

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

September 25, 2025

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. 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 approving the minutes of the August 25th, 28th, and September 11th, 2025 meetings.

III. PUBLIC HEARING

- A. Public Hearing to consider the condemnation of 817 W. Cottonwood Street as dangerous and unsafe.
- B. Public Hearing to consider the condemnation of 314 N. 5th Street as dangerous and unsafe.
- C. Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.
- D. Public Hearing Regarding Scope Change for CDGB project at Riverside Park.
- E. Public hearing regarding a proposed loan in an amount not to exceed \$9,000,000 to be taken by the City from the Kansas Public Water Supply Loan Fund and after the conclusion of the hearing consider adopting a resolution authorizing completion of the loan application and execution and delivery of the loan documents.

IV. ITEMS FOR COMMISSION ACTION

- A. Consider approving a Proclamation and Resolution for Neewollah and authorizing street closures in the downtown and Riverside Park areas from October 17th through October 25th for the 2025 Neewollah festival, which includes the carnival, food vendors, parades, and other associated activities.
- B. Consider adopting Ordinance 4494 rezoning a tract of land at 604 East Cedar from R-2, single-family dwelling district to C-1, neighborhood business district; and consider adopting Resolution 2025-047 for a conditional use permit for "Retail trade not elsewhere listed" in a C-1, neighborhood business district.
- C. Consider approving Resolution 2025-048 to waive the requirement for construction of sidewalks within the Country Village Subdivision, originally platted in 2005.
- D. Consider adopting Ordinance No. 4495 amending Sec. 82-26 of the City Code regarding the comprehensive plan adoption.
- E. Consider the recommendation from the Planning Commission to adopt the new Zoning Code Updates.

- F. Consider Main Street's request to place (3) dual EV charging units on City property.
- G. Consider awarding construction of the replacement Beech Street culvert to J Graham Construction, Inc. in the amount of \$92,838.00.
- H. Consider authorizing award of the sanitary sewer installation for the housing development along Rainbow Drive to Koehn Construction Services, LLC in the unit price amount of \$131,365.43.
- I. Consider rescheduling the start time and location of the Wednesday, October 8, 2025 City Commission meeting.
- J. Consider awarding a Downtown Independence Building Grant for improvements to 117 S. 8th Street.
- K. Consider approval of an easement in the vacated 15th Street south of Laurel, between Myrtle and Laurel Streets.

V. REPORTS

- A. Monthly Project and Public Works Report
- B. Appropriations

VI. CITY MANAGER'S COMMENTS

VII. COMMISSIONERS' COMMENTS

VIII. PUBLIC CONCERNS

IX. EXECUTIVE SESSION

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

X. POSSIBLE ACTION AFTER EXECUTIVE SESSION

- A. Consider authorizing the sale of City-owned property.

XI. ADJOURNMENT