

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

December 19, 2024

5:30 PM

Commission Room, City Hall

To participate by conference call:
1 785-289-4727 Conference ID: 569 533 576#

The Agenda shall be as follows:

I. REGULAR SESSION

- A. Call to Order
- B. Pledge of Allegiance to the United States of America
- C. Adoption of Agenda

II. PRESENTATIONS

- A. Introduction and swearing-in of Independence Police Department's new officer, Dustin Burdett.

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.)

- A. Consider purchasing water treatment chemicals for 2025.
- B. Consider an ordinance amending previous boundary ordinances and establishing the legal boundaries for the City of Independence
- C. Consider revising the Capital Improvement Plan for submittal to the Federal Aviation Administration.
- D. Consider adopting an ordinance approving the appropriations for 2025 authorized expenditures.
- E. Consider a resolution exempting the City from GAAP (Generally Accepted Accounting Principles) requirements.
- F. Consider approving a resolution establishing functional classification of roadways for the KDOT and the FHWA.
- G. Consider authorizing the financing of a remounted ambulance.
- H. Consider approving the following Cereal Malt Beverage licenses:

- 1. William Matthew Cox DBA Dueces Tavern, LLC 112 S. 25th, Independence KS 67301
- 2. Matthew Kent DBA Gramps Tavern 811 N. 11Th, Independence KS 67301
- 3. Pete's Independence 401. W Main, Independence KS 67301
- 4. Akas 1 LLC 3024 W. Main, Independence KS 67301
- 5. Walmart #2893 121 Peter Pan, Independence KS 67301
- 6. Casey's General Store #1814 1305 N Penn, Independence KS 67301
- 7. DG Retail, LLC 1210 East Main Independence KS 67301
- 8. G &W 2 LLC 416 W Myrtle Independence KS 67301

IV. PUBLIC HEARINGS

- A. Public Hearing to consider the condemnation of 621 N. 17th Street as dangerous and unsafe.
- B. Public Hearing to consider the condemnation of 301 S. 14th Street as dangerous and unsafe.
- C. Public Hearing to consider the condemnation of 309 S. 2nd Street as dangerous and unsafe.
- D. Public Hearing to consider the condemnation of 1112 W. Main Street as dangerous and unsafe.
- E. Public Hearing to consider the condemnation of 911 W. Pine Street as dangerous and unsafe.
- F. Public Hearing to consider the condemnation of 817 W. Cottonwood Street as dangerous and unsafe.
- G. Public Hearing to consider the condemnation of 2100 W. Myrtle Street as dangerous and unsafe.
- H. Public Hearing to consider the condemnation of 228 S. Earl Street as dangerous and unsafe.
- I. Public Hearing to consider the condemnation of 617 N. 16th Street as dangerous and unsafe.
- J. Public Hearing to consider the condemnation of 1100 W. Chestnut as dangerous and unsafe.
- K. Public Hearing to consider condemnation of 212 S. Earl Street as dangerous and unsafe.
- V. ITEMS FOR COMMISSION ACTION
 - A. Consider an amendment in the scope of work and budget for the Trident Partnerships LLC Community Development Block Grant.
- VI. REPORTS
 - A. Report on RFP for a Tanker-Pumper
 - B. Engineering and Public Works Report
 - C. Admin and Housing Report
 - D. City Board Minutes
- VII. CITY MANAGER'S COMMENTS
- VIII. COMMISSIONERS' COMMENTS
- IX. PUBLIC CONCERNS
- X. EXECUTIVE SESSION
 - A. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.
 - B. Data relating to financial affairs or trade secrets of second parties.
- XI. ADJOURNMENT



Presentation
CITY OF INDEPENDENCE
December 19, 2024

Department Police

Director Approval Dustin Stafford

AGENDA ITEM Introduction and swearing-in of Independence Police Department's new officer, Dustin Burdett.

BACKGROUND Dustin Burdett was selected to serve the citizens of Independence as a police officer. He grew up in Northwest Oregon and relocated to Southeast Kansas in 2016. Burdett started his law enforcement career in 2022 at the City of Caney. Burdett believes that public service is a calling, and he is excited to continue his career with the Independence Police Department and the great community we serve.

The City Treasurer will swear Officer Burdett in: *"I do solemnly swear that I will support the constitution of the United States and the Constitution of the state of Kansas, and faithfully discharge the duties of police officer for the City of Independence, Kansas. So help me God."*



SUPPORTING DOCUMENTS



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider purchasing water treatment chemicals for 2025.

SUMMARY RECOMMENDATION Authorize purchase.

BACKGROUND Annually, chemicals for the Water Treatment Plant are bid. The bid tab for all chemicals is attached. Only two chemicals are projected to require Commission approval for purchase (purchases over \$25,000), liquid chlorine and potassium permanganate.

This year, three bids were received for supplying liquid chlorine. The low bid was from Brenntag Southwest, Inc., at \$2,050 per ton. Based on past use, this would equate to an annual purchase of approximately \$46,125.

The Brenntag bid was 11% lower than the nearest alternative, and was 15% lower than last year's low bid.

Four bids were received for supplying potassium permanganate. The low bid was from Chemrite Incorporated, at \$2.35 per pound. Based on past use, this would equate to an annual purchase of approximately \$43,475.

The Chemrite bid was 16% lower than the nearest alternative, and was 18% lower than last year's low bid.

FINANCIAL INFORMATION This is a budgeted purchase from the Water/Sewer enterprise fund.

SUGGESTED MOTION I move to authorize purchase of liquid chlorine from Brenntag Southwest, Inc., and potassium permanganate from Chemrite, Incorporated.

SUPPORTING DOCUMENTS

1. CHEMICAL BID TAB 2025
2. Chemrite Incorporated
3. Brenntag Southwest Inc

2024 CHEMICAL BIDS - WATER TREATMENT PLANT
 BID OPENING ON 12/7/2023 @ 2:00 P.M.

CHEMICAL	WEIGHT	PVS DX	CHEMRITE	BRENNTAG	UNIVAR	SHANNON	BAKER	CARBON	HAWKINS
LIQUID CHLORINE	PER TON	2,300.00		2,050.00					2,300.00
POTASSIUM PERMANGANATE	PER POUND		2.35	5.18	2.73	3.12			5.50
POWDERED ACTIVATED CARBON	PER POUND		1.39	1.24	1.35			1.38	2.15
LIQUID AMMONIUM SULFATE	PER POUND			0.365			0.228		0.285

CITY OF INDEPENDENCE, KANSAS

WATER TREATMENT

CHEMICAL BID FORM

- | | | |
|------------------------------|----------------|--|
| 1. Liquid Chlorine | \$ _____. | ton cylinders |
| 2. Potassium Permanganate | \$ <u>2.35</u> | 330 lbs. drums, per pound
full pallets only |
| 3. Powdered Activated Carbon | \$ <u>1.39</u> | 50 lbs. bags, per pound
full pallets only |
| 4. Liquid Ammonium Sulfate | \$ _____. | in bulk, per pound |

Date 12-3-24

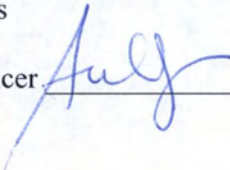
Name of Bidder Chemrite, Incorporated

Address of Bidder 5202 Belle Wood Court, STE 104

City Buford St. _____ Zip 30518

Phone # of Bidder orders@chemrite.com & 770-271-5576

E- Mail Address

Authorized Officer  Title President



COL-PL 600 (-325 mesh)

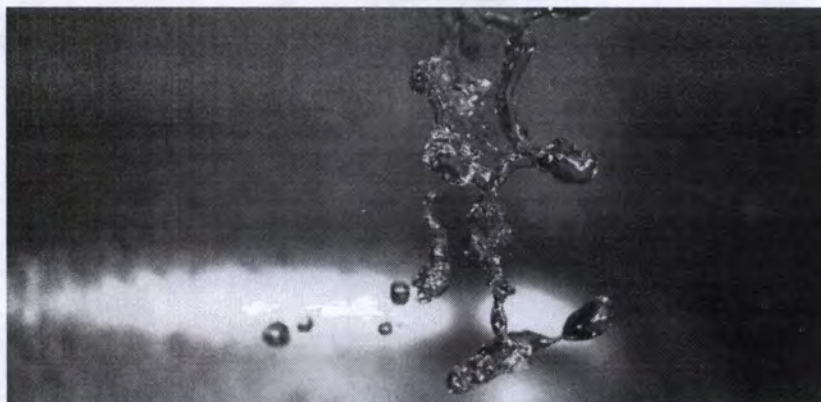
LIQUID PHASE COAL BASE POWDER ACTIVATED CARBON

COL-PL600 is a coal based powdered activated carbon manufactured from select grades of high quality raw material and pulverized to a mesh size that provides extensive pore capacity and rapid adsorption rates. COL-PL600 is specifically designed for water purification of potable water in municipal and industrial applications, purification of beverage water, and removal of tastes and odors (MIB and Geosmine).

COL-PL600 meets latest AWWA B600 standards and is NSF 61 Certified for treatment of potable drinking water for total compatibility with all municipal water treatment.



SPECIFICATIONS	COL-PL 600	TEST METHOD
Iodine Number, min	500 mg/g	ASTM D-4607
Tannin Value	175 - 250 mg/L	AWWA B600
Apparent Density	0.20 - 0.70 g/cc	AWWA B600
Moisture as packed, max.	8%	AWWA B600
Particle Size	325 US Mesh	



SIZE DISTRIBUTION AWWA B600

Sieve Size	% Passing
-100 Mesh	99.0 Min.
-200 Mesh	95.0 Min.
-325 Mesh	90.0 Min.

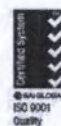
ACTIVATION METHOD

High-temperature steam

STANDARD PACKAGING

- 55 lb (25kg) or 27.5 lb (12.5kg) polylined polypropylene bags
- 200 to 220 lb (91kg - 10kg) fiber drums
- 1100 lb (500kg) supersacks

This information is offered solely for your consideration and verification. It has been gathered from reference materials and/or test procedures and is believed to be true and accurate. None of this information shall be constituting a warranty or representation, expressed or implied, for which we assume legal responsibility or that the information or goods described is fit for any particular use either alone or in combination with other goods or processes.





CARBON ACTIVATED CORP.
Activated Carbon & Related Services

Safety Data Sheet

Prepared in accordance with the United States Hazard Communication Standard 29 CFR 1910.1200

SECTION I

DATE: January 1st, 2016
MANUFACTURER: Carbon Activated Corp.
250, E Marville Street
Compton CA 90220

EMERGENCIES: (310) 885-4555

PRODUCT IDENTIFICATION: COL-PL500, COL-PL600, COL-PL700, COL-PL800, COL-PL900, COL-PL1000

CHEMICAL NAME: (US Mesh 50x150, 50x200, 50x250, 80x325, -325 Sizes)
CHEMICAL FORMULA: Activated Carbon
SYNONYMS: C
Coal Hase Powder Activated Carbon

SECTION II

HAZARDS IDENTIFICATION

OSHA Regulatory Status - Not Regulated

Health Effects - Prolonged over exposure to carbon dust can produce skin and eye irritation. Prolonged inhalation can cause irritation of mucus membranes. (See Sections IV & XI)

HMIS INDEX:
HMIS Index details are as follows.

HEALTH: 0

FLAMMABILITY: 1

REACTIVITY: 0

PPE: E



GHS CLASSIFICATION

NOTE: Health effects comments refer to the pure component knowing that the concentration on the carbon is significantly less than 100%.

Hazard Symbol



Hazard / Category
Respiratory Irritation Category 3
Eye Irritation 2A

Warning

Dust causes respiratory, skin and eye irritation.

Prolonged or repeated inhalation or ingestion can cause irritation of mucous membranes.

Wet activated carbon removes oxygen from air causing a severe hazard to workers in enclosed or confined space.

SECTION IV

EMERGENCY FIRST AID MEASURES:

In case of eye ingestion do not induce vomiting. Dilute by giving water or milk. Seek medical attention.

In case of inhalation remove to fresh air. Administer first aid as appropriate. Seek medical attention.

In case of skin contact, wash thoroughly with soap and water. If irritation persists seek medical attention.

In case of eye contact flush with lukewarm water for at least 15 minutes. Lift upper and lower eye lids occasionally. Seek medical attention.

OTHER:

The effects of chronic and sub-chronic exposure have not been determined. Safe handling on a long-term basis should emphasize protection against respiratory or long-term exposure to carbon dust inhalation and avoidance of contact to any liquids that may leach off the impregnated carbon.

Affected individuals with pre-existing conditions pertaining to digestive, respiratory, skin or eye problems can be more susceptible to potential effects of carbon dust.

HEALTH HAZARD DATA:

Route (s) of Entry:

Ingestion: Carbon is non-toxic through ingestion. Dust may cause mild irritation to the digestive tract resulting in nausea or diarrhea.

Inhalation: The physical nature of carbon may irritate the respiratory system. Dust may cause mild irritation to the upper respiratory tract

Skin: Carbon is non-toxic through skin absorption. Dust may cause mild irritation probably reddening.

Eye Irritation The physical nature of carbon may cause eye irritation. Dust may cause mild irritation probably reddening.

SECTION V

FIRE & EXPLOSION DATA:

Flash Point: N/A

Extinguishing media: Alcohol foam, CO₂, dry chemical, water.

Special Firefighting procedures: Exercise caution when responding to any chemical fire. Respiratory protection is essential.

Decomposition Products: CO may be formed in fire.

PRECAUTIONARY STATEMENTS -

Prevention Avoid generation of dust during handling. The dust or fines may be more susceptible to catalytic reaction than the large mesh product. Avoid breathing dust. Wash thoroughly after handling. Use in a well ventilated area. Avoid release to environment.

Response IF INHALED: Remove to fresh air and keep at rest in a position comfortable for breathing. Seek medical attention for any breathing difficulty. IF IN EYES: Rinse cautiously with water for several minutes. Seek medical attention if irritation persists. CONTACT WITH SKIN: Remove contaminated clothing. Rinse cautiously with soap and water for several minutes. Seek medical attention if irritation persists. IF INGESTED: Drink a large volume of water; seek medical attention.

Storage Store in a well-ventilated place. Keep container tightly closed.

Container Labeling Carbon Activated Corp. has added GHS classification information to this SDS document. However, changes to container labeling have not been implemented. Changes to container labels will be made in accordance to the requirements which will be defined by OSHA's revision to the Hazard Communication Standard once final adoption of rule is approved and released. Labels will be provided that include a signal word, pictogram, hazard statement, and precautionary statement for each hazard class and category.

SECTION III

INGREDIENTS:

Chemical Name (CAS#)	%	PEL(OSHA)	TLV(ACGIH)	Other
Carbon* (7440-44-0)	100	N/A	N/A	N/A

*ACGIH (TWA) for respirable dust is 2.5 mg/m³

There are no established PEL, TWA or TLV values for this material. Caution should be taken for respirable dust. The product has no known carcinogenic properties.

Non-Hazardous components are recorded at 3% or >; Acute hazards are recorded when present at 1% or >; Chronic hazards are recorded when present at 0.01% or >.

This is not intended to be a comprehensive compositional disclosure.

Thermal Decomposition: Sulfur Oxides (SO_x)

FIRE FIGHTING MEASURES:

Flashpoint: Not Applicable.
Non-flammable: 16CFR1500.44.
Not Self Heating: UN Manual of Tests and Criteria, Test N.3.
Flammability Limits in Air: LFL and UFL Not Applicable.

GENERAL HAZARD: Carbon Monoxide and Carbon Dioxide gas may be generated during combustion. Caution is advised.

Contact of activated carbon with strong oxidizers such as ozone or liquid oxygen may cause rapid combustion.

Fire is possible at elevated temperatures or by contact with an ignition with most types of organic solids. Activated carbon is difficult to ignite and when it does, it has a tendency to burn or smolder very slowly without any smoke or flame.

Toxic gases will form upon combustion.

FIRE FIGHTING INSTRUCTIONS: If possible to do safely, move smoldering activated carbon to a non-hazardous area, preferably out of doors. Extinguish fire using water fog, fine water spray, carbon dioxide or foam. Avoid stirring up dust clouds.

FIREFIGHTING EQUIPMENT: Firefighting personnel should wear full protective equipment, including self-contained breathing apparatus (SCBA) for all inside fires and large outdoor fires.

HAZARDOUS COMBUSTION PRODUCTS: Combustion products may include smoke and oxides of carbon (for example, carbon monoxide). Materials allowed to smolder or long periods in enclosed spaces, may produce amounts of carbon monoxide which reach the lower explosive limit (carbon monoxide LEL = 12.5% in air). Under certain conditions, any airborne dust may be an explosion hazard. Used activated carbon may produce additional combustion products.

SECTION VI

SPILL AND/OR ACCIDENTAL RELEASE HANDLING MEASURES:

Reportable Quantities: No EPA requirements.

Personal Precautions: Wear protective equipment, keep unnecessary personnel away, and ventilate area of spill.

Environmental Precautions: The carbon is not soluble in water; however, dust particles can cause a particulate emission if discharged to waterways. Block all entrances to sewers and drains to avoid introducing the material into the waterways.

Steps To Be Taken For Containment & Clean-up: Block all entrances to sewers and drains. Vacuum, shovel or sweep up spilled material, neutralize and place in closed container for disposal. **Do not release to sewer or waterway** Remove product to appropriate storage area until it can be properly disposed of in accordance with local, state and federal regulations. Avoid formation of dust.

Waste Disposal Method: Unused product may have a lot pH.
Used product may contain hazardous chemicals or hazardous properties that may have to be examined to determine proper disposal method.
Dispose in accordance with local, state, and federal regulations.

Disposal Considerations: Activated carbon, in its original state, is not a hazardous material or hazardous waste. Follow applicable governmental regulations for waste disposal.
Used activated carbon may become classified as a hazardous waste depending upon the application.
Follow applicable regulations for disposal.
Recycling (reactivation) may be a viable alternative to disposal.
Contact Carbon Activated Corp. for information.

SECTION VII

STORAGE AND HANDLING INFORMATION:

Storage Temperature: Ambient
Storage Pressure: Atmospheric

Handling: Follow good handling and housekeeping practices to minimize spills, generation of airborne dusts, and accumulation of dusts on exposed surfaces.
Use with adequate exhaust ventilation to draw dust away from workers' breathing zones.
Keep away from ignition sources.
Use in well ventilated areas.
Protect containers from physical damage.
Avoid prolonged contact with eyes and skin.
Prevent or minimize exposures to dusts by using appropriate personal protection equipment.
Avoid Wash exposed skin areas thoroughly with soap and water after handling.

Storage: Dry airtight storage recommended.
Store in cool, dry, ventilated area and in closed containers.
Maintain good housekeeping.
Store away from strong oxidizers such as ozone, liquid oxygen, chlorine, permanganate, etc.
Keep away from heat or flames or ignition sources.

SECTION VIII

SPECIAL PROTECTION INFORMATION:

Respiratory Protection: Use NIOSH/MSHA approved respiratory protection equipment appropriate to the material and/or its concentration where airborne exposure is likely. If exposures cannot be kept to a minimum with engineering controls, consult respirator manufacturer to determine appropriate type equipment for a given application.
Observe respirator use limitations specified by NIOSH/MSHA or the manufacturer.
Essential in confined areas.

Ventilation/Local Exhaust: Safety glasses or goggles with side shields are recommended for any type of handling.
Where eye contact or dusty conditions may be likely, dust tight goggles are recommended. Have eye flushing equipment available.

Eye Protection: Avoid contact with the skin. Wear appropriate dust resistant clothing. Wash contaminated clothing and clean protective equipment before reuse. Wash skin thoroughly after handling. Protective gloves are recommended.

Skin Protection:

Airborne Exposure Guidelines: Recommended Exposure Limits Activated Carbon
8-hr TWA 10 mg/m³*
Total Dust 3 mg/m³*
Respirable Fraction

SECTION X

STABILITY & REACTIVITY DATA:

Chemical Stability: Stable ☒ Unstable ☐
Conditions to Avoid: None
Possibility of Hazardous Reaction: Will Not Occur ☒ May Occur ☐
Conditions to Avoid: None
Incompatibility / Materials to Avoid: Strong oxidizers such as oxygen, ozone, chlorine, permanganates, etc... alkali metals, liquid acids.
Hazardous Decomposition Products: Carbon monoxide and carbon dioxide gas can be generated if combustion of this material takes place.
Sulfur oxides emission is possible during combustion.

Caution: High concentrations of organics in air will cause temperature rise due to heat of adsorption. At very high concentration levels this may result in a thermal excursion, referred to as a bed fire. High concentrations of Ketones and Aldehydes may cause a rise in bed temperature due to adsorption and oxidation.

SECTION XI

TOXICOLOGICAL INFORMATION:

NOTE: Toxicological data is provided for the pure component knowledge that the carbon product contains a lesser %.

ACUTE EFFECTS

Toxicity Studies Oral LD50 Not determined on the finished product.
Dermal LD50 Not determined on the finished product.

