

INDEPENDENCE CITY COMMISSION

**SPECIAL SESSION AGENDA**

February 1, 2022

1:30 PM

Lower-Level Memorial Hall

**The Independence City Commission will meet in a special session on Tuesday, February 1, 2022, in the Lower-Level of the Memorial Hall, commencing at 1:30 PM**

The Agenda shall be as follows:

I. SPECIAL SESSION

- A. Call to Order
- B. Discuss City Hall and Fire/EMS projects and any related action.
- C. Severe Weather Update.

II. ADJOURNMENT

## EXECUTIVE SUMMARY

The following information and data was taken from records compiled over the last five years pertaining to consideration of the renovation/remodeling of City Hall and/or Building D.

### 1. **June 2017** Steering Committee Feasibility and Master Plan.

As presented to the City Commission, the Steering Committee recommended three options which are briefly described as follows:

- a. Option A – Renovate City Hall and construct a separate new public safety building.  
Cost: \$16.1 million
- b. Option B – Renovate City Hall and construct a public safety center as an addition to the existing apparatus bay.  
Cost: \$14.9 million
- c. Option F – Renovate City Hall and construct public safety addition to the City Hall Building.  
Cost: \$15.3 million

### 2. **November 2017**, a feasibility study master plan was presented to the City Commission and included all the options that had been considered by the Steering Committee.

- a. Option A – Renovate City Hall and construct a separate new public safety building.  
Cost \$16.7 million.
- b. Option A (Revised) – Renovate City Hall and construct a separate new public safety building.  
Cost: \$16.1 million.
- c. Option B – Renovate City Hall and construct a public safety addition to the existing apparatus bay.  
Cost: \$14.9 million.
- d. Option C – Phased renovation of Building D.  
Cost: \$11.2 million.
- e. Option D – Remodel Building D.  
Cost: \$4.1 million.
- f. Option E – Construct a brand new City Hall building.  
Cost: \$16.5 million.

g. Option F – Renovate City Hall and construct a public safety building addition to City Hall.  
Cost \$15.3 million.

3. **December 2018** Newsletter from the City of Independence that was mailed to all residents. This included a description of all the options considered, funding options, and the cost of Phase 1 because the City Commission had authorized advertising for bids to be received February 7, 2019. The Newsletter stated:

- a. The Options A through F were listed with slightly revised cost figures, but Options B through F were shown as having been eliminated leaving only Option A as the only option being considered which was renovation of City Hall and construction of a separate new public safety building at a cost of \$16.1 million.
- b. The Phase 1 projected costs were \$1.3 million with bids to be received February 7, 2019.
- c. The three types of sales taxes currently in existence in the City were described as potential ways to fund the renovation and construction.

4. **In August of 2019**, new cost figures were provided to the City Commission for Option A and an alternate Option 2.

- a. Option 1-a was described as renovating City Hall and construction of a separate new public safety building.  
Cost: \$16.7 million
- b. Option 1-b was described as renovating City Hall and construction of a public safety addition to the existing apparatus bay.  
Cost: \$15.3 million
- c. Option 2 was described as renovating City Hall for City Departments and construction of a large addition on the south of City Hall for the Police Department, and construction of an addition to the existing apparatus bay for Fire/EMS.  
Cost: \$13.3 million

5. The cost of the current metal building utilized by Fire/EMS: \$319,810.00, but does not include change orders and additional work such as concrete drive, etc.

6. The contracted amount for the addition to be constructed to the existing fire/EMS building per contract with McCown Gordon is \$3,075,945.00 with add-ons included.

7. Anticipated amount not yet committed or expended for 1916 City Hall Phase 2: \$8,601,914 (includes \$40,000 for Fire/EMS FF&E).

8. The amount expended to date is \$2,013,496 on renovation of City Hall and Fire/EMS.

9. The total remaining future costs if the decision is made to go forward with Phase 2 of the City Hall and the Fire/EMS building: \$11,732.363.

10. Based on current information, sales tax proceeds from the special use sales tax are to be used to retire the bonds which will be issued to fund the project.

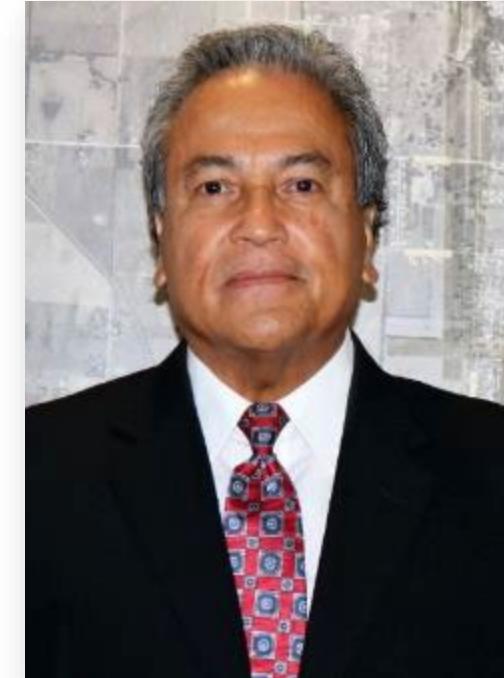
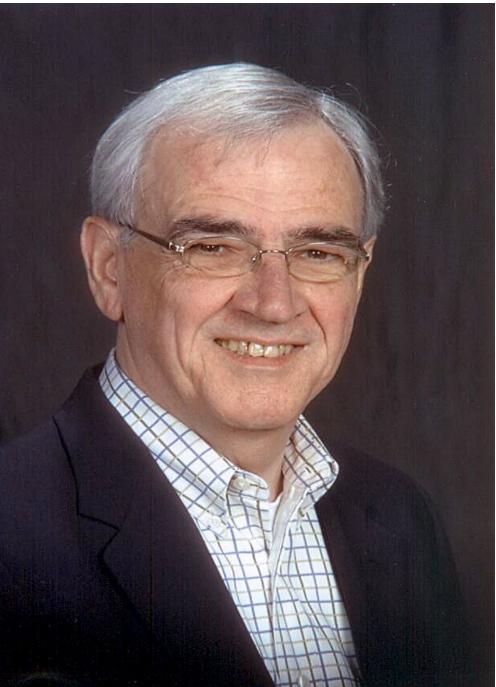
11. The cost of addressing the ongoing water problem in the basement of City Hall is included in the bid for the work on City Hall and is part of the budget.

12. Independent of anything having to do with the renovation of City Hall, IPD, as a 911 dispatcher, is being required to convert to digital communication and, because of that, a new communications tower must be constructed for a cost of \$1.5 million. This is a requirement that would have occurred regardless of any City Hall or Building D renovation, but the timing of it is such that it is being included in the bid documents pertaining to renovation of City Hall since the tower must be located in close proximity to where the IPD dispatch center will be located.

