

Minutes of the City Commission's December 12, 2024 Meeting

I. REGULAR SESSION

Commissioners Present: Mayor Tim Emert, Vice-Mayor Scott Smith and Commissioner Dean Hayse

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; Jeff Chubb, City Attorney; David Schwenker, City Clerk/City Treasurer; John Garriss, City Engineer/Director of Public Works and Utilities; Dustin Stafford, Chief of Police; Lacey Lies, Finance Director; April Nutt, Director of Housing Authority and Matt Wright, Police Officer.

Visitors Present: Larry McHugh, Breanne Sanford and Sheri Garriss.

A. Call to Order

Mayor Emert called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

On the motion of Tim Emert, seconded by Scott Smith, the Commission approved the agenda.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

II. APPOINTMENTS

A. Consider reappointing Gary Hogsett and Brett Richards to the Independence Historic Preservation and Resource Commission (IHPRC).

Gary Hogsett was appointed to the IHPRC on June 9, 2022 to serve a partial term due to a resignation. Brett Richards was appointed to the IHPRC on January 11, 2024 to serve a partial term due to a resignation. They are both willing to serve a first full term.

Minutes of the City Commission's December 12, 2024 Meeting

Historic Preservation Resource Commission (Certified Local Government) (3 year terms – 7 members)			
Members	Term	Expires	Appointed/Eligible
Bill Gour	2nd term	1/1/2027	Appointed 1/14/20
Darin Axthelm (History Major)	2nd term	1/1/2027	Appointed 1/14/20
Breanna Sanford (History and Anthropology)	1st term*	1/1/2026	Appointed 06/09/20
Tim White	1st term*	1/1/2027	Appointed 08/11/20
Gary Hogsett (Engineer)	Unexpired	1/1/2025	Appointed 06/09/20
Jason Rutledge	1st term*	1/1/2026	Appointed 08/11/20
Brett Richards	Unexpired	1/1/2025	Appointed 01/11/20
*Previously served an unexpired term.			
Meeting Place: Memorial Hall Meeting Date: Last Monday Meeting Time: 12 p.m.			

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission reappointed Gary Hogsett and Brett Richards to the IHRPC for a 1st full term expiring on January 1, 2028.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- B. Consider reappointing Rita Ortolani to an inside City position on the Planning Commission/Board of Zoning Appeals.

Rita Ortolani was appointed to the Planning Commission on January 11, 2024 to serve a partial term due to a resignation. She is willing to be reappointed and serve a first full term. Kym Kays does not wish to be reappointed, and Mary Jo (Dancer) has served two full terms and is ineligible for reappointment unless we receive no applications. Members with expired terms continue to serve until they are replaced. We are receiving applications to fill these vacancies until noon on January 2, 2025. [Click here for more information.](#)

Minutes of the City Commission's December 12, 2024 Meeting

PLANNING & ZONING COMMISSION (3 year terms – 9 members)			
Members	Term	Expires	Appointed
Mary Jo (Dancer) Meier	2nd term*	January 1, 2025	
Butch Holum	Unexpired	January 1, 2026	January 11, 2024
Kym Kays** Secretary	Unexpired	January 1, 2025	January 11, 2024
Rita Ortolani	Unexpired	January 1, 2025	January 11, 2024
Gary Hogsett**	1st term	January 1, 2027	January 11, 2024
Michelle Avery	2nd term*	January 1, 2027	June 28, 2018 January 11, 2024
Tim Haynes	1st term*	January 1, 2027	February 24, 2022 January 11, 2024
Lisa Richard Vice Chair	2nd term*	January 1, 2026	August 8, 2019 December 19, 2019
Rachel Lyon Chair	2nd term	January 1, 2026	May 14, 2020
*Served an unexpired term.			
**Outside City Appointment. Not on Board of Zoning Appeals.			
Meeting Place: Commission Room, City Hall			
Meeting Date: First Tuesday			
Meeting Time: 5:30 p.m.			

