

Minutes of the Independence City Commission's July 8, 2021 Meeting

The Independence City Commission met for a regular meeting on July 8, 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
Tyler Henry, Building Inspector

Visitors

Larry McHugh
Taina Copeland
Trish Coffey
Nichole LaRue
Miranda Bruening
Megan Robins
Tabetha Snodgrass
Ned Stichman
Damon Hatch

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 Cafilisch, seconded by Commissioner Hayse the Commission adopted the agenda.

Aye: Ysusi, Cafilisch, Hayse

Nay: None

II. PRESENTATION

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- A. Certificate of Appreciation for Megan Robins for service on the Police Chief Advisory Committee.

Chief Harrison presented Megan Robins with a Certificate of Service.

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 Cafilisch, seconded by Commissioner Hayse the Commission adopted the consent agenda.

Aye: Ysusi, Cafilisch, Hayse

Nay: None

- A. Appropriations

- 1. A-1892
- 2. D-2017
- 3. P-1865

- B. Consider minutes of the May 27, 2021 City Commission meeting.

- C. Consider approval of blocking off the Park Oval just North of Well's Drive on the East Side and South of the Playground Restrooms on the West Side for Indy Goes Back to School Event between 5:30 p.m. to 7:30 p.m. on Thursday, August 12, 2021.

- D. Consider approving Coffeyville Resources to rent the Park Oval for their Company Picnic for August 20 - 21, 2021.

- E. Consider authorizing the Mayor to sign the Award Terms and Conditions Agreement and Assurances of Compliance with Title VI of the Civil Rights Act of 1964 and authorize City Staff to request funding for non-entitlement units from the State of Kansas.

- F. Consider accepting a KDOT Economic Development grant for improvements to Enterprise Drive from Hackney Ave to the proposed site and to the intersections of Enterprise/Hackney and Hackney/Laurel with full depth concrete.

- G. Consider authorizing an amendment to the Airport Preservation Agreement AV-2020-19 with KDOT.

- H. Consider authorizing a contract for engineering services with TranSystems for the design of roadway improvements and extension of water and sanitary sewer

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connections to a tract of land at the West Laurel Industrial Park.

IV. ITEMS FOR COMMISSION ACTION

A. Consider approval of Main Street's request for Patio 210 modifications.

Main street is requesting the following changes at Patio 210:

1. Curbside Electrical. Main Street will provide PVC materials and install from Patio 210 under the sidewalk and open next to the curb for a future pedestal power base. The power will be supplied from Patio 210.
2. Turf Drainage. Main Street will drain the turf to an adjacent building drain.
3. Driveway. The drive was approved in the KDOT plan with a monolithic curb and to ADA standards.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Cafilich the Commission approved the Main Street request for Patio 210 and reconstruct the sidewalk in the KDOT project.

Aye: Ysusi, Cafilich, Hayse

Nay: None

B. Consider awarding the demolition of 418 S. Wald Avenue.

The Commission on June 24, 2021, informed Mr. Damone Hatch that he had two weeks to comply with the required paperwork and timeline for repairing this condemned structure. If he failed to cooperate with the Building Inspector or do the necessary paperwork, the Commission would consider authorizing the demolition bid at their July 8, 2021 meeting.

Building Inspector Tyler Henry attempted contact at the residence on June 25, 2021 and was unsuccessful. He tried again on June 28, 2021 and was again unsuccessful. However, he did receive a phone call on June 29, 2021. An inspection was scheduled for June 30, 2021. During the site visit, the Building Inspector was denied full access to the structure, and Damone did not provide a timeline of repairs. The Building Inspector informed Damone Hatch of the following:

- Full access to the structure for pictures and evaluation is required
- Timeline of repairs must be submitted
- Building permit application must be submitted
- Demo permit application must be submitted
- Debris and abandon vehicles need to be addressed. Code enforcement has left detailed instructions on how to make vehicles legal or to remove them. No response from owner.

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- The contractor from Edna needs to register with the City and obtain a City license.

Building Inspector Tyler Henry will report to the Commission at the meeting on the status and response from Damone Hatch.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission awarded a demolition contract for the previously condemned structure in the amount of \$8,400 to JRB Industries, Inc. pending the City Attorney's review and approval.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- C. Consider authorizing the Mayor to sign the National Fitness Campaign Grant Program Requirements and any additional documents or resolutions related to the grant award acceptance.

The City of Independence was selected by the National Fitness Campaign Grant Committee as an awardee of the 2021 Blue Cross Blue Shield of Kansas 2021 Healthy Cities Campaign. This \$50,000 Grant Award is for the an outdoor fitness court located at the Central Park Sports Complex. This program is part of a national movement to make world-class fitness free and accessible in public spaces across the country.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission authorized the Mayor to sign the National Fitness Campaign Grant Program Requirements and any additional documents or resolutions related to the grant award acceptance.

Aye: Ysusi, Caflisch, Hayse

Nay: None

- D. Consider scheduling a Special Commission meeting on July 14, 2021 at 9 AM to discuss the 2022 budget and issuance of bonds.

The Finance Director is requesting a Special Commission meeting be set for July 14, 2021 at Memorial Hall to discuss the 2022 budget and issuance of bonds.

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Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission scheduled a Special Commission meeting for July 14, 2021 at Memorial Hall at 9:00 A.M. to discuss the 2022 budget and issuance of bonds.

Aye: Ysusi, Caflisch, Hayse

Nay: None

V. REPORTS

A. Sales Tax Report

Director Lies reviewed the report.

VI. CITY MANAGER'S COMMENTS

Assistant City Manager Cowan reported on the Beautification Committee.

Director Lies gave updates on the Neighborhood Exterior Grant program and the Central Business District Grant program.

VII. COMMISSIONERS' COMMENTS

Commissioner Caflisch inquired about the American Rescue Plan and 223 W. Main.

VIII. PUBLIC CONCERNS

None

IX. EXECUTIVE SESSION

A. 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 Caflisch the Commission moved to recess for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception found at (K.S.A. 75-4319(b)(2)). The open meeting will resume at 7:05 P.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 7:05 P.M. with no action taken.

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X. ADJOURNMENT

Motion:

Mayor Ysusi moved to adjourn. Commissioner Caflisch seconded.

Aye: Ysusi, Caflisch, Hayse

Nay: None

Louis Ysusi, Mayor

Leonhard Caflisch, Commissioner

Dean Hayse, Commissioner

Attest:

City Clerk/Treasurer