13. Other miscellaneous factors which will affect the decision:

- a. It is estimated that the City has incurred costs which would not have otherwise been necessary somewhere between \$1 million and \$2 million, and this does not include any costs associated with terminating current contracts with the architect and the construction manager.
- b. Cost of suspending/terminating the existing contracts with TreanorHL and McGown Gordon.
- c. Public sentiment about the location of City Hall should be considered.
- d. It is estimated that if City Hall is renovated, approximately \$900,000.00 in tax credits will be generated.
- e. Design costs and major building efficiencies for Building D have not been explored since the Steering Committee Report.
- f. Costs to operate Building D will continue to be funded from the general fund until the building is sold, leased, or removed.
- g. Financing options and how such financing affects other City initiatives should be considered.
- h. Whatever ultimate decision is made should meet the long-term needs of the City and its citizens.

# Special City Commission



## FACILITY OPTIONS CONSIDERED

### Option A:

**1916 City Hall Bldg + New Public Safety Bldg**

Est. Cost: \$16,125,203 / *Recommended*

### Option B:

**1916 Bldg and Addition to Apparatus Bay  
Adjacent to Temporary City Hall**

Cost: \$14,878,043 / *Eliminated: 6/12/2017*

### Option C:

**Phased Renovation of Temporary City Hall**

Cost: \$11,257,832 / *Eliminated 5/22/2017*

### Option D:

**Remodel of Temporary City Hall**

Cost: \$4,109,552 / *Eliminated 5/8/2017*

### Option E:

**New Construction**

Cost: \$16,468,272 / *Eliminated 5/8/2017*

### Option F:

**1916 Bldg with Public Safety Bldg Addition**

Cost: \$15,321,314 / *Eliminated 6/12/2017*

## FACILITY OPTION CURRENTLY IN PROCESS

### A Hybrid of Option B:

The difference between the 2017 Option B and the current plan is that the Police Department was removed from the Apparatus Bay Public Safety Addition and relocated back to 1916 City Hall. A version of this option which included a larger addition to the south of 1916 City Hall for the Police Department was presented on August 15, 2019 at an estimated cost of \$13,322,528 as Option 2.

### Cost of Current Option:

\$13,745,859\* (up to \$11,507,363 would need to be bonded)

### Current Status:

- Phase I – Interior Demolition and Sealing 1916 City Hall -- Completed
- Phase II
  - Fire/EMS Addition to Apparatus Bay -- Contracted
  - 1916 City Hall Renovation -- Bid Documents Prepared

\*See City Hall Summary for the detailed financial breakdown of costs. Please note that the communication tower costs were updated to a federally compliant radio system (\$550,000 has been modified to \$1,500,000). This additional cost would apply to any option regardless of location.

# FUNDING OPTIONS

## ■ General Purpose Citywide Sales Taxes:

- 1980, a one-half percent (1/2%) Citywide retailers' sales tax
- 1985 an additional one-half percent (1/2%) Citywide retailers' sales tax

## ■ Education Sales Tax

- 2009, a one percent (1%) Citywide retailers' sales tax
  - 1/2% will expire on April 1, 2031
  - 1/2% will expire October 1, 2032

## ■ Special Use Sales Tax (1/4% each for ADA; Buildings & Facilities; Streets & Sidewalks; Mill Levy Support.)

- 2012, a one percent (1%) Citywide retailers' sales tax. Expires October 1, 2022.

- The Special Use Sales Tax (1 cent) generated the following revenues from 2016 - 2021:
  - 2016 -- \$1,928,886
  - 2017 -- \$1,899,720
  - 2018 -- \$1,955,089
  - 2019 -- \$2,023,851
  - 2020 -- \$2,135,922
  - 2021 -- \$2,243,303
- Special Use Sales Tax Approved by 63.1% of Voters on November 3, 2020 Effective October 1, 2022 for Ten Years**
  - Additional City facility improvements, including enhancements at Riverside Park and Ralph Mitchell Zoo (12% -- Estimated to generate \$252,000 annually\*)
  - More street / sidewalk improvements; and more work toward ADA compliance (27% estimated to generate \$567,000 annually\*)
  - Property tax stabilization/mill levy support (25% estimated to generate \$525,000 annually\*)
  - Debt repayment for bonds related to previous and future major projects (31% estimated to generate \$651,000 annually\*)
  - Economic Development initiatives, including business recruitment and retention (5% estimated to generate \$105,000 annually\*)

\*Based on collecting \$2,100,000 per year in Special Use Sales Tax

# POTENTIAL FUNDING SOURCES TO AMORTIZE LONGTERM DEBT FOR CITY HALL PROJECT

## *Special Use Sales Tax Approved by 63.1% of Voters on November 3, 2020 Effective October 1, 2022 for Ten Years*

- Additional City facility improvements, including enhancements at Riverside Park and Ralph Mitchell Zoo (12% -- Estimated to generate \$252,000 annually)
- More street / sidewalk improvements; and more work toward ADA compliance (27% estimated to generate \$567,000 annually)
- Property tax stabilization/mill levy support (25% estimated to generate \$525,000 annually)
- Debt repayment for bonds related to previous and future major projects (31% estimated to generate \$651,000 annually)
- Economic Development initiatives, including business recruitment and retention (5% estimated to generate \$105,000 annually)

## Potential funding Sources after Special Use Sales Tax Expires

- Prior to 2031 place additional 1 Cent City Sales Tax on the ballot to replace the Educational Sales Tax
  - This is currently a 20-year tax. However, this could be a 10-year tax or general tax without an expiration and would not result in a change in the current sales tax rate.
- Prior to 2032 place continuation of the 1 Cent Special Use Sales Tax on the Ballot
  - Categories and percentages could be modified when preparing ballot language to meet future needs.
  - This is a 10-year tax and would not result in a change in the current sales tax rate.
- If additional sales tax initiative(s) fail, an increase in property taxes to amortize the debt would be required.

# Gas and Electricity Cost Comparison

Facility	Electric	Gas
Building D Current Average*	\$208,267*	\$53,754
Building D Estimated Short-Term Efficiencies**	\$160,000	\$53,754
Fire/EMS Apparatus Current	Unknown*	\$2,394
Fire/EMS Apparatus with Addition Estimated***	\$11,357	\$1,493
1916 City Hall Previous****	\$36,000	\$13,500
1916 City Hall Estimated*****	\$28,338	\$7,588

\*Current Building D Electric includes Apparatus Bay as it is not currently separately metered.

\*\*Based on PEC estimates for quick wins. We do not have a current energy estimate if the system was completely overhauled and/or replaced with a more efficient system.

\*\*\*The estimate for gas usage with the addition is less than the current gas usage for the Apparatus Bay. We believe this is due to their modeling does not take into account the large bay doors being constantly opened.

