

The Independence City Commission met for a regular meeting on January 10, 2019 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Leonhard Caflisch, Commissioner Louis Ysusi and Commissioner Gary Hogsett were present. Others present included:

City Staff

Craig Whitehead, City Manager  
Jeff Chubb, City Attorney  
Kelly Passauer, Assistant City Manager/Zoning Administrator  
David Schwenker, City Clerk/City Treasurer  
David Cowan, Director of Safety/ADA Coordinator  
Shawn Wallis, Fire/EMS Chief  
Michael Borovetz, Finance Director  
Terry Lybarger, Director of Utilities  
Jerry Harrison, Police Chief  
Mike Passauer, Public Works Director  
Barb Beurskens, Park and Zoo Director

Visitors

Ellie Davis  
Andy Taylor  
Charlotte Caflisch  
Judy Ysusi  
Michelle Anderson  
Kathy Shepherd  
Drew Demo  
Tim White  
Jeri Hopkins  
Leslie Fox  
Larry McHugh,  
Dean Hayse  
Dorcus Sutton  
Ned Stichman  
Robert Meadows  
Jerry Bright  
April Nutt

I. REGULAR SESSION

- A. Call to Order  
Mayor Caflisch called the meeting to order at 5:30 P.M.
- B. Pledge of Allegiance to the United States of America
- C. Adoption of Agenda

**Motion:**

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

**Aye: Caflisch, Ysusi, Hogsett**

**Nay: None**

II. OLD BUSINESS

A. Appointments

1. Planning Commission (3 terms expired – 1 term eligible for reappointment – applications due by 1 PM, 1/21/2019 for 1 inside City limits, and 1 outside City limits within 3 miles)
2. Historic Preservation Resource Commission (2 terms expired – 2 terms eligible for reappointment)
3. Tree Board (2 terms expired – 2 terms eligible for reappointment – 2 new terms created due to the board increasing from 5-7 members – applications due by 1 PM, 1/21/2019)
4. Park board (3 terms expired – 3 terms eligible for reappointment)

**Motion:**

**On the motion of Mayor Cafilisch, seconded by Commissioner Ysusi the Commission approved the following appointments:**

**Planning & Zoning Commission**

**Reappointed Mary Joe Meier to a 1<sup>st</sup> term expiring January 1, 2022.**

**Historic Preservation Resource Commission (IHPRC)**

**Reappointed Tim Raglin to a 2<sup>nd</sup> term expiring January 1, 2022.**

**Reappointed Tim Haynes to a 2<sup>nd</sup> term expiring January 1, 2022.**

**Park Board**

**Reappointed Alex Moore to a 1<sup>st</sup> term expiring July 1, 2021.**

**Reappointed Mardie Long to a 1<sup>st</sup> term expiring July 1, 2021.**

**Reappointed Todd Young to a 2<sup>nd</sup> term expiring July 1, 2020.**

**Aye: Cafilisch, Ysusi, Hogsett**

**Nay: None**

The Mayor announced that applications are being received by 1 PM on January 21, 2019 for the following open positions:

**Planning & Zoning Commission – 2 open positions**

One position outside the City within three miles.

One position inside the City.

**Tree Board (Can be outside the City, but requires the majority of members to be inside the City) – 4 open positions**

Two terms expired.

Two new terms are vacant.

The Commission indicated that they wanted to broaden the members throughout the community.

III. NEW BUSINESS

A. Reorganization of the Commission

1. Election of Mayor.

**Motion:**

**On the motion of Mayor Caflisch, seconded by Commissioner Hogsett, Louis Ysusi was nominated as the Mayor.**

**Aye: Caflisch, Ysusi, Hogsett**

**Nay: None**

2. Election of Vice Mayor.

**Motion:**

**On the motion of Mayor Ysusi, seconded by Commissioner Hogsett, Leonhard Caflisch was nominated as the Vice Mayor.**

**Aye: Ysusi, Caflisch, Hogsett**

**Nay: None**

3. Designation of Official City Newspaper.

**Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch, the Independence Daily Reporter was designated as the Official City Newspaper.**

**Aye: Ysusi, Caflisch, Hogsett**

**Nay: None**

4. Designation of Official City Depository – LC moved, GH second

**Motion:**

**On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, Community National Bank was designated as the Official City Depository.**

**Aye: Ysusi, Caflisch, Hogsett**

**Nay: None**

5. Consider changing day of week and time for Commission meetings

The Mayor stated that he liked the timing of the current schedule which is the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays at 5:30 PM, with recommended modifications to October 23, 2019 due to Neewollah and November 21, 2019 due to Thanksgiving. Commissioner Caflisch likes Thursdays, and he asked about changing the recommendation modification from November 21, 2019 to November 26, 2019. Assistant City Manager Kelly Passauer

stated November 21, 2019 was recommended as last year the Commission did not want to meet during Thanksgiving week. Commissioner Hogsett said he usually takes a trip that week. Commissioner Cafilisch said in that case November 21, 2019 was fine.

**Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Cafilisch the Commission continued with the current schedule of Commission meetings on the 2nd and 4th Thursday of each month at 5:30 PM with the following exceptions:**

- a. Rescheduled the Thursday, October 24, 2019 meeting to Wednesday, October 23, 2019.
- b. Rescheduled the Thursday, November 28, 2019 meeting to Thursday, November 21, 2019.

**Aye: Ysusi, Cafilisch, Hogsett**

**Nay: None**

**IV. COMMON 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-1830
  2. A-1830A
  3. D-1812
  4. P-1800
- B. Consider approving minutes of the December 13, 2018 City Commission Meetings.

**Motion:**

**On the motion of Commissioner Cafilisch, seconded by Commissioner Hogsett, the Commission adopted the consent agenda.**

**Aye: Ysusi, Cafilisch, Hogsett**

**Nay: None**

**V. ITEMS FOR COMMISSION ACTION**

- A. Consider proclaiming January 20, 2019 as Dr. Martin Luther King, Jr. Commemoration Day.

Kathy Shepherd, Michelle Anderson and Jeri Hopkins representing the Diversity Taskforce and RSVP presented the proclamation. Kathy Shepherd indicated that the public was invited to a free soup lunch at 2 PM on January 20, 2019 at the high school, followed by a celebration at 3 PM.

The Mayor read the proclamation as follows:

PROCLAMATION 2019  
HONORING DR. MARTIN LUTHER KING, JR.

WHEREAS: The 15th day of January is the birthday anniversary of the late Dr. Martin Luther King, Jr., and

WHEREAS: Dr. King stood before the entire world as a man of peace, champion of human dignity, and an example of love and brotherhood, and

WHEREAS: The citizens of Independence do recognize Dr. King's contribution to the good of all humankind and they do desire to perpetuate and implement the ideals expressed in his dream of peace and harmony among all God's children,

NOW THEREFORE, I, Mayor of the City of Independence, do hereby proclaim the day of January 20, 2019, Dr. Martin Luther King, Jr. Commemoration Day, and urge that every citizen of Independence join me in extending recognition and honor to the memory of this great leader of humankind by attending the local celebration "*Kings Vision: Humanity Tied In A Single Garment of Destiny*" on Sunday, January 20, 2019 at 3 PM at the Independence High School Performing Arts Center.

IN WITNESS, WHEREOF, I have hereunto set my hand and caused the seal of the City of Independence, Kansas, to be affixed this day, January 10, 2019.

**Motion:**

**On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett the Commission adopted the proclamation.**

**Aye: Ysusi, Caflisch, Hogsett**

**Nay: None**

- B. Consider setting a special meeting to discuss future direction for City Hall and Public Safety Facilities.

Dean Hayse, 2625 Rolling Green Drive, stated he was in favor of setting a special meeting, and read the following statement:

“Thank you for the opportunity to speak to you this evening. I spoke to this commission about a year ago on the subject of construction plans for a new city hall facility which at the time was estimated to be \$16.5 million dollars. The summary of what I said at the time is: We need a less expensive solution. You have recently gone out for bids on the \$1.3 million-dollar Phase 1 project on the 1916 City Hall building. A project

which only begins the work necessary to return the city offices to that building. The other Phases will complete the rehabilitation of the structure. What are those phases and what are the costs of those phases? One goal of this project is to save money by reducing operating costs. This type of goal is normally justified by a payback on the investment in the cost saving measure. What is the total cost of the renovation and what is the projected savings in operating costs? The sale of the temporary city hall building might help defray some of the construction costs of the 1916 City Hall building. What is the expected market value of the temporary city hall? How long is it likely to be on the market? And, will the situation with the ARCO building impact the selling price? Ultimately, every dollar spent on the city hall building project will take tax dollars away from uses elsewhere. So, the next dollar invested in city hall buildings needs to align with a vision for the growth of Independence, needs to support the citizens strategic plan which means it needs to address streets, infrastructure, parks, and other city assets. Does the Phase 2 plan do that? Is it aligned with the strategic plan? Does it consume all the available capital and leave us waiting for years for a solution to decaying infrastructure and crumbling streets? Is the funding from sales taxes? Or property taxes? In the interest of transparency, accurate information, and community engagement, we need to plan a meeting to share the details of the building plans Phases, construction costs, operating costs, and schedule. So, the constituents you represent can be informed of what the future holds and where their tax dollars will be going. Thank you for your attention.”

