

Minutes of the City Commission's August 20, 2025 Meeting

I. SPECIAL WORK SESSION

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

USD 446 Board Members Present: Scott Hines, Rev. Charles Barker, Sr., Jennifer Rutledge, Marty Reichenberger, Sam Blackard, Tamisha Sewell and Greg Hennen

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; David Schwenker, City Clerk/City Treasurer; April Nutt, Director of Housing Authority and Lacey Lies, Finance Director.

Visitors Present: Brea Sanford, Chuck Goad, Brent Julian, Toni Jabben, Jason McAfee, Roni Burris, Deborah Fox, Kenneth Kaiser, Tim Kaiser, Paul Marquez, Marcus Lanning, Kellie Puderbaugh, Marilyn Sprague, Ben Seel, Sam Carnes, Jennifer Carpenter, Gina Godinez, Greg Kelley, Debbie Fox and Lisa Wilson.

A. Call to Order and Roll Call:

1. City Commission
2. USD #446 Board of Education

Mayor Smith called the meeting to order.

President Barker called the meeting to order.

B. Approval of the Agenda:

1. City Commission
2. USD #446 Board of Education

Charles Barker made a motion to approve the agenda. Jennifer Rutledge seconded the motion. The motion was approved. The vote was 7 - Yes; 0 - No.

II. ITEMS FOR DISCUSSION

- A. Joint Work Session with the USD 446 Board of Education to discuss the Proposed Use Agreement for Central Park Sports Complex baseball and softball fields, and related land acquisition matters.

Minutes of the City Commission's August 20, 2025 Meeting

1. Project Background
2. Proposed Use Agreement
3. Land Contribution & Valuation
4. Proposed and Alternate Payment Credit Structure
5. Next Steps & Closing

Project Background

After the Independence Recreation Commission proposed adding soccer fields in the fall of 2020, the former Superintendent approached the City to expand the project to serve high school softball and baseball. He participated in the design meetings from the beginning to ensure the facilities would meet the needs of the high school's teams. During those discussions, the consultant asked the Superintendent to specify the District's request, including whether two regulation baseball fields were required. In June 2021, the Superintendent confirmed that the District sought two regulation-size baseball fields and two regulation-size softball fields to be incorporated into the complex. Alongside representatives of the Recreation Commission, who ensured the project met their program needs, and the City, which focused on broader community needs, the effort produced a multi-phase vision designed to provide high-quality facilities for both students and the community.

Proposed Use Agreement

To date, the District has not contributed to this project financially. The City has proposed a 15-year Use Agreement beginning January 1, 2026. USD 446 would pay an annual fee of \$70,000, with credits applied in the first ten years for land contribution. The agreement grants the District priority access for games, practices, and tournaments. The Recreation Commission would manage scheduling and maintenance, while the City would continue overall park maintenance. After 15 years, the agreement would automatically renew annually unless terminated by either party. Funds generated through the use agreement would be dedicated to a reserve for replacement fund to ensure the complex is sustained over the long term. This is the same concept behind the current District/ICC Use Agreement for Shulthis Stadium.

Land Contribution & Valuation

The agreement includes two land tracts totaling approximately 55 acres: 33 acres near Jefferson School and 22 acres near the Industrial Park. These are valued at approximately \$300,000, or \$5,454 per acre, consistent with comparable agricultural land sales. These properties support the City's long-term goals for housing development and job growth.

Proposed and Alternate Payment Credit Structure

Minutes of the City Commission's August 20, 2025 Meeting

Proposed Structure: Years 1–10, \$30,000 annual land credit reduces the net payment to \$40,000; Years 11–15, full \$70,000. Renewable annually after 15 years, with the option to terminate by either party.

Alternate Structure: \$20,000 annual land credit for the full 15 years, reducing the annual payment to \$50,000. Renewable annually after 15 years, with the option to terminate by either party.

Next Steps & Closing

Both governing bodies will review and discuss the proposed agreement, clarify USD 446's level of interest, and weigh the financial and community implications of maintaining separate facilities versus a shared-use partnership. The discussion will guide areas needing further dialogue before finalizing terms.

III. ADJOURNMENT

A.

1. Adjournment by City Commission
2. Adjournment by USD #446 Board of Education

Scott Hines made a motion for the meeting to adjourn. Tamisha Sewell seconded the motion. The motion was passed. The vote was 7 - Yes; 0 - No.

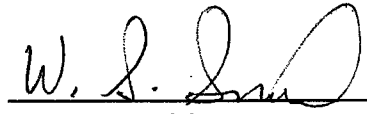
Motion:

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

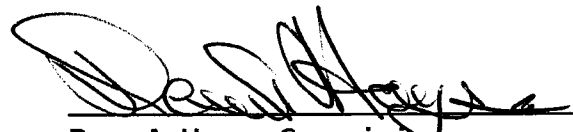
Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Minutes of the City Commission's August 20, 2025 Meeting



W. Scott Smith, Mayor

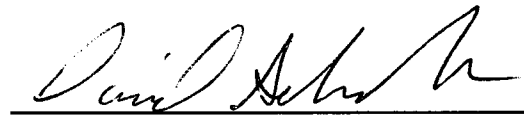


Dean A. Hayse, Commissioner



Tim Emert, Commissioner

Attest:



City Clerk/Treasurer