\*\*\*\*This estimate was based on actual usage in the building from 2015 and applied CPI for 2022 dollars.

\*\*\*\*\*This estimate is based on the new energy efficient system that is proposed.

NOTE: The other operating costs are anticipated to carry over at a similar rate with the exception of boiler/chiller maintenance and elevator costs.

# Update on 911 Tower

- The cost of the 911 tower has been increased from \$550,000 to \$1.5 million due to new information regarding federal compliance.
- These additional costs would be incurred at either location.

# Finance Analysis

Finance Director Lacey Lies will review the summary of costs and financing alternatives.

PROJECT/PHASE	DESCRIPTION	VENDOR	CONTRACT	SUMMARY			
PHASE I	CONSTRUCTION	HOFER & HOFER	\$ 1,112,683.13 *	1,354,747.10 (6)			
PHASE I	PROGRAMMING, FEASIBILITY STUDY, MOLD	TREANOR HL	\$ 72,780.97	595,433.00 (6)			
PHASE I	ABATEMENT	INTERTEK-PSI	\$ 31,263.00	44,761.00 (6)			
PHASE I	BASE CONTRACT	TREANOR HL	\$ 98,500.00	13,155.00 (6)			
PHASE I	AMENDMENT NO. 000	TREANOR HL	\$ 5,820.00	SURVEYING - CITY HALL 2,200.00 (6)			
PHASE I	AMENDMENT NO. 001	TREANOR HL	\$ 8,500.00	SURVEYING - FIRE/EMS 3,200.00 (6)			
PHASE II	AMENDMENT NO. 002	TREANOR HL	\$ 358,808.00 * (5)	6TH & MYRTLE CITY PARKING LOT 28,600.00			
PHASE I	AMENDMENT NO. 003	TREANOR HL	\$ 14,200.00	MYRTLE/ALLEY 26,600.00			
PHASE II	AMENDMENT NO. 003	TREANOR HL	\$ 12,750.00 * (5)	Fire-EMS Base Plus Alternates* 3,075,249.00			
PHASE I	AMENDMENT NO. 004	TREANOR HL	\$ 11,000.00	<b>TOTAL CONTRACTS</b> 5,143,945.10			
PHASE II	AMENDMENT NO. 005	TREANOR HL	\$ 223,875.00 * (5)				
VENTILATION PROJECT	GMP AMENDMENT NO 001	MCCOWNGORDON CONSTRUCTION	\$ 44,761.00 *	SUM OF (6) AMOUNT SPENT TO DATE 2,013,496.10			
GEOTECHNICAL ENGINEERING		GSI ENGINEERING, LLC	\$ 13,155.00				
SURVEYING - CITY HALL		CORNERSTONE	\$ 2,200.00				
SURVEYING - FIRE/EMS		CORNERSTONE	\$ 3,200.00				
6TH & MYRTLE CITY PARKING LOT		TREANOR HL	\$ 28,600.00 (1)				
MYRTLE/ALLEY		TREANOR HL	\$ 26,600.00 (1)				
Fire-EMS Base Plus Alternates*	GMP AMENDMENT NO 002	MCCOWNGORDON CONSTRUCTION	\$ 3,075,249.00 (1) (3)	*Fire/EMS Alternates	Cost	Accepted	Rejected
		TOTAL CONTRACTED	\$ 5,143,945.10	ALT 1	\$ 82,122.00	\$ 82,122.00	
				ALT 2	\$ 21,779.00	\$ 21,779.00	
				ALT 3	\$ 78,223.00	\$ 78,223.00	
				ALT 4	\$ 31,736.00	\$ 31,736.00	
				ALT 5	\$ 1,060.00	\$ 1,060.00	
				ALT 6	\$ 17,544.00	\$ 17,544.00	
				ALT 7	\$ 12,795.00	\$ 12,795.00	
				ALT 8	\$ 18,326.00		\$ 18,326.00
				ALT 9	\$ 7,110.00	\$ 7,110.00	
				ALT 10	\$ 6,548.00	\$ 6,548.00	
				ALT 11	\$ 3,071.00		\$ 3,071.00
				ALT 12	\$ 6,009.00	\$ 6,009.00	
				ALT 13	\$ 2,291.00		\$ 2,291.00
				ALT 14	\$ 20,712.00	\$ 20,712.00	
				Subtotal	\$ 310,126.00	\$ 286,438.00	\$ 23,688.00
				Base	\$ 2,788,811.00		
				Fire/EMS Total	\$ 3,075,249.00		
SUM OF (1) FUTURE COSTS \$ 11,732,363.00							

\* REMAINING AMOUNT DUE IN CONTRACTS \$ 350,683.51 PREVIOUSLY BUDGETED FOR

(2) FINANCED THROUGH GENERAL FUND AVAIL. CASH \$ 225,000.00

REMAINING TO FINANCE \$ 11,507,363.00

(3) COST OF FIRE-EMS ONLY \$ 3,075,249.00 does not include design or other related costs already incurred