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission reappointed Rita Ortolani to the Planning Commission/Board of Zoning Appeals for a 1st full term expiring on January 1, 2028.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

III. CONSENT AGENDA

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission approved the Consent Agenda.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Minutes of the City Commission's December 12, 2024 Meeting

- A. Consider approving the minutes from the November 14th and 21st, 2024 Special and Regular Commission meetings.

Suggested Motion:

I move to approve the minutes from the November 14th and 21st, 2024 Special and Regular Commission meetings.

- B. Consider approval of a streetlight at 116 S. 23rd Street.

City staff was contacted by Melissa Small, Chair of the AWOL Board, regarding the lighting conditions outside the AWOL facility at 116 S. 23rd Street. Currently, there are no streetlights on S. 23rd Street near AWOL. With the end of daylight savings, the area outside the facility is now dark, raising concerns about safety for both volunteers and visitors.

To address this issue, the City reached out to Kari West at Evergy. Adding a high-intensity LED streetlight would cost an additional \$25.16 per month, bringing the City's streetlight bill—which was \$13,823.57 in October 2024—to reflect this increase.

Additionally, the City has installed a dawn-to-dusk floodlight at the front entrance of AWOL to enhance visibility and improve safety at the facility's entrance.

Suggested Motion:

I move to approve the addition of a streetlight at 116 S. 23rd by the AWOL facility.

- C. Consider authorizing the Mayor to sign the 2024 Tree City USA Application for Certification.

On February 25th, 2016 the City Commission approved Ordinance # 4214 creating a Tree Board to honor the City's rich history of enjoying and preserving local natural resources, and to promote and protect the public health, safety and general welfare by providing for the development of a Community Forestry Plan to address the planting, maintenance and removal of trees located on public property, or which encroach upon public property, and to enhance the natural beauty of the community.

The attached application completes the certification for the 2024 calendar year.

Minutes of the City Commission's December 12, 2024 Meeting

Suggested Motion:

I move to approve the Mayor to sign the Tree City USA Applications for Certification for 2024.

- D. Consider approving the Independence Municipal Airport's DBE program Policy Statement.

The FAA recently updated the requirements pertaining to federal funding covered under 49 CFR Part 26. The recent changes require all airports to update their DBE Programs and submit the update to the FAA for approval. Our consultant has been working on the updates to Independence Municipal Airport's DBE Program. With the submission of the updated program, we are required to submit a signed Policy Statement.

The Policy Statement states that the airport has established a DBE program and will comply with the requirements of 49 CFR Part 26 as it pertains to Federal Financial Assistance. The Policy Statement is required to be signed by the Mayor.

Suggested Motion:

I move to approve the Independence Municipal Airport's DBE program Policy Statement and to execute any necessary documents, pending City Attorney review and approval.

- E. Consider approving bidding for a replacement sewage grinder.

The wastewater treatment plant sewage grinding pump has failed. The impact to the process is that solid, non-biological material ("trash") can flow through the screens, and the screens can clog requiring hours of effort to clean. A grinder was a part of the basic design, and although the plant can operate with only the screen for a period of time, it is not recommended as it has impacts on the process and final output products.

Based on the evaluation of plant personnel, a design using monolithic cutter heads is preferred for maintenance consideration, and the bid document reflects that specification.

Bids would be opened on Thursday, January 9, 2025 and brought to the Commission for approval should a qualified bid be received at a later meeting.

Suggested Motion:

I move to approve bidding for a replacement sewage grinder.

IV. PUBLIC HEARINGS

- A. Public Hearing to consider condemnation of 512 W. Myrtle Street as dangerous and unsafe.

The structure at 512 W. Myrtle Street was identified as vacant and open through complaints and utility records. The property is owned by Chris Hastings and is in the process of being sold to Chris Bridgeman, who intends to secure a loan and complete repairs on the structure.

City staff have identified several issues with the property, including roof damage, deteriorating siding, a large hole on the west side of the structure, and open windows and soffits. The utilities at the structure have been off since April 2013. Chris Bridgeman has been in contact with City staff and has been informed of the requirement to present a detailed timeline of repairs for review by staff and the City Commission.

