

Minutes of the Independence City Commission's September 9, 2021 Meeting

The Independence City Commission met for a regular meeting on September 9, 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
Jerry Harrison, Police Chief
John Garris, City Engineer/Director of Public Works and Utilities
Shawn Wallis, Fire/EMS Chief
Lacey Lies, Director of Finance
Brian McHugh, Memorial Hall Supervisor

Visitors

Larry McHugh
Brea Sanford
Joseph Housel
Jennifer Ewing
Jerry Shanks
Christy Jones
Lynn Jones
Krystal Sumner
Dorcas Sutton
Ned Stichman

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. APPOINTMENTS

A. Economic Development Advisory Board – One Resignation – Applications Due by September 17,

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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 Cafilich the Commission adopted the consent agenda.

Aye: Ysusi, Cafilich, Hayse

Nay: None

A. Appropriations

1. A-1896
2. P-1870
3. P-1870-A

- B. Consider authorizing the Mayor to sign the Tenant Based Rental Assistance Grant Agreement.
- C. Consider authorizing City Staff to submit a Brownsfield Grant for the east portion of the proposed Central Park Sports Complex.
- D. Consider setting the date of September 15, 2021 at 9:00 AM for a public hearing for submission of the Central Park Sports Complex project to KDWP for the Land and Water Conservation Fund Grant.

IV. PUBLIC HEARINGS

- A. Public hearing to consider adopting the 2022 Budget.

After the public hearing, City staff recommends approving the 2022 Budget as proposed in the updated budget summary at 54.550 mills which would be a reduction of .699 mills from the 2021 budget and a reduction of 3.699 mills from the budget published for the hearing. 54.550 mills would bring in \$2,599,982 ad valorem tax dollars as shown in the chart below. Additional details can be found in the 2022 Proposed Budget Summary.

				Change	
	Year	Levy	\$ Change	Rate	in Rate
	2022	2,599,982	483	54.550	-0.699
	2021	2,599,499	(40)	55.249	0.217
	2020	2,599,539	-	55.032	0.61
	2019	2,599,539	-	54.422	1.332
	2018	2,599,539	(61,656)	53.090	0.476
	2017	2,661,195	380,829	52.614	5.535

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2016	2,280,366	360,072	47.079	6.801
2015	1,920,294	(83,643)	40.278	-0.822
2014	2,003,937	(22,063)	41.100	-1.142
2013	2,026,000	(15,975)	42.242	-0.185
2012	2,041,975	(43,425)	42.427	-0.061
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		514,582		12.06

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission approved the 2022 Budget as presented at 54.550 mills.

Aye: Ysusi, Caflisch, Hayse

Nay: None

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

1. 801 E. Birch Street

The owner, Ms. Florio, continues to make progress on the repairs to the structure and we would ask to adjourn the public hearing until November 10, 2021 at 5:30 PM.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission adjourned the Public Hearing to consider condemnation of 801 E. Birch Street until November 11, 2021 at 5:30 PM.

Aye: Ysusi, Caflisch, Hayse

Nay: None

2. 2009 ½ North Penn Avenue

The new owner has provided the Building Inspector with a timeline through 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 the public hearing until January 27, 2022 at 5:30 PM.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission adjourn the Public Hearing to consider condemnation of 2009 ½ North Penn Avenue until January 27, 2022 at 5:30 PM.

Aye: Ysusi, Caflisch, Hayse

Nay: None

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V. ITEMS FOR COMMISSION ACTION

- A. Consider authorizing TranSystems to prepare and submit a KDOT Cost Share Program grant application to mill and overlay Sycamore from 10th Street to 21st Street.

On March 25, 2021 the City Commission authorized submitting a Kansas Department of Transportation (KDOT) Cost Share application for improvements to Sycamore Street from 10th to 21st. The City was not awarded that grant. However, the Fall round of cost share grant applications is open and we would like to resubmit this project for state fiscal year 2022/2023. The minimum City match did increase to 15%. The grant deadline is September 24, 2021.

4" mill, 2" overlay, new sidewalk ramps, addition of a 10'x5' box culvert at Sycamore.

Estimated Cost	Estimated City Match – (10%)	Non-Participating Costs	Total City Cost
\$650,000	\$97,500	\$160,000	\$257,500

Staff believes we should resubmit this application for state fiscal year 2023, (July 1, 2022 – June 30, 2023).

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Cafilich the Commission authorized TranSystems to prepare an application for KDOT's Cost Share Program for Sycamore from 10th Street to 21st Street and to submit the application to KDOT.

Aye: Ysusi, Cafilich, Hayse

Nay: None

- B. Consider authorizing bidding the Maple Street Reconstruction from 17th to the west City Limits; and the Maple Street Overlay from 17th to 10th Street.

The Kansas Department of Transportation (KDOT) Cost Share Project engineering is complete and has been reviewed by KDOT and is approved for bidding. For cost share projects, the City conducts the bid. Additionally, the Maple Street Overlay from 17th to 10th will be bid at the same time, and the bid documents will allow the contractor to provide an incentive for award of the overlay at the same time.

A suggested bid date of October 7, 2021 allows time for contractors to view the project and prepare the bid.

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Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Hayse the Commission authorized bidding the Maple Street Reconstruction from 17th to the west City limits, and the Maple Street Overlay from 17th to 10th Street.

Aye: Ysusi, Caflisch, Hayse

Nay: None

C. Consider scheduling Special Commission meetings.

The City received a letter inviting participation in the County Commission meeting on September 13, 2021 at 9 AM regarding a County-wide Comprehensive Plan. If more than one Commissioner would like to participate, it is recommended to schedule a special Commission meeting.

The third Wednesday Commission meeting falls on September 15, 2021 at 9 AM. There are several items we would like to include on this agenda, such as:

1. Public hearing for submission of the Central Park Sports Complex project to KDWP for the Land and Water Conservation Fund Grant.
2. Consider final design development and cost for 1916 City Hall and Fire/EMS.
3. Consider awarding proposal for geotechnical technical study of City Hall and Fire-EMS.
4. Consider authorizing receipt of bids for the Kiddy Land upgrades, restroom, sidewalk and sewer.
5. Discussion on long-term infrastructure maintenance plan for streets, sanitary sewers, water lines, and storm sewers.
6. Discussion regarding the Southeast Liftstation and proposed path to move forward.

Motion:

On the motion of Commissioner Hayse, seconded by Commissioner Caflisch the Commission scheduled Special Commission Meetings on September 13, 2021 at 9 AM in the Basement of the Judicial Center; and on September 15, 2021 at 9 AM in the Civic Center of Memorial Hall.

Aye: Ysusi, Caflisch, Hayse

Nay: None

VI. REPORTS

A. City Board Minutes

1. June 16, 2021 Library Board
2. August 18, 2021 City Recreation Commission

VII. CITY MANAGER'S COMMENTS

City Manager Passauer reminded the Commissioners that they can provide comments to KDOT for future highway projects.

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VIII. COMMISSIONERS' COMMENTS

None

IX. PUBLIC CONCERNS

None

X. EXECUTIVE SESSION

A. Personnel matters of non-elected personnel.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Caflisch the Commission moved to recess for an executive session for discussion of an employee's performance pursuant to the non-elected personnel exception found at (K.S.A. 75-4319(b)(1). The open meeting will resume at 6:35 P.M.

Aye: Ysusi, Caflisch, Hayse

Nay: None

The meeting resumed at 6:35 P.M. with no action taken.

XI. 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

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Attest:

City Clerk/Treasurer