(4) TOWER ONLY \$ 1,500,000.00

(5) DESIGN COSTS WE WOULD FORFEIT \$ 595,433.00 PLUS COSTS TO GET OUT OF OUR CONTRACTS

		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
<b>Principal</b>																	
<b>General Obligation Bonds</b>	<b>Purpose</b>	<b>Funding Source</b>															
Series 2012A	ADA	BOND & INTEREST CASH BAL	250,000.00	255,000.00													
Series 2013A	STREETS	SPECIAL USE SALES TAX	300,000.00	310,000.00	315,000.00	325,000.00											
Series 2015A	STREETS & WATER/SEWER	SPECIAL USE SALES TAX	60,000.00	60,000.00	60,000.00	62,500.00	65,000.00	65,000.00	70,000.00	70,000.00	72,500.00	75,000.00	75,000.00	75,000.00	75,000.00		
Series 2016A	INFRASTRUCTURE	50/50 SPLIT	60,000.00	60,000.00	60,000.00	62,500.00	65,000.00	65,000.00	70,000.00	70,000.00	72,500.00	75,000.00	75,000.00	75,000.00	75,000.00		
Series 2019A	ADA	EDUCATION SALES TAX	265,000.00	205,000.00	215,000.00	220,000.00	230,000.00	235,000.00	245,000.00								
Projected Series 2022	STREETS	SPECIAL USE SALES TAX	25,000.00	20,000.00	275,000.00	265,000.00	275,000.00	280,000.00	290,000.00								
Projected Series 2022	BLDG & FACILITY	SPECIAL USE SALES TAX			101,310.11	134,165.00	232,965.00	233,765.00	234,415.00	234,915.00	235,265.00	235,465.00	230,515.00	232,050.00	233,310.00	234,285.00	
Projected Series 2026	QOL	SPECIAL USE SALES TAX			228,518.67	650,270.00	653,870.00	652,020.00	649,870.00	652,420.00	649,520.00	651,320.00	652,670.00	652,800.00	652,240.00	650,970.00	
			<b>960,000.00</b>	<b>910,000.00</b>	<b>1,254,828.78</b>	<b>1,719,435.00</b>	<b>1,521,835.00</b>	<b>1,530,785.00</b>	<b>1,559,285.00</b>	<b>1,231,885.00</b>	<b>1,230,885.00</b>	<b>1,239,435.00</b>	<b>1,237,235.00</b>	<b>1,090,150.00</b>	<b>1,086,950.00</b>	<b>1,087,755.00</b>	
<b>Interest</b>																	
<b>General Obligation Bonds</b>																	
Series 2012A	ADA	BOND & INTEREST CASH BAL	10,100.00	5,100.00													
Series 2013A	STREETS	SPECIAL USE SALES TAX	30,700.00	24,250.00	16,965.00	8,775.00											
Series 2015A	STREETS & WATER/SEWER	SPECIAL USE SALES TAX	19,612.50	18,412.50	17,212.50	16,012.50	14,450.00	12,825.00	10,875.00	8,775.00	6,675.00	4,500.00	2,250.00				
Series 2016A	INFRASTRUCTURE	50/50 SPLIT	19,612.50	18,412.50	17,212.50	16,012.50	14,450.00	12,825.00	10,875.00	8,775.00	6,675.00	4,500.00	2,250.00				
Series 2019A	ADA	EDUCATION SALES TAX	39,400.00	34,100.00	30,000.00	25,700.00	21,300.00	14,400.00	7,350.00								
Projected Series 2022	STREETS	SPECIAL USE SALES TAX	42,781.00	42,150.00	41,550.00	33,300.00	25,350.00	17,100.00	8,700.00								
Projected Series 2022	BLDG & FACILITY	SPECIAL USE SALES TAX															
Projected Series 2026	QOL	SPECIAL USE SALES TAX															
			<b>162,206.00</b>	<b>142,425.00</b>	<b>122,940.00</b>	<b>99,800.00</b>	<b>75,550.00</b>	<b>57,150.00</b>	<b>37,800.00</b>	<b>17,550.00</b>	<b>13,350.00</b>	<b>9,000.00</b>	<b>4,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
		<b>TOTAL BOND &amp; INTEREST</b>	<b>1,122,206.00</b>	<b>1,052,425.00</b>	<b>1,377,768.78</b>	<b>1,819,235.00</b>	<b>1,597,385.00</b>	<b>1,587,935.00</b>	<b>1,597,085.00</b>	<b>1,249,435.00</b>	<b>1,244,235.00</b>	<b>1,248,435.00</b>	<b>1,241,735.00</b>	<b>1,090,150.00</b>	<b>1,086,950.00</b>	<b>1,087,755.00</b>	
		<b>FUNDING SOURCE SUMMARY</b>															
		SPECIAL USE SALES TAX	478,094	474,813	1,055,556	1,495,023	1,266,635	1,260,710	1,263,860	1,170,660	1,165,060	1,168,935	1,164,485	1,090,150	1,086,950	1,087,755	
		WATER/SEWER	79,613	78,413	77,213	78,513	79,450	77,825	80,875	78,775	79,175	79,500	77,250	0	0	0	
		EDUCATION SALES TAX	304,400	239,100	245,000	245,700	251,300	249,400	252,350	0	0	0	0	0	0	0	
		BOND & INTEREST CASH BAL	260,100	260,100	0	0	0	0	0	0	0	0	0	0	0	0	
			<b>1,122,206.00</b>	<b>1,052,425.00</b>	<b>1,377,768.78</b>	<b>1,819,235.00</b>	<b>1,597,385.00</b>	<b>1,587,935.00</b>	<b>1,597,085.00</b>	<b>1,249,435.00</b>	<b>1,244,235.00</b>	<b>1,248,435.00</b>	<b>1,241,735.00</b>	<b>1,090,150.00</b>	<b>1,086,950.00</b>	<b>1,087,755.00</b>	
		CHECK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>SUST SUMMARY</b>															
		ADA - BOND PAYMENTS	67,781.00	62,150.00	316,550.00	298,300.00	300,350.00	297,100.00	298,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		STREETS - BOND PAYMENTS	410,312.50	412,662.50	409,177.50	412,287.50	79,450.00	77,825.00	80,875.00	78,775.00	79,175.00	79,500.00	77,250.00	0.00	0.00	0.00	
		2022 BOND - STREETS			101,310.11	134,165.00	232,965.00	233,765.00	234,415.00	234,915.00	235,265.00	235,465.00	230,515.00	232,050.00	233,310.00	234,285.00	
		2022 BOND - BLDG & FACILITY			228,518.67	650,270.00	653,870.00	652,020.00	649,870.00	652,420.00	649,520.00	651,320.00	652,670.00	652,800.00	652,240.00	650,970.00	
		2024 BOND - QOL (BLDG/FAC)				0.00	0.00	0.00	0.00	0.00	204,550.00	201,100.00	202,650.00	204,050.00	205,300.00	201,400.00	202,500.00
			<b>478,093.50</b>	<b>474,812.50</b>	<b>1,055,556.28</b>	<b>1,495,022.50</b>	<b>1,266,635.00</b>	<b>1,260,710.00</b>	<b>1,263,860.00</b>	<b>1,170,660.00</b>	<b>1,165,060.00</b>	<b>1,168,935.00</b>	<b>1,164,485.00</b>	<b>1,090,150.00</b>	<b>1,086,950.00</b>	<b>1,087,755.00</b>	
		CHECK															
		<b>SUST BUDGET</b>															
			2,135,920	2,243,302	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	
		25% ADA	533,980.00	560,825.50	550,000.00												
		25% STREETS	533,980.00	560,825.50	550,000.00												
		31% BOND PMTS				682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	
		12% BUILDING & FACILITY				264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	
		27% STREET				594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	
			<b>1,067,960.00</b>	<b>1,121,651.00</b>	<b>1,100,000.00</b>	<b>1,540,000.00</b>											
						<b>1,495,022.50</b>	<b>1,266,635.00</b>	<b>1,260,710.00</b>	<b>1,263,860.00</b>	<b>1,170,660.00</b>	<b>1,165,060.00</b>	<b>1,168,935.00</b>	<b>1,164,485.00</b>	<b>1,090,150.00</b>	<b>1,086,950.00</b>	<b>1,087,755.00</b>	
		<b>BOND PMTS - REQUIRED</b>				<b>682,000.00</b>											
		<b>BUILDING &amp; FACILITY - REQUIRED</b>				<b>265,570.00</b>	<b>272,220.00</b>	<b>267,120.00</b>	<b>266,570.00</b>	<b>174,970.00</b>	<b>168,620.00</b>	<b>171,970.00</b>	<b>174,720.00</b>	<b>176,100.00</b>	<b>171,640.00</b>	<b>171,470.00</b>	
		<b>STREET - REQUIRED</b>				<b>546,452.50</b>	<b>312,415.00</b>	<b>311,590.00</b>	<b>315,290.00</b>	<b>313,690.00</b>	<b>314,440.00</b>	<b>314,965.00</b>	<b>307,765.00</b>	<b>232,050.00</b>	<b>233,310.00</b>	<b>234,285.00</b>	
		REMAINING - ADA	466,199.00	498,675.50	4,931.33												
		REMAINING - STREETS	123,667.50	148,163.00	39,512.39	47,547.50	281,585.00	282,410.00	278,710.00	280,310.00	279,560.00	279,035.00	286,235.00	361,950.00	360,690.00	359,715.00	
		REMAINING - BOND PMTS				(2,570.00)	(8,220.00)	(3,120.00)	(2,570.00)	89,030.00	95,380.00	92,030.00	89,280.00	87,900.00	92,360.00	92,530.00	
		REMAINING - BUILDING & FACILITY															
			<b>589,866.50</b>	<b>646,838.50</b>	<b>44,443.72</b>	<b>44,977.50</b>	<b>273,365.00</b>	<b>279,290.00</b>	<b>276,140.00</b>	<b>369,340.00</b>	<b>374,940.00</b>	<b>371,065.00</b>	<b>375,515.00</b>	<b>449,850.00</b>	<b>453,050.00</b>	<b>452,245.00</b>	

