



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 13, 2019

Department Utilities

Director Approval Terence Lybarger

AGENDA ITEM Request from Morrison Builders Inc. to waive the water meter set fees for the building at 223 West Main Street.

SUMMARY RECOMMENDATION Staff recommends the Commission deny the request to waive the meter set fees.

BACKGROUND John Felton, Don Cushing, and Utilities Director Terence Lybarger met with Steve Morrison at 223 West Main Street to discuss providing water for the building. The plan at the time was to come in from Main Street with a six-inch fire line up to within five feet of the building. The owner would then have to bring out the fire line from the building to hook to the line the City installed. Director Lybarger stated that the City could set meters off the fire line in the basement after it was installed by the owner's plumber. His estimate for the fire line and water meters was \$12,000.

Later, the plan changed to a four-inch fire line coming off of 9th St., and the City set the meters outside at the property line, as per city code, because the property owner would not accept that the City was not going to install the fire line into his basement. The work was completed except for the one-inch meter for the brewery yet to be installed; total cost to set the meters is \$4,171 as per the City Code Fee Schedule.

Current City/Housing Authority Incentives Morrison Builders Inc. has received incentives from City organizations in the following amounts:

1. The Independence Housing Authority Board approved a grant in the amount of \$100,000 for the construction of seven upper story apartments. Currently \$50,000 has been paid as they have completed 50% of the work on the apartments. This grant pays 1/3 of eligible expenses up to a maximum of \$16,650 per unit.
2. Approval was received for a Central Business District Commercial Building Grant for tuckpointing, roof repairs, and windows. \$40,000 was reserved from the grant funds for these expenses. This is currently an unknown amount as none of the expenses have been submitted for reimbursement. This grant pays 25% of eligible expenses.

BUDGET IMPACT \$4,171

SUGGESTED MOTION I move to deny the request from Morrison Builders Inc. to waive the meter set fee for the building at 223 West Main Street.

SUPPORTING DOCUMENTS Email Request

From: [Dwayne Thomas](#)
To: [Kelly Passauer](#)
Cc: [Steve Morrison](#)
Subject: Re: Email Address
Date: Monday, June 10, 2019 1:43:10 PM

Hi Kelly,

Steve Morrison asked me to touch base about getting on the agenda for Thursday's meeting. The topic of discussion is about having all fees waived in association with water meters and water service to the building at 223 West Main St.

Please let me know if you have any questions or need any additional information.

Thank you,

Dwayne Thomas
Morrison Builders Inc,
479-387-7482