

Minutes of the Independence City Commission's June 24, 2021 Meeting

The Independence City Commission met for a regular meeting on June 24, 2021, at 5:30 P.M. at the Memorial Hall. Mayor Louis Ysusi, Commissioner Leonhard Cafilisch and Commissioner Dean Hayse were present. Others present included:

City Staff

Jeff Chubb, City Attorney
David Cowan, Assistant City Manager
Kelly Passauer, City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Brian McHugh, Memorial Hall Supervisor
Jerry Harrison, Police Chief
Shawn Wallis, Fire/EMS Chief
Lacey Lies, Director of Finance
April Nutt, Director of Housing Authority
John Garris, City Engineer/Director of Public Works and Utilities

Visitors

Larry McHugh
Taina Copeland
Vance Kelley
Travis Huffman
Matt Linke
Matthew Mastison
Omar Elshabassy
Damon Hatch
Jon Risner

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 Commissioner Hayse, seconded by Commissioner Cafilisch the Commission adopted the agenda with the modification that two Executive Sessions be added after Public Concerns and item "B" be removed from the consent agenda and moved to items for Commission action.

Aye: Ysusi, Cafilisch, Hayse

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Nay: None

II. APPOINTMENTS

- A. Independence Recreation Commission – 1 term expires July 1, 2021

Motion:

On the motion of Mayor Ysusi seconded by Commissioner Hayse the Commission appointed Moises David Rivera to a four-year term.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Park Board – 3 terms expire on July 1, 2021 (3 terms eligible for reappointment)

Motion:

On the motion of Mayor Ysusi seconded by Commissioner Caflisch the Commission reappointed Anita Chappuie, Alex Moore and Mardie Long to a three-year term.

Aye: Ysusi, Caflisch, Hayse

Nay: None

III. 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.)

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission adopted the consent agenda with the modification that item "B" be removed from the consent agenda and moved to items for Commission action.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- A. Appropriations

1. A-1891

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2. P-1864

- B. Consider adopting ordinances related to the implementation of residential sanitation poly carts.

This item was removed from the consent agenda and moved to items for Commission action.

- C. Consider adopting an ordinance modifying the fees related to regulation-required pretreatment permits to offset City testing costs.
- D. Consider authorizing the submittal of the annual Tenant Based Rental Assistance (TBRA) grant.
- E. Consider authorizing the acceptance of a grant offer from the Federal Aviation Administration (FAA) for the rehabilitation of Taxiway D, the rehabilitation of the Terminal Apron, and the removal of Taxiway B.
- F. Consider approval of an agreement for nuisance mowing.

V. ITEMS FOR COMMISSION ACTION

- A. Consider adopting ordinances related to the implementation of residential sanitation poly carts.

This item was removed from the consent agenda and moved to items for Commission action.

The City has purchased new sanitation carts for distribution and use throughout the City. Since the containers are larger and are easier to move, changing the frequency of refuse collection to once per week is desirable to optimize both costs and service. This is consistent with current practice in every municipality that has been reviewed.

This also provides a mechanism for providing extra carts as required for those that frequently dispose of greater than 95 gallons per week of solid waste.

Motion:

On the motion of Commissioner Cafilisch, seconded by Commissioner Hayse the Commission adopted an ordinance amending the current ordinances having to do with collection of solid waste.

Aye: Ysusi, Cafilisch, Hayse

Nay: None

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Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission adopted an ordinance amending Appendix D to include fees for collection of solid waste in City provided containers.

Aye: Ysusi, Caflisch, Hayse

Nay: None

VI. PUBLIC HEARING

A. Public hearings to consider condemnation of the following structures as dangerous and unsafe:

1. 801 E. Birch Street

Ms. Florio has begun repairs to the roof of the structure. She has also removed the debris from the structure. City Staff recommends adjourning for 90 days.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission adjourned the Public Hearing for 801 E. Birch Street until September 10, 2021, at 5:30 PM.

Aye: Ysusi, Caflisch, Hayse

Nay: None

2. 426 S. 16th Street

The owners have not been in contact with the Building Inspector to provide a timeline. The house is unsecured, and part of the structure has been compromised.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission adopted a resolution condemning 426 S. 16th Street as dangerous and unsafe.

Aye: Ysusi, Caflisch, Hayse

Nay: None

3. 2009 ½ North Penn Avenue

The new owner has provided the Building Inspector with a timeline through

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December 2021. He has cleaned up the debris that was left around the structure and has been in contact with local contractors to begin doing work on the inside of the structure. City Staff recommends adjourning for 90 days.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission adjourned the Public Hearing for 2009 ½ N. Penn Avenue until September 10, 2021, at 5:30 PM.

Aye: Ysusi, Caflisch, Hayse

Nay: None

VII. ITEMS FOR COMMISSION ACTION

- A. Consider schematic design for 1916 City Hall and the Fire/EMS Facility.

The City of Independence staff have been working with Vance Kelley with TreanorHL on the final schematic designs and meeting all life safety and building codes. Therefore, you will see changes to the floor plans and design to ensure building egress and code compliance. Vance Kelley and Chris Birkenamaier will be presenting the designs to the Commission and answering any questions.

Staff is working with TreanorHL to complete the designs and will provide those to the Commission prior to the meeting.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission approved the City Hall and Fire-EMS final schematic design.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- B. Consider waterproofing and ventilation proposals for 1916 City Hall.

TreanorHL and McCownGordon will present a recommended concept for how to handle the continuing water issues in the basement of City Hall. There are several options and they have been working with MEP engineers to determine a reasonable first step to present to the commission.

Since the City Hall remodel included sealing the building and new windows, we are needing to install a ventilation system to keep air movement going to prevent mold growth in the building. McCownGordon will have a proposal for a ventilation

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system to install.

TreanorHL and McCownGordon are working with their engineers and plan to have the proposal before the meeting.

No action was taken

- C. Consider awarding the demolition of 418 S. Wald Avenue.

418 S. Wald Avenue was involved in a structure fire on February 1, 2021, that destroyed the east half of the structure and caused smoke and water damage making it inhabitable. The City of Independence only received one quote for the removal of this structure and recommends awarding the demolition work to JRB for \$8,400.00. The City contacted G&G and Mega but they did not submit a quote.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflich the Commission tabled the action to award a demolition contract for the previously condemned structure at 418 S. Wald Avenue until July 8th.

Aye: Ysusi, Caflich, Hayse

Nay: None

VIII. REPORTS

A. City Board Minutes

1. April 14, 2021, Tree Board
2. April 21, 2021, Library Board of Trustees
3. May 6, 2021, Housing Authority

IX. CITY MANAGER'S COMMENTS

Director Lies gave an update on the American Rescue Plan funds.

X. COMMISSIONERS' COMMENTS

None

XI. PUBLIC CONCERNS

None

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XII. EXECUTIVE SESSION

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

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hayse 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 8:15 P.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 8:15 P.M. with no action taken.

B. Acquisition of Real Estate for City and Public Purposes.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission moved to recess for an executive session discussion of possible acquisition of real estate for city and public purposes pursuant to the preliminary discussion on acquisition of real estate exception (K.S.A. 75-4319(b)(6). The open meeting will resume at 8:30 P.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 8:30 P.M. with no action taken.

XIII. ADJOURNMENT

Motion:

Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

Aye: Ysusi, Caflisch, Hayse

Nay: None

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Louis Ysusi, Mayor

Leonhard Caflisch, Commissioner

Dean Hayse, Commissioner

Attest:

City Clerk/Treasurer