		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
<b>Principal</b>														
<b>General Obligation Bonds</b>	<b>Purpose</b>													
Series 2012A	ADA													
Series 2013A	STREETS	BOND & INTEREST CASH BAL												
Series 2015A	STREETS & WATER/SEWER	SPECIAL USE SALES TAX												
	50/50 SPLIT	WATER/SEWER												
Series 2016A	INFRASTRUCTURE	EDUCATION SALES TAX												
Series 2019A	ADA	SPECIAL USE SALES TAX												
Projected Series 2022	STREETS	234,965.00	235,340.00	235,495.00	235,425.00	235,125.00	234,590.00	233,815.00	232,795.00	231,525.00				
Projected Series 2022	BLDG & FACILITY	648,970.00	651,220.00	652,832.50	653,792.50	649,085.00	653,830.00	652,742.50	650,942.50	653,415.00				
Projected Series 2026	QOL	203,450.00	204,250.00	204,900.00	201,300.00	202,550.00	203,520.00	204,200.00	204,580.00	204,650.00	204,400.00	203,820.00	202,900.00	201,630.00
		<b>1,087,385.00</b>	<b>1,090,810.00</b>	<b>1,093,227.50</b>	<b>1,090,517.50</b>	<b>1,086,760.00</b>	<b>1,091,940.00</b>	<b>1,090,757.50</b>	<b>1,088,317.50</b>	<b>1,089,590.00</b>	<b>204,400.00</b>	<b>203,820.00</b>	<b>202,900.00</b>	<b>201,630.00</b>
<b>Interest</b>														
<b>General Obligation Bonds</b>														
Series 2012A	ADA	BOND & INTEREST CASH BAL												
Series 2013A	STREETS	SPECIAL USE SALES TAX												
Series 2015A	STREETS & WATER/SEWER	SPECIAL USE SALES TAX												
	50/50 SPLIT	WATER/SEWER												
Series 2016A	INFRASTRUCTURE	EDUCATION SALES TAX												
Series 2019A	ADA	SPECIAL USE SALES TAX												
Projected Series 2022	STREETS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Projected Series 2022	BLDG & FACILITY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Projected Series 2026	QOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>TOTAL BOND &amp; INTEREST</b>	<b>1,087,385.00</b>	<b>1,090,810.00</b>	<b>1,093,227.50</b>	<b>1,090,517.50</b>	<b>1,086,760.00</b>	<b>1,091,940.00</b>	<b>1,090,757.50</b>	<b>1,088,317.50</b>	<b>1,089,590.00</b>	<b>204,400.00</b>	<b>203,820.00</b>	<b>202,900.00</b>	<b>201,630.00</b>
<b>FUNDING SOURCE SUMMARY</b>														
SPECIAL USE SALES TAX		1,087,385	1,090,810	1,093,228	1,090,518	1,086,760	1,091,940	1,090,758	1,088,318	1,089,590	204,400	203,820	202,900	201,630
WATER/SEWER		0	0	0	0	0	0	0	0	0	0	0	0	0
EDUCATION SALES TAX		0	0	0	0	0	0	0	0	0	0	0	0	0
BOND & INTEREST CASH BAL		0	0	0	0	0	0	0	0	0	0	0	0	0
		<b>1,087,385.00</b>	<b>1,090,810.00</b>	<b>1,093,227.50</b>	<b>1,090,517.50</b>	<b>1,086,760.00</b>	<b>1,091,940.00</b>	<b>1,090,757.50</b>	<b>1,088,317.50</b>	<b>1,089,590.00</b>	<b>204,400.00</b>	<b>203,820.00</b>	<b>202,900.00</b>	<b>201,630.00</b>
	<b>CHECK</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>SUST SUMMARY</b>														
ADA - BOND PAYMENTS		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STREETS - BOND PAYMENTS		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022 BOND - STREETS		234,965.00	235,340.00	235,495.00	235,425.00	235,125.00	234,590.00	233,815.00	232,795.00	231,525.00	0.00	0.00	0.00	0.00
2022 BOND - BLDG & FACILITY		648,970.00	651,220.00	652,832.50	653,792.50	649,085.00	653,830.00	652,742.50	650,942.50	653,415.00	0.00	0.00	0.00	0.00
2024 BOND - QOL (BLDG/FAC)		203,450.00	204,250.00	204,900.00	201,300.00	202,550.00	203,520.00	204,200.00	204,580.00	204,650.00	204,400.00	203,820.00	202,900.00	201,630.00
		<b>1,087,385.00</b>	<b>1,090,810.00</b>	<b>1,093,227.50</b>	<b>1,090,517.50</b>	<b>1,086,760.00</b>	<b>1,091,940.00</b>	<b>1,090,757.50</b>	<b>1,088,317.50</b>	<b>1,089,590.00</b>	<b>204,400.00</b>	<b>203,820.00</b>	<b>202,900.00</b>	<b>201,630.00</b>
	<b>CHECK</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>SUST BUDGET</b>														
25% ADA		2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
25% STREETS		0	0	0	0	0	0	0	0	0	0	0	0	0
31% BOND PMTS		682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00	682,000.00
12% BUILDING & FACILITY		264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00
27% STREET		594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00	594,000.00
		<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>	<b>1,540,000.00</b>
	<b>BOND PMTS - REQUIRED</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>	<b>682,000.00</b>
	<b>BUILDING &amp; FACILITY - REQUIRED</b>	<b>170,420.00</b>	<b>173,470.00</b>	<b>175,732.50</b>	<b>173,092.50</b>	<b>169,635.00</b>	<b>175,350.00</b>	<b>174,942.50</b>	<b>173,522.50</b>	<b>176,065.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>STREET - REQUIRED</b>	<b>234,965.00</b>	<b>235,340.00</b>	<b>235,495.00</b>	<b>235,425.00</b>	<b>235,125.00</b>	<b>234,590.00</b>	<b>233,815.00</b>	<b>232,795.00</b>	<b>231,525.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
		<b>1,087,385.00</b>	<b>1,090,810.00</b>	<b>1,093,227.50</b>	<b>1,090,517.50</b>	<b>1,086,760.00</b>	<b>1,091,940.00</b>	<b>1,090,757.50</b>	<b>1,088,317.50</b>	<b>1,089,590.00</b>	<b>204,400.00</b>	<b>203,820.00</b>	<b>202,900.00</b>	<b>201,630.00</b>
	<b>REMAINING - ADA</b>	<b>359,035.00</b>	<b>358,660.00</b>	<b>358,505.00</b>	<b>358,575.00</b>	<b>358,875.00</b>	<b>359,410.00</b>	<b>360,185.00</b>	<b>361,205.00</b>	<b>362,475.00</b>	<b>594,000.00</b>	<b>594,000.00</b>	<b>594,000.00</b>	<b>594,000.00</b>
	<b>REMAINING - STREETS</b>	<b>90,530.00</b>	<b>88,267.50</b>	<b>88,067.50</b>	<b>90,907.50</b>	<b>94,365.00</b>	<b>88,650.00</b>	<b>89,057.50</b>	<b>90,477.50</b>	<b>87,935.00</b>	<b>264,000.00</b>	<b>264,000.00</b>	<b>264,000.00</b>	<b>264,000.00</b>
	<b>REMAINING - BOND PMTS</b>	<b>93,580.00</b>	<b>90,530.00</b>	<b>88,267.50</b>	<b>90,907.50</b>	<b>94,365.00</b>	<b>88,650.00</b>	<b>89,057.50</b>	<b>90,477.50</b>	<b>87,935.00</b>	<b>451,682.50</b>	<b>450,410.00</b>	<b>1,335,600.00</b>	<b>1,336,180.00</b>
		<b>452,615.00</b>	<b>449,190.00</b>	<b>446,772.50</b>	<b>449,482.50</b>	<b>453,240.00</b>	<b>448,060.00</b>	<b>449,242.50</b>	<b>451,682.50</b>	<b>450,410.00</b>	<b>1,335,600.00</b>	<b>1,336,180.00</b>	<b>1,337,100.00</b>	<b>1,338,370.00</b>