Inhalation See section IV -
Ingestion See section IV -
Eye Irritation See section IV -
Skin Irritation See section IV -

Target Organs or Systems Eyes, skin, and upper respiratory system

Signs and Symptoms of Exposure See section III & IV Irritation and redness of eyes, irritation of skin and respiratory system may result from exposure to carbon dust

CHRONIC EFFECTS

Carcinogenicity Not determined on the finished product
Mutagenicity Not determined on the finished product
Reproductive Effects Not determined on the finished product
Developmental Factors Not determined on the finished product

EXPOSURE CONTROL:

NOTE:

NOTE:	PEL, TLV and Toxicological data when available are provided for the pure component knowing that the carbon product contains a lesser percentage.		
Component	OSHA PEL	ACGIH TLV	Other Limits
*Activated Carbon	Data not available	Data not available	
Exposure Guidelines	Wet activated carbon removes oxygen from air posing a hazard to workers in enclosed or confined space. Before entering such an area, sample the air within to assure sufficient oxygen supply. Use work procedures for low oxygen levels, observing all local, state and federal regulations. Comment: Remove from the area any worker who shows allergic reactions from exposure to sulfur.		
Engineering Controls	Exhaust ventilation should be designed to prevent accumulation and recirculation in the workplace and safely remove carbon black from the air. Note: Wet activated carbon removes oxygen from air causing a severe hazard to workers in enclosed or confined space. If risk of overexposure exists, wear an approved respirator. Provide adequate ventilation in warehouse or closed storage area.		
Personal Protective Equipment	Use of NIOSH approved particulate filter is recommended if dust is generated in handling. The usual precautionary measures for handling chemicals should be followed, i.e. gloves, safety glasses/wide shields or goggles, long sleeve shirt or lab coat, dust respirator if dusty and/or other protective clothing/equipment as determined appropriate.		
General Hygiene	The usual precautionary measures for handling chemicals should be followed: i.e. Keep away from food and beverage, remove contaminated clothing immediately, wash hands before breaks or eating, avoid contact with eyes and skin.		
*OSHA and ACGIH have not established specific exposure limits for this material. The recommended exposure limits for these activated carbon products are based on the Threshold Limit Values adopted by ACGIH for Particulates (insoluble) Not Otherwise Classified. The OSHA PEL for Nuisance Dust is 15 mg/m ³ (5 mg/m ³ respirable fraction).			

SECTION IX

PHYSICAL DATA:

Appearance: Granular, powder of extruded pellet
Odor: None
Color: Black
pH Value: 7-10
Specific Gravity, (H₂O = 1): 3.5
Solubility in water: Insoluble
Vapor Pressure: 0
Vapor Density: Solid
Relative Density: 0.4 - 0.7
Flammability: > 220° C
Auto Ignition Temperature: > 220° C
Melting Point: N/A
Boiling Point: N/A
Freezing Point: N/A
Flash Point: N/A
Evaporation: N/A
Molecular Weight: N/A

SECTION XII

ECOLOGICAL INFORMATION:

NOTE: Ecological data is provided for the pure component knowledge that the carbon product contains a lesser %.

Ecotoxicity Not determined on the finished product.
Mobility in Environmental Media Not determined on the finished product.
Bioaccumulation/Accumulation Not determined on the finished product.
Persistence/Degradability Not determined on the finished product.
Any Other Adverse Effects Not determined on the finished product.

SECTION XIII

DISPOSAL CRITERIA:

See Section VI.

Storage and disposal should be in accordance with applicable local, state and federal laws and regulations.

Activated Carbon is an adsorbent media; hazard classification is generally determined by the adsorbate that the carbon has picked up.

Consult with the US EPA Guidelines as per 40 CFR Part 261.3 for the classifications of hazardous waste before disposal.

SECTION XIV

TRANSPORTATION INFORMATION:

USDOT (United States Department of Transportation) Regulations
Proper Shipping Name: Steam Activated Carbon, Non-Regulated OR Carbon, Activated, Non-Regulated
Shipping Class: Class 70
Hazard Class: Not Applicable See *Note Below
UN/NA Number: Not Applicable
Packing Group: Not Applicable
Freight Classification: STCC Code - #2899643 / NMFC #40560
DOT Marking: Not Applicable
DOT Placard: Not Applicable
Precautions To Be Taken In Transportation: No specific precautions
See Section

EMERGENCY ACCIDENT PRECAUTIONS AND PROCEDURES:
Contact: Carbon Activated Corporation
Phone: 310 885 4555

Land	Global Transport Regulations	Proper Shipping Description:	Steam Activated Carbon, Non-Regulated OR Carbon, Activated, Non-Regulated
		Hazard Class:	Not Applicable See *Note Below
		UN/NA Number:	Not Applicable
		Packing Group:	Not Applicable
		Marine Pollutant:	Not Applicable

Water	IMO / IMDG	Proper Shipping Description:	Steam Activated Carbon, Non-Regulated OR Carbon, Activated, Non-Regulated
		Hazard Class:	Not Applicable See *Note Below
		UN/NA Number:	Not Applicable
		Packing Group:	Not Applicable
		Marine Pollutant:	Not Applicable
Air	ICAO / IATA	Proper Shipping Description:	Steam Activated Carbon, Non-Regulated OR Carbon, Activated, Non-Regulated
		Hazard Class:	Not Applicable See *Note Below
		UN/NA Number:	Not Applicable
		Packing Group:	Not Applicable
		Marine Pollutant:	Not Applicable

Under the UN classification for activated carbon, all activated carbons have been identified as a class 4.2 product. However, this product has been tested according to the United Nations Transport of Dangerous Goods test protocol for a "self-heating substance" (United Nations Transportation of Dangerous Goods, Manual of Tests and Criteria, Part III, Section 33.3.1.6 - Test N.4 - Test Method for Self Heating Substances) and it has been specifically determined that this product does not meet the definition of a self-heating substance (class 4.2) or any other hazard class, and therefore should not be listed as a hazardous material. This information is applicable only for the Activated Carbon Product identified in this document.

*Note:

SECTION XV

FEDERAL REGULATIONS:

US FEDERAL REGULATIONS

OSHA (29 CFR 1910.1200):	Not Regulated See Table Z-1 of 29CFR1910.1000, Limits For Air Contaminants.
CERCLA/SUPERFUND (40CFR117, 302):	Contains no CERCLA hazardous substances. Notification of spills of this material is not required. Specific reporting requirements at the local, regional, or state level pertaining to releases of this material may exist.
RCRA (40CFR261.33, 261.20-24):	This product, in its original state, does not meet the criteria of hazardous waste.
Toxic Substances Control Act (40CFR710):	Activated carbon does not contain any relevant components.
Clean Water Act (40CFR122.21 and 40CFR122.42):	Activated carbon does not contain any substances regulated as pollutants.
Clean Air Act (CAA, Section 112, 40CFR82):	Activated carbon does not contain any components listed as Hazardous Air Pollutants, Flammable Substances, Toxic Substances, or Class 1 or 2 Ozone Depleters.
California Prop. 65	Product and impregnate component are not listed.
Section 302 - Extremely Hazardous Substances (40CFR355):	This product is not listed as an extremely hazardous substance.
SECTION 313-List of Toxic Chemicals:	This product is not listed.

Amendments and Reauthorization Act of 1986 (Title III), Sections 302, and 313

SARA 311/312 Hazard Categories

Acute Health Hazard	NO
Chronic Health Hazard	NO
Fire hazard	NO
Sudden release of pressure hazard	NO
Reactive Hazard	NO

Activated carbon, (CAS: 7440-44-0) is found on the following regulatory lists:

US EPA High Production Volume Program Chemical List
US FDA CFSAN Color Additive Status List 4
US FDA CFSAN Color Additive Status List 6
US DOE Temporary Emergency Exposure Limits (TEELs)
US - Hawaii Air Contaminant Limits
US - Idaho - Toxic and Hazardous Substances - Mineral Dust
US - Minnesota Hazardous Substance List
US - Minnesota Permissible Exposure Limits (PELs)
US - Rhode Island Hazardous Substance List
US - Vermont Permissible Exposure Limits Table Z-1-A Final Rule Limits for Air Contaminants
US - Washington Permissible exposure limits of air contaminants
Canada - British Columbia Occupational Exposure Limits
Canada - Yukon Permissible Concentrations for Airborne Contaminant Substances
Canada Domestic Substances List (DSL)
International Air Transport Association (IATA) Dangerous Goods Regulations
OECD Representative List of High Production Volume (HPV) Chemicals

CANADIAN CLASSIFICATION

WHMIS (CPR, SOR-88-66):

Product and impregnate component are listed

DSL #

Product and impregnate component are listed

EEC Council Directives relating to the classification, packaging, and labeling of dangerous substances and preparations

Risk and Safety Phrases

R36: Irritating to the eyes
R37: Irritating to the respiratory system
R38: Irritating to the skin

SECTION XVI

OTHER INFORMATION:

The information contained herein is based on data considered to be accurate and applies to this specific material as supplied.

This SDS will not be valid for this material if it is used in combination with any other material's.

It is the user's responsibility to determine the suitability and completeness of this information for their particular use and to ensure that its activities comply with federal, state, provincial and local laws.

Carbon Activated Corp. makes no warranty with respect to the information and recommendations provided and disclaim all liability for any reliance or usage. Furthermore, no warranty is expressed or implied regarding the accuracy of this data.

Prepared in accordance with the United States Hazard Communication Standard: 29 CFR 1910.1200



The Public Health and Safety Organization

NSF Product and Service Listings

These NSF Official Listings are current as of **Thursday, November 21, 2024** at 12:15 a.m. Eastern Time. Please contact NSF to confirm the status of any Listing, report errors, or make suggestions.

Alert: NSF is concerned about fraudulent downloading and manipulation of website text. Always confirm this information by clicking on the below link for the most accurate information:

[http://info.nsf.org/Certified/PwsChemicals/Listings.asp?
CompanyName=Chemrite+&TradeName=K%2DOx+&](http://info.nsf.org/Certified/PwsChemicals/Listings.asp?CompanyName=Chemrite+&TradeName=K%2DOx+&)

NSF/ANSI/CAN 60 Drinking Water Treatment Chemicals - Health Effects

Chemrite, Inc.

5202 Belle Wood Court

Suite 104

Buford, GA 30518

United States

877-828-1652

770-271-5578

Visit this company's website (<http://www.chemrite.com>).

Facility : # 10

Potassium Permanganate[PO]

Trade Designation

K-Ox

Product Function

Oxidant

Max Use

50mg/L

[PO] The finished drinking water shall be monitored to ensure that levels of manganese do not exceed 0.05 mg/L.

SAFETY DATA SHEET

1. Identification

Product identifier K-Ox, Potassium Permanganate

Other means of identification

SDS number

Recommended use Potassium Permanganate is an oxidant recommended for applications that require a strong oxidant.

Recommended restrictions Use in accordance with supplier's recommendations.

Manufacturer/Importer/Supplier/Distributor information

Company name Chemrite, Inc.
Address 5202 Belle Wood Ct., Ste 104
Buford, GA 30518 USA
Telephone 877-248-0017
E-mail info@chemrite.com
Website www.chemrite.com

Emergency Telephone For Hazardous Materials [or Dangerous Goods] Incidents ONLY (spill, leak, fire, exposure or accident), call CHEMTREC at CHEMTREC® USA: 001 (800) 424-9300 CHEMTREC® Canada: 001 (703) 527-3887

2. Hazard(s) identification

Physical hazards

Health hazards

Oxidizing solids Category 2
Acute toxicity, oral Category 4
Skin corrosion/irritation Category 1B
Serious eye damage/eye irritation Category 1
Specific target organ toxicity, single exposure Category 1 (Respiratory System)
Specific target organ toxicity, repeated exposure Category 1 (Respiratory System, Central Nervous System)
Hazardous to the aquatic environment, acute hazard Category 1
Hazardous to the aquatic environment, long-term hazard Category 1

OSHA defined hazards

Label elements



Signal word

Danger

Hazard statement

May intensify fire; oxidizer. Harmful if swallowed. Causes severe skin burns and eye damage. Causes damage to organs (Respiratory System). Causes damage to organs (Respiratory System, Central Nervous System) through prolonged or repeated exposure. Very toxic to aquatic life with long lasting effects.

Precautionary statement

Prevention

Keep away from heat. Keep/Store away from clothing and other combustible materials. Take any precaution to avoid mixing with combustibles. Do not breathe dust. Wash thoroughly after handling. Wear protective gloves/protective clothing/eye protection/face protection. Do not eat, drink or smoke when using this product. Avoid release to the environment.

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6. Accidental release measures

Personal precautions, protective equipment and emergency procedures Keep unnecessary personnel away. Keep upwind. Do not touch damaged containers or spilled material unless wearing appropriate protective clothing. Avoid inhalation of vapors and contact with skin and eyes. Wear protective clothing as described in Section 8 of this safety data sheet. Local authorities should be advised if significant spillages cannot be contained.

Methods and materials for containment and cleaning up

Keep combustibles (wood, paper, oil, etc.) away from spilled material. Should not be released into the environment. This product is miscible in water. Stop leak if possible without any risk. Dike the spilled material, where this is possible. Clean up spills immediately by sweeping or shoveling up the material. Do not return spilled material to the original container; transfer to a clean metal or plastic drum. To clean up potassium permanganate solutions, follow either of the following two options:

Option #1: Dilute to approximately 6% with water, and then reduce with sodium thiosulfate, a bisulfite or ferrous salt solution. The bisulfite or ferrous salt may require some dilute sulfuric acid (10% w/w) to promote reduction. Neutralize with sodium carbonate to neutral pH, if acid was used. Decant or filter and deposit sludge in approved landfill. Where permitted, the sludge may be drained into sewer with large quantities of water.

Option #2: Absorb with inert media like diatomaceous earth or inert floor dry, collect into a drum and dispose of properly. Do not use saw dust or other incompatible media. Disposal of all materials shall be in full and strict compliance with all federal, state, and local regulations pertaining to permanganates.

To clean contaminated floor, flush with abundant quantities of water into sewer, if permitted by federal, state, and local regulations. If not, collect water and treat as described above.

Environmental precautions

Never return spills in original containers for re-use. For waste disposal, see Section 13 of the SDS. Do not allow to enter drains, sewers or watercourses. Contact local authorities in case of spillage to drain/aquatic environment.

7. Handling and storage

Precautions for safe handling

Take any precaution to avoid mixing with combustibles. Do not get this material in your eyes, on your skin, or on your clothing. Do not breathe dust or mist or vapor of the solution. Use personal protection as recommended in Section 8 of the SDS. If clothing becomes contaminated, remove and wash off immediately. When using, do not eat, drink or smoke. Good personal hygiene is necessary. Wash hands and contaminated areas with water and soap before leaving the work site. Avoid release to the environment.

Conditions for safe storage, including any incompatibilities

Store locked up. Keep container tightly closed and in a well-ventilated place. Store in a cool, dry place. Store away from incompatible materials (See Section 10). Store in accordance with NFPA 430 requirements for Class II oxidizers.

8. Exposure controls/personal protection

Occupational exposure limits

US, OSHA Table Z-1 Limits for Air Contaminants (29 CFR 19.10.1000)

Components	Type	Value	Form
Potassium permanganate (CAS 7722-64-7)	Ceiling	5 mg/m ³	
US, ACGIH Threshold Limit Values			
Material	Type	Value	Form
K-Ox Potassium Permanganate	TWA	0.1 mg/m ³	Inhalable fraction.
		0.02 mg/m ³	Respirable fraction.
Components	Type	Value	Form
Potassium permanganate (CAS 7722-64-7)	TWA	0.1 mg/m ³	Inhalable fraction.
		0.02 mg/m ³	Respirable fraction.

US, NIOSH: Pocket Guide to Chemical Hazards

Material	Type	Value	Form
K-Ox Potassium Permanganate	TWA	1 mg/m ³	Fume.
Components	Type	Value	Form
Potassium permanganate (CAS 7722-64-7)	STEL	3 mg/m ³	Fume.
	TWA	1 mg/m ³	Fume.

Biological limit values No biological exposure limits noted for the ingredient(s).

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Response

In case of fire: Use water for extinction. If swallowed: Rinse mouth. Do NOT induce vomiting. If on skin (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower. Wash contaminated clothing before reuse. If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If inhaled: Remove person to fresh air and keep comfortable for breathing. Immediately call a poison center/doctor. If exposed: Call a poison center/doctor. Collect spillage.

Storage

Store locked up.

Disposal

Dispose of contents/container in accordance with local/regional/national/international regulations. None known.

3. Composition/information on ingredients

Substances

Chemical name	Common name and synonyms	CAS number	%
Potassium permanganate		7722-64-7	> 97.5

Composition comments All concentrations are in percent by weight unless ingredient is a gas. Gas concentrations are in percent by volume.

4. First-aid measures

Inhalation

Remove victim to fresh air and keep at rest in a position comfortable for breathing. For breathing difficulties, oxygen may be necessary. Get medical attention immediately.

Skin contact

Take off immediately all contaminated clothing. Immediately flush skin with plenty of water. Get medical attention immediately. Wash contaminated clothing before reuse.

Eye contact

Contact with skin may leave a brown stain of insoluble manganese dioxide. This can be easily removed by washing with a mixture of equal volume of household vinegar and 3% hydrogen peroxide, followed by washing with soap and water.

Ingestion

Immediately flush with plenty of water for up to 15 minutes. Remove any contact lenses and open eyelids wide apart. Continue rinsing. Get medical attention immediately. Immediately rinse mouth and drink plenty of water. Never give anything by mouth to a victim who is unconscious or is having convulsions. Do not induce vomiting. If vomiting occurs, keep head low so that stomach content doesn't get into the lungs. Get medical attention immediately.

Most important symptoms/effects, acute and delayed

Contact with this material will cause burns to the skin, eyes and mucous membranes. Permanent eye damage including blindness could result.

Indication of immediate medical attention and special treatment needed

Provide general supportive measures and treat symptomatically. In case of shortness of breath, give oxygen. Decomposition products are alkaline. Brown stain is insoluble manganese dioxide.

General information

In the case of accident or if you feel unwell, seek medical advice immediately (show the label where possible). Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves. Show this safety data sheet to the doctor in attendance. For personal protection, see Section 6 of the SDS. Wash contaminated clothing before reuse.

5. Fire-fighting measures

Suitable extinguishing media

Flood with water from a distance, water spray or fog.

Unsuitable extinguishing media

The following extinguishing media are ineffective: Dry chemical. Foam. Carbon dioxide (CO₂). Halogenated materials.

Specific hazards arising from the chemical

May intensify fire; oxidizer. May ignite combustibles (wood, paper, oil, clothing, etc.). Contact with incompatible materials or heat (135 °C / 275 °F) could result in violent exothermic chemical reaction. Oxidizing agent, may cause spontaneous ignition of combustible materials. By heating and fire, corrosive vapors/gases may be formed.

Special protective equipment and precautions for firefighters

Self-contained breathing apparatus and full protective clothing must be worn in case of fire. Selection of respiratory protection for firefighting: follow the general fire precautions indicated in the workplace.

Fire-fighting equipment/instructions

Move container from fire area if it can be done without risk. Cool containers exposed to flames with water until well after the fire is out. Prevent runoff from fire control or dilution from entering streams, sewers, or drinking water supply. Dike fire control water for later disposal. Water runoff can cause environmental damage.

General fire hazards

The product is not flammable. May intensify fire; oxidizer. May ignite combustibles (wood, paper, oil, clothing, etc.). Contact with incompatible materials or heat (135 °C / 275 °F) could result in violent exothermic chemical reaction.

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Exposure guidelines

Follow standard monitoring procedures.

Appropriate engineering controls

Provide adequate general and local exhaust ventilation. An eye wash and safety shower must be available in the immediate work area.

Individual protection measures, such as personal protective equipment

Wear safety glasses with side shields (or goggles). Wear face shield if there is risk of splashes.

Eye/face protection

Skin protection

Wear chemical-resistant, impervious gloves. Use protective gloves made of: Rubber or plastic. Suitable gloves can be recommended by the glove supplier.

Hand protection

Wear appropriate chemical resistant clothing. Rubber or plastic apron.

Other

In case of inadequate ventilation or risk of inhalation of dust, use suitable respiratory equipment with particle filter. In the United States of America, if respirators are used, a program should be instituted to assure compliance with OSHA 29 CFR 1910.134.

Respiratory protection

Measurement Element: Manganese (Mn)

10 mg/m³

Any particulate respirator equipped with an N95, R95, or P95 filter (including N95, R95, and P95 filtering face pieces) except quarter-mask respirators. The following filters may also be used: N99, R99, P99, N100, R100 or P100.

Any supplied-air respirator

25 mg/m³

Any supplied-air respirator operated in a continuous-flow mode.

Any powered, air-purifying respirator with a high-efficiency particulate filter.

50 mg/m³

Any air-purifying, full-face respirator equipped with an N100, R100, or P100 filter.

Any supplied-air respirator with a tight-fitting face piece that is operated in a continuous-flow mode.

Any powered, air-purifying respirator with a tight-fitting face piece and a high-efficiency particulate filter.

Any self-contained breathing apparatus with a full face piece.

Any supplied-air respirator with a full face piece.

500 mg/m³

Any supplied-air respirator operated in a pressure-demand or other positive-pressure mode.

Emergency or planned entry into unknown concentrations or IDLH conditions -

Any self-contained breathing apparatus that has a full face piece and is operated in a pressure-demand or other positive-pressure mode.

Escape

Any air-purifying, full-face piece respirator equipped with an N100, R100, or P100 filter.

Any appropriate escape-type, self-contained breathing apparatus.

Wear appropriate thermal protective clothing, when necessary.

Thermal hazards

General hygiene considerations

When using, do not eat, drink or smoke. Keep from contact with clothing and other combustible materials. Remove and wash contaminated clothing promptly. Wash hands before breaks and immediately after handling the product. Handle in accordance with good industrial hygiene and safety practice.

9. Physical and chemical properties

Appearance

Dark purple solid with metallic luster.

Physical state

Solid.

Form

Solid.

Color

Dark purple.

Odor

Odorless.

Odor threshold

Not available.

pH

Not applicable.

Melting point/freezing point

Starts to decompose with evolution of oxygen (O₂) at temperatures above 150 °C. Once initiated, the decomposition is exothermic and self-sustaining.

Initial boiling point and boiling range

Not applicable.

Flash point

Not applicable.

Evaporation rate

Not applicable.

Flammability (solid, gas)

Non flammable.

Upper/lower flammability or explosive limits

Flammability limit - lower

(%) Not applicable.

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Flammability limit - upper (%)	Not applicable.
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	< 0 kPa at 25 °C Not applicable.
Vapor density	Not applicable.
Relative density	2.7 (20 °C) (Water = 1)
Solubility(ies)	
Solubility (water)	6 % (20 °C)
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	Not available.
Decomposition temperature	464 °F (240 °C)
Viscosity	Not applicable.
Other information	
Density	2.70 g/cm ³
Explosive properties	Not explosive. Can explode in contact with sulfuric acid, peroxides and metal powders.
Molecular formula	H-Mn-O4 K
Molecular weight	158.03 g/mol
	158.03
Oxidizing properties	Strong oxidizing agent.

