

Minutes of the Independence City Commission's January 25, 2018 Meeting

The Independence City Commission met on January 25, 2018 at 5:30pm in the Veterans Room at Memorial Hall. Commissioner Leonhard Caflisch, Commissioner Louis Ysusi and Commissioner Gary Hogsett were present. Others present included:

City Staff

Kelly Passauer, Assistant City Manager
Michael Borovetz, Director of Finance/City Clerk
David Cowan, Public Safety Director
Jeff Chubb, City Attorney
April Nutt, Housing Authority Director
Barb Beurskens, Director of Parks & Zoo
Don Cushing, Building Inspector
Jerry Harrison, Police Officer

Visitors

Jerry Bright	Ned Stichman
Debbie Miller	Lisa Richard
Debbie Moore	Tabitha Snodgrass
Curtis Cook	Sam Wood
Sasha Cook	Larry McHugh
Mike Estes	Amanda Williams
Dorcas Sutton	

Call to Order

Mayor Caflisch called the meeting order at 5:30 p.m.

Pledge of Allegiance to the United States of America

Adoption of the Consent Agenda

- A. Appropriations
 - 1. A-1807
 - 2. P-1775

This item was moved to Items for Commission Action.

Commissioner Ysusi asked about the two payments to Westar and Mike Borovetz, Director of Finance, told him that he would get him copies of the invoices. Ysusi also suggested that city staff contact Westar and have them put recorders on Building D and the energy plant to evaluate peak usage for those facilities. Ysusi also asked about the payment to Sign Link and if that is a cost that FORPAZ would cover. Borovetz said the reimbursement from FORPAZ had been made to the City.

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Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved Item A of the Consent Agenda

Aye: Caflich, Ysusi, Hogsett

Nay: None

- B. Consider releasing second mortgage for property owned by Vernon and Melanie Ledbetter located at 1020 N. Penn Avenue.**

- C. Consider approving a cereal malt beverage license for Gunner's Tavern, 112 S. 25th Street.**

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved the Consent Agenda excluding Item A.

Aye: Caflich, Ysusi, Hogsett

Nay: None

Public Hearings

- A. Previously adjourned Public Hearings to consider condemnation of the following structures as dangerous and unsafe:**

- 1. 223 W. Main Street**

The Mayor opened the Public Hearing. Don Cushing, Building Inspector, noted that there were two interested buyers working with the realtor and recommended adjourning the public hearing. After no comments from the public, the Mayor closed the Public Hearing.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission adjourned the public hearing for 223 W Main to resume on the March 22nd meeting.

Aye: Caflich, Ysusi, Hogsett

Nay: None

- 2. 725 N. Penn Avenue**

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The Mayor opened the Public Hearing. Don Cushing stated that due to a recent fire at the structure and the amount of damage that occurred, he was recommending condemnation of the structure.

Lisa Richard, citizen, stated that the structure was on a main entrance to the City and it is a beautiful structure. She said it seems that there is minimal fire damage but she doesn't know the full story but would like to know the full story.

Cushing noted that in addition to the fire damage to the second story of the structure, there was damage to the roof, walls and water damage and the owner does not have insurance. Commissioner Ysusi asked Cushing what an approximate estimate would be to repair the damage and Cushing estimated \$30,000 to \$40,000. Commissioner Hogsett thought the structure was worth that to make repairs. Cushing explained that condemning the property would not necessarily mean removal of the structure but would allow time for the owner to provide a plan for repair to the City. Mayor Caflich said that the house was originally brought up for condemnation due to blight.

After no further comments from the public, the Mayor closed the Public Hearing.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission condemned the property at 725 N. Penn Ave as dangerous and unsafe.

Aye: Caflich, Ysusi, Hogsett

Nay: None

3. 1228 N. 6th Street

The Mayor opened the Public Hearing. Don Cushing told the Commission that the repairs had been made to the structure following two fires and recommended rescinding the property from condemnation. After no further comments from the public, the Mayor closed the Public Hearing.

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission adopted Resolution 2018-007, rescinding previous resolution setting public hearing date for 1228 N 6th.

Aye: Caflich, Ysusi, Hogsett

Nay: None

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Items for Commission Action

- A. Consider proclaiming January 28th - February 3rd, 2018 as Catholic Schools Week.**

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission proclaimed January 28th - February 3rd, 2018 as Catholic Schools Week.

