.

Aye: Ysusi, Cafilisch, Hogsett

Nay: None

- B. Consider discussing a Commission Orientation and Facility Tour.

Assistant City Manager Passauer noted that the City usually conducts tours for newly elected Commissioners and invited any current Commissioners to attend.

Commissioner Cafilisch and Mayor Ysusi indicated that they would be available to go on the tour.

Assistant City Manager Passauer stated that a Special City Commission meeting would be scheduled since a majority of the Commissioners would be in attendance.

V. REPORTS

- A. Third Quarter Treasurer's Report.

Director Lies reviewed the Third Quarter Treasurer's Report.

Commissioner Cafilisch inquired about the billing for the Peter Pan project with the other two entities.

Director Lies replied that she still needs to meet with them and indicated that billing for the project would probably occur after completion.

- B. October 2019 Sales Tax Report.

Director Lies reviewed the report.

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C. 223 W. Main Street Update.

Director Cowan stated that he had a discussion with Mr. Morrison and he would get all the plans to the City after the State Fire Marshall has reviewed them.

D. City Employee Appreciation Luncheon.

Assistant City Manager Passauer informed the Commission that the luncheon would be on December 13th at noon.

E. November 6, 2019 City/County Meeting Update.

Director Lies reviewed with the Commission how delinquent property taxes are handled by the county.

City Attorney Chubb noted that the way the county handles the delinquent taxes is mandated by State Statute and there is not much the City or County can do about it.

Chief Harrison reported that he had provided the study report for 911 Consolidation and it was suggested that the head of all legislative bodies in the County get together and discuss the options.

Director Cowan reported on 911 mobile mapping and vehicle tracking and it is something that he would like to see in all the City's emergency vehicles. This would ensure that responders get the right address and how to get there quickly and efficiently and monitors the vehicle's speed and if the vehicle needs servicing.

F. December 4, 2019 1916 City Hall Site Visit.

Assistant City Manager Passauer noted that since only one Commissioner is planning to attend this no longer qualifies as a Special Meeting.

G. City Board Minutes

1. August 26, 2019 IHPRC.
2. October 16, 2019 Recreation Commission.

VI. CITY MANAGER'S COMMENTS

No comments.

VII. COMMISSIONERS' COMMENTS

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Mayor Ysusi stated that the City Manager profile packets were delivered to the Commissioners and newly elected Commissioner Dean Hayse and asked when they would like to set an executive session to go over and narrow down the candidates.

Commissioner Caflisch suggested narrowing it down themselves and not include Ms. Harrison in the meeting.

Mayor Ysusi asked Assistant City Manager Passauer to add an executive session to the next meeting.

VIII. PUBLIC CONCERNS

No public concerns

IX. EXECUTIVE SESSION

No executive session

X. ADJOURNMENT

Motion:

Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

Louis Ysusi, Mayor

Leonhard Caflisch, Commissioner

Gary Hogsett, Commissioner

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Attest:

City Clerk/Treasurer