Commissioner Cafilisch asked for copies of the speaker's notes, which Mr. Hayse left with Assistant City Manager Kelly Passauer who was instructed by Commissioner Cafilisch to distribute.

Commissioner Hogsett suggested a Thursday meeting. Commissioner Cafilisch suggested either January 17, 2019 or January 31, 2019. Commissioner Hogsett thought January 31, 2019 would give more time to notify the public so people could attend.

**Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Cafilisch the Commission set the date of Thursday, January 31, 2019 at 5:30 PM in the Veterans Room for a special meeting to discuss future direction for City Hall and Public Safety Facilities.**

**Aye: Ysusi, Cafilisch, Hogsett**

**Nay: None**

VI. CITY MANAGER'S COMMENTS

The City Manager reminded the Commission about the City Auction this Sunday.

VII. COMMISSIONERS' COMMENTS

Commissioner Caflisch stated that Commissioner Hogsett mentioned having a worksession with all three Commissioners and the City Manager. Commissioner Caflisch stated that right now we have to watch correspondence through the internet so that we do not have a serial meeting. Commissioner Caflisch stated that the Commission doesn't have the opportunity to share concerns they hear, and they would have that opportunity at a joint meeting. He further suggested possibly a 9 or 10 am worksession where all four could sit down and share. Commissioner Hogsett stated that he would love it and it would be wonderful. Commissioner Caflisch stated that a lot of things could come up, even in the comment section, and they would like to get direction or respond; "Like Dean tonight, we don't respond. It would give Craig time to get responses back to us, for easier communications. A monthly session, 30 minutes to an hour. Even 10 minutes, but it would be easier for us all to address some of the citizens' concerns and get updated and less rigid than a Commission meeting. Just something to start off." Commissioner Hogsett stated that the upside was tremendous, and if the downside is that it is not beneficial, then we quit doing it. Commissioner Caflisch reiterated that his comment was to set up a monthly session, that is informal, and would allow time to share. Commissioner Hogsett asked if they needed to put this on the agenda to set the date. City Manager Whitehead said he had had regular scheduled worksessions where he worked previously, so he would suggest going ahead and setting it. Commissioner Hogsett asked if there is an agenda. City Manager Whitehead stated that; "Yes, typically staff would say a worksession is coming up with no action just for discussion purposes, and this gives staff direction and is very beneficial." City Manager Whitehead suggested Wednesdays. The Mayor also talked about the worksessions will give direction to staff and be beneficial. Commissioner Caflisch suggested the third Wednesday at 9 AM in the Veterans Room at Memorial Hall, with the first meeting to be scheduled on February 20, 2019. Assistant City Manager Kelly Passauer asked if the Commission wanted the worksessions videotaped. City Manager Whitehead said where he worked before worksessions were not videotaped. Commissioner Caflisch suggested starting without recording them, and if the public wants to come, they can attend. Further stating that there are a lot of people that watch the meetings, so if responses are received that the citizens want the worksessions recorded then they can start recording them. Commissioner Caflisch further stated that if staff prepares an agenda, then the Commission is addressing staff's issues, rather than staff addressing the Commission's issues, and he suggested starting without an agenda. The Mayor asked if the agenda could be open to discuss whatever is on their minds and stated that they will not tape the February 20, 2019 worksession.

**Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Caflisch the Commission scheduled worksessions on the third Wednesday of each month at 9 AM in the Veterans room starting on Wednesday, February 20, 2019.**

**Aye: Ysusi, Caflisch, Hogsett**

**Nay: None**

VIII. PUBLIC CONCERNS

No comments.

IX. ADJOURNMENT

**Motion:**

**Commissioner Hogsett moved to adjourn. Commissioner Caflisch seconded the motion.**

**Aye: Caflisch, Ysusi, Hogsett**

**Nay: None**

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Louis Ysusi, Mayor

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Leonhard Caflisch, Commissioner

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Gary Hogsett, Commissioner

Attest:

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Kelly C. Passauer  
Assistant City Manager