

Minutes of the Independence City Commission's June 16, 2021 Special Meeting

The Independence City Commission met for a special meeting on June 16, 2021 at 9:00 A.M. at the Memorial Hall. Mayor Louis Ysusi, Commissioner Leonhard Caflisch and Commissioner Dean Hayse were present. Others present included:

City Staff

David Cowan, Assistant City Manager
Kelly Passauer, City Manager/Zoning Administrator
Lacey Lies, Director of Finance
John Garris, City Engineer/Director of Public Works and Utilities

Visitors

I. SPECIAL SESSION

A. Call to Order

Mayor Ysusi called the meeting to order.

II. EXECUTIVE SESSION

A. Data Relating to Financial Affairs or Trade Secrets of Second Parties.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission moved to recess for an executive session concerning confidential data relating to financial affairs and/or trade secrets of a company pursuant to the exception (K.S.A. 75-4319(b)(4)). The open meeting will resume at 9:17 A.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 9:17 A.M. with no action taken.

B. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse the Commission moved to recess for an executive session for consultation with the City's attorney regarding possible litigation pursuant to the attorney client privilege exception (K.S.A. 75-4319(b)(2)). The open meeting will resume at 9:40 A.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

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The meeting resumed at 9:40 A.M. with no action taken.

III. ITEM FOR COMMISSION ACTION

- A. Consider an amendment to a purchase and sale agreement regarding land in the West Laurel Industrial Park and any additional related action.

Representatives of the Economic Development Advisory Board, Montgomery County Action Council (MCAC), the State and City staff have been working with developers for the potential construction of a distribution facility in the West Laurel Industrial Park on approximately 36.1 acres. The agreement provides for the property to be purchased at an incentivized price of \$5,000 per acre, for the extension of municipal utilities and Enterprise Drive to the site. Per the agreement, the maximum cost for public infrastructure improvements is \$1.1 million. Grant opportunities will be sought as applicable. If any grants are awarded, they will be brought back to the Commission for final acceptance.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Cafilich the Commission authorized the Mayor to sign any related documentation regarding an amendment to a purchase and sale agreement approved on June 10, 2021 to sell land in the West Laurel Industrial Park to JDKS Bundle LLC pending the City Attorney's review and approval.

Aye: Ysusi, Cafilich, Hayse

Nay: None

Motion:

On the motion of Commissioner Hayse, seconded by Mayor Ysusi the Commission recessed for five minutes. The open meeting will resume at 10:50 A.M.

Aye: Ysusi, Cafilich, Hayse

Nay: None

The meeting resumed at 10:50 A.M.

IV. DISCUSSION

- A. Discuss the draft Water Treatment Plant Master Plan.

City Engineer Garris led the discussion.

- B. Discuss the 2022 budget.

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Director Lies led the discussion.

V. ADJOURNMENT

Motion:

Mayor Ysusi moved to adjourn. Commissioner Hayse seconded.

Aye: Ysusi, Caflisch, Hayse

Nay: None

Louis Ysusi, Mayor

Leonhard Caflisch, Commissioner

Dean Hayse, Commissioner

Attest:

City Clerk/Treasurer