Aye: Caflich, Ysusi, Hogsett

Nay: None

- B. Consider setting the date of March 22, 2018 at 5:30 PM for public hearings to consider condemnation of the following structures as dangerous and unsafe located at:**

- 1. 606 Fountain Street**

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved setting the date of March 22, 2018 at 5:30 PM for public hearing to consider condemnation of 606 Fountain as dangerous and unsafe.

Aye: Caflich, Ysusi, Hogsett

Nay: None

- 2. 721 S. 18th Street**

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission approved setting the date of March 22, 2018 at 5:30 PM for public hearing to consider condemnation of 721 S 18th as dangerous and unsafe.

Aye: Caflich, Ysusi, Hogsett

Nay: None

- 3. 812 S. 5th Street**

Mike Estes, property owner, told the Commission that he was good with tearing the structure down and was waiting on an estimate from G&G Dozer.

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Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved setting the date of March 22, 2018 at 5:30 PM for public hearing to consider condemnation of 812 S 5th as dangerous and unsafe.

Aye: Caflich, Ysusi, Hogsett

Nay: None

4. 1110 W. Main Street

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission approved setting the date of March 22, 2018 at 5:30 PM for public hearing to consider condemnation of 721 S 18th as dangerous and unsafe.

Aye: Caflich, Ysusi, Hogsett

Nay: None

5. 1320 W. Locust Street

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved setting the date of March 22, 2018 at 5:30 PM for public hearing to consider condemnation of 1320 W Locust as dangerous and unsafe.

Aye: Caflich, Ysusi, Hogsett

Nay: None

C. Consider authorizing staff to seek bids for the removal of 716 S. 6th Street.

Don Cushing told the Commission that the property owner has no means or desire to repair structure. Mayor Caflich said it would be nice to have a spreadsheet for all properties in condemnation to track the process.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission authorized staff to get bids for removal of the structure at 716 S. 6th.

Aye: Caflich, Ysusi, Hogsett

Nay: None

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Extra Item

- D. Consider authorizing Netflix to close Penn Avenue from Main to Myrtle to shoot marching band footage from 5:00 to 6:00 p.m. on February 6th.

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved the Amended Agenda.

Aye: Caflich, Ysusi, Hogsett

Nay: None

Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission authorized closing Penn Avenue from Main to Myrtle for Netflix to shoot marching band footage from 5:00 to 6:00 p.m. on February 6th.

Aye: Caflich, Ysusi, Hogsett

Nay: None

Reports

- A. Update on completion of the 2016 Audit.
- B. City Board Minutes
1. November 15, 2017 Library Board of Trustees Minutes
 2. August 7, 2017 Park Board Minutes
 3. September 11, 2017 Park Board Minutes
 4. October 2, 2017 Park Board Minutes
 5. November 6, 2017 Park Board Minutes
 6. January 8, 2018 Park Board Minutes

Commissioner Comments:

Commissioner Ysusi provided a handout to the Commission and City staff on research on EMS and problems nationwide. He would like to discuss this issue at the next Commission meeting.

Mayor Caflich discussed the work session with the Commission and the City Manager he mentioned at the January 8th meeting. He wanted to tentatively set the meeting for February 1st pending City Manager Craig Whitehead's recovery.

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Public Concerns:

Debbie Miller stated that the citizens have paid higher taxes because of previous City Managers and elected officials taking time to review issues for example the long delay in increased water rates, the psychiatric hospital interested in purchasing former hospital, steering committee recommendation on city hall improvements, dispute with KDOT, and delinquency of audits and financial reports. She stated Commissioner Ysusi said the City was a business and it needed to start acting like one. She said this Commission needs to act to make sure to set expectations for issues facing the City and that they will be addressed in a timely and feasible timeline.

Executive Session:

There were no Executive Sessions for this meeting

Adjournment

Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the commission adjourned the meeting.

Aye: Caflich, Ysusi, Hogsett

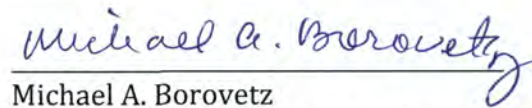
Nay: None


Leonhard Caflich, Mayor


Louis Ysusi, Commissioner


Gary Hogsett, Commissioner

Attest:


Michael A. Borovetz
Director of Finance/City Clerk