

## **Minutes of the Independence City Commission's May 24, 2018 Meeting**

The Independence City Commission met for a regular meeting on May 24, 2018 at 5:30 P.M. in the Veterans Room at the Memorial Hall. Mayor Leonhard Cafilisch, Commissioner Louis Ysusi, and Commissioner Gary Hogsett were present. Others present included:

### **City Staff**

Craig Whitehead, City Manager  
Kelly Passauer, Assistant City Manager  
Jeff Chubb, City Attorney  
David Cowan, Director of Public Safety  
Shawn Wallis, Fire Chief  
April Nutt, Director of Housing Authority  
Jerry Harrison, Police Chief  
Lisa Helkenberg, Police Captain  
Melissa Adey, Police Dispatcher  
Mike Passauer, Public Works Director  
Don Cushing, Building Inspector

### **Visitors**

Larry McHugh  
Debbie Miller  
Jim York  
Charlotte Cafilisch  
Harold Baden  
Robert Meadows  
Trisha Purdon  
Tabitha Snodgrass  
Ken Brown  
Jon Risner  
Debbie Dye  
Judy Ysusi

### **Call to Order**

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

### **Pledge of Allegiance to the United States of America**

### **Adoption of Agenda**

#### **Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission adopted the agenda as presented.**

**Aye: Cafilisch, Ysusi, Hogsett**

**Nay: None**

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**Adoption of the Consent Agenda**

**A. Appropriations**

**1. A-1815**

**2. P-1784**

**SUGGESTED MOTION: I move to approve Appropriation Ordinances A-1815 and P-1784.**

**B. Consider minutes of the April 30, 2018 Special City Commission meeting.**

**SUGGESTED MOTION: I move to approve the April 30, 2018 Special City Commission Meeting minutes as presented.**

**C. Consider awarding bids received on May 10, 2018, at 2:00 PM to the lowest bidder for the demolition of the following previously condemned structures:**

**1. 300 S. 14th**

**2. 800 S. 6th**

**3. 1124 W. Maple**

**4. 1207 N. 8th**

**5. 1304 W. Myrtle**

**6. 1001 N. 18th Pl**

**7. 519 N. 16th**

**8. 624 N. 17th**

**9. 716 S. 6th**

**SUGGESTED MOTION: I move to award the demolition bid for nine houses to Jordan Disposal Services for \$43,100.**

**D. Consider a request from Main Street to close the 100 block of West Myrtle, the intersection of Penn/Myrtle and the 200 block of North Penn from 5 PM to 8 PM on June 7th, July 5th and August 2nd for First Thursday.**

**SUGGESTED MOTION: I move to authorize adopting a resolution allowing Main Street to close the 100 block of West Myrtle, the intersection of Penn/Myrtle and the 200 block of North Penn from 5:00 PM to 8:00 PM on June 7th, July 5th and August 2nd for First Thursday.**

**E. Consider a request to block streets for Downtown Movie Nights on June 23, July 28, August 25, and September 29, 2018.**

**SUGGESTED MOTION: I move to authorize the Chamber of Commerce to block Pennsylvania Avenue from the north side of Main to the south side of the driveway at Community National Bank & Trust as well as Myrtle from the west side of Pennsylvania Avenue to the East side of Eighth**

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Street from 5:00 pm to 11:30 pm on the nights of June 23, July 28, August 25, and September 29 for the purpose of hosting Downtown Movie Nights.

- F. Consider adopting the 2018 Pay Plan Resolution as budgeted.  
SUGGESTED MOTION: I move to authorize the Mayor to sign the 2018 pay resolution.
- G. Consider an agreement with Montgomery County regarding aerial imagery.  
SUGGESTED MOTION: I move to authorize an agreement with Montgomery County regarding aerial imagery.
- H. Consider an agreement with Rainbow Fireworks, Inc. for the 2018 4th of July Firework Show.  
SUGGESTED MOTION: I move to authorize the Mayor to sign an agreement with Rainbow Fireworks, Inc. for the 4th of July Fireworks show in the amount of \$15,650.
- I. Consider authorizing use of Civic Center for a Legislative Wrap-Up on May 31, 2018 at 5:30 PM.  
SUGGESTED MOTION: I move to authorize the use of the Civic Center at no charge to the Chamber of Commerce on May 31, 2018 at 5:30 PM for a Legislative Wrap-Up.