City staff recommend proceeding with condemnation if the owner fails to provide an acceptable timeline for repairs.

Chris Bridgeman addressed the Commission.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission adjourned the Public Hearing until June 26th, 2025 based on the owner's provided timeline for repairs.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- B. Public Hearing to consider condemnation of 212 S. Earl Street as dangerous and unsafe.

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. However, due to its current condition, the structure is considered hazardous. City staff have been working diligently to facilitate its immediate removal.

The City received multiple quotes for the demolition, with JRB Industries submitting the lowest quote, \$6,250.00. Insurance proceeds have been

Minutes of the City Commission's December 12, 2024 Meeting

received to cover the cost of the removal.

Staff recommends adjourning the hearing until January 23, 2024, to allow sufficient time for the lot to be cleared. At that time, staff will return to recommend rescinding the condemnation and refunding any unused insurance proceeds.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission adjourned the Public Hearing to consider the condemnation of 212 S. Earl to December 19, 2024, at 5:30 pm.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- C. Public Hearing to consider the condemnation of 208 S. 16th Street as dangerous and unsafe.

The City of Independence has received numerous complaints regarding multiple houses in the 200 block of S. 16th Street. The residence at 208 S. 16th Street has been vacant since 2019 and is currently owned by Donnelly Properties LLC of Cherryvale, Kansas. The property last had utility services in February 2019 and was subsequently sold at a tax sale.

The City has been in contact with Donnelly Properties to explain the condemnation process and the requirements for making the residence habitable within a 12-month period. Donnelly Properties was also advised to provide staff with a detailed timeline of the proposed repairs.

Justin Donnelly addressed the Commission.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission adjourned the condemnation until, June 26, 2025, giving Donnelly Properties, LLC time to rehabilitate the structure as requested by their timeline.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- D. Public Hearing to consider the condemnation of 224 S. Earl Street as dangerous and unsafe

The structure at 224 S. Earl last had active utility services in February 2001. It

Minutes of the City Commission's December 12, 2024 Meeting

was identified as a concern through utility records and public complaints. The property owner has contacted the City and expressed interest in donating the structure to the Landbank.

City staff have identified significant issues with the property, including holes in the roof and foundation concerns. However, the condition of the interior remains unknown, and the length of time the interior has been exposed to rain due to the damaged roof is unknown.

Staff recommends condemning it as dangerous and unsafe if the Landbank has no interest in the structure.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission condemned 224 S. Earl Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- E. Public Hearing to consider the condemnation of 205 S. 16th Street as dangerous and unsafe.**

The structure at 205 S. 16th was identified by multiple complaints and utility records. The structure last had utilities in April 2019. The City has sent notices to the owner of record without response. The complaints regarding the structure have been related to no maintenance or upkeep and the issue of transients and activity at the residence. The City requested an O&E report that shows delinquency since 2016.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission condemned 205 S. 16th Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- F. Public Hearing to consider condemnation of 225 S. 16th Street as dangerous and unsafe.**

City staff became aware of this structure due to a lack of utility services and complaints from neighbors. The property last had active utilities in March 2019, and the City has performed abatement actions at this location related to junk accumulation.

Minutes of the City Commission's December 12, 2024 Meeting

In 2019, the structure was deemed unfit for habitation of children and has remained vacant since that time. The property owner is now deceased, and the Ownership and Encumbrance (O&E) report indicates delinquent payments dating back to 2019. All notices mailed to the owner have been returned to the City as undeliverable.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission condemned 225 S. 16th Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- G. Public Hearing to consider the condemnation of 314 N. 5th Street as dangerous and unsafe.**

The property at 314 N. 5th came to the City's attention through complaints and a lack of utility services since February 2016. The property owners have been in contact with City staff and have expressed their intention to provide the City Commission with a timeline for repairing the structure. City staff noted the condition of the siding, roof, and porch on the structure. The owner does not believe they have any leaks inside the house at this time.