10. Stability and reactivity

Reactivity	The product is stable and non-reactive under normal conditions of use, storage and transport.
Chemical stability	Stable at normal conditions.
Possibility of hazardous reactions	Contact with combustible material may cause fire. Can explode in contact with sulfuric acid, peroxides and metal powders. Starts to decompose with evolution of oxygen (O ₂) at temperatures above 150 °C. Once initiated, the decomposition is exothermic and self-sustaining.
Conditions to avoid	Contact with incompatible materials or heat (135 °C / 275 °F) could result in violent exothermic chemical reaction.
Incompatible materials	Acids. Peroxides. Reducing agents. Combustible material. Metal powders. Contact with hydrochloric acid liberates chlorine gas.
Hazardous decomposition products	By heating and fire, corrosive vapors/gases may be formed.

11. Toxicological information

Information on likely routes of exposure	
Ingestion	Harmful if swallowed.
Inhalation	May cause irritation to the respiratory system.
Skin contact	Causes severe skin burns.
Eye contact	Causes serious eye damage.
Symptoms related to the physical, chemical and toxicological characteristics	Contact with this material will cause burns to the skin, eyes and mucous membranes. Permanent eye damage including blindness could result.

Information on toxicological effects

Acute toxicity	Harmful if swallowed.	
Components	Species	Test Results
Potassium permanganate (CAS 7722-64-7)		
Acute Dermal LD50	Rat	2000 mg/kg
Oral LD50	Rat	2000 mg/kg
Skin corrosion/irritation	Causes severe skin burns.	
Serious eye damage/eye irritation	Causes serious eye damage.	
K-Ox potassium permanganate		
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Environmental hazards	
Marine pollutant	Yes
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling
Special provisions	(B), IP2, IP4, T3, TP33
Packaging exceptions	152
Packaging non bulk	212
Packaging bulk	240
IATA	
UN number	UN1490
UN proper shipping name	Potassium permanganate
Transport hazard class(es)	
Class	5.1
Subsidiary risk	-
Label(s)	5.1
Packing group	II
Environmental hazards	Yes
ERG Code	5L
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
IMDG	
UN number	UN1490
UN proper shipping name	POTASSIUM PERMANGANATE
Transport hazard class(es)	
Class	5.1
Subsidiary risk	-
Label(s)	5.1
Packing group	II
Environmental hazards	Yes
Marine pollutant	Yes
Erms	F-H, S-Q
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code	Not applicable.

15. Regulatory information

US federal regulations	This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200. All components are on the U.S. EPA TSCA Inventory List.		
	Drug Enforcement Administration (DEA) (21 CFR 1310.02 (b) 8: List II chemical.		
	Department of Homeland Security (DHS) Chemical Facility Anti-Terrorism Standards (6 CFR 27 Appendix A): Listed.		
TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)			
Not regulated.			
US OSHA Specifically Regulated Substances (29 CFR 1910.1001-1006)			
Not listed.			
CERCLA Hazardous Substance List (40 CFR 302.4)			
	Potassium permanganate (CAS 7722-64-7)	LISTED	
Superfund Amendments and Reauthorization Act of 1986 (SARA)			
Hazard categories			
	Immediate Hazard - Yes		
	Delayed Hazard - Yes		
	Fire Hazard - Yes		
	Pressure Hazard - No		
	Reactivity Hazard - No		
SARA 302 Extremely hazardous substance			
Not listed.			
SARA 311/312 Hazardous chemical			
	Yes		
SARA 313 (TRI reporting)			
Chemical name	CAS number	% by wt.	
Potassium permanganate	7722-64-7	> 97.5	

Respiratory or skin sensitization

Respiratory sensitization	Not classified.
Skin sensitization	Not classified.
Germ cell mutagenicity	Not classified.
Carcinogenicity	Not classified.
Reproductive toxicity	Not classified.
Specific target organ toxicity - single exposure	Causes damage to organs (respiratory system)
Specific target organ toxicity - repeated exposure	Causes damage to organs (respiratory system, central nervous system) through prolonged or repeated exposure.
Aspiration hazard	Not classified.
Chronic effects	May cause damage to respiratory system. Prolonged exposure, usually over many years, to manganese oxide fume/dust can lead to chronic manganese poisoning, chiefly affecting the central nervous system.

12. Ecological information

Ecotoxicity		Very toxic to aquatic life with long lasting effects.	
Components	Species	Test Results	
Potassium permanganate (CAS 7722-64-7)			
Aquatic			
Fish	LC50	Bluegill (<i>Lepomis macrochirus</i>)	2.7 mg/l, 96 hours, static 2.3 mg/l, 96 hours, flow through 2.3 mg/l, 96 hours 1.8 - 5.6 mg/l
		Carp (<i>Cyprinus carpio</i>)	3.16 - 3.77 mg/l, 96 hours 2.97 - 3.11 mg/l, 96 hours
		Goldfish (<i>Carassius auratus</i>)	3.3 - 3.93 mg/l, 96 hours, static
		Milkfish, salmon-herring (<i>Chanos chanos</i>)	> 1.4 mg/l, 96 hours
		Rainbow trout (<i>Oncorhynchus mykiss</i>)	1.8 mg/l, 96 hours 1.08 - 1.38 mg/l, 96 hours 0.77 - 1.27 mg/l, 96 hours
		Rainbow trout, dandelion trout (<i>Oncorhynchus mykiss</i>)	0.275 - 0.339 mg/l, 96 hours
Persistence and degradability	Expected to be readily converted by oxidizable materials to insoluble manganese oxide.		
Bioaccumulative potential	Potential to bioaccumulate is low.		
Mobility in soil	The product is miscible with water. May spread in water systems.		
Other adverse effects	None known.		
13. Disposal considerations			
Disposal instructions	Dispose of contents/container in accordance with local/regional/national/international regulations.		
Hazardous waste code	D001: Ignitable waste The Waste code should be assigned in discussion between the user, the producer and the waste disposal company.		
Waste from residues / unused products	Do not allow this material to drain into sewers/water supplies.		
Contaminated packaging	Since emptied containers may retain product residue, follow label warnings even after container is emptied. Rinse container at least three times to an absence of pink color before disposing. Empty containers should be taken to an approved waste handling site for recycling or disposal.		

14. Transport information

DOT	
UN number	UN1490
UN proper shipping name	Potassium permanganate
Transport hazard class(es)	
Class	5.1
Subsidiary risk	-
Packing group	II
K-09 potassium permanganate	
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Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List	
Potassium permanganate (CAS 7722-64-7)	
Clean Air Act (CAA) Section 112(i) Accidental Release Prevention (40 CFR 68.130)	
Not regulated.	
Clean Water Act (CWA) Section 112(f) (40 CFR 68.130)	Hazardous substance
Safe Drinking Water Act (SDWA)	Not regulated.
Drug Enforcement Administration (DEA), List 2, Essential Chemicals (21 CFR 1310.02(b) and 1310.04(f)(2) and Chemical Code Number	Potassium permanganate (CAS 7722-64-7) 6579
Drug Enforcement Administration (DEA), List 1 & 2 Exempt Chemical Mixtures (21 CFR 1310.12(c))	Potassium permanganate (CAS 7722-64-7) 15 % wt
DEA Exempt Chemical Mixtures Code Number	Potassium permanganate (CAS 7722-64-7) 6579
US state regulations	This product does not contain a chemical known to the State of California to cause cancer, birth defects or other reproductive harm.
	California OSH Hazardous Substance List: Listed.
US, Massachusetts RTK - Substance List	Potassium permanganate (CAS 7722-64-7)
US, New Jersey Worker and Community Right-to-Know Act	Potassium permanganate (CAS 7722-64-7)
US, Pennsylvania Worker and Community Right-to-Know Law	Potassium permanganate (CAS 7722-64-7)
US, Rhode Island RTK	Potassium permanganate (CAS 7722-64-7)
US, California Proposition 65	US - California Proposition 65 - Carcinogens & Reproductive Toxicity (CRT): Listed substance
Not listed.	

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Chemical Substances (AICS)	Yes
Canada	Domestic Substances List (DSL)	Yes
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	Yes
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	Yes
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	Yes
Korea	Existing Chemicals List (ECL)	Yes
New Zealand	New Zealand Inventory	Yes
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	Yes
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes
*A "Yes" indicates this product complies with the inventory requirements administered by the governing country(ies). A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(ies).		

16. Other information, including date of preparation or last revision

Issue date	27-November-2013
Revision date	10/10/17
Version #	02
Further information	HMS® is a registered trade and service mark of the NPCA.

NFPA Ratings



List of abbreviations

GHS: Globally Harmonized System of Classification and Labeling of hazardous properties of Chemicals.
TWA: Time weighted average.
LD50: Lethal Dose, 50%.
LC50: Lethal Concentration, 50%.
IMDG: International Maritime Dangerous Goods.
IATA: International Air Transport Association.
MARPOL: International Convention for the Prevention of Pollution from Ships.

References

HSDB® - Hazardous Substances Data Bank
Registry of Toxic Effects of Chemical Substances (RTECS)
IARC Monographs. Overall Evaluation of Carcinogenicity
National Toxicology Program (NTP) Report on Carcinogens
ACGIH Documentation of the Threshold Limit Values and Biological Exposure Indices

Disclaimer

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This SDS contains revisions in the following section(s):

This safety data sheet contains revisions in the following section(s):

MUNICIPAL WATER TREATMENT PLANT

CITY OF INDEPENDENCE, KANSAS

2025 CHEMICAL BIDS

The City of Independence, Kansas, is requesting bids for chemicals to be used at the Independence Water Treatment Plant for the calendar year **2025**. Each supplier may bid on one or more chemicals as they so desire and bids will be awarded on each chemical separately. The Plant has an offset loading dock, which is approached from a residential street. Long trailers don't work well and the City Staff will not be responsible for offloading the truck for safety reasons. The driver is responsible for having the proper equipment to place the order in its storage area. (One Ton Chlorine Cylinders are the only exception)

Following is a list of the chemicals and the anticipated use of each so supplier will be able to anticipate the amount the plant will use. The bids shall be for material manufactured and produced in the United States, with NSF 60 standard certification.

Chemicals shall be FOB Independence, Kansas, with all freight, taxes or other related charges included in the bid price. Freight cost changes during the year will be accepted by the city upon a sixty (60) day notification by the supplier.

Due to the unstable cost of chemicals, price changes during the year will be accepted by the city upon a sixty (60) day notice by the supplier.

All cost due to container deposit and or demurrage shall be listed separate from the unit price. Any cleaning cost or re-inventory cost of empty containers shall also be listed separately. List separately any minimum delivery charges. All empty containers shall be picked up upon delivery of new chemicals.

Chlorine: Chlorine shall be delivered in one (1) ton containers on an open top trailer to accommodate an overhead crane. Minimum specifications shall be AWWA B301-92 or the latest revision thereof.

Anticipated usage is 15 tons.

Potassium Permanganate: Potassium Permanganate shall be granular, technical grade delivered in 330 pound drums. Minimum specifications shall be AWWA B603-88 or the latest revision thereof.

Anticipated usage is 22,000 pounds.

Powdered Activated Carbon: Powdered activated carbon shall be delivered in fifty (50) pound bags. Minimum specifications shall be AWWA B600-90 or the latest revision thereof.

Anticipated usage is 10,000 pounds.

Liquid Ammonium Sulfate: Liquid Ammonium Sulfate shall be delivered in the liquid form and transferred into the plant's storage tanks. (Pumped or gravity fed) Minimum specifications shall be AWWA B302-90 or the latest revision thereof.

Anticipated usage is 129,360 pounds (Max. deliveries 1500 gal.)

Please **submit bids by 2:00 PM, December 5, 2024** at which time the bids shall be opened publicly and read aloud. The selected bids will then be presented to the Independence City Commission for their formal action.

Submit all bids in a sealed envelope to the

- ☐ **City Clerk,**
- ☐ **120 N. 6th St.**
- ☐ **Independence, Kansas 67301.**
- ☐ Plainly marked on the outside **"Water Treatment Plant Chemical Bids".**
- ☐ If bids are sent by mail, the sealed bids shall be enclosed in another plain, sealed envelope also plainly marked on the outside as stated above.
- ☐ FAX or email bids will not be accepted.
- ☐ Any bids received after the above stated time will be returned unopened.

The City of Independence reserves the right to accept or reject any or all bids or to waive any informality which may occur as may best benefit the city. The City further reserves the right to reject any one or more of the chemical bids which a supplier may furnish.

The City also reserves the right at any time during the year to reject any chemical found to be of an inferior quality or not giving the reaction desired for the water treatment process. This reservation also includes the right to terminate, upon notice to the supplier, any further usage of the chemical and to accept material from another supplier.

For any questions or further information, please contact;

Ed Sykes
Chief Operator
Water Treatment Plant
(620) 332-2515.

CITY OF INDEPENDENCE, KANSAS

WATER TREATMENT

CHEMICAL BID FORM

1. Liquid Chlorine \$ 2,050.00/Ton .____ ton cylinders,
2. Potassium Permanganate \$ 5.18/lb .____ 330 lbs. drums, per pound
3. Powdered Activated Carbon \$ 1.24/lb .____ 50 lbs. bags, per pound
4. Liquid Ammonium Sulfate \$ 0.365/lb .____ in bulk, per pound

Date December 2, 2024

Name of Bidder Brenntag Southwest, Inc.

Address of Bidder 704 E. Wintergreen Rd.

City Lancaster St. TX zip 75134

Phone # of Bidder (972) 218-3500

& 918-886-1766

E- Mail Address gayle.tullier@brenntag.com

Authorized Officer ERIC SCARBOROUGH Title ACCOUNT MANAGER

x  12/3/24

Reservation of Rights

Our submission of a quotation in response to this bid should not be construed as an acknowledgement of our acceptance of all of the contractual terms set forth in any *subsequent* purchase order, contract, agreement, etc. to be presented at a later date to the successful bidder. Accordingly, Brenntag Southwest, Inc. reserves the right to request reasonable amendments to the contractual terms should it be the successful bidder.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider an ordinance amending previous boundary ordinances and establishing the legal boundaries for the City of Independence

SUMMARY RECOMMENDATION Adopt the ordinance.

BACKGROUND Annually, the City is required by the State of Kansas to update the City Boundary if changes have been made. It is anticipated that, working in conjunction with the County, an amended version may be filed in 2025 that more completely meets the needs of the County.

FINANCIAL INFORMATION There is no anticipated budget impact.

SUGGESTED MOTION I move to adopt an ordinance amending previous boundary ordinances and establishing the legal boundaries.

SUPPORTING DOCUMENTS

1. ORDINANCE 4477 - AMENDING PREVIOUS BOUNDARY ORDINANCES
2. Annex - Layout1 1
3. Annex - Layout2 1

ORDINANCE NO. 4477

AN ORDINANCE AMENDING PREVIOUS BOUNDARY ORDINANCES AND ESTABLISHING THE LEGAL BOUNDARIES FOR THE CITY OF INDEPENDENCE

Be it ordained by the Governing Body of the City of Independence, Kansas:

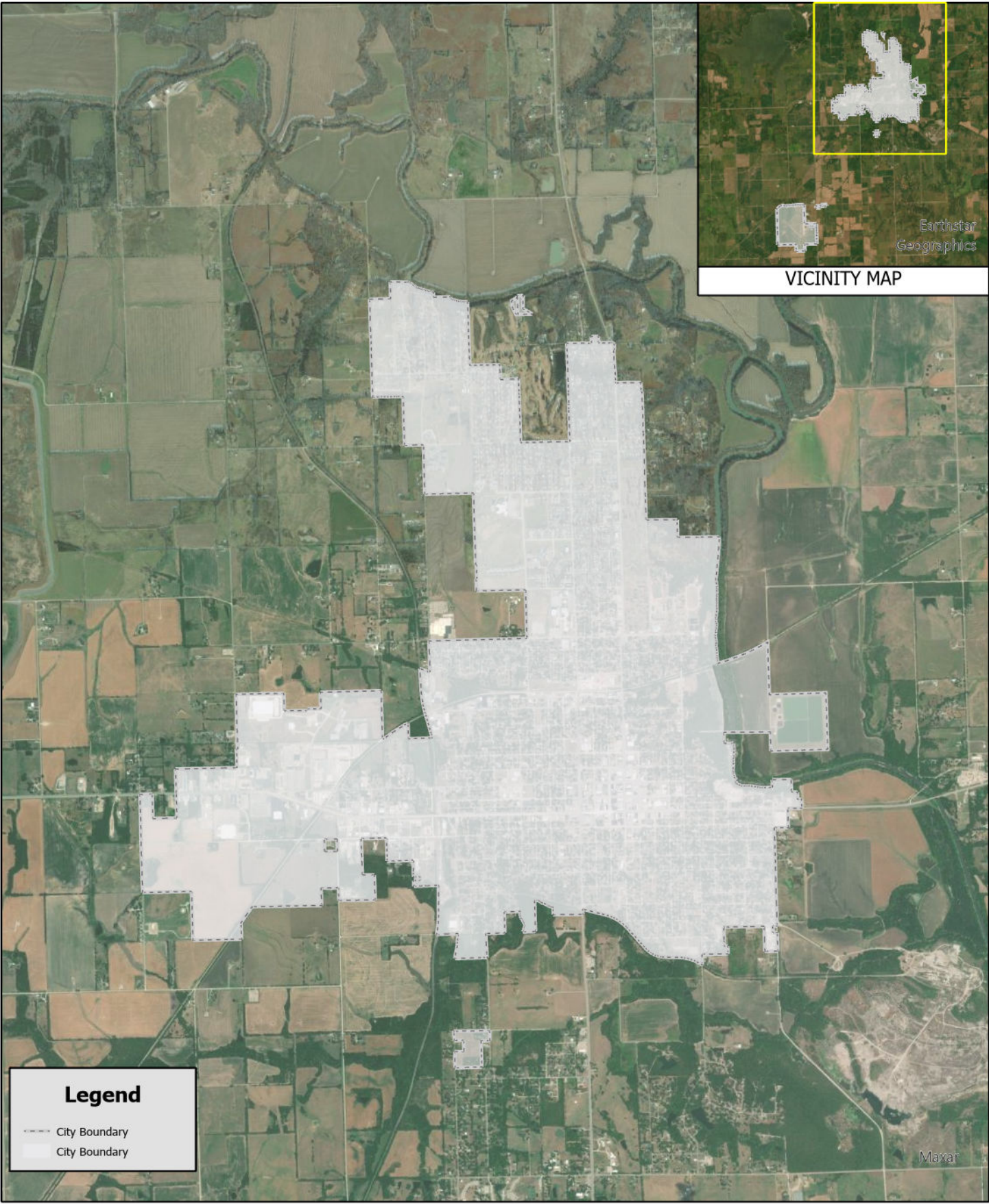
- Section 1.** This ordinance is a “boundary ordinance” establishing the legal boundaries for the City of Independence, Kansas.
- Section 2.** This ordinance amends and replaces all previous boundary ordinances now in existence.
- Section 3.** The legal boundaries of the City of Independence, Kansas shall be as set forth on Exhibit A attached hereto and incorporated herein by reference.
- Section 4.** This ordinance shall take effect upon its publication in the official city newspaper.

*Adopted by the Governing Body of the City of Independence, Kansas, on the 19th day of
December, 2024.*

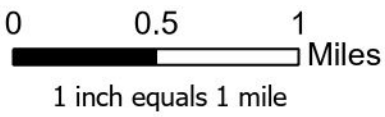
Timothy R. Emert, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



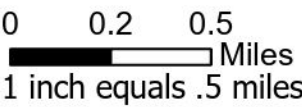
City of Independence



TRANSYSTEMS



City of Independence





REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider revising the Capital Improvement Plan for submittal to the Federal Aviation Administration.

SUMMARY RECOMMENDATION Authorize revision.

BACKGROUND Annually the City works with Lochner to prepare and provide a Capital Improvement Plan (CIP) to the Federal Aviation Administration (FAA).

This plan is a requirement of the FAA for funding future work at the Independence Municipal Airport. Attached is the recommended CIP update to file with the FAA. The primary change from previous CIP is that Runway 4-22 has been observed to be deteriorating, and a pavement rehabilitation project is requested in federal fiscal year 2026 which will require additional funding from FAA discretionary funds. This CIP will request those funds for the runway rehabilitation.

FINANCIAL INFORMATION No funds are required at this time, but will be required as future matches.

SUGGESTED MOTION I move to amend the Capital Improvement Plan for submittal to the Federal Aviation Administration.

SUPPORTING DOCUMENTS

1. IDP CIP Update - FY2026
2. Exhibit 01_Rehab. RW 4-22
3. Exhibit_Rehab. Taxiway C

INDEPENDENCE MUNICIPAL AIRPORT (IDP)
City of Independence, Kansas

12/10/2024

AIRPORT DATA

NPE Balance (FFY 2024) (See Note 1): \$	5,675.00	Sponsor Control of RPZ :	Sponsor Control of BRL:
BIL Balance (FFY 2024) (See Notes 1, 2, 3, and 4): \$	776.00	Last 5010 Inspection Date:	5010 Obstructions Noted:

5-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

Federal Fiscal Year	Project Description	Total Project Cost (Est.)	Federal Cost (Est.) (90%)	Local Cost (Est.) (10%)	Available NPE Before Project	Available NPE After Project	Available BIL Before Project	Available BIL After Project	Total Remaining Funds
2025		\$ -	\$ -	\$ -	\$ 155,675	\$ 155,675	\$ 108,776	\$ 108,776	\$ 264,451
2026 (See Note 5)	Rehabilitate Runway 4-22 (Crack Seal, 2" Overlay, and Remarking)	\$ 1,525,000	\$ 1,372,500	\$ 152,500	\$ 305,675	\$ -	\$ 218,776	\$ -	\$ (902,049)
	Rehabilitate Taxiway C (Crack Seal and Remarking)	\$ 60,000	\$ 54,000	\$ 6,000	\$ -	\$ -	\$ -	\$ -	
2027		\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000			\$ 150,000
2028		\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000			\$ 300,000
2029	Reconstruct Runway 17-35 (DESIGN)	\$ 500,000	\$ 450,000	\$ 50,000	\$ 450,000	\$ -			\$ -
2030 (See Note 6)	Reconstruct Runway 17-35 (PAVING)	\$ 7,000,000	\$ 6,300,000	\$ 700,000	\$ 150,000	\$ -			\$ 6,600,000
	Reconstruct Runway 17-35 (ELECTRICAL)	\$ 500,000	\$ 450,000	\$ 50,000					

LONG-RANGE NEEDS ASSESSMENT

NOTES

Federal Fiscal Year	Project Description	Total Project Cost (Est.)	Federal Cost (Est.) (90%)	Local Cost (Est.) (10%)	
TBD	Reconstruct Runway 17-35 (PAVING)	\$ 7,000,000	\$ 6,300,000	\$ 700,000	1) Parallel TW and Conn. TWs Rehab project utilized majority of FY24 NPE and BIL funds.
TBD	Reconstruct Runway 17-35 (ELECTRICAL)	\$ 500,000	\$ 450,000	\$ 50,000	2) IDP BIL Funding: FY25 = \$108,000
TBD	Replace Airfield Guidance Signs	\$ 500,000	\$ 450,000	\$ 50,000	3) IDP Estimated BIL Funding FY26 = \$110,000
TBD	Install Supplemental Wind Cones (3 Total) and Airfield Guidance Signs	\$ 300,000	\$ 270,000	\$ 30,000	4) BIL Program Spans through FY26
TBD	Rehabilitate TW D and TW E West of Runway 17-35	\$ 500,000	\$ 450,000	\$ 50,000	5) RW 4-22 overlay project requires FAA discretionary funding to complete in FY26.
					6) RW 17-35 reconstruction project requires FAA discretionary funding to complete in FY30.

