

Minutes of the City Commission's March 13, 2025 Meeting

I. REGULAR SESSION

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

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

Visitors Present: Larry McHugh, Sherri Garris, Breanne Sanford and Gayle Holum.

A. Call to Order

Mayor Smith 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 Dean Hayse, the Commission approved the agenda.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

II. CONSENT AGENDA

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission approved the consent agenda.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

A. Consider approving the minutes of the February 26 and 27, 2025 Commission meetings.

Suggested Motion:

Minutes of the City Commission's March 13, 2025 Meeting

I move to approve the minutes of the February 26 and 27, 2025 Commission meetings.

- B. Consider authorizing the financing of a bucket truck.

On February 13, 2025 the Commission approved the purchase of a 2024 Ford F-600 Bucket Truck for \$195,195.27 Palfinger Equipment Technology, LLC. The City has budgeted this as a lease-purchase arrangement.

Suggested Motion:

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

- C. Consider a partial release of assignment and assumption of Lease and Related Bond Documents.

The Independence Housing Authority purchased the property known as the Jefferson Subdivision from Montgomery County Assisted Living LLC June 28, 2018. The City of Independence issued Taxable Internal Revenue Bonds Series 2016 and 2016B to Montgomery County Assisted Living LLC for the development of the Montgomery County Assisted Living facility. At this time, the city needs to approve a "Partial Release of Assignment and Assumption of Lease Related Bond Documents" in order for the property known as the Jefferson Subdivision to be released from the IRB's Series 2016 and 2016B and to be sold.

Suggested Motion:

I move to authorize the Mayor to sign the "Partial Release of Assignment and Assumption of Lease and Related Bond Documents" for the property known as the Jefferson Subdivision.

- D. Consider authorizing bidding for a replacement sanitation truck.

The 2025 budget contains funding for the purchase of a new sanitation truck. This truck would require a CDL for operation.

The bid is set at 2pm, Thursday, April 17, 2025.

Suggested Motion:

I move to authorize bidding for a new sanitation truck.

Minutes of the City Commission's March 13, 2025 Meeting

- E. Consider an agreement with Miranda and Trevor Bruening to connect a private water line to the City water system via two meters.

On June 27, 2025, the City annexed 3130 N. 13th Street into the City limits for Trevor and Miranda Bruening. As part of the annexation agreement, the City agreed to provide a water meter connected to a private line serving the property.

The attached agreement modifies the original terms to allow for two (2) water meters to be placed at the property location. However, the private line from the shut-off valve on Birdie Drive to the property will remain the owner's responsibility for repairs and maintenance. The City's only responsibility will be the maintenance of the water meters and the meter pit located on the property.

This modification was requested to accommodate an additional water meter for irrigation, which could only be provided by placing both meters on the property.

Suggested Motion:

I move to authorize the Mayor to sign the agreement for connection to the City water system.

- F. Consider canceling the March 19, 2025 Special Commission Meeting.

The Commission may wish to consider canceling the Special Commission meeting on March 19, 2025 as we currently have no items for this agenda.

Suggested Motion:

I move to cancel the Special Commission Meeting on March 25, 2025.

III. ITEMS FOR COMMISSION ACTION

- A. Consider FORPAZ's request to paint a mural of Logan Fountain on the stadium wall based on Mark Johnson's original painting.

FORPAZ has submitted a request to install a mural on the stadium wall in honor of Mark Johnson. His family established a memorial in his name and wishes to commemorate his artistic contribution by recreating his fountain painting as a mural. Mark Johnson was well known for his artwork depicting scenes from Riverside Park and Ralph Mitchell Zoo. The Park Board has reviewed and approved the proposal, and FORPAZ is also seeking approval

Minutes of the City Commission's March 13, 2025 Meeting

from the Board of Education before presenting the request to the City Commission.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission approved FORPAZ's request to install a mural of Logan Fountain on the stadium wall based on Mark Johnson's original painting, subject to FORPAZ being responsible for the future maintenance of the mural.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

B. Consider bids for demolition of structures.

The City of Independence has identified over 400 vacant structures within city limits. In collaboration with the Housing Authority, City staff has evaluated these structures and initiated condemnation procedures for 31 properties. A bid process was conducted for the demolition of 24 structures - 22 condemned structures and two (2) structures at the owner's request.

The lowest combined bid received was \$138,374.00 from G&G Dozer of Caney, KS. If awarded based on individual bids, the total cost would have been \$158,400.00.