City Staff recommends accepting a timeline of repairs if presented by the owners.

Eric addressed the Commission.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission accepted the timeline of repairs for 314 N. 5th Street and adjourned the meeting to June 26, 2025.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- H. Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.**

The structure at 620 W. Chestnut experienced a basement foundation failure in June 2023, rendering the property uninhabitable and forcing the tenants to vacate. The property is owned by Divine Equity Consultants, LLC, based in

Minutes of the City Commission's December 12, 2024 Meeting

Roseville, California.

Divine Equity Consultants has contracted JoyCo. Property Management to rehabilitate the structure and restore its habitability. JoyCo. has submitted an action plan for the property to the City for review.

The staff recommendation is to adjourn the Public Hearing and accept the action plan with the understanding that we usually recommend a 12-month timeline unless unforeseen issues occur during the rehabilitation.

Chris Hemelwork addressed the Commission

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission adjourned the Public Hearing of 620 W. Chestnut Street until June 26, 2025 at 5:30 PM.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- I. **Public Hearing to consider the condemnation of 201 S. 16th Street as dangerous and unsafe.**

The City has received multiple complaints regarding the structure at 201 S. 16th, which has been vacant since 2021 and without utility services since May 2021. The structure has a failed roof, broken windows, and is unsecured. Complaints indicate that it is frequently occupied by homeless and transient individuals.

The City has not received any communication from the owner, Oakland Park LLC, nor have any mailed notices been returned.

City staff recommend condemning the property as a dangerous and unsafe structure.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission condemned 201 S. 16th Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Minutes of the City Commission's December 12, 2024 Meeting

- J. Public Hearing to consider the condemnation of 604 N. 16th Street as dangerous and unsafe.

The structure at 604 N. 16th was identified as a concern due to a lack of utility services and neighborhood complaints. The property last had active utilities in 2010. The owner, Kansas Equity Consultant Pros of Salida, California, has not responded to the City's letters regarding the condition of the structure. The property has a mortgage through Kansas Teachers Credit Union and was previously sold at a tax sale.

City staff recommend proceeding with condemnation unless the owner provides an acceptable timeline for repairs.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission condemned 604 N. 16th as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- K. Public hearing to consider amending the 2024 Budgets.

The following budgets are recommended to be amended for the following:

- 1. Industrial Fund – To show the 2023 invoice that was paid in 2024.**
- 2. Economic Development Fund – To show the purchase of land for economic development purposes.**
- 3. Education Sales Tax – To show the over-collection and subsequent pass through to USD 446 of 1% sales tax dollars.**
- 4. Special Use Sales Tax – To show the over-collection and subsequent pass through to appropriate Funds of 1% sales tax dollars.**
- 5. QOL Sales Tax – To show the close out of remaining funds transferred to the City Projects Fund for use on the Central Park Sports Complex QOL project.**
- 6. Liability Insurance – To show an additional \$2,225 in expenses underestimated at budget time.**
- 7. Bond & Interest – To account for interest payment amounts not known at the time the budget was adopted (for interest payments for the 2023 and 2024 Temporary Notes)**
- 8. General Fund – In August, we adopted an ordinance eliminating our Employee Benefits Fund. This amendment shows revenue for the remaining cash in the Employee Benefit Fund being transferred to the**

Minutes of the City Commission's December 12, 2024 Meeting

General Fund, as well as the remaining unspent budget authority in the Employee Benefit Fund being transferred to the General Fund.