Drawing Name: I:\AVIATION\AIRPORTS\KANSAS\Independence (IDP)\ACIP DATA SHEET\FY2025\ACAD\IDP CIP.dwg Jan 15, 2024 - 1:38pm



Runway 4-22 Crack Seal
and 2" Overlay

LOCHNER

16105 West 113th Street | Suite 107 | Lenexa, Kansas 66219
P 816.945.5840 | www.hwlochner.com

REHABILITATE RUNWAY 4-22

DESIGNED BY REM	DRAWING NAME INDEPENDENCE CIP	PROJECT NO.
CHECKED BY MJJ	SCALE NO SCALE	REVISION DATE

SHEET 1
ISSUE DATE 01/15/2024

Drawing Name: I:\AVIATION\AIRPORTS\KANSAS\Independence (IDP)\ACIP DATA SHEET\FY2025\ACAD\IDP CIP.dwg Jan 15, 2024 - 1:39pm



LOCHNER

16105 West 113th Street | Suite 107 | Lenexa, Kansas 66219
P 816.945.5840 | www.hwlochner.com

REHABILITATE TAXIWAY C

DESIGNED BY

REM

DRAWING NAME

INDEPENDENCE CIP

PROJECT NO.

CHECKED BY

MJJ

SCALE

NO SCALE

REVISION DATE

SHEET

1

ISSUE DATE

01/15/2024



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider adopting an ordinance approving the appropriations for 2025 authorized expenditures.

SUMMARY RECOMMENDATION City Staff recommends adopting an ordinance to approve appropriations as previously approved or budgeted in each fund for the 2025 fiscal year.

BACKGROUND The purpose of this ordinance is to allow for transactions to be fully processed through to payment in a timely manner, up to the budgeted authority in each fund or as otherwise previously authorized by Commission approved contract. Approving one ordinance authorizing payment up to previously approved amounts will allow for a more streamlined process as it will save staff time re-preparing ordinances, as well as allow the City to pay its vendors, reconcile accounts, and operate in a more efficient manner. In addition to accounts payable, this will also allow for the processing of payroll. All payment records may still be provided to the Commission as a report on a monthly basis at either the first or second monthly Commission meeting. As always, procurement policies must also be followed.

FINANCIAL INFORMATION No financial impact.

SUGGESTED MOTION I move to adopt Ordinance 4476, approving appropriations for 2025 authorized and budgeted expenditures

SUPPORTING DOCUMENTS

1. ORDINANCE 4476 - 2025 APPROPRIATIONS

ORDINANCE NO. 4476

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET FOR CALENDAR YEAR 2025, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS:

SECTION 1. That there is hereby appropriated the accounts set up in each fund in the budget for fiscal year 2025 for the payment of all claims and charges against each fund. In addition, there is hereby appropriated the accounts set up in all project funds for projects approved by the governing body for fiscal year 2025 for the payment of all claims and charges against such project funds. Payments of all claims and charges against each fund shall be made by combination checks and warrants, drawn by the Finance Director and counter-signed by the City Manager, as provided by law; provided, however, that such officers shall at all times comply with the provisions of the Budget Law and Cash Basis Law of the State of Kansas, and the City's Procurement as set forth in Resolution No. 2019-019.

SECTION 2. That the payment of all claims and charges against the respective accounts and funds provided in the budget for the year 2025 are hereby authorized, ratified and approved.

SECTION 3. This Ordinance shall take effect from and after its passage and publication once in the official City newspaper.

ADOPTED this day of December 19, 2024.

TIM EMERT, MAYOR

ATTEST: DAVID SCHWENKER, CITY CLERK



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider a resolution exempting the City from GAAP (Generally Accepted Accounting Principles) requirements.

SUMMARY RECOMMENDATION Staff recommends adopting a resolution waiving GAAP requirements.

BACKGROUND Each year the Commission adopts a resolution exempting the City from all requirements of GAAP. The GAAP requirement provides for a fixed asset accounting system in lieu of just an inventory system, as well as other financial reporting requirements. This action is taken based on past recommendations of the auditors that the GAAP requirements would cost the City additional funds to prepare the City audit and would not provide any additional benefit to the City.

FINANCIAL INFORMATION This will not have a budget impact as the City has waived the requirements of GAAP for several years.

SUGGESTED MOTION I move to adopt Resolution No. 2024-052, waiving the requirements of K.S.A. 75-1120a(a) as they apply to the City of Independence, Kansas for the year ended December 31, 2025

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-052 - 2025 GAAP WAIVER

RESOLUTION NO. 2024-052

A RESOLUTION WAIVING THE REQUIREMENTS OF K.S.A. 75-1120a(a) “GAAP WAIVER”

WHEREAS the City of Independence, Kansas, has determined that the financial statements and financial reports for the year ended December 31, 2025 to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the Governing Body of the City of Independence, Kansas or the members of the general public of the City of Independence, Kansas; and

WHEREAS there are no revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with. K.S.A. 75-1120a(a) for the year ended December 31, 2025.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the City of Independence, Kansas, in regular meeting duly assembled this 19th day of December, 2024 that the Governing Body of the City of Independence, Kansas waives the requirements of K.S.A. 75-1120a(a) as they apply to the City of Independence, Kansas for the year ended December 31, 2025.

BE IT FURTHER RESOLVED that the Governing Body of the City of Independence, Kansas shall cause the financial statements and financial reports of the City of Independence, Kansas to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

Passed and approved this 19th day of December, 2024

TIMOTHY R. EMERT, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider approving a resolution establishing functional classification of roadways for the KDOT and the FHWA.

SUMMARY RECOMMENDATION Approve resolution.

BACKGROUND Every decade after the completion of the Census, KDOT reviews the functional classification of roadways at the request of the Federal Highway Administration (FHWA). The most recent map known contains the functional classifications dating from July 31, 2003.

FINANCIAL INFORMATION Based on conversations with TranSystems and KDOT, the use of these functional classification changes will not impact federal funding to the City.

SUGGESTED MOTION I move to approve Resolution Number 2024-053 defining the functional classification of roadways as requested by KDOT.

SUPPORTING DOCUMENTS

1. 2024.12.19 Resolution - FUNCLASS
2. Proposed_FC_changes_UAB_map_Independence

RESOLUTION NO. 2024-053
A Resolution Establishing Functional Classification
For Certain Funding Purposes

BE IT RESOLVED by the Governing Body of the City of Independence, Kansas:

Section 1. In order to be eligible for certain funding, the City of Independence is required to establish Functional Classifications of streets located within our Urban Boundary, and that those streets classified as Minor Collectors and above are eligible for federal funding.

Section 2. Attached hereto and incorporated herein by reference is a map showing and setting forth the Functional Classifications for Roadways for the City of Independence.

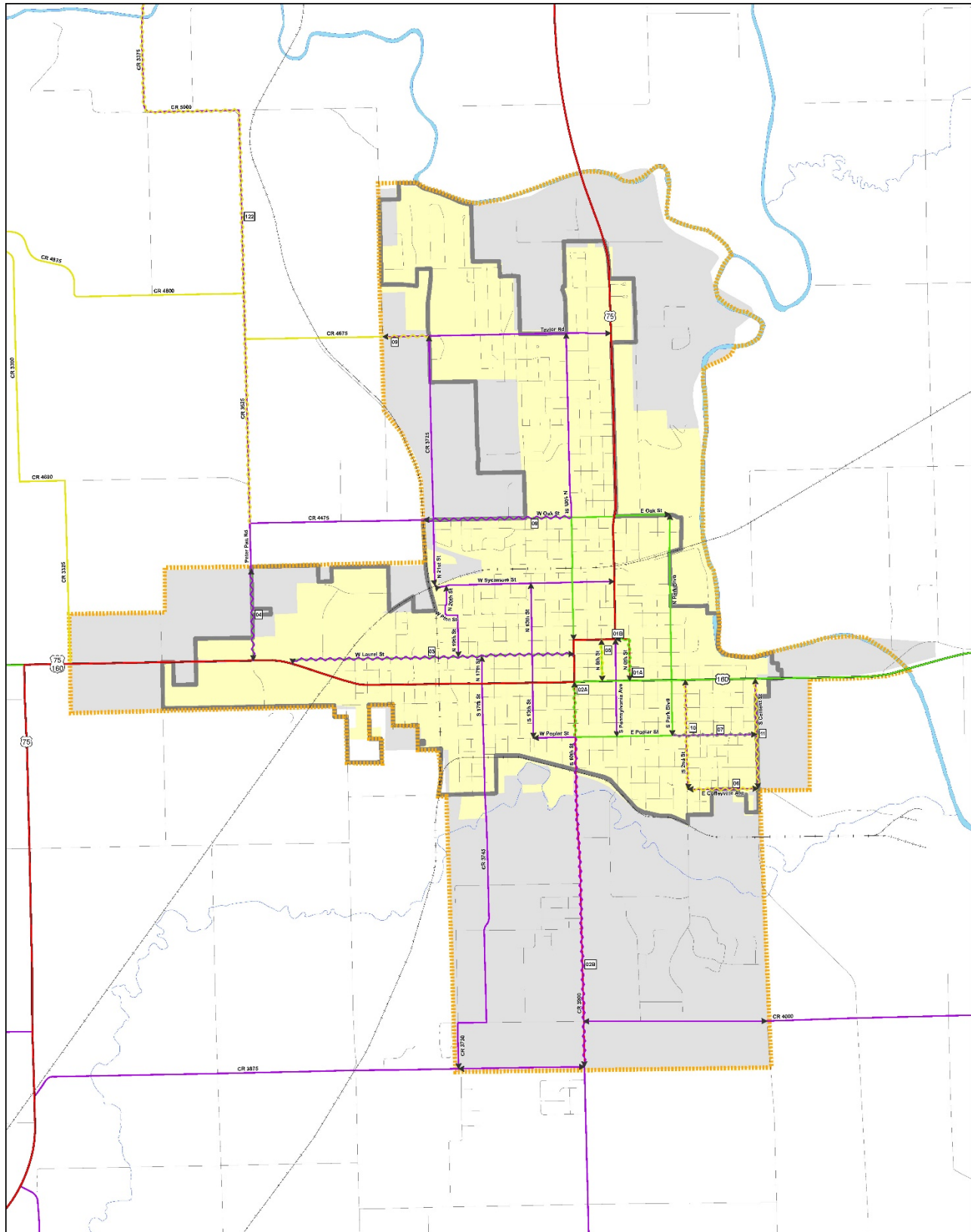
Section 3. This Resolution shall take effect upon its approval.

Adopted by the Governing Body of the City of Independence, Kansas, on the 19th day of December, 2024.

Timothy R. Emert, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



HIGHWAY MARKERS

- Interstate Numbered Highway
- Kansas Turnpike Authority
- U.S. Numbered Highway
- State Numbered Highway

BOUNDARIES

- 2020 Census Urbanized Area
- Proposed Urban Boundary
- Urban Boundary
- City Limit

FUNCTIONAL CLASSIFICATION APPROVAL

CITY APPROVAL:
F.H.W.A. APPROVAL:

F.H.W.A. URBAN AREA BOUNDARY APPROVAL

CITY APPROVAL:
F.H.W.A. APPROVAL:

FUNCTIONAL CLASSIFICATION 5 - 10 YEAR FUTURE

Existing State Functional Classification

- Interstate
- Principal Arterial Other
- Interstates and Expressways
- Principal Arterial Other
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Proposed Functional Classification

- Interstate
- Principal Arterial Other
- Interstates and Expressways
- Principal Arterial Other
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Functional Classification Response

- Interstate
- Principal Arterial Other
- Interstates and Expressways
- Principal Arterial Other
- Minor Arterial
- Major Collector
- Minor Collector

Kansas
Department of Transportation

CITY OF Independence
PROPOSED BY T.C.
KANSAS DEPARTMENT OF TRANSPORTATION
BUREAU OF TRANSPORTATION PLANNING
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

10/25/2024

10/25/2024



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider authorizing the financing of a remounted ambulance.

SUMMARY RECOMMENDATION Accept the low bid

BACKGROUND On March 23, 2023 the Commission approved the remounting of the ambulance box on a new E450 2024 chassis by Osage Ambulance for \$196,075.17. The City has budgeted this as a lease-purchase arrangement.

FINANCIAL INFORMATION Proposals for financing rates were received from three local banks. City staff recommend awarding a 5-year term to the financial institution that offered the lowest interest rate of 3.95%. This is a budgeted purchase from the Capital Reserve Fund.

SUGGESTED MOTION I move to authorize a 5-year lease-purchase agreement with Commercial Bank.

SUPPORTING DOCUMENTS

1. CNB&T Ambulance Bid
2. Commercial Bank - Ambulance Lease Purchase Bid
3. SNB Bid for City of Indy Ambulance 12.12.24



December 12, 2024

RE: 2024 Ford E450 Chassis w/Osage Conversion

City of Independence Kansas

It is our pleasure to offer you the extension of credit for the purpose of purchasing a new ambulance for the City of Independence.

Our interest rate bid will be 6.20% fixed for a five (5) year term with annual or semi-annual payments.

Upon selection of bid Community National Bank & Trust will review the collateral specifications and documentation prior to final approval.

If you have questions don't hesitate to contact us 620-330-3100.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Bryan Clubine'.

Bryan Clubine
President
Community National Bank & Trust
Office: 620-332-3125
bryan.clubine@communitynational.net

Commercial Bank

December 10, 2024

City of Independence
Attn: Lacey and David
120 North Sixth Street
Independence, KS 67301

Re: Ambulance Lease Purchase Bid

Dear Lacey and David:

Please accept our bid in response to your email request for a lease purchase agreement proposal. I have provided the options below for your consideration.

2024 Ford E450 Chassis w/ Osage Conversion		
Amount	\$196,075.17	\$196,075.17
Rate	3.95%	3.95%
Term	5 Years	5 Years
Rentals per Year	1-Annual	2-Semi-annual
Rental Pymts	\$43,141.14	\$21,798.94
Advance Pymts	0	0
Residual Amt	\$0.00	\$0.00
Equipment	Ambulance as described on invoice	Ambulance as described on invoice

Please don't hesitate to contact me if you have any questions. Thank you for the opportunity to provide this proposal. I look forward to working with the City of Independence.

Sincerely,



Ryan C Goad, Loan Officer-Independence

Commercial Bank

Parsons
620-421-1000
PO Box 648
Parsons, KS 67357

Oswego
620-795-4411
501 Commercial
Oswego, KS 67356

Erie
620-244-3274
222 S. Main
Erie, KS 66733

Independence
620-331-5110
501 N. Pennsylvania
Independence, KS 67301

Chanute
620-431-3200
1315 S. Santa Fe
Chanute, KS 66720

Coffeyville
620-251-0200
105 E. 9th
Coffeyville, KS 67337

Caney
620-879-2122
108 S. McGee
Caney, KS 67333



Quality Help Line 1-888-323-0750
www.commercialbank.net



SOLUTIONS NORTH BANK

www.snbks.com

December 12, 2024

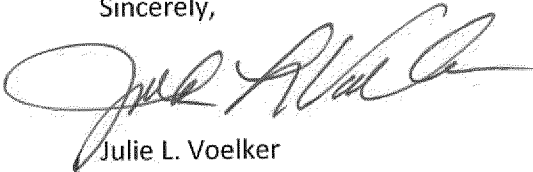
City of Independence
120 North Sixth Street
Independence, KS 67301

RE Lease bid for Fire/EMS Ambulance

Proposed Purchase: 2024 Ford E450 Chassis w/ Osage conversion
Term: 5 years with Annual or Semi-Annual payments
Lease rate: 5.55% fixed for term
Payment: Estimated at \$46,014.86 Annually or \$22,738.60 Semi-annually – may vary
depending on payment dates selected
Lease fee: \$100.00
Documentation fee: \$12.50

Please contact me at 620-251-1313 or Juliev@snbks.com with any questions.

Sincerely,



Julie L. Voelker
Executive Vice President



PO Box 511 Stockton, KS 67669 PH. (785) 425-6721
PO Box 338 Hill City, KS 67642 PH. (785) 421-2131
PO Box 383 Norton, KS 67654 PH. (785) 877-3313

PO Box 187 WaKeeney, KS 67672 PH. (785) 743-2104
PO Box 128 Lenora, KS 67645 PH. (785) 567-4286
PO Box 219 Coffeyville, KS 67337 PH. (620) 251-1313





**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider approving the following Cereal Malt Beverage licenses:

1. William Matthew Cox DBA Dueces Tavern, LLC 112 S. 25th, Independence KS 67301
2. Matthew Kent DBA Gramps Tavern 811 N. 11Th, Independence KS 67301
3. Pete's Independence 401. W Main, Independence KS 67301
4. Akas 1 LLC 3024 W. Main, Independence KS 67301
5. Walmart #2893 121 Peter Pan, Independence KS 67301
6. Casey's General Store #1814 1305 N Penn, Independence KS 67301
7. DG Retail, LLC 1210 East Main Independence KS 67301
8. G &W 2 LLC 416 W Myrtle Independence KS 67301

SUMMARY RECOMMENDATION Approve the licenses for 2025

BACKGROUND This is an annual license renewal for businesses who wish to sell cereal malt beverages.

FINANCIAL INFORMATION There is no cost to the City

SUGGESTED MOTION I move to approve the Cereal Malt Beverage licenses as presented.

SUPPORTING DOCUMENTS

1. 2025 CMB Renewals



145026

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 225.00No. 6294**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:**License is here by granted to* William Matthew DBA Dueres Taverno *sell at retail***CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 112 S. 25th
(Give exact location, with street number, if any.)***in the City of Independence in Montgomery County, Kansas,***

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This License will expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.Given under our hands and the corporate seal of said City, this 19th
day of December, 2024
Countersigned: _____ Mayor_____
City Treasurer_____
City Clerk



145013

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 225.00No. 3313**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:**License is here by granted to Matthew Kent DBA Gramps Tavern to sell at retail***CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 811 N. 11th
(Give exact location, with street number, if any.)***in the City of Independence in Montgomery County, Kansas,***

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This license will expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Form B-573-82236

Given under our hands and the corporate seal of said City, this 19th
day of December, 2024
Countersigned: _____ Mayor_____
City Treasurer_____
City Clerk



145012

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 75.00No. 6611**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:**License is here by granted to Pete's Independence to sell at retail***CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 401 W. Main
(Give exact location, with street number, if any.)***in the City of Independence in Montgomery County, Kansas,***

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This License will expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.Given under our hands and the corporate seal of said City, this 19th
day of December, 2024
Countersigned: _____ Mayor_____
City Treasurer_____
City Clerk

Form B-37



145027

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 75.⁰⁰No. 6003**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:**License is here by granted to* AKAS LLC *to sell at retail***CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 3024 W. Main
(Give exact location, with street number, if any.)*in the City of Independence in Montgomery County, Kansas,*

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This license shall expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fees be allowed thereon.Given under our hands and the corporate seal of said City, this 19th
day of December, 2024

Countersigned:

Mayor

City Treasurer

City Clerk



145028

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 75.⁰⁰No. 6333**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:**License is here by granted to* Walmart #2893 *to sell at retail***CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 121 Peter Pan
(Give exact location, with street number, if any.)*in the City of Independence in Montgomery County, Kansas,*

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This license will expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.Given under our hands and the corporate seal of said City, this 19th
day of December, 2024

Countersigned:

Mayor

City Treasurer

City Clerk



145011

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 75.00No. 5665**DEALER'S RETAIL LICENSE**From 01 01 , 2025
Month Day YearTo 12 31 , 2025
Month Day Year*To All Whom It May Concern:**License is here by granted to* Caseys General Store #1814 *to sell at retail***CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 1305 N. Penn
(Give exact location, with street number, if any.)***in the City of Independence in Montgomery County, Kansas,***

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This License will expire December 31 , 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.Given under our hands and the corporate seal of said City, this 17th
day of December , 2024

Countersigned:

Mayor

City Treasurer

City Clerk



145029

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 75.00No. 6246**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:*License is here by granted to DG Retail LLC to sell at retail**CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 1210 E. Main
(Give exact location, with street number, if any.)*in the City of Independence in Montgomery County, Kansas,*

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This license will expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.Given under our hands and the corporate seal of said City, this 19th
day of December, 2024

Countersigned:

Mayor

City Treasurer

City Clerk



145030

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 75.00No. 5556**DEALER'S RETAIL LICENSE**From 01 01, 2025
Month Day YearTo 12 31, 2025
Month Day Year*To All Whom It May Concern:*License is here by granted to G+W 2 Foods to sell at retail**CEREAL MALT BEVERAGES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 416 W. Myrtle
(Give exact location, with street number, if any.)*in the City of Independence in Montgomery County, Kansas,*

Application therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto.