# CITY OF INDEPENDENCE, KANSAS

## SPECIAL USE SALES TAX CASH FLOW SUMMARY

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### ***Funded Projects (Debt Service Schedules Attached)***

- ❖ Series 2022-1 General Obligation Temporary Notes
  - Funds \$4,500,000 for Quality of Life Projects (May 2022 Closing)
  - Rolls into a Bond by 2026 for permanent financing over 20 years (Matures 2046)
  - Assumes \$2,000,000 of donations/grants are used to downsize bond issue size
- ❖ Series 2022 General Obligation Bonds (Street Portion)
  - Funds \$3,500,000 for Street Projects (May 2022 Closing)
  - Permanent Financing for 20 years (Matures 2042)
- ❖ Series 2022 General Obligation Bonds (City Hall/Fire/EMS Portion)
  - Funds \$10,000,000 for City Hall/Fire/EMS Projects (May 2022 Closing)
  - Permanent Financing for 20 years (Matures 2042)

### ***Special Use Sales Tax Cash Flows (Cash Flow Analysis Attached)***

- ❖ The City collected \$2,135,920 in 2020 and \$2,243,302 in 2021 for the 1% Special Use Sales Tax. The Cash Flow Analysis assumes annual collections of \$2,200,000 by the City for 2022 and on.
- ❖ Due to size of the financings above (along with existing debt service payments) for building and facility projects (QOL, City Hall, Fire, EMS) there is a \$5,000 to \$10,000 annual deficit in years 2023 – 2026, however starting in 2027 there is a \$90,000 annual surplus remaining for the buildings and facilities sales tax portion through 2042. This also assumes about \$230,000 of ADA funds are used to make the 10/1/2022 debt service payment.
- ❖ There is about \$45,000 annual surplus remaining for street sales tax portion in 2022 and 2023, however, in 2024 through 2046 the annual surplus for the street portion of the sales tax ranges from \$275,000 to \$600,000 for street projects.
- ❖ The financed projects above assume that the City's 1% Special Use Sales Tax is renewed through 2046 in order to make required debt service payments from the financings.

## NET DEBT SERVICE

City of Independence, Kansas  
 General Obligation Bonds  
 Series 2026  
 -Preliminary-  
 Quality of Life Facility Project