NOTE: Due to an error in the publication, this public hearing must be rescheduled, and a new notification must be published in the official newspaper. The hearing must be held before the end of the year. The public hearing will be rescheduled for a Special Commission meeting on Monday, December 23, 2024 at 9 AM. Please note that there is a Special Commission meeting scheduled for December 18, 2024 at 9 AM that the Commission may wish to cancel.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission rescheduled the December 12, 2024 Public Hearing to consider amending the 2024 budgets to December 23, 2024 at 9 AM, due to a publication error and also cancel the December 18, 2024 Special Commission Meeting.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

V. ITEMS FOR COMMISSION ACTION

- A. Consider adopting an ordinance rezoning a lot located at 3100 Cessna Boulevard from M-1, light industrial to M-2, heavy industrial.**

The applicant, Daniel Thorenson of Thorenson Enterprises LLC, submitted a request to rezone a 5-acre vacant parcel located at 3100 Cessna Boulevard to M-2 (Heavy Industrial). The site, located within the Independence Municipal Airport area, is currently zoned M-1 (Light Industrial) and is leased from the City of Independence. The rezoning is required to construct a test cell for jet aircraft engines.

The Planning Commission conducted a public hearing on November 12, 2024, with proper public notice provided. Based on a comprehensive review, including criteria outlined in Sec. 2-101 of the Zoning Code, the Planning Commission found the rezoning consistent with the Comprehensive Plan and recommended approval to the City Commission.

Key Considerations:

- 1. Character of the Neighborhood: The area is predominantly industrial and located within the airport's vicinity.**

- 2. Adjacent Zoning and Uses:** Properties to the east, west, and south are also zoned M-1. The property to the north is zoned County Agricultural.
- 3. Suitability for Heavy Industrial Use:** The site's distance from residential areas and proximity to the airport makes it suitable for M-2 zoning and the proposed use.
- 4. Impact on Nearby Properties:** Minimal impact is anticipated due to the industrial nature of surrounding properties and distance from residential zones.
- 5. Infrastructure and Services:** Adequate utilities and services are available to support the proposed heavy industrial use.

Daniel Thorenson addressed the Commission.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission adopted an ordinance rezoning the property located at 3100 Cessna Boulevard from M-1 (Light Industrial) to M-2 (Heavy Industrial), as recommended by the Planning Commission.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- B. Consider adopting a resolution for a conditional use permit for a short term rental (AirBnB) at 940 Crescent Drive.**

The applicants seek a conditional use permit to operate a short term rental (Airbnb) at their single-family residence. Short term rentals are conditionally permitted in R-3 Residential Districts to ensure compatibility with the surrounding neighborhood and mitigate potential adverse impacts.

Key Considerations:

- 1. Compatibility:** The property is located in a neighborhood of single-family homes. Properly managed short term rental use can be compatible if conditions are enforced to maintain residential character.
- 2. Neighborhood Impact:** Minimal impact is anticipated if guest noise and parking are properly controlled. The proposal includes sufficient on-site, hard-surfaced parking to avoid street congestion.
- 3. Code Compliance:** The applicants must comply with all applicable building, fire, and safety codes.

- 4. Community Feedback:** There were no public comments at the public hearing.

Shawn and Trisha Couch addressed the Commission.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission adopted the resolution authorizing a conditional use permit for a short-term rental located at 940 Crescent Drive as recommended by the Planning and Zoning Commission, and subject to the conditions specified in the resolution.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- C. Consider adopting Ordinance No. 4474 vacating property not served by City water and/or sanitary sewer services.**

City staff recommends that the City Commission adopt Ordinance 4474, granting authority to City officials to enforce sanitary living conditions in residences and requiring residents to vacate properties that lack water and sewer services. Code Enforcement has observed an ongoing issue with squatters, owners, and/or tenants living without essential utilities, creating significant public health and safety hazards. These include improper disposal or storage of human waste, unsanitary living conditions, and infestations of rodents and insects resulting from these conditions.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission adopted Ordinance 4474 to enforce sanitary living conditions in residences.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- D. Consider adopting a Resolution authorizing the abatement of unhealthy and unsafe exterior conditions at 1201 W. Pine Street.**

The Code Enforcement Department is requesting approval of a resolution to abate a nuisance at 1201 W. Pine Street. Despite multiple notices issued for nuisance violations, the Code Enforcement Officer has been addressing ongoing issues at this location since November 2023.