### Motion:

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved the Consent Agenda and suggested motions.

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

### Items for Commission Action

- A. Consider a request to purchase Pro QA for Emergency Medical Dispatch, and an Enterpol interface.  
Police Chief Jerry Harrison, Police Captain Lisa Helkenberg and Dispatcher Melissa Adey reviewed the Pro QA for Emergency Medical Dispatch (EMD). Chief Harrison stated that Independence is the only PSAP that he is aware of that utilizes EMD that does it manually. Melissa Adey explained that using the automated system rather than the manual flip charts would automatically interface into their CAD system and would automatically go to the correct next question. The software would be installed on the primary and secondary stations. There would be training needed, however, it is included in the price. She further indicated that they are continually training, and this software would make callers safer as it would lessen the chance of human error in providing the correct instructions to the caller.

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### **Motion:**

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the commission authorized the police department to purchase Pro QA from Priority Dispatch and the needed computer interface from Enterpol.

Aye: Cafilisch, Meier, Hogsett

Nay: None

### **B. Consider four more locations for asphalt overlay work.**

Public Works Director Mike Passauer presented four additional locations and estimated costs for street resurfacing which included:

South First (Edison to dead end) -- \$19,631.46

Charlotte (Park Blvd. to Second) -- \$6,113.08

Park Street (Eighth to Tenth) -- \$8,587.15

Hoover (8th to Lakeview Lane) and Lakeview Lane (Hoover to dead end) -- \$12,167.28

Mr. Passauer further indicated that approving the above locations would allow some additional funding to perform some asphalt repairs at the following intersections: Park and Maple, 13<sup>th</sup> and Sycamore, and 17<sup>th</sup> and Maple.

Mayor Cafilisch asked if they could use the drag box previously purchased by water/sewer for the intersection repairs. Mr. Passauer indicated that he thought so since they will be utilizing hot mix asphalt.

Mayor Cafilisch asked if there were base problems on the streets to be resurfaced. Mr. Passauer replied no, and he stated Shawn Turner of TranSystems also reviewed the locations and agreed there were no base issues.

### **Motion:**

On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved adding the four street locations as recommended to the previously approved locations to be overlaid this year.

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

### **C. Consider bids received to resurface the tennis courts.**

Ken Brown appeared before the Commission and stated that the tennis courts were redone in 2007 and every ten years they need maintenance.

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**The specifications ensured only tennis court companies were qualified to bid. The following bids were received on May 10, 2018:**

**McConnell & Associates Corp -- \$ 32,613**

**Weinbel & Co. -- \$ 39,500**

**Trans Texas Tennis, Inc. -- \$ 32,298**

**Mid-American Courtworks -- \$ 28,800**

**Mr. Brown indicated that he recommended the low bid of \$28,800 from Mid-American Courtworks.**

**Motion:**

**On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission awarding the low bid to Mid-American Court Works as recommended.**

**Aye: Cafilisch, Ysusi, Hogsett**

**Nay: None**

- D. Consider a request from YPI to renovate the North Park Blvd Basketball Court.**

**There was discussion indicating that YPI should be responsible for funding, ADA work, work closely with the Recreation Commission to ensure what is done is not a future maintenance issue. It was further discussed that it was up to them if they wished to begin fund raising, but a final plan must be submitted for approval.**

**Motion:**

**On the motion of Commissioner Hogsett, seconded by Commissioner Ysusi, the Commission approved authorizing YPI to move forward with planning, subject to approval of the final plan by the City Commission.**

**Aye: Cafilisch, Ysusi, Hogsett**

**Nay: None**

- E. Consider agreement from Treanor HL for the interior demolition work at existing City Hall.**

**Discussion consisted of proceeding with interior demolition which would be a select demolition, excluding historical significant items applicable for tax credits on the project. Mayor Cafilisch indicated this would be removing MEP systems back to source capping and doing everything for renovation work to begin. This would be handled in the same package as the roof, tuckpointing, and all that with a general contractor to provide continuity of the work. Answers would be given so renovation would cut down unknown change orders. Commissioner Cafilisch asked what was**

