

AGENDA
Independence City Commission
Thursday, August 5, 2010
Veteran's Room Memorial Hall 4:45 PM

Call to Order

City Licenses

Arnold Construction – 910 Lincoln – David Arnold, Owner.

Benny L. Caswell – P.O. Box 154 – Benny L. Caswell, Owner.

Lacks Snacks – 119 S. 13th Independence – Kathy Divine, Owner.

Cereal Malt Beverage Licenses

None

Appointments

None

Adoption of the Consent Agenda

a. Appropriation Ordinances

a. A-1619

b. P-1574

b. Minutes of the July 22, 2010 meeting.

c. Consider accepting an emergency shelter grant award. (consent)

d. Consider contract for GIS mapping for the 911 system (consent)

e. Consider a grant agreement with KDOT to establish internet access to the Automated Weather Observation System (AWOLS) at the Independence Municipal Airport (consent)

Items Requiring Commission Action

f. Consider a request from the Chamber of Commerce to allow off premise signage in the right-of-way to advertise the KAN-OKLA 100+ Mile Highway Sale.

g. Consider a request from the Independence Housing Authority Board to approve the purchase of 131 heating and air conditioning units as well as mounted sleeves at the Penn Terrace Apartments.

h. 1. Consider approving assignment of sublease from Sabreliner Corporation to Aviation Controls Inc.

2. Consider assignment of the ground lease from Independence Industries Inc. (III) to Aviation Controls Inc.

3. Consider assignment of lease (less 8.489 acres that reverts back to the City of Independence) of Sabreliner Corporation to Aviation Controls Inc. The lease rate to be reduced on a prorate basis for the smaller parcel (4.166 acres

vs. 12.655 acres) from \$817.71 semiannually to \$269.19 semiannually with CPI adjustments in the future.

4. Consider approving a survey of airport property to divide property now leased by Sabreliner Corporation into two parcels, one 4.166 acres that will be assigned to Aviation Controls Inc. and the other parcel, 8.489 acres to revert back to City possession.

5. Consider providing contingencies to Aviation Controls Inc. to defer the leasing of the 4.166 acres directly south of plant location until Aviation Controls Inc. desires to lease said property for plant expansion or if a different firm desires to lease said property and alternative suitable property at the airport is not available then, in that case, Aviation Controls Inc. will be given an opportunity to lease the property before any approval of a lease of the said property. Said right of refusal to lease for an initial five years with three two year extensions upon request.

6. Consider lender protection provisions (default notices to financing company and a right of the company to extend the ground lease, and a restriction on amendments to lease agreement except with the approval of the financing company, rights to financing company including but not limited to foreclose and convey the ground lease to a buyer in foreclosure, etc. and other similar assurances). All of previous assurances to the financing institutions are subject to the City Attorney's opinion.

Public Hearing

- i. Public hearing and action to adopt the 2011 Budget.**

Reports

None

Citizen Concerns/Petitions

Adjournment