

Minutes of the Independence City Commission's February 22, 2017 Special Meeting.

The Independence City Commission met on February 22, 2017 at 6:30pm in the Veterans Room at Memorial Hall. Mayor Fred Meier, Commissioner Leonhard Caflisch, and Commissioner Gary Hogsett were present. Others present included:

City Staff

Kelly Passauer, Assistant City Manager

Visitors

See attached minutes from MCAC

Call to Order

Mayor Meier called the meeting to order.

Items for Commission Action

Commission participated in an economic development workshop hosted by MCAC. See attached MCAC minutes

Adjournment

Motion:

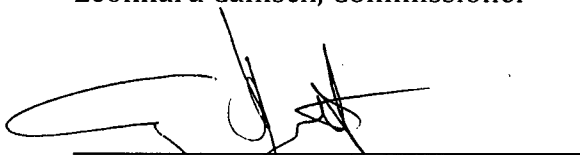
On the motion of Commissioner Caflisch, seconded by Commissioner Hogsett, the commission adjourned the meeting.

Aye: Caflisch, Meier, Hogsett

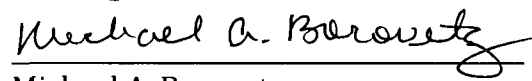
Nay: None



Fred Meier, Mayor


Leonhard Caflisch, Commissioner
Gary Hogsett, Commissioner

Attest:


Michael A. Borovetz
Director of Finance/City Clerk


**NOTICE OF SPECIAL MEETING TO THE BOARD OF COMMISSIONERS OF THE
CITY OF INDEPENDENCE, KANSAS**

Notice is hereby given that a workshop of the board of commissioners of the City of Independence, Kansas, will be held at Memorial Hall, Penn and Chestnut, Independence, Kansas, at 6:30pm, on February 22, 2017 for the following purpose (s):

This meeting is a worksession for the Commission to participate in development of the Montgomery County Economic Development Strategic Plan.

No Action will be taken.

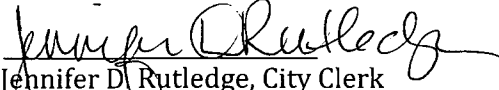
Date: February 13, 2017


Jennifer D. Rutledge, City Clerk

CERTIFICATE OF SERVICE OF NOTICE

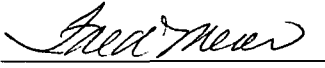
I, Jennifer D. Rutledge, the duly appointed, qualified and acting City Clerk of the City of Independence, do hereby certify that on this 13th day of February, 2017, I served a true copy of the Notice of Special Meeting on each and every member of the Board of Commissioners of the City of Independence in the manner provided by law.

Date: February 13, 2017

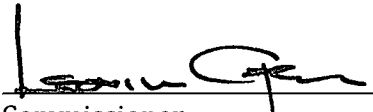

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WAIVER OF REGULAR NOTICE OF AND CONSENT TO SPECIAL MEETING

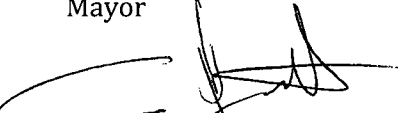
We, the undersigned members of the Board of Commissioners of the City of Independence do hereby accept service of the notice of special meeting waiving any and all irregularities in such service and in such notice and consent and agree that the said members of said Board of Commissioners shall meet at the time and place named in such notice and for the purpose stated therein.



Mayor



Commissioner



Commissioner

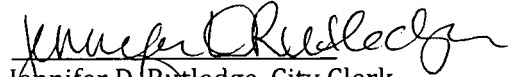
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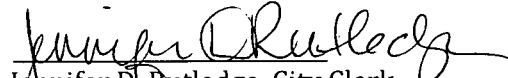
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Mayor

Commissioner

Commissioner

MONTGOMERY COUNTY ECONOMIC DEVELOPMENT STRATEGIC PLAN

Independence Area SWOT Meeting

6:30 PM - Wednesday, February 22, 2017 - Memorial Hall

MCAC Staff:

- Tom Simpson
- Paula Benson

Attendees:

- Geo Eisele, PO Box 191, Independence, KS 67301;
midwestauctions@cablone.net
- Joslyn Kusiak, PO Box 331, Independence, KS 67301;
jkusiak@kellykusiaklaw.com
- Fred and Mary Jo Meier, 2712 Links Ln., Independence, KS;
fdmeier@gmail.com; mdancer@indycc.edu
- Fred Gress, PO Box 129, Caney, KS 67333
- Tabatha Snodgrass, PO Box 611, Independence, KS 67301;
tabatha417@gmail.com
- Ken Winston, 2805 Midland Ave., Coffeyville, KS 67337;
winwood1@cox.net
- Shawn and Jennifer Ritter, PO Box 347, Caney, KS 67333;
dirtroadreview@gmail.com
- Zach Zahniser, 702 Spruce, Coffeyville, KS 67337;
zachzahniser@gmail.com
- Ryan Thompson (MCAC executive committee); ryant@tbswelds.com
- Geoff Collins (MCAC executive committee), 1609 CR 1900, Caney, KS 67333; gcollins@spearsmfg.net
- Lacie Bohr, 317 N. Penn Ave., Independence, KS 67301;
lbohr@sekworks.org