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approved at the last meeting and indicated that he thought the Commission had previously talked about getting other proposals if that amount of money was going to be spent. Mayor Cafilisch indicated that he went back and looked and their fee was in line. He further mentioned the time frame, roofing problems, deterioration, and that they worked on this for six months. Commissioner Hogsett asked if what was approved at the last meeting was for windows, roof and water proofing of basement. Mayor Cafilisch indicated it was. It was discussed that with approval of the TreanorHL agreement on the May 10, 2018 agenda (\$84,000) and approval of this agreement with TreanorHL (\$14,500) the total of both agreements with TreanorHL would be \$98,500 plus expenses.

### Motion:

On the motion of Commissioner Ysusi, seconded by Commissioner Hogsett, the Commission approved an agreement for architectural services with TreanorHL in the amount of \$14,500 to be funded from special use sales tax for buildings and facilities to create an interior selective demolition package for the historic 1916 City Hall.

Aye: Cafilisch, Ysusi, Hogsett

Nay: None

### Reports

- A. Update from Trisha Purdon, MCAC Director, regarding an update on poultry in Kansas.

Trisha Purdon reported on economic development in the County and handed out a "Montgomery County Action Council Economic Report 2017" which is attached to these minutes. She indicated that Montgomery County is still losing population. However, she is seeing small entrepreneurial businesses being formed across the county. She indicated that Ranew Industries had their ribbon cutting and really liked Montgomery County's support of small businesses. She indicated she is working on recruiting large industries. She provided an update on the Tyson Foods project stating that this time last year she received a proposal from a site selector and later found out it was Tyson Foods and Montgomery County had been selected as a top candidate as well as Tonganoxie, Kansas. In the long-haul Montgomery County was eliminated and it was between Humboldt, TN and Tonganoxie, KS. They selected Tonganoxie, however, it was a bad location and next to a school. After that they decided to go to Humboldt, TN. However, they were still very much interested in Kansas due to the low cost of grain. Ms. Purdon indicated that a large portion of Montgomery County farmers are selling grain to Tyson and other poultry producers in Arkansas. The climate works very well, with a steady supply of fresh water going to Southeast, Kansas. Because of these factors they came back to Kansas to pursue. She further stated that MCAC is doing work in the background as well as they can and equated it to a job interview, indicating that Tyson likes to say, "we are dating", however, Ms. Purdon indicated that we had not quite met the parents as we have not met the

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CEO. She further indicated that Tyson had looked at the site several times and came to annual board meeting with an hour notice. She further indicated the process is moving forward, however, we are at least a year out. Poultry has not been in Kansas in the last 20-30 years with no modern poultry production. Two years ago, the State of Kansas put together a strategic plan and there are a lot of challenges to overcome. Ms. Purdon indicated that we need to show Tyson that we are a good fit for poultry and they have gone through workforce analysis with Tyson and KansasWorks and met their criteria for workforce. 19,000 people are underemployed or unemployed. KDHE has been very involved. She stated that we would have to show that we could sustain the jobs necessary for this project. She indicated that a "Community Conversations" event will be held on June 11<sup>th</sup> at the Coffeyville Community College Student Union Cafeteria; however, you must register at the MCAC website to attend. Ms. Purdon indicated that there were three locations in Kansas being considered, however Sedgewick County has since removed themselves. Cloud County is not out of it. However, it appears that their workforce would not sustain the size of plant Tyson is talking about, 1,600 jobs plus 100-200 farmers. She also indicated that the Montgomery County location is a 2 1/2-hour drive to their corporate headquarters, while Humboldt, TN is 6 hours away. She went through a timeline once a decision is made consisting of 6 months permitting, 18 months construction and 3-6 months to get up and running. Mayor Cafilisch indicated that Tyson is exciting, but there is potential for smaller (5-10 employee) businesses and asked about how to make that happen. Trisha Purdon indicated that the critical next steps were to get the industrial park shovel ready, implement a site certification program and update GIS information. Ms. Purdon also stated that incentive guidelines needed to be developed.