Date	Principal	Coupon	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service	Annual Net D/S
10/01/2026			52,237.50	52,237.50	<b>-52,237.50</b>		
04/01/2027			44,775.00	44,775.00		44,775	
10/01/2027	115,000	3.000%	44,775.00	159,775.00		159,775	204,550
04/01/2028			43,050.00	43,050.00		43,050	
10/01/2028	115,000	3.000%	43,050.00	158,050.00		158,050	201,100
04/01/2029			41,325.00	41,325.00		41,325	
10/01/2029	120,000	3.000%	41,325.00	161,325.00		161,325	202,650
04/01/2030			39,525.00	39,525.00		39,525	
10/01/2030	125,000	3.000%	39,525.00	164,525.00		164,525	204,050
04/01/2031			37,650.00	37,650.00		37,650	
10/01/2031	130,000	3.000%	37,650.00	167,650.00		167,650	205,300
04/01/2032			35,700.00	35,700.00		35,700	
10/01/2032	130,000	3.000%	35,700.00	165,700.00		165,700	201,400
04/01/2033			33,750.00	33,750.00		33,750	
10/01/2033	135,000	3.000%	33,750.00	168,750.00		168,750	202,500
04/01/2034			31,725.00	31,725.00		31,725	
10/01/2034	140,000	3.000%	31,725.00	171,725.00		171,725	203,450
04/01/2035			29,625.00	29,625.00		29,625	
10/01/2035	145,000	3.000%	29,625.00	174,625.00		174,625	204,250
04/01/2036			27,450.00	27,450.00		27,450	
10/01/2036	150,000	2.400%	27,450.00	177,450.00		177,450	204,900
04/01/2037			25,650.00	25,650.00		25,650	
10/01/2037	150,000	2.500%	25,650.00	175,650.00		175,650	201,300
04/01/2038			23,775.00	23,775.00		23,775	
10/01/2038	155,000	2.600%	23,775.00	178,775.00		178,775	202,550
04/01/2039			21,760.00	21,760.00		21,760	
10/01/2039	160,000	2.700%	21,760.00	181,760.00		181,760	203,520
04/01/2040			19,600.00	19,600.00		19,600	
10/01/2040	165,000	2.800%	19,600.00	184,600.00		184,600	204,200
04/01/2041			17,290.00	17,290.00		17,290	
10/01/2041	170,000	2.900%	17,290.00	187,290.00		187,290	204,580
04/01/2042			14,825.00	14,825.00		14,825	
10/01/2042	175,000	3.000%	14,825.00	189,825.00		189,825	204,650
04/01/2043			12,200.00	12,200.00		12,200	
10/01/2043	180,000	3.100%	12,200.00	192,200.00		192,200	204,400
04/01/2044			9,410.00	9,410.00		9,410	
10/01/2044	185,000	3.200%	9,410.00	194,410.00		194,410	203,820
04/01/2045			6,450.00	6,450.00		6,450	
10/01/2045	190,000	3.300%	6,450.00	196,450.00		196,450	202,900
04/01/2046			3,315.00	3,315.00		3,315	
10/01/2046	195,000	3.400%	3,315.00	198,315.00		198,315	201,630
	3,030,000		1,089,937.50	4,119,937.50	<b>-52,237.50</b>	4,067,700	4,067,700

## NET DEBT SERVICE

City of Independence, Kansas  
 General Obligation Temporary Notes  
 Series 2022-1  
 -Preliminary-  
 Quality of Life Facility Projects

Date	Principal	Coupon	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service	Annual Net D/S
10/01/2022			32,229.17	32,229.17	<b>-32,229.17</b>		
04/01/2023			42,656.25	42,656.25	<b>-42,656.25</b>		
10/01/2023			42,656.25	42,656.25	<b>-42,656.25</b>		
04/01/2024			42,656.25	42,656.25	<b>-42,656.25</b>		
10/01/2024			42,656.25	42,656.25	<b>-42,656.25</b>		
04/01/2025			42,656.25	42,656.25	<b>-42,656.25</b>		
10/01/2025			42,656.25	42,656.25	<b>-42,656.25</b>		
04/01/2026	4,875,000	1.750%	42,656.25	4,917,656.25	<b>-42,656.25</b>	4,875,000	4,875,000
			4,875,000	330,822.92	<b>-330,822.92</b>	4,875,000	4,875,000

## NET DEBT SERVICE

City of Independence, Kansas  
 General Obligation Bonds  
 Series 2022  
 -Preliminary-  
 City Hall/Fire/EMS Projects

Date	Principal	Coupon	Interest	Total Debt Service	Net Debt Service	Annual Net D/S
10/01/2022	125,000	3.000%	103,518.67	228,518.67	228,518.67	228,518.67
04/01/2023			135,135.00	135,135.00	135,135.00	
10/01/2023	380,000	3.000%	135,135.00	515,135.00	515,135.00	650,270.00
04/01/2024			129,435.00	129,435.00	129,435.00	
10/01/2024	395,000	3.000%	129,435.00	524,435.00	524,435.00	653,870.00
04/01/2025			123,510.00	123,510.00	123,510.00	
10/01/2025	405,000	3.000%	123,510.00	528,510.00	528,510.00	652,020.00
04/01/2026			117,435.00	117,435.00	117,435.00	
10/01/2026	415,000	3.000%	117,435.00	532,435.00	532,435.00	649,870.00
04/01/2027			111,210.00	111,210.00	111,210.00	
10/01/2027	430,000	3.000%	111,210.00	541,210.00	541,210.00	652,420.00
04/01/2028			104,760.00	104,760.00	104,760.00	
10/01/2028	440,000	3.000%	104,760.00	544,760.00	544,760.00	649,520.00
04/01/2029			98,160.00	98,160.00	98,160.00	
10/01/2029	455,000	3.000%	98,160.00	553,160.00	553,160.00	651,320.00
04/01/2030			91,335.00	91,335.00	91,335.00	
10/01/2030	470,000	2.100%	91,335.00	561,335.00	561,335.00	652,670.00
04/01/2031			86,400.00	86,400.00	86,400.00	
10/01/2031	480,000	2.200%	86,400.00	566,400.00	566,400.00	652,800.00
04/01/2032			81,120.00	81,120.00	81,120.00	
10/01/2032	490,000	2.300%	81,120.00	571,120.00	571,120.00	652,240.00
04/01/2033			75,485.00	75,485.00	75,485.00	
10/01/2033	500,000	2.400%	75,485.00	575,485.00	575,485.00	650,970.00
04/01/2034			69,485.00	69,485.00	69,485.00	
10/01/2034	510,000	2.500%	69,485.00	579,485.00	579,485.00	648,970.00
04/01/2035			63,110.00	63,110.00	63,110.00	
10/01/2035	525,000	2.550%	63,110.00	588,110.00	588,110.00	651,220.00
04/01/2036			56,416.25	56,416.25	56,416.25	
10/01/2036	540,000	2.600%	56,416.25	596,416.25	596,416.25	652,832.50
04/01/2037			49,396.25	49,396.25	49,396.25	
10/01/2037	555,000	2.650%	49,396.25	604,396.25	604,396.25	653,792.50
04/01/2038			42,042.50	42,042.50	42,042.50	
10/01/2038	565,000	2.700%	42,042.50	607,042.50	607,042.50	649,085.00
04/01/2039			34,415.00	34,415.00	34,415.00	
10/01/2039	585,000	2.750%	34,415.00	619,415.00	619,415.00	653,830.00
04/01/2040			26,371.25	26,371.25	26,371.25	
10/01/2040	600,000	2.800%	26,371.25	626,371.25	626,371.25	652,742.50
04/01/2041			17,971.25	17,971.25	17,971.25	
10/01/2041	615,000	2.850%	17,971.25	632,971.25	632,971.25	650,942.50
04/01/2042			9,207.50	9,207.50	9,207.50	
10/01/2042	635,000	2.900%	9,207.50	644,207.50	644,207.50	653,415.00
	10,115,000		3,148,318.67	13,263,318.67	13,263,318.67	13,263,318.67

## NET DEBT SERVICE

City of Independence, Kansas  
 General Obligation Bonds  
 Series 2022  
 -Preliminary-  
 Street Projects