This License shall expire December 31, 2025 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed.Given under our hands and the corporate seal of said City, this 19th
day of December, 2024

Countersigned:

Mayor

City Treasurer

City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 621 N. 17th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND The City has received complaints from neighbors regarding the condition and activity at this location. The structure has been identified as vacant and without utilities for 12 years. The property was sold at a tax sale, and the new owner has not contacted City staff. Staff recommends declaring the property as condemned, dangerous, and unsafe if the owner fails to provide a timeline for repairs.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 621 N. 17th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-054 - CONDEMNATION - DAYS - 621 N 17th
2. 621 N. 17th - Notice of Public Hearing 11272024
3. 3099789_OE_Report_revision_2 - Use this one
4. 621 N. 17TH PARCEL
5. 621N17thStSlide

RESOLUTION NO. 2024-054

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 11, Block 1, Fosters 2nd Addition to the City of Independence, Montgomery County, Kansas

Common Address

621 N 17th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Lot 11, Block 1, Fosters 2nd Addition to the City of Independence, Montgomery County, Kansas

Common Address

621 N 17th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City
Manager 120 North 6th Street
Independence, KS 67301

November 27, 2024

Kansas Equity Consultant Pros, LLC
5421 Ratto Way
Salida, CA 95368

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
621 N. 17th Street – Independence, Kansas**

Dear Sir:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **621 N. 17th** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 12 years, Exterior condition of structure, roof, and doors open.**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City
Manager 120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Report Cover Page

Date:	11/01/2024	Prepared For:	City of Independence
Order No.:	3099789	Owner(s):	Kansas Equity Consultant Pros, LLC
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	621 N 17TH ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[087-25-0-30-17-006.00-0](#)

Date: November 01, 2024
Property Address: 621 N 17TH ST, Independence, KS
67301

File No.: 3099789
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 11, Block 1, Fosters Second Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Kansas Equity Consultant Pros, LLC

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2023:

Full Amount: \$145.54, ABATED
Tax Parcel Number: IC 2911

2. (THIS ITEM WAS INTENTIONALLY DELETED)

3. Note: Title to the Land was derived through a tax sale held on February 09, 2024, under a tax foreclosure proceeding in Case No. MGC-2023-CV-21. The Sheriff's Deed was recorded on April 25, 2024, as Book 735, page 695.

If asked to issue a title policy, we would make the following requirements:

1. Due to the lack of personal service to the prior owners, we require a deed(s) from Darrell Etheridge, stating marital status and joined by spouse, if any, to the current applicant owner(s); or
2. Proof, satisfactory to the Company, that personal service of summons was made upon any owner or lienholder in said tax foreclosure proceeding; or
3. Completion of a Quiet Title action, which evidences personal service of summons to any owner or lien holder of the subject property.

In view of the fact that some defendants will necessarily be/have been notified of the pendency of the above suit by publication, the title will be unmarketable as to those parts of the premises in question as to which the quiet title is/was necessary for a period of 2 years or 3 months for sale for value under KSA 60-309, after the decree, which is to be recorded, is/was entered.

Any policy issued prior to the expiration of said period will contain the following exceptions:

"Unmarketability of title until the allotted time to appeal the quiet title decree has expired."

"Right of any party interested, by appeal or by any other direct proceeding, to have set aside, modified, vacated, annulled, reversed or declared of no force and effect within the time allowed by law, the Order entered in the quiet title action filed under Case No. _____, filed on _____."

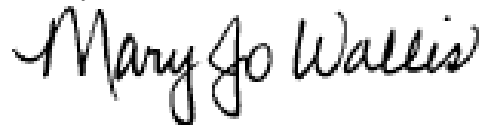
We reserve the right to make additional requirements as we may deem necessary.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title



Licensed Abstracter

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)**The Parcel Number for this Property is 063-087-25-0-30-17-006.00-0****Quick Ref ID: 3059****Owner Information**

Owner Name	KANSAS EQUITY CONSULTANT PROS, LLC
Address	5421 RATTOWAY SALIDA, CA 95368

Property Situs Address

Address	621 N 17TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Sidewalk - 6
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,520	3,320	7,840
Total	4,520	3,320	7,840

2023 Appraised Value

Class	Land	Building	Total
Residential - R	4,510	2,890	7,400
Total	4,510	2,890	7,400

Tract Description

FOSTERS 2ND ADD, S25, T32, R15, BLOCK 1, Lot 11; Lot Width: 050.0 Lot Depth: 155.0 Plat Book/Page 4 /17 Deed Book/Page 645 /5 540 /129
527 /069 525 /452 464 /341 451 /308 380 /401 340 /093

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
735	695	645	5				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7750										4,520

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1895	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	One Story	Family Rooms	
LBCS Struct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,176	Foundation	Block - 3
Main Floor Living Area	1,176		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/121,140		
Remodel	1996		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Screened Walls	73			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Frame, Plywood or Hardboard		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wall Heaters		100		

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN	%Gd	Value
92	Tool Shed	D	1.00	1	1984			80	36	8	10 X 8	1	1	1					1,580	2	30

Building Improvement Components

Id	Code	Units	Pct	Size	Other	Rank	Year
92	Single -Wall-Boards on Wood		100				

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Public hearing to consider the condemnation of 621 N. 17th Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 621 N. 17th Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 301 S. 14th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends condemnation as dangerous and unsafe.

BACKGROUND The structure at 301 S. 14th has been vacant and without utilities for seven years. The exterior of the structure is in poor condition, with issues involving the roof, doors, and windows, and the structure remains unsecured. The City has not received any communication from the owner regarding the property or the condemnation process. City staff recommends declaring the structure as dangerous and unsafe, warranting condemnation.

FINANCIAL INFORMATION The cost of the removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 301 S. 14th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-055 - CONDEMNATION - DAYS - 301 S 14th
2. Notice of Public Hearing - 301 S. 14th
3. 3099773_OE_Report
4. 301 S. 14TH PARCEL
5. 301S14thStSlide

RESOLUTION NO. 2024-055

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 24, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address

301 S 14th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Lot 24, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address

301 S 14th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Jared Brown
6011 Rose CT
Granite Bay, CA 95746

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
301 S. 14th Street – Independence, Kansas**

Dear **Sir**:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **301 S. 14th** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 7 years, Exterior condition of structure, roof, doors open**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Report Cover Page

Date:	10/28/2024	Prepared For:	City of Independence
Order No.:	3099773	Owner(s):	Jared Brown
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	301 S 14TH ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

063-087-36-0-10-24-020.00-0

Date: October 28, 2024
Property Address: 301 S 14TH ST, Independence, KS
67301

File No.: 3099773
Title Contact: Ronda Ballew
Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:
City of Independence
David Cowan

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 24, Glenwood Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Jared Brown

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2023 in the amount of \$243.02, Not Paid.

Tax Parcel No. # 063-087-36-0-10-24-020.00-0

PIN # IC 2475

2. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2022 in the amount of \$223.24, Not Paid.

3. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2021 in the amount of \$201.48, Not Paid.

4. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2020 in the amount of \$290.22, Not Paid, including specials in the amount of \$100.00.
5. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2019 in the amount of \$248.72, Not Paid.
6. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2018 in the amount of \$204.56, Not Paid.
7. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2017 in the amount of \$221.40, Not Paid.
8. The County Tax Records indicated that the real estate taxes are:

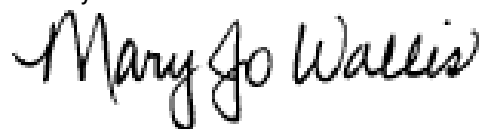
General taxes and special assessments for the year 2016 in the amount of \$211.66, Not Paid.
9. Consequences of the failure to obtain personal service against Michael Allen in the tax foreclosure Case# 2023 CV-21 C filed August 10, 2023.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)

The Parcel Number for this Property is 063-087-36-0-10-24-020.00-0
Quick Ref ID: 3975

Owner Information

Owner Name	BROWN, JARED
Address	6011 ROSE CT GRANITE BAY, CA 95746

Property Situs Address

Address	301 S 14TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Above Street - 2
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,620	8,470	13,090
Total	4,620	8,470	13,090

2023 Appraised Value

Class	Land	Building	Total
Residential - R	4,640	7,710	12,350
Total	4,640	7,710	12,350

Tract Description

GLENWOOD ADD, S36, T32, R15, Lot 24, ACRES 0.19, Lot Width: 060.0 Lot Depth: 140.0 Plat Book/Page A /5 Deed Book/Page 730 /1120 549 /615 519 /036 466 /475 466 /474 465 /164 370 /129

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
735	432	730	1120				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	8276										4,620

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1918	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	996	Foundation	Stone - 4
Main Floor Living Area	996		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR-/ /		
Ovr Pct Gd/RCN	/118,350		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components					
Code	Units	Pct	Quality	Year	
Enclosed Wood Deck (SF), Solid Wall	96				
Frame, Siding, Wood		100			
Raised Subfloor (% or SF)		100			
Plumbing Rough-ins (#)	1				
Wall Furnace		100			
Enclosed Wood Deck (SF), Solid Wall	140				
Composition Shingle		100			
Plumbing Fixtures (#)	5				
Automatic Floor Cover Allowance					

Building Improvements																			
Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN
64	Tool Shed	D	0.60	1	1940			234	62	8	18 X 13	1	1	1					2,610
																			2
																			50

Building Improvement Components							
Id	Code	Units	Pct	Size	Other	Rank	Year
64	Single -Wall-Boards on Wood		100				

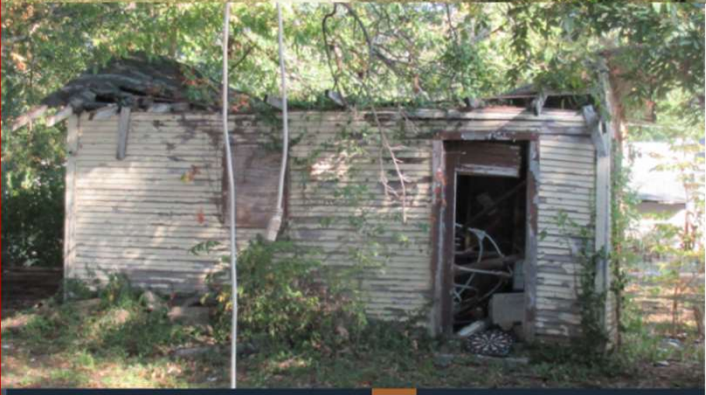
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Public hearing to consider the condemnation of 301 S. 14th Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 301 S. 14th Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 309 S. 2nd Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND City staff was alerted to this structure by neighbors, and it has been without utilities for seven years. The exterior and roof of the structure appear to be in disrepair, and the owner has not communicated with City staff regarding their intentions for the property. An Ownership and Encumbrance (O&E) report indicates the property has been delinquent since 2020. City staff recommends condemnation, deeming the property dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 309 S. 2nd Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-056 - CONDEMNATION - DAYS - 309 S 2nd
2. Notice of Public Hearing - 309 S. 2nd 11272024
3. 309 S. 2ND PARCEL
4. 3099781_OE_Report
5. 309S2ndStSlide

RESOLUTION NO. 2024-056

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 3, Block 7, Original City of Independence, Montgomery County, Kansas

Common Address

309 S 2nd Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Lot 3, Block 7, Original City of Independence, Montgomery County, Kansas

Common Address

309 S 2nd Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Randy Wood
1011 Grant
Neodesha, Ks. 66757

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
309 S. 2nd Street – Independence, Kansas**

Dear **Sir**:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **309 S. 2nd** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 7 years, Exterior condition of structure, roof**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

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The Parcel Number for this Property is 063-099-31-0-10-30-009.00-0
Quick Ref ID: 6789

Owner Information

Owner Name	WOOD, RANDY D & SONNIE
Address	1011 GRANT NEODESHA, KS 66757

Property Situs Address

Address	309 S 2ND ST, Independence, KS 67301
----------------	--------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.A
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	9,210	7,500	16,710
Total	9,210	7,500	16,710

2023 Appraised Value

Class	Land	Building	Total
Residential - R	9,210	6,780	15,990
Total	9,210	6,780	15,990

Tract Description

ORIG PLAT, S31, T32, R16, BLOCK 74, Lot 3, Lot Width: 060.0 Lot Depth: 140.0 Plat Book/Page 1 /6&7 Deed Book/Page 691 /888 691 /424 371 /090

Building Permit Information

Permit Number	Amount	Issue Date	Description
FC25			FC FOR DEMO

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
691	424	691	888				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	8400				5	80					9,210

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	LO+	Bsmt Type	Crawl - 2
Year Built	1920	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,062	Foundation	Concrete - 2
Main Floor Living Area	1,062		
Upper Floor Living Area Pct.			
CDU	PR-		
Phys/Func/Econ	VP/ /		
Ovr Pct Gd/RCN	/107,120		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	114		1	
Composition Shingle		100		

Wall Furnace		100		
Plumbing Rough-ins (#)	1			
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

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TECHNOLOGIES

Report Cover Page

Date:	10/31/2024	Prepared For:	City of Independence
Order No.:	3099781	Owner(s):	Randy D. Wood and Sonnie Wood
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	309 S 2ND ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[099-31-0-10-30-009.00-0](#)

Date: October 31, 2024
Property Address: 309 S 2ND ST, Independence, KS
67301

File No.: 3099781
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 3, Block 74, Original City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Randy D. Wood and Sonnie Wood

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2023 in the amount of \$314.48, DELINQUENT.

Tax Parcel No. # 063-099-31-0-10-30-009-00-0-01

PIN # IC 1132

2. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2022:

Full Amount: \$209.20, DELINQUENT

3. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2021:

Full Amount: \$188.56, DELINQUENT

4. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2020:

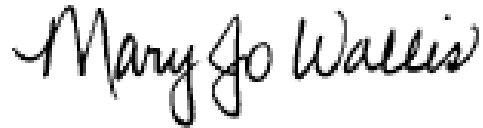
Full Amount: \$225.70, DELINQUENT

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter

Public hearing to consider the condemnation of 309 S. 2nd Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 309 S. 2nd Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval

AGENDA ITEM Public Hearing to consider the condemnation of 1112 W. Main Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND The City has received complaints about the boarded-up structure at 1112 W. Main Street and the deteriorated condition of its exterior. The structure has been without utilities for 12 years, and its exterior is in poor condition, with some doors and windows boarded up while others remain open. Portions of the exterior siding are missing, and the foundation appears to be in poor condition. The City has not received any communication from the property owner regarding their intentions for this structure.

City staff recommends condemnation, deeming the property dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal of the structure if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 1112 W. Main Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-057 - CONDEMNATION - DAYS - 1112 W Main
2. 1112 W. Main St. - Notice of Public Hearing
3. 1112 W. Main St. - O&E Report
4. 1112 W. MAIN PARCEL
5. 1112WMainStSlide

RESOLUTION NO. 2024-057

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 41, Westside Addition to the City of Independence, Montgomery County, Kansas

Common Address

1112 W Main Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Lot 41, Westside Addition to the City of Independence, Montgomery County, Kansas

Common Address

1112 W Main Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Jeimi Gonzalez
2011 Quest Lane
Carthage, MO 64836

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
1112 W. Main Street – Independence, Kansas**

Dear Sir:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **1112 W. Main Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 12 years, Exterior condition of structure, roof**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Report Cover Page

Date:	10/21/2024	Prepared For:	City of Independence
Order No.:	3099771	Owner(s):	Jeimi Gonzalez
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1112 W MAIN ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

087-36-0-20-06-028.00-0

Date: October 21, 2024

Property Address: 1112 W MAIN ST, Independence, KS
67301

File No.: 3099771

Title Contact: Ronda Ballew

Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 41, Westside Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Jeimi Gonzalez

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2023 in the amount of \$10,894.00, PAID.

Tax Parcel No. # 063-087-36-0-20-06-028.00-0

PIN # IC 4987

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

Mary Jo Wallis

Licensed Abstracter

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The Parcel Number for this Property is 063-087-36-0-20-06-028.00-0
Quick Ref ID: 4265

Owner Information

Owner Name	GONZALEZ, JEIMI
Address	2011 QUEST LANE CARTHAGE, MO 64836

Property Situs Address

Address	1112 W MAIN ST, Independence, KS 67301
----------------	--

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,470	1,180	5,650
Total	4,470	1,180	5,650

2023 Appraised Value

Class	Land	Building	Total
Residential - R	4,470	1,070	5,540
Total	4,470	1,070	5,540

Tract Description

WESTSIDE ADD, S36, T32, R15, Lot 41, Lot Width: 050.0 Lot Depth: 150.0 Plat Book/Page A /3 Deed Book/Page 686 /173 645 /1204 593 /54 551 /477 371 /508

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
686	173	645	1204	645	1199	593	54

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7500										4,470

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1905	Total Rooms	6
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	960	Foundation	Stone - 4
Main Floor Living Area	960		
Upper Floor Living Area Pct.			
CDU	UN		
Phys/Func/Econ	UN/ /		
Ovr Pct Gd/RCN	/117,850		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	108			
Frame, Siding/Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wall Furnace		100		
Enclosed Wood Deck (SF), Solid Wall	96			
Composition Shingle		100		

Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

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TECHNOLOGIES

Public hearing to consider the condemnation of 1112 W. Main Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 1112 W. Main Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 911 W. Pine Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation.

BACKGROUND The structure at 911 W. Pine Street has been the subject of complaints from neighbors and has been identified as vacant and without utilities for 10 years. The property owner, who resides in Florida, has been in contact with City staff regarding the property. While the owner initially expressed interest in restoring the structure, they have since determined that restoration is cost-prohibitive and that demolition is necessary. The owner has expressed a desire to donate the property to the Land bank, and this information has been forwarded to April Nutt.

City staff recommends condemnation, deeming the property dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 911 W. Pine Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-058 - CONDEMNATION - DAYS - 911 W Pine
2. Public Hearing Notice - 911 W. Pine 11272024
3. 911 W. PINE PARCEL
4. 3099791_OE_Report
5. 911WPineStSlide

RESOLUTION NO. 2024-058

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

The West 6 feet of Lot 2, Block 6, York & Wilson's Addition to the City of Independence, Montgomery County, Kansas and Lot 3, Block 6, York & Wilson's Addition to the City of Independence, Montgomery County, Kansas

Common Address

911 W Pine Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

The West 6 feet of Lot 2, Block 6, York & Wilson's Addition to the City of Independence, Montgomery County, Kansas and Lot 3, Block 6, York & Wilson's Addition to the City of Independence, Montgomery County, Kansas

Common Address

911 W Pine Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Anita Pinkosky
5625 Hemsing St.
Cocoa, FL 32927

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
911 W. Pine Street – Independence, Kansas**

Dear **Anita**,

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **911 W. Pine Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 10 years, Exterior condition of structure, roof, and porch is gone.**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Print Page

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The Parcel Number for this Property is 063-087-25-0-40-23-003.00-0
Quick Ref ID: 3359

Owner Information

Owner Name	PINKOSKY, ANITA C
Address	5625 HEMSING ST COCOA, FL 32927

Property Situs Address

Address	911 W PINE ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,410	4,940	9,350
Total	4,410	4,940	9,350

2023 Appraised Value

Class	Land	Building	Total
Residential - R	4,410	4,410	8,820
Total	4,410	4,410	8,820

Tract Description

YORK & WILSONS ADD, S25, T32, R15, 7188 SQUARE FEET, W 6' LT 2; LT 3 BLK 6; YORK & WILSONS ADD; Lot Width: 056.0 Lot Depth: 140.0 Plat Book/Page 1 /9 Deed Book/Page 711 /1376 709 /1436 709 /1435 665 /57 641 /778 365 /558

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
711	1376	709	1436	709	1435		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7188										4,410

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1915	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,076	Foundation	Stone - 4
Main Floor Living Area	928		
Upper Floor Living Area Pct.	16		
CDU	PR		
Phys/Func/Econ	VP/ /		
Ovr Pct Gd/RCN	/110,680		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Composition Shingle		100		
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Enclosed Wood Deck (SF), Solid Wall	72			
Frame, Hardboard Sheets		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF)	120			

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
86	Residential Garage - Detached	D	1.00	1	1983			720	108	8	30 X 24	1	1	1					19,440	4	780

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Report Cover Page

Date:	10/30/2024	Prepared For:	City of Independence
Order No.:	3099791	Owner(s):	Anita C. Pinkosky and The Estate of Teddi Anne Wood, deceased
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	911 W PINE ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[063-087-25-0-40-23-003.00-0](#)

Date: October 30, 2024
Property Address: 911 W PINE ST, Independence, KS
67301

File No.: 3099791
Title Contact: Ronda Ballew
Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:
City of Independence
David Cowan

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 3 and the West 6 feet of Lot 2, Block 6, York and Wilson's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Anita C. Pinkosky as to Lot 3; AND The Estate of Teddi Anne Wood, deceased as to the West 6 feet of Lot 2

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2023 in the amount of \$173.40, PAID.

Tax Parcel No. # 063-087-25-0-40-23-003.00-0

PIN # IC 1851

2. Resolution No. 2024-033 for condemnation proceedings; Filed October 24, 2024 in Book 741 at Page [249](#).

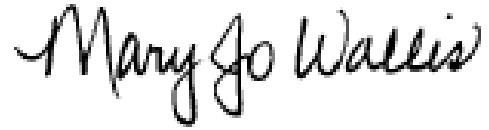
This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and

omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter

Public hearing to consider the condemnation of 911 W. Pine Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 911 W. Pine Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 817 W. Cottonwood Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends adjourning the Public Hearing.

BACKGROUND The structure at 817 W. Cottonwood has been identified as vacant and without utilities for 10 years. The property is now owned by Santos Gonzales, who acquired it through a tax sale and has been in contact with City staff regarding his plans to rehabilitate the structure. City staff recommends that the commission approve the building inspector's continued work with Mr. Gonzales to facilitate the rehabilitation process of the residence.

Staff further recommends adjourning the public hearing until March 27, 2025, to review the progress of the repairs.