The property is currently occupied by multiple individuals, and while contact

Minutes of the City Commission's December 12, 2024 Meeting

was made with Wesley Markley, efforts to resolve the nuisance have been unsuccessful. Furthermore, the residence lacks City utilities and water service, which exacerbates the situation. Approval of the resolution is necessary to effectively address and abate the violations at this property.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission adopted Resolution 2024-050 authorizing the abatement of unhealthy and unsafe exterior conditions at 1201 W. Pine Street.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

VI. REPORTS

- A. Report on receiving the Tenant Based Rental Assistance Grant from the Kansas Housing Resources Corporation.**

The Independence Housing Authority (IHA) submitted a Tenant Based Rental Assistance (TBRA) Grant to Kansas Housing Resources Corporation (KHRC). KHRC awarded a TBRA grant in the amount of \$120,000 for the purpose of assisting low-income Independence community members with their rent. These funds should assist between 25 to 35 families over the next 12 months with their rent.

April Nutt presented the report.

- B. City Board Minutes**

- 1. October 3, 2024 Independence Historic Preservation Resource Commission Minutes.**
- 2. November 20, 2024 Public Library Board of Trustees Minutes.**
- 3. November 20, 2024 Independence USD #446 Recreation Commission Minutes**

VII. CITY MANAGER'S COMMENTS

Minutes of the City Commission's December 12, 2024 Meeting

City Manager Passauer reminded the Commissioners about the Employee Appreciation dinner scheduled for tomorrow.

VIII. COMMISSIONERS' COMMENTS

Commissioner Hayse read a prepared statement that follows,

"Vacant, abandoned and deteriorating buildings pose significant costs to public health, property values, local taxpayers and more. Failure to address these buildings, just like ignoring a service engine soon light, costs more in the long run and causes more harm over time. These buildings frequently create dangerous and unsafe conditions in our neighborhoods. They are frequently an invitation to squatters, to vandals and to other criminal activity. They are much more likely to catch fire and call upon our first responders. These buildings reduce the value of surrounding properties leading to loss of owners' equity and of tax base. The criminal damage and fire damage contribute to higher insurance rates. The City incurs the cost of remedying these nuisance and unsafe properties, but frequently the costs of demolition, abatement and maintenance costs go unreimbursed by the building owners. I have asked you before to consider what the City can do to intervene earlier on these buildings to stop letting them continue to rot away, to stop the damage to the neighboring property and to stop the domino effect of dilapidation and decay. After identifying over 300 vacant buildings last March, we are now ready to condemn about 27 of them. We hope we can get that done for \$100,000 or less. But we really need to do twice that many! Where does the money come from? I'm suggesting to you that based on the vacancy information you can develop the City should charge a vacant, abandoned and deteriorating fee to these buildings as soon as they become vacant prior to significant impact from dilapidation. The fee will help cover the cost of these additional demolitions and unreimbursed costs. This is much fairer to me than raising property taxes. Collect the funds that are needed for the City's efforts from the people who are most responsible for the abandonment. Let the owners of vacant, abandoned and deteriorating buildings know we do not want these buildings continue to rot."

He also wanted to congratulate Public Works for taking down the flashing traffic signals downtown.

IX. PUBLIC CONCERNS

Patrick Burton wanted to let the Commissioners know that he is trying to develop a 20 to 30 tiny home community in Independence.

Minutes of the City Commission's December 12, 2024 Meeting

X. ADJOURNMENT

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission adjourned the meeting.

Aye: Tim Emert, Dean Hayse, Scott Smith

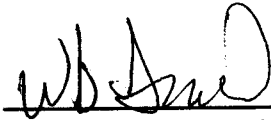
Nay: None



Tim Emert, Mayor

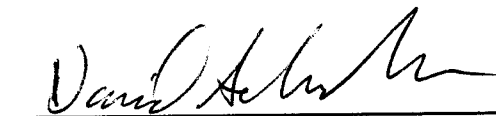


Dean A. Hayse, Commissioner



Scott Smith, Commissioner

Attest:



City Clerk/Treasurer