**NOTE:** During the MCAC report by Trisha Purdon, Commission Gary Hogsett left the Commission meeting as he was the speaker at a graduation ceremony that evening.

### City Manager's Report

The City Manager reported that the Finance Director was at a Budget Workshop in Wichita, Kansas and that is why he was absent from the Commission meeting. He also indicated that there was still time for citizens to fill out the Community Based Strategic Plan Survey which is available on the City's website through the first week of June.

### Commissioner's Comments

Commission Ysusi asked about the status of the R-Turn Dog Park ADA improvements. Safety Coordinator David Cowan indicated that he had met with Michael Ysusi and Ryan Goad. They indicated that they did not want the pad against the fence. The cost for edging, AB3 stone to make a pathway to meet the ADA requirements was estimated at \$10,000 and they wanted City assistance. Mayor Cafilisch indicated that they should have had a full pan.

Mayor Cafilisch stated that during the budget process that a source of funding needed to be considered regarding ongoing maintenance of the Quality of Life Projects (Memorial Hall, Library and Aquatic Center).

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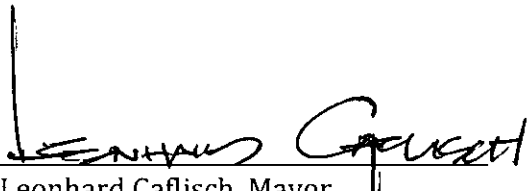
**Mayor Cafilisch suggested partnering with other communities for a company to assist with starting up and closing the pools.**

**Public Concerns**

**Debbie Miller spoke regarding the need for sound leadership.**

**Adjournment**


**Mayor Cafilisch announced that with no other requests to address the Commission that the meeting was adjourned.**

  
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Leonhard Cafilisch, Mayor

  
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Louis Ysusi, Commissioner

  
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Gary Hogsett, Commissioner

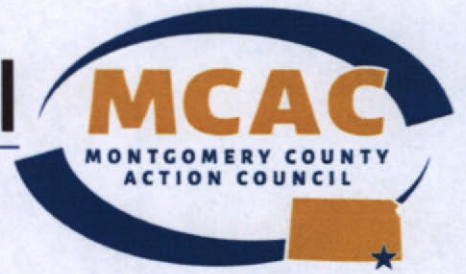
Attest:

  
\_\_\_\_\_  
Kelly C. Passauer  
Assistant City Manager



# Montgomery County Action Council

## ECONOMIC REPORT 2017



### CREATE & RETAIN JOBS

"YOU'RE HIRED!"



JOBS CREATED  
IN 2017



PROPOSALS SUBMITTED  
To Prospective Companies or Site  
Selectors

### DIVERSIFY THE ECONOMY

In October 2017, Montgomery County was identified by Tyson Foods, Inc. as a potential site for a new state-of-the-art fresh chicken processing facility. MCAC continues to work with local, state, and regional partners to bring poultry operations to our area. This project is an opportunity for economic diversification for our region, and we are excited for the potential growth this would bring our County.

### GROW THE TAX BASE

## 23 New Businesses

- 7 New Retail Businesses
- 7 Service Based Businesses
- 8 Restaurants
- 1 Manufacturing Business



## 3 EXPANSIONS

### ORGANIZATION UPDATES








**NEW EXECUTIVE DIRECTOR**  
Trisha Purdon

### IMPROVED SOCIAL MEDIA & MARKETING



546	28,811	10,524
Followers	Impressions	Reached

### ENHANCE QUALITY OF LIFE

-  Labette Health Independence Healthcare Center opens - July 2017
-  USD 445 awarded the Kansas Can School ReDesign Project
-  Free Community Health Fair - Caney
-  The Montgomery County Wellness Coalition was founded to improve health outcomes in the entire county
-  County-Wide Housing Initiative - to collaborate on improving existing and building new homes in Montgomery County

### REGIONAL PROJECTS



We are working with all communities & counties along US 169 to improve the safety, efficiency, and flow of US 169 through the US 169 corridor coalition. The goal of the coalition is to see US 169 expanded into a 4-Lane highway within 30 - 50 years.