FINANCIAL INFORMATION The cost of removal of the structure if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adjourn the Public Hearing on the condemnation of 817 W. Cottonwood Street to March 27, 2025, at 5:30 PM.

SUPPORTING DOCUMENTS

1. 817 W. Cottonwood St. - Notice of Public Hearing 11272024
2. 3099790_OE_Report
3. 817 W. COTTONWOOD PARCEL
4. 817WCottonwoodStSlide



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Santos Gonzales
915 W. Pine
Independence, Ks. 67301

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
817 W. Cottonwood Street – Independence, Kansas**

Dear **Sir**:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **817 W. Cottonwood Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 10 years, Exterior condition of structure, roof,**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Report Cover Page

Date:	10/31/2024	Prepared For:	City of Independence
Order No.:	3099790	Owner(s):	Santos Betancourt Gonzales and Edin Noe Mejia Picon
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	817 W COTTONWOOD ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[087-25-0-40-19-005.00-0](https://www.irs.gov/efile)

Date: October 31, 2024
Property Address: 817 W COTTONWOOD ST,
Independence, KS 67301

File No.: 3099790
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th
Independence, KS 67301

Effective Date of this Report: October 25, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 15, Schloss Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Santos Betancourt Gonzales and Edin Noe Mejia Picon

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the fiscal year 2023 in the original amount of \$131.34.

First Installment: \$65.67, PAID

Second Installment: \$65.67, PAID

Property I.D. # 063-087-25-0-40-19-005-00-0-01

PIN # IC 2871

1. Note: Title to the Land was derived through a tax sale held on November 20, 2020, under a tax foreclosure proceeding in Case No. 20 CV-10 C.. The Sheriff's Deed was recorded on December 29, 2020, as Book 697, page 1496.

If asked to issue a title policy, we would make the following requirements:

1. Due to the lack of personal service to the prior owners, we require a deed(s) from Pamela Wilson a/k/a Pamla A. Peyton, stating marital status and joined by spouse, if any, to the current applicant owner(s); or
2. Proof, satisfactory to the Company, that personal service of summons was made upon any owner or lienholder in said tax foreclosure proceeding; or
3. Completion of a Quiet Title action, which evidences personal service of summons to any owner or lien holder of the subject property.

In view of the fact that some defendants will necessarily be/have been notified of the pendency of the above suit by publication, the title will be unmarketable as to those parts of the premises in question as to which the quiet title is/was necessary for a period of 2 years or 3 months for sale for value under KSA 60-309, after the decree, which is to be recorded, is/was entered.

Any policy issued prior to the expiration of said period will contain the following exceptions:

"Unmarketability of title until the allotted time to appeal the quiet title decree has expired."

"Right of any party interested, by appeal or by any other direct proceeding, to have set aside, modified, vacated, annulled, reversed or declared of no force and effect within the time allowed by law, the Order entered in the quiet title action filed under Case No. _____, filed on _____."

We reserve the right to make additional requirements as we may deem necessary.

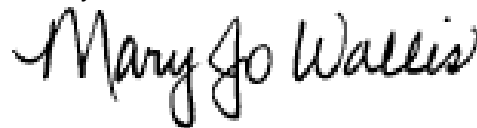
2. The terms and provisions contained in the document entitled "Resolution No. 2024-033" filed as Book 741, page [249](#).

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title



Licensed Abstracter

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The Parcel Number for this Property is 063-087-25-0-40-19-005.00-0
Quick Ref ID: 3311

Owner Information

Owner Name	GONZALES, SANTOS BETANCOURTH; PICON, EDIN NOE MEJIA
Address	915 W PINE ST INDEPENDENCE, KS 67301

Property Situs Address

Address	817 W COTTONWOOD ST, Independence, KS 67301
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Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,450	2,460	6,910
Total	4,450	2,460	6,910

2023 Appraised Value

Class	Land	Building	Total
Residential - R	4,460	2,220	6,680
Total	4,460	2,220	6,680

Tract Description

SCHLOSS ADD, S25, T32, R15, Lot 15, ACRES 0.17, Lot Width: 050.0 Lot Depth: 146.5 Plat Book/Page 4 /11 Deed Book/Page 730 /1433 697 /1496 537 /292 450 /158 358 /108
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Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
730	1433	697	1496	730	1433	697	1496

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7405										4,450

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1910	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,133	Foundation	Block - 3
Main Floor Living Area	1,133		
Upper Floor Living Area Pct.			
CDU	VP-		
Phys/Func/Econ	VP-/ /		
Ovr Pct Gd/RCN	/122,810		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	112			
Composition Shingle		100		
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

Building Improvements

Id	Occupancy	MSCIs	Rank	Qty	Yr Bld	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
10	Prefabricated Storage Shed	D	0.60	1	1996			160	52	6	16 X 10	1	0	0					2,760	0	0

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Public hearing to consider the condemnation of 817 W. Cottonwood Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adjourn the Public Hearing on the condemnation of 817 W. Cottonwood Street to March 27, 2025, at 5:30 PM.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 2100 W. Myrtle Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends condemnation as dangerous and unsafe.

BACKGROUND The City of Independence has received numerous complaints regarding this structure, as well as associated activity and nuisances. The structure has been without utilities for seven years and is deemed dangerous and unsafe, with large holes in the trailer and debris scattered throughout the yard. The City has not received any communication from the property owner.

City staff recommends condemnation, classifying the property as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence with repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 2100 W. Myrtle Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-059 - CONDEMNATION - DAYS - 2100 W Myrtle
2. 2100 W. MYRTLE PARCEL
3. 3099776_OE_Report
4. 2100 W. Myrtle - Notice of Public Hearing 11272024
5. 2100WMyrtleStSlide

RESOLUTION NO. 2024-059

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lots 32, 33 and 34, Block 3, Crestview Addition to the City of Independence, Montgomery County, Kansas

Common Address

2100 W Myrtle Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Lots 32, 33 and 34, Block 3, Crestview Addition to the City of Independence, Montgomery County, Kansas

Common Address

2100 W Myrtle Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)**The Parcel Number for this Property is 063-087-35-0-10-04-005.00-0****Quick Ref ID: 3642****Owner Information**

Owner Name	INDEPENDENCE PROPERTIES III LLC
Address	5406 W 161st TER OVERLAND PARK, KS 66085

Property Situs Address

Address	2100 W MYRTLE ST, Independence, KS 67301
----------------	--

Land Based Classification System

Function	Manufactured home site
Activity	Residential activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	6,750	1,400	8,150
Total	6,750	1,400	8,150

2023 Appraised Value

Class	Land	Building	Total
Residential - R	6,750	100	6,850
Total	6,750	100	6,850

Tract Description

CRESTVIEW ADD, S35, T32, R15, BLOCK 3, Lot 32 - 34, Lot Width: 150.0 Lot Depth: 130.0 Plat Book/Page 6 /10 Deed Book/Page 695 /1440 548 /661 367 /305

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
695	1440	695	1440	548	661		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	19500										6,750

Manufactured Homes

Manufactured Home Information	
Res Type	6
Style	Singlewide
Year	1985
Eff Year	
Quality	FR
LBCS Struct	Manufactured home - single wide
Width	16
Length	64
CDU	VP-
Class	
Phys/Fucn/Econ	VP-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components				
Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	6			
Slab Porch (SF) with Roof	100		1	
Skirting, Metal or Vinyl, Vertical (LF)	160		1	
Metal, Corrugated or Ribbed		100		
Plumbing Rough-ins (#)	1			
Warmed & Cooled Air		100		
Enclosed Porch (SF), Screened Walls	128		1	

Other Improvements

No	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
94	Site Improvements	P	2.00	1	1993			10	64	8	18 X 14	1	1	1					3,740	3	110

Other Improvement Components

No	Code	Units	Pct	Size	Other	Rank	Year
94	Carport, Flat or Shed Roof	252					

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.

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Report Cover Page

Date:	10/31/2024	Prepared For:	City of Independence
Order No.:	3099776	Owner(s):	Independence Properties III, LLC
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	2100 W MYRTLE ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[087-35-0-10-04-005.00-0](#)

Date: October 31, 2024
Property Address: 2100 W MYRTLE ST, Independence,
KS 67301

File No.: 3099776
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lots 32, 33 and 34, Block 3, Crestview Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Independence Properties III, LLC

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2023:

Full Amount: \$134.76, DELINQUENT
Tax Parcel Number: IC 5098

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

Mary Jo Wallis

Licensed Abstracter



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Independence Properties III
5406 W. 161 st Ter
Overland Park, Ks. 66085

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
2100 W. Myrtle Street – Independence, Kansas**

Dear Sir:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **2100 W. Myrtle Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 7 years, Exterior condition of structure, roof,**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Public hearing to consider the condemnation of 2100 W. Myrtle Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 2100 W. Myrtle Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 228 S. Earl Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND The structure at 228 S. Earl has been the subject of nuisance violations and building code issues for several years. The current owner has been in contact with City staff regarding the condition of the property and indicated plans to explore options for either starting repairs or selling the property before the December 19th public hearing. City staff recommends condemnation, deeming the structure dangerous and unsafe, and the owner has 30 days to provide a timeline for repairs or the removal of the structure.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 228 S. Earl Street as dangerous and unsafe

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-060 - CONDEMNATION - DAYS - 228 S Earl
2. 3099774_OE_Report
3. Notice of Public Hearing - 228 S. Earl
4. 228 EARL PARCEL
5. 228SEARLROOFPROJECTTIMELINE
6. 228SEarlStSlide

RESOLUTION NO. 2024-060

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

The North 30 feet of Lot 9 and South 20 feet of Lot 10, Block 2, Chaney's Addition to the City of Independence, Montgomery County, Kansas

Common Address

228 S Earl Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

The North 30 feet of Lot 9 and South 20 feet of Lot 10, Block 2, Chaney's Addition to the City of Independence, Montgomery County, Kansas

Common Address

228 S Earl Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk

Report Cover Page

Date:	11/01/2024	Prepared For:	City of Independence
Order No.:	3099774	Owner(s):	Purpose Visions LLC
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	228 S EARL ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[099-31-0-10-23-008.00-0](#)

Date: November 01, 2024
Property Address: 228 S EARL ST, Independence, KS
67301

File No.: 3099774
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

The North 30 feet of Lot 9 and the South 20 feet of Lot 10, Block 2, Chaney's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Purpose Visions LLC

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2023:

Full Amount: \$118.00, DELINQUENT
Tax Parcel Number: IC 4290

2. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2022:

Full Amount: \$221.82, DELINQUENT
Tax Parcel Number: IC 4290

3. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2021:

Full Amount: \$199.98, DELINQUENT
Tax Parcel Number: IC 4290

4. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2020:

Full Amount: \$199.60, DELINQUENT
Tax Parcel Number: IC 4290

5. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2019:

Full Amount: \$199.10, DELINQUENT
Tax Parcel Number: IC 4290

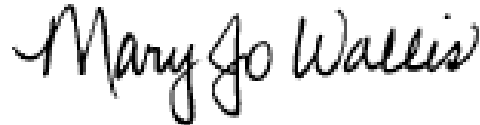
6. Subject to interest of Thomas J. Gray and Melissa West as evidenced by affidavit of equitable interest filed November 16, 2015 and Recorded in Book 643, page 1431

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Purpose Visions LLC
410 S. 13th St.
Independence, Ks. 67301

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
228 S. Earl Street – Independence, Kansas**

Dear **Sir**:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **228 S. Earl Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 6 years, Exterior condition of structure, roof,**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

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The Parcel Number for this Property is 063-099-31-0-10-23-008.00-0
Quick Ref ID: 6709

Owner Information

Owner Name	PURPOSE VISIONS LLC
Address	410 S 13TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	228 S EARL ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	1,800	6,170
Total	4,370	1,800	6,170

2023 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	1,630	6,000
Total	4,370	1,630	6,000

Tract Description

CHANEYS ADD, S31, T32, R16, N 30' LOT 9; S 20' LOf Lot Width: 050.0 Lot Depth: 140.0T 10 BLK 2; Plat Book/Page 6 /1 Deed Book/Page 670 /1075 595 /147 561 /419 524 /045 483 /572 481 /261 477 /208 407 /003 356 /144

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
670	1075	595	147				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7000										4,370

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1905	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	840	Foundation	Block - 3
Main Floor Living Area	840		
Upper Floor Living Area Pct.			
CDU	VP-		
Phys/Func/Econ	VP- / /		
Ovr Pct Gd/RCN	/90,160		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wall Furnace		100		
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wood Deck (SF) with Roof	84			
Composition Shingle		100		
Plumbing Fixtures (#)	5			

Automatic Floor Cover Allowance				
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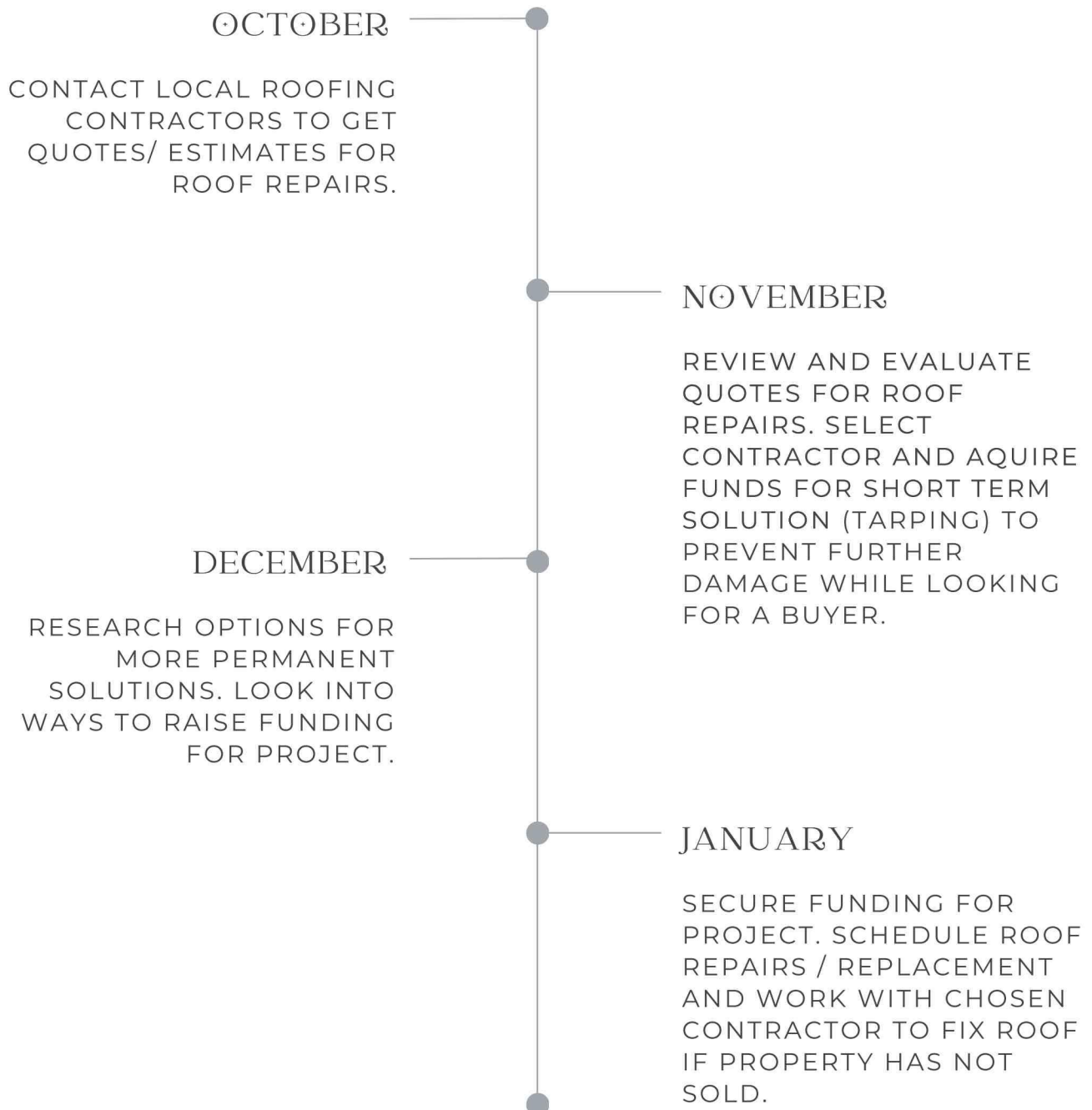
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TECHNOLOGIES

PROJECT TIMELINE

228 S. EARL, INDEPENDENCE, KS 67301



Public hearing to consider the condemnation of 228 S. Earl Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 228 S. Earl Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 617 N. 16th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends condemnation as dangerous and unsafe.

BACKGROUND The structure at 617 N. 16th was brought to the City's attention by neighbors and has been without utilities for eight years. The owner, Rusty Russell, addressed the Commission in October, stating that his original intention was to purchase the structure for his daughter. However, due to ongoing vandalism, the structure is now beyond salvageable condition.

Mr. Russell has requested that the Commission work with him and allow him until June 2025 to complete the demolition of the structure.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to condemn 617 N. 16th as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-061 - CONDEMNATION - DAYS - 617 N 16th
2. 617 N. 16th St. - Notice of Public Hearing
3. 3099788_OE_Report
4. 617 N. 16TH PARCEL
5. 617N16thStSlide

RESOLUTION NO. 2024-061

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Lot 3, Caverts Addition to the City of Independence, Montgomery County, Kansas

Common Address

617 N 16th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Lot 3, Caverts Addition to the City of Independence, Montgomery County, Kansas

Common Address

617 N 16th Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Rusty & Julie Russell
923 W. Cottonwood
Independence, Ks. 67301

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
617 N. 16th St. – Independence, Kansas**

Dear **Sir**:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **617 N. 16th Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 8 years, Exterior condition of structure, roof, open windows, doors**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Report Cover Page

Date:	10/28/2024	Prepared For:	City of Independence
Order No.:	3099788	Owner(s):	Rusty Russell and Julie Russell
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	617 N 16TH ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[063-087-25-0-40-21-011.00-0](#)

Date: October 28, 2024
Property Address: 617 N 16TH ST, Independence, KS
67301

File No.: 3099788
Title Contact: Ronda Ballew
Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:
City of Independence
David Cowan

Effective Date of this Report: October 06, 2024 at 7:00 A.M.

On Real Estate described as:

Lot 3, Cavert's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Rusty Russell and Julie Russell

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2023 in the amount of \$68.40, Not Paid.

Tax Parcel No. # 063-087-25-0-40-21-011.00-0

PIN # IC 3217

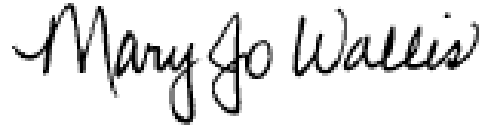
2. Kansas State Tax Lien, filed January 19, 2021, as Case No. MGI-2021-ST-000044 for 2015 Individual Income Tax, against Julie A. Russell, in the amount of \$795.02, plus interest and costs.
3. Kansas State Tax Lien, filed January 07, 2022, as Case No. MGI-2022-ST-000025 for 2017 Individual Income Tax, against Julie A. Russell, in the amount of \$704.32, plus interest and costs.
4. Kansas State Tax Lien, filed November 28, 2022, as Case No. MGI-2022-ST-000388 for 2018 Individual Income Tax, against Julie A. Russell, in the amount of \$724.51, plus interest and costs.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter

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The Parcel Number for this Property is 063-087-25-0-40-21-011.00-0
Quick Ref ID: 3343

Owner Information

Owner Name	RUSSELL, RUSTY & JULIE
Address	923 W COTTONWOOD INDEPENDENCE, KS 67301

Property Situs Address

Address	617 N 16TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	1,620	2,240	3,860
Total	1,620	2,240	3,860

2023 Appraised Value

Class	Land	Building	Total
Residential - R	1,460	2,020	3,480
Total	1,460	2,020	3,480

Tract Description

CAVERTS 1ST ADD, S25, T32, R15, Lot 3, 5983 SQUARE FEET, Lot Width: 050.0 Lot Depth: 115.0 Plat Book/Page 4 /23 Deed Book/Page 693 /763 535 /587 518 /335 429 /413 415 /195 406 /049 209 /552

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
693	763	693	763				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	vacant- 2	5983										1,620

Dwelling Information

Dwelling Information					Comp Sales Information				
Res Type	Single-family Residence				Arch Style	Old Style			
Quality	FR				Bsmt Type	Crawl - 2			
Year Built	1895				Total Rooms	6			
Eff Year					Bedrooms	3			
MS Style	1 1/2 Story Finished				Family Rooms				
LBCSStruct	Detached SFR unit				Full Baths	1			
No. of Units					Half Baths				
Total Living Area					Garage Cap				
Calculated Area	1,119				Foundation	Brick - 5			
Main Floor Living Area	704								
Upper Floor Living Area Pct.	59								
CDU	VP-								
Phys/Func/Econ	VP-/ /								
Ovr Pct Gd/RCN	/111,880								
Remodel	NEW VINYL, WINDOWS								
Percent Complete									
Assessment Class									
MU Cls/Pct									

Dwelling Components				
Code	Units	Pct	Quality	Year
Wall Furnace		100		
Wood Deck (SF) with Roof	110			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Enclosed Wood Deck (SF), Solid Wall	64			
Frame, Siding, Vinyl		100		

Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)		1		

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TECHNOLOGIES

Public hearing to consider the condemnation of 617 N. 16th Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 617 N. 16th Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider the condemnation of 1100 W. Chestnut as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends condemnation as dangerous and unsafe.

BACKGROUND The structure at 1100 W. Chestnut has been the subject of numerous complaints from neighbors regarding transient activity, parties, and nuisance issues. The property was sold at a tax sale and purchased by an owner from California. The owner has since relocated to Independence and is now residing in the structure adjacent to 1100 W. Chestnut.

The owner invited City staff to review the condition of 1100 W. Chestnut, and the building inspector has determined that the structure should be demolished. The recommendation is based on several factors, including the failure of the foundation, the collapse of the back portion of the structure, extensive water damage, and the poor condition of the roof. The house has been deemed uninhabitable.