Date	Principal	Coupon	Interest	Total Debt Service	Net Debt Service	Annual Net D/S
10/01/2022	65,000	3.000%	36,310.11	101,310.11	101,310.11	101,310.11
04/01/2023			47,082.50	47,082.50	47,082.50	
10/01/2023	40,000	3.000%	47,082.50	87,082.50	87,082.50	134,165.00
04/01/2024			46,482.50	46,482.50	46,482.50	
10/01/2024	140,000	3.000%	46,482.50	186,482.50	186,482.50	232,965.00
04/01/2025			44,382.50	44,382.50	44,382.50	
10/01/2025	145,000	3.000%	44,382.50	189,382.50	189,382.50	233,765.00
04/01/2026			42,207.50	42,207.50	42,207.50	
10/01/2026	150,000	3.000%	42,207.50	192,207.50	192,207.50	234,415.00
04/01/2027			39,957.50	39,957.50	39,957.50	
10/01/2027	155,000	3.000%	39,957.50	194,957.50	194,957.50	234,915.00
04/01/2028			37,632.50	37,632.50	37,632.50	
10/01/2028	160,000	3.000%	37,632.50	197,632.50	197,632.50	235,265.00
04/01/2029			35,232.50	35,232.50	35,232.50	
10/01/2029	165,000	3.000%	35,232.50	200,232.50	200,232.50	235,465.00
04/01/2030			32,757.50	32,757.50	32,757.50	
10/01/2030	165,000	2.100%	32,757.50	197,757.50	197,757.50	230,515.00
04/01/2031			31,025.00	31,025.00	31,025.00	
10/01/2031	170,000	2.200%	31,025.00	201,025.00	201,025.00	232,050.00
04/01/2032			29,155.00	29,155.00	29,155.00	
10/01/2032	175,000	2.300%	29,155.00	204,155.00	204,155.00	233,310.00
04/01/2033			27,142.50	27,142.50	27,142.50	
10/01/2033	180,000	2.400%	27,142.50	207,142.50	207,142.50	234,285.00
04/01/2034			24,982.50	24,982.50	24,982.50	
10/01/2034	185,000	2.500%	24,982.50	209,982.50	209,982.50	234,965.00
04/01/2035			22,670.00	22,670.00	22,670.00	
10/01/2035	190,000	2.550%	22,670.00	212,670.00	212,670.00	235,340.00
04/01/2036			20,247.50	20,247.50	20,247.50	
10/01/2036	195,000	2.600%	20,247.50	215,247.50	215,247.50	235,495.00
04/01/2037			17,712.50	17,712.50	17,712.50	
10/01/2037	200,000	2.650%	17,712.50	217,712.50	217,712.50	235,425.00
04/01/2038			15,062.50	15,062.50	15,062.50	
10/01/2038	205,000	2.700%	15,062.50	220,062.50	220,062.50	235,125.00
04/01/2039			12,295.00	12,295.00	12,295.00	
10/01/2039	210,000	2.750%	12,295.00	222,295.00	222,295.00	234,590.00
04/01/2040			9,407.50	9,407.50	9,407.50	
10/01/2040	215,000	2.800%	9,407.50	224,407.50	224,407.50	233,815.00
04/01/2041			6,397.50	6,397.50	6,397.50	
10/01/2041	220,000	2.850%	6,397.50	226,397.50	226,397.50	232,795.00
04/01/2042			3,262.50	3,262.50	3,262.50	
10/01/2042	225,000	2.900%	3,262.50	228,262.50	228,262.50	231,525.00
	3,555,000		1,126,500.11	4,681,500.11	4,681,500.11	4,681,500.11

# Decision Choices that are Time-Sensitive:

- Continue with Current Plan and authorize bidding 1916 City Hall.
  - This option would continue the plan to bond approximately \$11,507,363 to finance the project.
- Continue with Fire/EMS Addition already under contract and hold off on authorizing bidding of 1916 City Hall.
  - This option would require bonds to finance approximately \$4,575,249 and pay any negotiated fees for the Construction Manager at Risk.
  - Decisions would eventually need to be made on whether or not to relocate to 1916 City Hall or to further investigate other alternatives.
- Place a hold or terminate the contract with Fire/EMS Addition and hold off on authorizing bidding of 1916 City Hall.
  - This option would require financing project costs to date and any negotiated fees for the Construction Manager at Risk for terminating the contract.
  - Decisions would eventually need to be made on whether or not to relocate to 1916 City Hall or to further investigate other alternatives.

# Factors to Consider

- Approximately \$2 million has already spent to date.
- If contracts are suspended there will be additional costs.
- Public sentiment about the location of City Hall should be considered.
- There is a potential for approximately \$900,000 in tax credits if 1916 City Hall is renovated.
- Design costs and major building efficiencies for Building D have not been explored since 2017 when eliminated as a potential option by the Steering Committee.
- Costs to operate Building D will continue until the building is sold, leased, or removed.
- Financing options and how such financing affects other City initiatives should be considered.
- Whatever ultimate decision is made should meet the long-term needs of the City and its citizens.



January 31, 2022

For immediate release

## **City prepares for winter weather event**

The National Weather Service has forecast a double blast of wintry weather in Southeast Kansas this week, which could include below-freezing temperatures, ice, four to six inches of snow and sustained strong winds. Two distinct storm systems are expected to hit between 6 p.m. Tuesday and midnight Thursday. In anticipation of this event, the City of Independence issues the following announcements regarding weather safety and changes to City service schedules:

### **Safety Considerations**

- With significant snowfall and strong winds, slick roadways, drifting snow and “whiteout” conditions, residents are encouraged to stay home and drive only when absolutely necessary and use extreme caution. City crews will be clearing primary roadways as possible, but many neighborhood streets may be treacherous or impassable at times.
- In anticipation of the weather, residents should be sure their homes are stocked with groceries and needed medications.
- Pets should be brought indoors or provided sufficient shelter from below-freezing temperatures and wintry precipitation.
- Residents should take care to avoid freezing water pipes by allowing water to trickle from faucets during extremely low temperatures.
- If you are concerned about individuals without appropriate shelter, please contact the Independence Police Department's via its non-emergency line, 620-332-1700.

### **Closures and Schedule Changes**

- City Hall will be closed Wednesday and Thursday.
- Municipal Court WILL BE CONDUCTED as usual on Wednesday. (Notification will go out if this changes.)
- Riverside Park and Ralph Mitchell Zoo will be closed Wednesday and Thursday.
- There will be no trash pick-up Wednesday or Thursday. If conditions allow, Wednesday's trash routes will be serviced on Friday; Thursday and Friday routes will be serviced on Saturday.
- There will be no drop-off available at the City Sanitation Yard on Thursday.
- Recycling and Brush Dump access will be canceled Saturday.

# # #

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**620-330-3006**