Minutes of the City Commission's March 13, 2025 Meeting

G&G Dozer Combined Bid

Address	Demo Cost	Approved Demo Cost	Reason for Removal
224 S. Eart St.	\$6,300.00	\$6,300.00	
228 S. Eart St.	\$4,100.00	\$4,100.00	
1010 N. 9th St	\$7,652.00	\$7,652.00	
201 S. 16th St	\$6,548.00	\$0.00	Owner Remodeling - work started
205 S. 16th St.	\$6,548.00	\$6,548.00	
225 S. 16th St.	\$5,564.00	\$5,564.00	
512 S. 16th St.	\$4,532.00	\$4,532.00	
604 N. 16th St.	\$4,712.00	\$4,712.00	
529 N. Penn Ave	\$12,500.00	\$12,500.00	Owner will Pay City
516 S. Penn Ave	\$4,588.00	\$4,588.00	
510 E. Main	\$6,100.00	\$6,100.00	
700 W. Main	\$7,250.00	\$7,250.00	
1112 W. Main	\$6,900.00	\$6,900.00	
1113 W. Main	\$5,112.00	\$5,112.00	
1116 W. Main	\$7,480.00	\$0.00	Owner will work with G&G to remove
707 W Cottonwood	\$4,500.00	\$0.00	Landbank removing working with buyer
820 W. Cottonwood	\$3,772.00	\$3,772.00	
621 N. 17th	\$5,752.00	\$5,752.00	
301 S. 14th	\$4,820.00	\$4,820.00	
309 S. 2nd	\$5,360.00	\$5,360.00	
911 W. Pine	\$6,512.00	\$6,512.00	
1309 W. Myrtle	\$4,000.00	\$4,000.00	
2100 W. Myrtle	\$4,000.00	\$4,000.00	
601 S. Wald	\$3,772.00	\$3,772.00	
	\$138,374.00	\$119,846.00	
	Total:	\$107,346.00	

City staff recommends awarding the combined bid to G&G Dozer for the demolition of 21 of the 24 structures. No award will be given for the following properties:

1. 201 S. 16th Street
2. 116 W. Main Street
3. 707 W. Cottonwood

The cost of removal of 529 N. Penn Ave will be reimbursed to the City by the homeowner.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission awarded the demolition contract to G&G Dozer for \$119,846 to remove the following 21 structures:

1. 224 S. Earl St.
2. 228 S. Earl St.
3. 1010 N. 9th St
4. 205 S. 16th St.
5. 225 S. 16th St.
6. 512 S. 16th St.

Minutes of the City Commission's March 13, 2025 Meeting

- 7. 604 N. 16th St.**
- 8. 516 S. Penn Ave**
- 9. 510 E. Main**
- 10. 700 W. Main**
- 11. 1112 W. Main**
- 12. 1113 W. Main**
- 13. 820 W. Cottonwood**
- 14. 621 N. 17th**
- 15. 301 S. 14th**
- 16. 309 S. 2nd**
- 17. 911 W. Pine**
- 18. 1309 W. Myrtle**
- 19. 2100 W. Myrtle**
- 20. 601 S. Wald**
- 21. 529 N. Penn Ave.**

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

IV. REPORTS

- A. 4th Quarter Treasurer's Report**
- B. City Board Minutes**

- 1. January 27, 2025 IHPRC Minutes**
- 2. February 4, 2025 Planning and Zoning Minutes**
- 3. February 26, 2025 Recreation Commission Minutes**
- 4. February 26, 2025 Library Board Minutes**

V. CITY MANAGER'S COMMENTS

City Manager Passauer reminded the Commission of the next commission meeting dates and upcoming MCAC events.

Minutes of the City Commission's March 13, 2025 Meeting

VI. COMMISSIONERS' COMMENTS

None.

VII. PUBLIC CONCERNS

None.

VIII. EXECUTIVE SESSION

- A. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.

Motion:

On the motion of Scott Smith, seconded by Tim Emert, the Commission recessed for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception found at KSA 75-4319(b)(2). The open meeting will resume at 5:54 p.m. in the Commission Room of City Hall.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

The open meeting resumed at 5:54 p.m. with no action taken.

IX. ADJOURNMENT

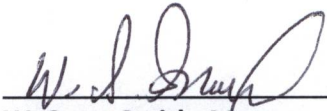
Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adjourned the meeting.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Minutes of the City Commission's March 13, 2025 Meeting



W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:



City Clerk/Treasurer