City staff recommends condemnation, classifying the property as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution condemning 1100 W. Chestnut Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-062 - CONDEMNATION - DAYS - 1100 W Chestnut
2. 1100 W. Chestnut St. - Notice of Public Hearing 11272024
3. 3099673_OE_Report
4. 1100 W. CHESTNUT PARCEL
5. 1100WChestnutStSlide

RESOLUTION NO. 2024-062

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Commencing 52 feet East of the NW corner of Lot 17, Sisson & Brubaker's Addition to the City of Independence, Montgomery County, Kansas, thence East 55 feet, thence South 202 feet, thence West 55 feet, thence North 202 feet to the place of beginning

Common Address

1100 W Chestnut Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2024—033**, dated **October 23, 2024**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **October 31, 2024 and November 7, 2024**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Commencing 52 feet East of the NW corner of Lot 17, Sisson & Brubaker's Addition to the City of Independence, Montgomery County, Kansas, thence East 55 feet, thence South 202 feet, thence West 55 feet, thence North 202 feet to the place of beginning

Common Address

1100 W Chestnut Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

November 27, 2024

Chris Canales
7238 Milton Ave B
Whittier, CA 90602

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
1100 W. Chestnut St. – Independence, Kansas**

Dear **Sir**:

The City of Independence has received a report from the Enforcing Officer indicating that the structure(s) located at **1100 W. Chestnut Street** have been found to be unsafe and dangerous in accordance with Kansas Statutes Annotated (K.S.A.) 12-1750 et seq. The conditions observed include **No utilities 8 years, Exterior condition of structure, roof, open windows, doors**

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any occupants of the property will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **December 19, 2024**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Assistant City Manager
City of Independence
120 N. 6th Street
Independence, Kansas 67301

Report Cover Page

Date:	10/30/2024	Prepared For:	City of Independence
Order No.:	3099673	Owner(s):	Christopher Lee Canales
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1100 W CHESTNUT ST, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[087-25-0-30-13-022.00-0](#)

Date: October 30, 2024
Property Address: 1100 W CHESTNUT ST,
Independence, KS 67301

File No.: 3099673
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
109 N. 6th Street
Independence, KS 67301

Effective Date of this Report: October 07, 2024 at 7:00 A.M.

On Real Estate described as:

Commencing 52 feet East of the NW corner of Lot 17, Sisson & Brubaker's Addition to the City of Independence, thence East 55 feet, thence South 202 feet thence West 55 feet, thence North 202 feet to the place of beginning, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Christopher Lee Canales

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the fiscal year 2023 in the original amount of \$132.70.

First Installment: \$66.35, PAID

Second Installment: \$66.35, DELINQUENT

Property I.D. # 063-087-25-0-30-13-022-00-0-01

PIN # IC 3113

1. The County Tax Records indicated that the real estate taxes are:
General taxes and special assessments for the year 2022 in the amount of \$107.44, DELINQUENT.
2. The County Tax Records indicated that the real estate taxes are:
General taxes and special assessments for the year 2021 in the amount of \$96.76, DELINQUENT.
3. General taxes and special assessments for the year 2020 in the amount of \$268.70, DELINQUENT.
4. The County Tax Records indicated that the real estate taxes are:
General taxes and special assessments for the year 2019 in the amount of \$312.04, DELINQUENT.
5. Note: Title to the Land was derived through a tax sale held on October 19, 2018, under a tax foreclosure proceeding in Case No. 18 CV-29 C.. The Sheriff's Deed was recorded on November 06, 2018, as Book 676, page 755.

If asked to issue a title policy, we would make the following requirements:

1. Due to the lack of personal service to the prior owners, we require a deed(s) from Nathan E. Walters, stating marital status and joined by spouse, if any, to the current applicant owner(s); or
2. Proof, satisfactory to the Company, that personal service of summons was made upon any owner or lienholder in said tax foreclosure proceeding; or
3. Completion of a Quiet Title action, which evidences personal service of summons to any owner or lien holder of the subject property.

In view of the fact that some defendants will necessarily be/have been notified of the pendency of the above suit by publication, the title will be unmarketable as to those parts of the premises in question as to which the quiet title is/was necessary for a period of 2 years or 3 months for sale for value under KSA 60-309, after the decree, which is to be recorded, is/was entered.

Any policy issued prior to the expiration of said period will contain the following exceptions:

"Unmarketability of title until the allotted time to appeal the quiet title decree has expired."

"Right of any party interested, by appeal or by any other direct proceeding, to have set aside, modified, vacated, annulled, reversed or declared of no force and effect within the time allowed by law, the Order entered in the quiet title action filed under Case No. _____, filed on _____."

We reserve the right to make additional requirements as we may deem necessary.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

Mary Jo Wallis

Licensed Abstracter

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)**The Parcel Number for this Property is 063-087-25-0-30-13-022.00-0****Quick Ref ID: 3004****Owner Information**

Owner Name	CANALES, CHRISTOPHER LEE
Address	7238 MILTON AVE B WHITTIER, CA 90602

Property Situs Address

Address	1100 W CHESTNUT ST, Independence, KS 67301
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Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	5,110	1,690	6,800
Total	5,110	1,690	6,800

2023 Appraised Value

Class	Land	Building	Total
Residential - R	5,150	1,600	6,750
Total	5,150	1,600	6,750

Tract Description

SISSON & BRUBAKER ADD, S25, T32, R15, ACRES 0.25, BEG 52' E NW COR LT 17, E 55' S 202' W 55' N TO POB; Lot Width: 055.0 Lot Depth: 202.0
Plat Book/Page 1 /16 Deed Book/Page 727 /558 676 /755 583 /752 568/294 543 /024 276 /083

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
727	558	676	755	583	752	568	294

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	10890										5,110

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1905	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	712	Foundation	Stone - 4
Main Floor Living Area	712		
Upper Floor Living Area Pct.			
CDU	VP-		
Phys/Func/Econ	VP- / /		
Ovr Pct Gd/RCN	/82,570		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Screened Walls	168			
Composition Shingle		100		
Wall Furnace		100		
Automatic Floor Cover Allowance				
Frame, Plywood or Hardboard		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			

Building Improvements																			
Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN
59	Tool Shed	D	1.00	1	1930			252	66	8	21 X 12	1	1	0					3,700
																			1
																			40

Building Improvement Components							
Id	Code	Units	Pct	Size	Other	Rank	Year
59	Single -Wall-Boards on Wood		100				

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Public hearing to consider the condemnation of 1100 W. Chestnut Street as dangerous and unsafe.



Summary:



SUGGESTED MOTION:

I move to adopt a resolution condemning 1100 W. Chestnut Street as dangerous and unsafe.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider condemnation of 212 S. Earl Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends the City Commission rescind the condemnation of 212 S. Earl Street.

BACKGROUND The residence at 212 S. Earl sustained significant damage in a structure fire on October 17, 2024. The property owner has been cooperative with the City of Independence, and the structure was insured. The City received insurance proceeds to cover the cost of removing the structure.

Two quotes were obtained for the removal, with the lowest quote coming from JRB Industries at \$6,250.00. The structure has since been removed, and the lot has been cleared of all debris.

The public hearing to consider condemnation of this structure was adjourned to December 19, 2024. Although we do not recommend adopting a resolution condemning this property, a resolution was filed with the Register of Deeds when the property was initially scheduled for a public hearing. After opening and closing the public hearing, it is recommended that the City adopt a resolution rescinding the condemnation action to ensure no documents remain that could cloud the property title. This resolution will also be filed with the Register of Deeds.

FINANCIAL INFORMATION There is no financial impact to the City.

SUGGESTED MOTION I move to adopt a resolution rescinding a previous resolution which set a hearing date to consider the condemnation of 212 S. Earl Street as dangerous and unsafe and return any insurance proceeds the City may have received.

SUPPORTING DOCUMENTS

1. RESOLUTION 2024-063 - RESCIND CONDEMNATION - 212 S Earl
2. 212 S. Earl - Picture

RESOLUTION NO. 2024-063

A RESOLUTION RESCINDING A PREVIOUS RESOLUTION WHICH SET A HEARING DATE TO CONSIDER CONDEMNATION

WHEREAS, the Governing Body of the City of Independence, Kansas, previously adopted a resolution setting a hearing to consider condemning certain property located within the City as being dangerous and unsafe;

AND WHEREAS, the owner of said property has taken steps to make repairs and/or improvements to the property.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The resolution setting a hearing to consider condemning the following described property as being dangerous and unsafe is hereby rescinded and the property is released from all condemnation proceedings:

Legal Description

The North 30 feet of Lot 12 and all of Lot 13, Block 2, Chaneys Addition to the City of Independence, Montgomery County, Kansas

Common Address

212 S Earl Street

Mortgage

Adopted this 19th day of December, 2024.

(SEAL)

Mayor

City Clerk





**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 19, 2024**

Department Housing

Director Approval April Nutt

AGENDA ITEM Consider an amendment in the scope of work and budget for the Trident Partnerships LLC Community Development Block Grant.

SUMMARY RECOMMENDATION City Staff and the Independence Housing Authority recommend approving the "Contract Amendment Request" for Trident Partnerships LLC for the building located at 106 - 108 North 8th.

BACKGROUND Trident Partnerships LLC is rehabilitating six downtown buildings for the purpose of upper story housing and commercial use on the ground level. The building located at 106-108 North 8th has been awarded a Community Development Block Grant. The developer is requesting an amendment to the scope of work and budget. The developer has been in contact with the Kansas Department of Commerce and KDOC is agreeable to this request. Since the grant is awarded to the city on behalf of Trident Partnerships LLC, the formal request needs to come from the City of Independence with City Commission approval.

FINANCIAL INFORMATION There will be no impact on the City budget.

SUGGESTED MOTION I authorize the Mayor to sign the "Contract Amendment Request" for the Community Development Block Grant awarded to Trident Partnerships LLC for 106-108 North 8th.

SUPPORTING DOCUMENTS

1. BUDGET AMENDMENT 12102024
2. Statement of Assurances
3. 12162024-MIH_Amendment-TridentLetter
4. 12162024-CDBG_Amendment-CityofIndependence
5. Independence scope and budget change letter 2024 12 09
6. Independence Single Source Approval Letter #1 2024 12 09

STATEMENT OF ASSURANCES AND CERTIFICATIONS

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to make a grant submission and to execute a community development and housing program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the grantee to submit the final statement, all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required.
- (3) Prior to submission of its application to Commerce, the grantee has met the citizen participation requirements, prepared its application of community development objectives and projected use of funds, and made the application available to the public, as required by Section 104(a)(2) of the Housing and Community Development Act of 1974, as amended, and implemented at 24 CFR 570.486.
- (4) It has developed its final statement (application) of projected use of funds so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight; the final statement (application) of projected use of funds may also include activities that the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
- (5) Its chief executive officer or other officer of the grantee approved by Commerce:
 - (a) Consents to assume the status of a responsible federal official under the National Environmental Policy Act of 1969 and other provisions of federal law as specified in 24 CFR 58.1(a);
 - (b) Is authorized and consents on behalf of the grantee and himself/herself to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such an official; and
- (6) The grant will be conducted and administered in compliance with the following federal and state regulations (see Appendix A: Applicable Laws and Regulations):

- (a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and implementing regulations issued at 24 CFR Part 1;
- (b) Fair Housing Amendments Act of 1988, as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services;
- (c) Section 109 of the Housing and Community Development Act of 1974, as amended; and the regulations issued pursuant thereto (24 CFR Section 570.602);
- (d) Section 3 of the Housing and Urban Development Act of 1968, as amended; and implementing regulations at 24 CFR Part 135;
- (e) Executive Order 11246, as amended by Executive Orders 11375 and 12086 and implementing regulations issued at 41 CFR Chapter 60;
- (f) Executive Order 11063, as amended by Executive Order 12259 and implementing regulations at 24 CFR Part 107;
- (g) Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended and implementing regulations when published for effect;
- (h) The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations when published for effect;
- (i) The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the implementing regulations at 24 CFR 570.488;
- (j) Anti-displacement and relocation plan requirements of Section 104(d) of Title I, Housing and Community Development Act of 1974, as amended;
- (k) Relocation payment requirements of Section 105(a)(11) of Title I, Housing and Community Development Act of 1974, as amended.
- (l) The labor standards requirements as set forth in 24 CFR 570.603 and HUD regulations issued to implement such requirements;
- (m) Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution;

- (n) The regulations, policies, guidelines and requirements of 2 CFR Part 200 and A-122 as they relate to the acceptance and use of federal funds under this federally assisted program;
 - (o) The American Disabilities Act (ADA) (P.L. 101-336: 42 U.S.C. 12101) provides disabled people access to employment, public accommodations, public services, transportation, and telecommunications;
- (7) The conflict of interest provisions of 24 CFR 570.489 apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or sub recipients which are receiving CDBG funds. None of these persons may obtain a financial interest or benefit from the activity, or have an interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter, and that it shall incorporate or cause to be incorporated, in all such contracts or subcontracts a provision prohibiting such interest pursuant to the purpose of this certification;
 - (8) It will comply with the provisions of the Hatch Act that limits the political activity of employee;
 - (9) It will comply with the provisions of 24-CFR-200.
 - (10) It will comply with the lead-based paint requirements of 24 CFR Part 35 Subpart B issued pursuant to the Lead-Based Paint Hazard Elimination Act (42 U.S.C. 4801 et seq.).
 - (11) The local government will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by low- and moderate-income persons unless: (a) CDBG funds are used to pay the proportion of such assessment that relates to non CDBG funding or; (b) the local government certifies to the state that, for the purposes of assessing properties owned and occupied by low- and moderate-income persons who are not very low-income, that the local government does not have sufficient CDBG funds to comply with the provision of (a) above.
 - (12) It accepts the terms, conditions, selection criteria, and procedures established by this program description and that it waives any right it may have to challenge the legitimacy and the propriety of these terms, conditions, criteria, and procedures in the event that its application is not selected for CDBG funding.
 - (13) It will comply with the regulations, policies, guidelines, and requirements with respect to the acceptance and use of federal funds for this federally assisted program.

- (14) It will comply with all parts of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

The applicant hereby certifies that it will comply with the above stated assurances.

_____ Signature, Chief Elected Official Mayor	_____ Timothy R. Emert Name (typed or printed)
_____ Title	_____ Date

To Whom It May Concern:

As Chief Elected Official of the City of Independence, I hereby certify that I have knowledge of all activities in the above-referenced application. I also certify that I am aware that the regulations of the CDBG program prevent the use of any facility built or rehabilitated with CDBG funds, or any portion thereof, to be used for the conduct of official business. I therefore certify that no portion of the above application violates this regulation.

Mayor

ATTEST:

City Clerk



Office of the City Manager
120 North 6th Street
Independence, KS 67301

December 16, 2024

Deanne Engstrom
Kansas Housing Resources Corporation
611 S. Kansas Ave., Suite 300
Topeka, KS 66603

Re: Moderate Income Housing Contract Amendment – Trident Partnership MIH Projects

Dear Ms. Engstrom,

I hope this letter finds you well. On behalf of the City of Independence, Kansas, I am writing to request a contract amendment for the Moderate-Income Housing (MIH) program for the Trident Partnership projects. This amendment request aligns with recent developments and ongoing progress within the project.

As of November 25, 2024, the Independence Downtown project has achieved two significant milestones:

Approval of CDBG Work:

The resolution of challenges related to the change in grant administration and the CDBG scope rework was critical to the project's advancement. These obstacles had delayed the project by more than six months. With these approvals now in place, we are positioned to begin the first substantial, non-demolition portions of the project—a stage we were ready to commence six months ago.

Completion of Key Project Phases:

We are pleased to report that the project is now 50% or more completed. Major phases, including mechanical, electrical, architectural, historical, and demolition work, have been successfully finished. Furthermore, cost-saving measures have resulted in an anticipated savings of over \$400,000.

The next steps in the project involve subcontracting work for three major trades—plumbing, electrical, and framing—to commence the interior restoration of the buildings. This work will necessitate additional grant draws, which will be requested periodically as each building progresses.

In addition, three Letters of Intent have been secured for commercial leases within the project, reinforcing the viability and economic potential of the development. Move-ins are contingent upon the completion of tenant spaces.



Office of the City Manager
120 North 6th Street
Independence, KS 67301

Financing updates include the following:

USDA final approvals are pending, with an expected timeline of 90-120 days.
Bridge financing for historic tax credits has been secured to ensure the project continues progressing while awaiting USDA approval.

Given these developments, we kindly request a contract amendment to reflect the adjusted project timeline, milestones, and financial structure. This amendment will allow us to maintain compliance with the MIH program requirements and ensure the successful completion of this transformative project for downtown Independence.

Thank you for your continued partnership and support. Should you require additional information or documentation, please do not hesitate to contact me.

Sincerely,

Kelly Passauer, CPM
City Manager

Enclosures:

1. Letter from Trident Partnerships
2. Contingent Approval from Tim Parks, Kansas CDBG Program
3. Updated Project Timeline
4. Updated Exhibit B and Exhibit C
5. CDBG Contract Budget Amendment



Office of the City Manager
120 North 6th Street
Independence, KS 67301

December 16, 2024

Tim Parks
Kansas Department of Commerce
CDBG Program
1000 SW Jackson St.
Topeka, KS 66612

Re: CDBG Project Number 23-CR-002 – Trident Bookstore

Dear Mr. Parks,

Please accept the enclosed contract budget amendment for the above-referenced project. This amendment removes the administration line item as a CDBG-funded expense, reallocating those funds directly to construction.

As outlined in the previously submitted letter regarding the project scope reduction, this adjustment ensures that the project can be completed within the required CDBG timeframe. Additionally, these changes will allow the project to be fully realized in alignment with the CDBG reuse plan. The completion of this project will not only meet programmatic requirements but also significantly boost the local economy of Independence, Kansas.

Thank you for your attention to this matter. Should you require any additional information or documentation, please feel free to contact me.

Sincerely,

Kelly Passauer, CPM
City Manager

Enclosure: Contract Budget Amendment

December 9, 2024

Ms. Kelly Passauer
Manager, City of Independence
120 North 6th Street
Independence, KS 67301

RE: Scope of Work Change and Budget Amendment
23-CR-002

Dear Ms. Passauer,

I am in receipt of a letter regarding the above referenced project request a sole source bid waiver, scope of work change, and budget amendment. I have provided approval under separate cover for the single source bid waiver.

In order to complete the Budget Amendment and Scope of Work Change, please use the Contract Amendment form to show the budget amendment in detail and describe the scope of work change. As this will alter the Agreement, it requires approval of the Council to allow the Mayor to request this change and alter the Agreement. Please note, this has been conceptually approved by Commerce, given the budget and time restraints this project faces. We simply need to follow with proper documentation in the project files.

Please let me know if you have any questions or concerns. You can reach me at 785-480-8072 or tim.parks@ks.gov. Thank you.

Sincerely,

Timothy Parks, CDBG Specialist

CC: Brett Waggoner, GAS

December 9, 2024

Ms. Kelly Passauer
Manager, City of Independence
120 North 6th Street
Independence, KS 67301

RE: Single Source Bid
23-CR-002

Dear Ms. Passauer,

I am in receipt of a single source waiver request from the City of Independence for your 2023 Commercial Rehabilitation project. Based on the information included in the October 30, 2024, letter, and subsequent conversations, it appears that the city has made adequate efforts to solicit qualified bidders for the demolition portion of the project. The city received a single bid for comprehensive demolition and asbestos removal. Contracting with these contractors will serve the City and the project very well.

The Department of Commerce has no objections to the city contracting with Flint Ridge Service for the comprehensive demolition and with ACM Removal LLC for the asbestos abatement. Please maintain all documentation of this procurement for your project files.

Please let me know if you have any questions or concerns. You can reach me at 785-480-8072 or tim.parks@ks.gov. Thank you.

Sincerely,

Timothy Parks, CDBG Specialist

CC: Brett Waggoner, GAS



Action Item
CITY OF INDEPENDENCE
December 19, 2024

Department Admin

Director Approval AARON COOK

AGENDA ITEM Report on RFP for a Tanker-Pumper

BACKGROUND A recent structure fire highlighted a water supply issue in the southeast (SE) part of the city. Fire-EMS encountered inadequate water supply after connecting to two hydrants. With assistance from mutual aid, a five-inch supply line was laid from Maple Street and Park Boulevard to the 200 block of South Edison Street to provide sufficient water for fire suppression. Following this incident, an after-action review was conducted, and Fire-EMS collaborated with the Public Utilities Department to examine the water supply infrastructure in the SE part of Independence.

This area, located south and east of Main Street and Park Boulevard, relies on aging infrastructure consisting of four-inch water supply lines that taper down to two-inch lines deeper into the SE corner of the city. The primary twelve-inch supply line runs south from Park Boulevard and Main Street to Birch Street before branching into smaller lines as it continues south to Edison St. The significant distance from the primary supply line and the zig-zagging street layout in the SE area make it challenging to deploy a five-inch supply line to support pumper trucks effectively.

To address this issue, Independence Fire-EMS recommends allocating \$200,000 from CIP funds to purchase a pumper tanker with a minimum capacity of 3,000 gallons. This tanker would provide a reliable water source for pumper trucks during structure fires in areas with limited water supply. The department is confident it can acquire a suitable used vehicle to meet these operational needs.

Prior to the incident in October, the CIP for 2025 included plans to replace the 2018 Transit Van Ambulance, which currently has 160,000 miles, as well as to purchase a new pumper engine in late 2026 or early 2027, following the completion of the final Tower lease payment in spring 2026.

The department's current ambulance fleet includes:

- A new unit is scheduled to arrive in January 2026,
- A 2021 unit with 35,000 miles,
- A 2019 unit with 50,000 miles, and
- A 2018 unit equipped with a brand-new motor was installed in 2023.

While replacing the 2018 Transit Van Ambulance is part of the long-term plan, staff believe that addressing the life-safety and fire protection needs outweighs the current ambulance replacement need. The ambulance fleet is in excellent condition and capable of meeting

operational demands, whereas the need for enhanced fire protection resources is more urgent.

The Public Utilities Department is currently undertaking a master plan to evaluate the City's water infrastructure and develop a comprehensive strategy for updating and replacing outdated lines. However, after the study is finalized, this project will require significant time to complete and implement.