- Brandy Benedict, 317 N. Penn Ave., Independence, KS 67301;
bbenedict@sekworks.org
- Leonhard and Charlotte Caflisch, 600 S, 5th St., Independence, KS 67301; Caflisch.indy@gmail.com
- Jeri Kay Hopkins, 1004 N. 2nd St., Independence, KS 67301;
jerikay@hotmail.com
- Dennis Pinkerton, 2907 Royal Dr., Independence, KS 67301;
owenkirby412@yahoo.com
- Aaron Shrader, 5072 CR 4500, Independence, KS 67301;
aaron.shrader@hotmail.com
- Andy Taylor, 134 Woodland Dr., Independence, KS 67301
- Taina Copeland (Independence Daily Reporter);
taina.copeland@indydailyreporter.com
- Chris Moore, 2625 Fairway Dr., Independence, KS 67301;
cmsektam@cableone.net
- Melissa Johnson, 2220 Sue Ln, Independence, KS 67301;
mjohnson@sekworks.org
- Marty Reichenberger, 2570 W. 5000th St., Independence, KS 67301;
marty74@live.com
- Lisa Wilson, 616 N. Penn Ave., Independence, KS 67301;
lwilson@indkschamber.org
- Gary Morrison, 2800 Terra Vista, Apt. 406, Independence, KS 67301;
gary.morrison@hotmail.com
- Ned Stichman, 725 Washington St., Independence, KS 67301;
ned@hit.net
- Lori Kelley, 3124 Regency Dr., Independence, KS 67301;
lkelly@equitybank.com
- April Nutt, 2924 Crown Dr., Independence, KS 67301;
apriln@independenceks.gov

- Kelly Passauer, 811 W. Laurel St., Independence, KS 67301;
kellyp@independencesks.gov
- Joanne Smith, 2116 Overlook Dr., Independence, KS 67301;
joannecox68@gmail.com
- Gary Hogsett, PO Box 371, Independence, KS 67301;
ghogsett@mamtc.com

Strengths

- Small town
- Thriving retail
- Good city planning with regard to layout of town
- Regional location
- Schools, PK - College, quality as to facilities and education
- Highways
- Zoo/parks/outdoor recreation
- Weather
- Real estate values
- Festivals
- Friendly people
- Great library
- Great movie theater
- Vibrant downtown compared to other towns
- Statues downtown
- Neewollah
- ICC provides theater, sports and arts
- Memorial Hall
- Amazing house - inexpensive
- Low cost of living

- Safe community to raise family
- Civic involvement
- Large employers
- Variety of medical options
- Thriving downtown
- Big city feel in small town
- Rich history
- Architecture
- Invests in itself
- Number of your professionals
- Proximity to major cities

Weaknesses

- No full service hospital
- No men's clothing store
- Infrastructure challenges
- Ash pool - poor hours of operation, maintenance issues
- Not enough tax base to support everything
- Declining population
- Very divided (north vs. south Independence)
- Glory days behind us
- Lack of PR
- Drugs
- Homelessness, hunger, basic needs
- Basic life skills missing
- Crime
- Family connection breakdown
- Lack of housing

- High property taxes
- Technological infrastructure
- Turf wars and rivalries
- Empty buildings
- Water treatment plant
- Vocal minority causing divisiveness
- Negative perception does not make it a reality

Opportunities

- Location
- Legacy families
- Tourism/outdoor recreation
- Quality of life
- Infrastructure/buildings, room to grow
- Community of citizens pulling together
- Work through crises
- Pride in community
- Tradition and history
- 2 industrial parks
- Regional outlook
- Airport has best aviation tax incentives in country and offerings that peer communities don't have
- Need restaurant at airport and to host events there (fly-in, etc.)
- Business district, especially restaurants, need to be open on Sunday
- Numerous Coffeyville residents relocated to Independence after 2007 flood
- Booth Theater to be restored and put back in use
- Host events; need to get brochure together about availability to do this

- Opportunity to work from home
- Neewollah; need to find ways to take advantage of crowds it draws to highlight other assets in community
- Collaborate with others in county
- Colleges need to work together to maximize the strengths of each and eliminate weaknesses
- Job training availability
- Community cleanup days; need more

Threats

- People leaving
- Drugs
- Rivalry within the city and among cities in the county
- Lack/loss of funding for infrastructure improvements
- High state taxes
- Not involving public
- Failure to instill self-worth in individuals
- Loss of industry
- Too easy to travel which encourages people to shop outside community
- Not opening up youth to potentials available to them to remain in the community or return after getting education; they don't get a good picture of what's really available in the community at an early enough age to interest or encourage them to stay/come back
- Water supply
- Lack of succession planning by our businesses
- Local businesses bought by outside entities, assets stripped and then closed.
- Legislative action that is outside control to mitigate negative impact
- Poverty, poverty, poverty

- Eroding, decaying family values
- Ourselves
- Fear of investing in self

Three things MCAC should accomplish in the next five years

- Develop a better website
- Encourage more collaboration within the county and share resources
- Provide loans to start-up businesses and incentives
- Host more business seminars with colleges, KansasWorks, etc. to get eh public in a business mindset
- Make use of Fab Lab
- Market county and MCAC more
- Youth entrepreneurship program
- Greater visibility for MCAC
- Stronger communications about what MCAC does and what is going on in county
- Liaison to bring all entities in county together
- MCAC lead talk on substance abuse problem in county
- US 169 expansion
- Maximize the use of the Independence airport
- Bring in 10 smaller businesses
- Provide business to business support, mentorship
- Publicize availability of loan funds
- Promote Fab Lab ICC
- Get Ash pool fixed
- Get an art gallery in Independence
- Bring improvements to south side of Independence to make it a unique place to live
- Restaurant at Independence airport
- Downtown plaza/park
- Pop-up parks