SUPPORTING DOCUMENTS

1. RFP - FIRE-TANKER TRUCK 121324 REV3



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

REQUEST FOR PROPOSAL

CITY OF INDEPENDENCE, KANSAS

Issued by:
FIRE-EMS DEPARTMENT

Proposal Due Date:
January 09, 2025
2:00 PM

Submit to:
City of Independence – TANKER/PUMPER
120 N. 6th – Independence, Ks. 67301
Email: davids@independenceks.gov

REQUEST FOR PROPOSAL (RFP)

CITY OF INDEPENDENCE, KANSAS

Issued by: FIRE-EMS DEPARTMENT

Proposal Due Date: January 09, 2025 at 2:00 PM

Submit to:

City of Independence – Tanker/Pumper

120 N. 6th Street, Independence, KS 67301

Email: davids@independenceks.gov

Request for Proposal

The City of Independence Fire-EMS Department is seeking a bid for a used tanker pumper fire truck to meet departmental operational needs. Brokers, vendors, and fire departments are invited to submit offers for consideration.

Minimum Specifications

- Tank Capacity: 3,000 gallons
- Pump Capacity: 1,000 GPM
- Rear Dump: Required
- Suction Hose: Included
- Booster Reel: Included
- Emergency Lights and Siren: Functional and included
- Discharges: Four (4) on the driver's side, one (1) on the passenger side, and one (1) rear discharge
- Condition: Good mechanical condition, with maintenance records and pump testing documentation

Submission Requirements

All submissions must include the following:

1. A detailed description of the vehicle, including specifications and condition.
2. Price
3. Maintenance records and pump testing documentation.
4. Warranty information, if applicable.
5. Delivery timeline and terms.

Deadline for Submission

Proposal must be submitted no later than 2:00 PM on January 09, 2025.

Contact Information

Submissions:

David Schwenker, City Clerk

City of Independence

Email: davids@independenceks.gov

Phone: 620.332.2534

Fire-EMS Contact and Inquiries:

Aaron Cook, Fire-EMS Chief

Email: aaronc@independenceks.gov

Phone: 620.332.2504 or 620.252.8000 (mobile)

Additional Information

This bid is open to all qualified brokers, vendors, and fire departments. The City of Independence reserves the right to accept or reject all offers as deemed in the best interest of the City.

It is anticipated that the City will take possession of the selected vehicle by **January 31, 2025.**



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

Submission Form

Proposal Organization: _____

Auth. Submitter: _____

Street: _____ City: _____

State: _____ Zip: _____

Telephone: _____ E-Mail: _____

Cost of Proposal: _____

Vehicle Make & Model: _____

Mileage: _____ Manufacturer: _____

Pump Certification: _____

GPM: _____

Other Details: _____

Is the price negotiable: Yes or No

The City of Independence assumes no obligation of any kind for expenses incurred by respondents to this solicitation. The City reserves the right to reject any or all submittals if determined to be in the best interest of the City.



Report
CITY OF INDEPENDENCE
December 19, 2024

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Engineering and Public Works Report

BACKGROUND

SUPPORTING DOCUMENTS

1. Project Status 12-2024cc

	Project Title	Project Description/Scope	Approx. Cost (000's)	Grant Portion	Arch. or Eng. Partner	Status	Last Month Progress	Next Month Plan/Issues	Projected Const Start	Projected Compl.
1	SS4A	Safe Streets for All grant.	\$1,605	\$1,605	TranSystems	Pre-grant.	Contacted FHWA, awaiting feedback.	Contacted FHWA, working through feedback.	TBD	TBD
2	Whiskey Creek	Artificial lake for runoff water impoundment	TBD	TBD	TranSystems	Conceptual Design.	Environmental report completed, incorporate into PER for grant application.	Prepare and send preliminary grant application to USDA.	TBD	TBD
3	CCLIP Grant - 10th	Reconstruct 10th between Main and Laurel	\$1,700	\$1,500	TBD	Pre-design.	Received consultant solicitation package from KDOT.	Advertised for consultant, proposals due on December 20.	3Q26	2Q27
4	Water Plant Next Phase	Water Plant Capital Work Per Master Plan	\$7,000	n/a	PEC	Design.	Waiting on final data for bid document completion.	Waiting on final data for bid document completion.	3Q24	4Q26
5	Big Straw	Water pipeline to Bartlett.	\$11,000	All (via Bartlett)	EBH	Phase II Design.	Project in design.	Project in design.	4Q23	3Q25
6	Central Park	Central Park.	\$10,700	\$7,200	Indigo	Phase II Design.	Preparing phase II design package.	Reviewing Crossland's proposal.	4Q23	3Q25
7	SPCC - Airport	Containment upgrades for fueling	\$150	n/a	TranSystems	Pre-bid.	RCA for permission to bid in December (likely), reviewed nearly complete documents.	RCA for permission to bid early January?	1Q25	2Q25
8	Transp. Alt. Grant	8' sidewalk to Wal-Mart and Labette	\$1,350	\$980	TranSystems	Pre-bid.	Start ROW acquisition (temporary work space more than originally anticipated).	Complete ROW acquisition (with the exception of one parcel).	1Q25	3Q25
9	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	\$3,000	TBD	TranSystems	Pre-bid.	Preparing documents for bid. Waiting on KDHE approval.	Preparing documents for bid. Waiting on KDHE approval.	2Q25	3Q25
10	FAA - Rehab Pavement	Rehabilitate portions of the taxiways at Independence Municipal Airport.	\$645	\$65	Lochner	Pre-construction.	Wait for construction (2Q25).	Wait for construction (2Q25).	2Q25	3Q25
11	Enterprise Drive	Buildout of street, utilities	\$1,700	\$1,300	TranSystems	In construction.	Preparing additional response.	Discussing with Matcor.	1Q22	1Q25
12	Precision Rail	Rail work to be paid for by KDOT grant and precision, contract with City.	\$1,000	\$1,000	(Precision)	In construction.	Nearly complete.	Nearly complete.	3Q23	1Q25
13	Waterline/Meter Project	New Water Meters, Replace Some Water Main	\$3,600		PEC	In construction.	Meters mainly installed, working tie-in on 10th, walkthrough on lines held.	Meters mainly installed, working tie-in on 10th.	1Q24	1Q25
14	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	\$3,780	\$1,600	TranSystems	In construction.	Atmos has agreed, need signed easement.	Agreement signed, scheduling final work.	1Q22	1Q25
15	CCLIP Grant - Main	Main Street - 8th to 2nd, mill and overlay	\$1,297	\$800	TranSystems	In construction.	Project in construction.	Project complete in December.	3Q24	3Q24
A	Dam Inspection	Inspection and Repair - Low Head Dam	TBD	TBD	TBD	Developing.	Receive Proposals	Evaluate Proposals	2025	2026

Green shade denotes changed/new information from last month.



Report
CITY OF INDEPENDENCE
December 19, 2024

Department Admin

Director Approval Kelly Passauer, April Nutt

AGENDA ITEM Admin and Housing Report

BACKGROUND

SUPPORTING DOCUMENTS

1. 2024-Q4-Admin
2. 2024-Q4-Housing

	Initiative	Step	Owner	12/19/2024 Status	09/26/2024 Status	Type - Administrative, Process or Capital	Target Completion	Related Commission Goal #	Related Commission Goal Subset
1	Decide on Maintenance Code	Present and Adopt Maintenance Code Based on Pittsburg	David Cowan	Completed - Adopted on 09/26/2024.	Draft ordinance completed by staff. Waiting legal review for possible action on the 09/26/2024 Commission meeting.	Administrative	1Q25	2	a
2	Beautification - Demolition	Develop Process - Blight to Redevelopment	David Cowan and April Nutt	27 houses were prioritized and 28 (one was fire damaged) are in the condemnation process. This will allow for possible demolition in 2025 if the owners fail to rehabilitate the properties.	In the 2025 budget, \$75,000 has been allocated for the demolition of blighted properties, with an additional \$25,000 secured from the Housing Authority. This total of \$100,000 will accelerate the removal of an estimated 20 - 25 unsafe and unsightly structures. The Housing Steering Committee plans to finalize a matrix to help prioritize which houses will be demolished in 2025 now that the amount of funding has been established.	Administrative	Ongoing.	4	a
3	ADUs	Adopt New Zoning Standards	Kelly Passauer	On December 3, 2024 the Planning Commission held a 2 1/2 hour worksession with the consultant to review the proposed modifications to the zoning regulations. The Planning Commission will resume the worksession on January 7, 2025.	The Planning Commission held a work session with the consultants on July 30, 2024. Staff met with the consultants on September 18, 2024. The new zoning regulations are expected to be adopted in the first quarter of 2025.	Administrative	1Q25	10	a
4	Infrastructure Priorities	Extend sewer in existing neighborhood for additional housing (potentially seek public-private partnership)	John Garris and April Nutt	We have requested an engineering proposal for this project.	Funds were included in the 2025 adopted budget for this project.	Capital	4Q25	11	a
5	Artificial Lake	Research Grant Opportunities and Other Funding Sources	Lacey Lies	PER and Environmental study are completed. The next step is for the Finance Director to prepare a preliminary grant application.	PER and Environmental study are near completion (within the next month), but not yet complete.	Administrative	TBD	11	c
6	Artificial Lake	Develop Plan - Artificial Lake, include Flood Control, Streets, Drainage, Housing, Recreation	John Garris	The Housing Steering Committee had no overall preference between the two firms when they reviewed the additional alternatives. The next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee.	Initial concepts were reviewed by the Housing Steering Committee and feedback was provided. We have recently received additional alternatives that the Housing Steering Committee will review at their next meeting.	Capital	3Q24 for Preliminary Concepts	11	d
7	Infrastructure Priorities	Water Improvements in Neighborhoods with Low Water Volume	John Garris	\$75,000 was included in the approved 2025 budget for the master plan.	\$75,000 was included in the approved 2025 budget for the master plan.	Administrative	Ongoing	12	b
8	Infrastructure Priorities	Plan for Future Downtown Streetscape	David Cowan	The project is nearing completion. The design contract for the SE and SW corners of Penn/Chestnut has been submitted to the City Attorney for final review and it is anticipated to be on the agenda in January for approval.	The CCLIP project is under construction. TranSystems has been requested to provide a design contract for the SE and SW corners of Penn/Chestnut.	Administrative	Concept Completed	12	c
9	Incubator Building	Identify and Implement Feasible Projects to Lower Maintenance and Energy Costs	John Garris	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	On 9/12/2024, the Commission authorized the first phase of converting the building to a less complex conventional HVAC system with the end goal of getting the building off the energy center.	Administrative	Low/No-Cost Actions Completed	18	a
10	Incubator Building	Continue to Coordinate with Potential Buyers	Kelly Passauer and David Cowan	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	On 9/12/2024 the Commission authorized a lease for a portion of the first floor to Kansas Medical Center (Cardiology). City staff will update the RFP to contract with a Realtor for the future sale or lease of the building.	Administrative	Until sold or removed.	18	b
11	Incubator Building	Performance Stipulations in Purchase Agreement (POLICY)	Jeff Chubb	The City Attorney will work with the Ec Dev Subcommittee to prepare the performance stipulations.	The City Attorney will work with the Ec Dev Subcommittee to prepare the performance stipulations.	Administrative	With Sale	18	c
12	Infrastructure Priorities	Evaluate Stormwater Collection Fee	John Garris	Completed -- Staff surveyed other cities within the County and projected, based on approximately 3,300 residential and 500 commercial customers, that Independence would generate \$76,152 annually if they adopted Cherryvale's stormwater fee structure or \$367,200 annually if they adopted Coffeyville's stormwater fee structure. On 09/26/2024 this information was presented to the Commission. The Commission expressed that they are not currently interested in implementing a stormwater collection fee. The City Engineer plans to request funds in the 2026 budget for a stormwater master plan, at which time we can revisit this.	City staff reviewed the websites of other cities in the County to determine if they were charging a stormwater fee, and found the following: 1) Originally established in 2006, the City of Coffeyville's current Stormwater Utility Fee as of 09/13/2013 is \$7 per month (\$84 annually) to all residential customers and \$15 per month (\$180 annually) to non-residential customers; 2) Since 01/01/2021, the City of Cherryvale has assessed a Stormwater Development Assessment Fee of \$1.67 per month (\$20.04 annually) to all of its customers. 3) No such fee was found for Caney.	Administrative	1Q24	20	a
13	Growth of Tax Base	Extension of Service Plan, Review and Green shade denotes changed/new information from previous quarter.	Kelly Passauer	Start after Zoning Code Update.	Start after Zoning Code Update.	Administrative	3Q24	20	b

	Initiative	Step	Owner	12/19/2024 Status	09/26/2024 Status	Type - Administrative, Process or Capital	Target Completion	Related Commission Goal #	Related Commission Goal Subset
1	Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	The infrastructure has been completed. Bids were received on 11/26/2024 for the construction of 8-12 homes. The Housing Authority awarded the bid to Decker for the construction of 8 homes.	Construction on the Jefferson Subdivision infrastructure will be completed September 2024. Housing Authority approved First Step Builders to construct five homes in the first phase. IHA Board has approved going out for bid on 8 -12 homes in the first phase. Bids should be let October 2024.	Administrative	4Q24	1	a
2	Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	Upper Story Housing Downtown: 1) Trident (6 buildings, 20 apartments) - The first project will be 106-108 North 8th. Bids have been received for exterior work, developer has received approval from the Department of Commerce to proceed on 106-108 North 8th; 2) Morrison (1 building, 11 apartments) - CUP was approved on 9/26/2024 City Commission agenda. Developer has advised that he is waiting on the second phase of historical tax credits before construction can start.	NEW - Upper Story Housing Downtown: 1) Trident (6 buildings, 20 apartments) - The first project will be 106-108 North 8th. Bids have been received for exterior work, developer is currently waiting on paperwork approval from the Department of Commerce; 2) Morrison (1 building, 11 apartments) - CUP approval on 9/26/2024 City Commission agenda, construction to start soon after.		TBD	1	a
3	Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	Working to establish an RHID for Rainbow Drive and Morrison Builders downtown building located at 113 West Myrtle Street.	NEW - Working to establish an RHID for Rainbow Drive and Morrison Builders downtown building located at 113 West Myrtle.	Administrative	4Q24	1	a
4	Financing - Down Payment Assistance Plan	Partner w/ Housing Authority, MCAC (Similar)	April Nutt	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	Administrative	4Q24	1	b
5	Beautification - Assist Homes	Partner w/ Civic Groups to target homes for beautification	April Nutt	IHA in partnership with CMIH have been working each Wednesday morning in rehabilitating 705 North Penn. Currently 85% of the entire house has been fully gutted.	IHA in partnership with CMIH have been working each Wednesday morning in rehabilitating 705 North Penn. Currently 3/4 of the first floor has been fully gutted.	Administrative	1Q25	2	c
6	Beautification - Assist Homes	Infill & Rehab - Target high traffic corridors	April Nutt	Identified 45 vacant homes on Main, Penn, Laurel, 10th and some on Washington (adjacent to a main corridor). Exterior inspections under the new maintenance code have been completed. Notices will be sent out by the first of the year.	One house on a high-traffic corridor (705 North Penn) continues to be rehabbed.	Process	1Q25	2	d
7	Land Bank	Bolster and raise seed money	April Nutt	The Land Bank Board approved accepting the donation of 1113 W. Main Street, which will be removed, making this lot available for future development on a high traffic corridor. The Land Bank is working on contracts for deed for the two homes purchased at the tax sale. The Land Bank continues to market the downtown vacant lot.	The Landbank has approved the sale of two homes purchased at the tax sale to private individuals and the two remaining homes to community organizations for rehabilitation. The Landbank continues to market the downtown vacant lot.	Capital	4Q24	3	a
8	Explore Housing Incentives	Partner with Housing Authority, EDAB, and Land Bank (Similar)	April Nutt	Modified the sewer cost share grant to allow bona fide developers to participate when rehabilitating existing housing.	The adopted 2025 budget included the following funding related to improving housing: 1) \$25,000 additional for demolition to be matched by the Housing Authority; 2) \$50,000 additional funding for a total of \$100,000 for the Neighborhood Exterior Grant for 2025 as recommended by EDAB for 2024; and 3) \$100,000 for extending utilities to undeveloped property subject to the Housing Authority purchasing the property.	Administrative	4Q24	6	a
9	Beautification - Assist Homes	Promote existing incentives	April Nutt	There are currently 25 approved applications for \$93,604.80 in grant dollars, representing \$282,517.22 in exterior home improvements. 17 of these projects have been completed.	There are 23 approved Neighborhood Exterior Grant applications with committed funding of \$86,854.80. 12 of the 23 applications have been completed and closed.	Administrative	4Q24	8	a
10	Financing - Down Payment Assistance Plan	Housing Initiatives (Similar)	April Nutt	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	Administrative	4Q24	9	a
11	Beautification - Assist Homes	Establish RHID in Older Neighborhoods	April Nutt	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	Administrative	2Q25	12	a
Green shade denotes changed/new information from previous quarter.									



Report
CITY OF INDEPENDENCE
December 19, 2024

Department City Clerk

Director Approval David Schwenker

AGENDA ITEM City Board Minutes

BACKGROUND

SUPPORTING DOCUMENTS

1. IHPRC Year End Meeting Report - 12112024
2. Minutes November 25, 2024 IHPRC Meeting

1. Number and types of cases reviewed and their disposition.

- A. Sign Requests – 4 (Approved 3)
- B. Park Office – Roof Replacement – Approved
- C. 209 N Penn – Interior & Exterior Renovations - Approved
- D. Great Plains Credit Union – Exterior Repair – Approved

2. List of new historic designations made.

ARCO Building has been placed on the National Register of Historic Places

3. List of new appointments and the resumes of new members.

Brett Richards

4. Attendance records of members:

Name	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Jason Rutledge	X	X	X		X		X	X	X			
Tim White	X	X	X		X		X	X		X		
Darin Axthelm	X	X	X		X		X	X	X	X		
Bill Gour	X	X										
Gary Hogsett	X	X			X		X		X			
Breanne Sanford	X	X	X				X	X	X	X		
Brett Richards							X	X	X	X		

5. List of educational meetings attended by each member.

None

6. Minutes of meetings at which state or national register nominations were considered.

April 22, 2024- Mentioned the ARCO Building application for the National Register of Historic Places

7. Goals and objectives for the coming year.

- Updating Independence's Register of Historic Places
- Updating, creating and installing more historical signage throughout the town, not just downtown.
- Updating the complete census of the historic district.


Darin R. Axthelm, Chair IHPRC

November 25, 2024
Independence Historic Preservation Resource Commission

Members Present: Darin Axthelm, Bill Gour, Brea Sanford, Tim White, Brett Richards, Jason Rutledge

City Staff: David Cowan

Ex Officio- Tabatha Snodgrass, Lisa Wilson

Absent: Gary Hogsett

Special Guest: Miranda Bruening

Darin Axthelm called the meeting to order at 12:00 p.m.

Bill Gour motioned to approve the minutes of the October 3, 2024 meeting as presented. Brett Richards seconded the motion and all were in favor.

a. Approval of roof tiles for Stitch Shelter House

Scott Patton, director of Riverside Park and Ralph Mitchell Zoo spoke to the Committee regarding the Stitch Shelter House roof. The original roof from 1916 is still in place and is riddled with broken tiles, holes and water is coming into the building. Patton shared there were three options:

1. Take down all old tile, replace with newly manufactured tiles. \$170,000
2. Install concrete tiles that look similar. They are a bigger footprint, which would mean less tiles are needed to cover the roof. The shape and color of the concrete tiles are similar to the original terra cotta tiles. These are much more durable than the terra cotta, as well. \$96,000
3. Take original terra cotta tiles off, redo the underlayment and decking and replace broken tiles with reclaimed terra cotta tiles from other projects. \$94,000

Discussions were had on all sides of the subject at hand. Brett Richards asked if this was truly something the IHPRC should be looking into, or if it should be looked at by the City Commission instead. Bruening suggests getting the building listed on the state historical registry (found out that it already is listed on the state registry, as is the Garden House). Bruening suggests going for grant approval ASAP, as it could take six to nine weeks to process, but would help pay for 40% of the project.

Brea Sanford suggests tabling the item until the City can ascertain whether or not they can get the proper funding for the project. Sanford motions to table the matter until the January meeting. Those for: Jason, Brea and Bill; Those against: Darin and Brett; Abstain: Tim

b. Garden House Roof Rehab

Patton shared that after some searching, H&H Roofing was able to find matching shingles to re-roof the Garden House. The roof that is currently on the house is believed to be the original and are made from asbestos. Patton brought the matter to the Committee previously and it had been decided at that time to go with a pattern that was close to the diamond shingles, but different, as they were unaware at that time that the

diamond shingles could be purchased. The quote that they had received from H&H at that time was \$19,210. If using the actual diamond shingles, the cost would be \$13,355. Brea Sanford motioned to recommend using the diamond cut shingles instead of the previously approved shingles. Tim White seconded the motion and all were in favor.

c. IGC Elevator

Miranda Bruening spoke regarding the scope of the project at the Gun Club. She feels that there should not be much to approve as the project would not be defacing anything historical in nature. IGC will be putting in the elevator and updating electrical services. Lisa Wilson noted that the Chamber of Commerce donated \$10k from tourism funds for the project. Brett Richards motioned to approve the elevator project at the gun club. Jason Rutledge seconded the motion and all were in favor.

Discussion

Miranda Bruening gave an update on the Trident projects. CDBG approved the Trident scope revision. They had anticipated \$360,000 but received \$1.6m. She shared that it was soul-source bid acceptance due to it being a small town and not many contractors. Currently pending KHRC approval and they hope to move forward in the next month. The project has been modified to tuck-pointing in the next month or so weather permitting and asbestos abatement. As soon as they can, they will start issuing award letters and will have to go through the City Commission for that.

Brett had asked if the Committee had agreed upon what High Road Coffee Roasters looks like on the outside and was told that yes, the Committee approved the Certificate of Appropriateness before his acceptance onto the Committee.

Brett Richards motioned to adjourn the meeting at 12:48 p.m. Tim White seconded the motion and all were in favor.