

Minutes of the City Commission's August 28, 2025 Meeting

I. REGULAR SESSION

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

City Staff Present: David Cowan, Assistant City Manager; Jeff Chubb, City Attorney; David Schwenker, City Clerk/City Treasurer; John Garris, City Engineer/Director of Public Works and Jordan Bagley, IT Technician Coordinator.

Visitors Present: Larry McHugh, Sherri Garris, Brea Sanford, Kaitlynn Quigley, Gary Quigley, Julie Voelker and Aric Journot.

A. Call to Order

Vice-Mayor Hayes called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

II. APPOINTMENTS

A. Tree Board - One Resignation - Apply by September 7, 2025

Leslie Dillon has resigned from the Tree Board. Applications are due by August 27, 2025.

III. CONSENT AGENDA

Motion:

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

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Aye: Tim Emert, Dean Hayse

Nay: None

- A. Consider a request from the Mid-Continent Community Band to waive fees for Memorial Hall Auditorium.

Don Farthing, representing the Independence Mid-Continent Band, is requesting that the City Commission waive the rental fees for Memorial Hall Auditorium on or around November 11, 2025. The Mid-Continent Band wishes to present a community concert in honor of Veterans on that date. The exact time of the concert has not yet been finalized, as the event schedule for the Veterans celebration is still being developed; however, they anticipate the start time will be either 7:00 p.m. or 8:00 p.m.

Suggested Motion:

I move to waive the rental fees for the Mid-Continent Band Veteran's Day concert on or around November 11, 2025.

IV. PUBLIC HEARING

- A. Public Hearing to consider the condemnation of 1228 N. Penn Ave as dangerous and unsafe.

On January 11, 2025, a fire occurred at KWASH, located at 1228 N. Penn Avenue. The incident caused significant damage to the car wash equipment and resulted in smoke damage throughout the building. Following the event, the City was contacted by the insurance company, which confirmed that the damage was extensive. The insurer subsequently determined the structure to be a total loss and is settling the claim with the insured on that basis.

However, the insurance settlement will not cover the cost of repairing and restoring the building. The insurance company has indicated it will issue a payment to cover demolition and removal of the structure if the property owner does not initiate timely repairs or removal. The owner has informed the City that he does not have the financial means to repair the automatic car wash, though he has reopened two of the hand wash bays.

The property lienholder, the owner's bank, has requested that the City release the insurance funds to them, as they hold the lien on the property.

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After reviewing the matter, the City Attorney recused himself from the case. The City has therefore retained outside legal counsel to review the condemnation process. Accordingly, staff recommends adjourning the public hearing until September 11, 2025, to allow time for further consultation with the attorney.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adjourned the Public Hearing to consider condemnation of 1228 N. Penn Ave to September 11, 2025, at 5:30 pm.

Aye: Tim Emert, Dean Hayse

Nay: None

- B. Public Hearing to consider the condemnation of a garage at 1120 W. Myrtle Street as dangerous and unsafe.

On June 10, 2025, the Independence Fire-EMS was called to 1120 W. Myrtle for a garage fire. Upon their arrival, the structure was fully involved with fire. The structure and a vehicle were a total loss. City staff has not received any contact from the residence or owner of the property. City staff recommends condemnation of the garage and the fire-damaged debris.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adopted a Resolution condemning the garage and fire-damaged property at 1120 W. Myrtle.

Aye: Tim Emert, Dean Hayse

Nay: None

V. ITEMS FOR COMMISSION ACTION

- A. Consider awarding a new diesel engine replacement for pump 640 at the Water Treatment Plant to JCI, Inc.

Pump 640 is the only pump in the finished water final pumping system that is driven by a diesel engine. The diesel engine failed on August 3, 2025. Approval was granted to bid for furnishing and installation of a replacement engine at the August 14 Commission meeting, as well as the installation of that engine. The sole conforming bid was opened on August 21, 2025, and is within 5% of the expected range based upon prior budgetary quotes. As the recommissioning of pump 640 provides additional

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operational redundancy, it is requested that the Commission approve this award.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission awarded the bid for furnishing and installation of a replacement diesel engine for pump 640 to JCI, Inc. in the amount of \$42,450 pending approval of conditions by the City Attorney.

Aye: Tim Emert, Dean Hayse

Nay: None

- B. Consider awarding the Laurel Street water tower maintenance project to Utility Service Company, Inc.

The City's water towers require periodic maintenance, and the Laurel Street Water Tower is scheduled for this work. Bids were received on July 31, 2025, and Utility Service Company, Inc. submitted the lowest base bid of \$210,000. Two additional scope items—a 12" roof vent and an SP7-level sandblast on the tank roof—were added for \$3,900, bringing the subtotal to \$213,900.

An add alternate to repaint the existing City logo was also bid at \$24,400, resulting in a total recommended project cost of \$238,300. While this add alternate is optional, staff recommends including it because the logo is a highly visible community landmark that promotes civic pride and a positive image to residents, visitors, and prospective businesses. Although Utility Service Company's cost for the optional logo is higher than other bidders, it was bid as part of the overall project, and securing another contractor solely for the logo would likely not be cost-effective due to separate mobilization requirements. Repainting the existing logo ensures it will remain visible and attractive for many more years following this maintenance project.

Bid Tabulation – Laurel Street Water Tower Renovations

Contractor	Base Bid	Add Alternate – Logo Painting	Total with Alternate
Central Tank Coatings	\$440,680.00	\$10,000.00	\$450,680.00
Maguire Iron	\$236,500.00	\$12,500.00	\$249,000.00
Pittsburg Tank & Tower	\$566,045.00	\$10,000.00	\$576,045.00
TMI Coatings	\$436,700.00	\$14,700.00	\$451,400.00
Utility Service Co (Low Base Bid)	\$210,000.00	\$24,400.00	\$234,400.00

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Viking Painting	\$271,300.00	\$8,500.00	\$279,800.00
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Note: After adding the roof vent and SP7-level sandblast scope items (\$3,900), the recommended project total is \$238,300.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission awarded the Laurel Street Water Tower maintenance project to Utility Service Company, Inc. in the amount of \$238,300, which includes the base bid, two additional scope items, and an add alternate to repaint the existing City logo.

Aye: Tim Emert, Dean Hayse

Nay: None

VI. REPORTS

A. Monthly Project and Public Works Report

Engineer Garris presented the report.

VII. ASSISTANT CITY MANAGER'S COMMENTS

Assistant City Manager Cowan reviewed the upcoming Commission meetings.

VIII. COMMISSIONERS' COMMENTS

None.

IX. PUBLIC CONCERNS

None.

X. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

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W. Scott Smith, Mayor

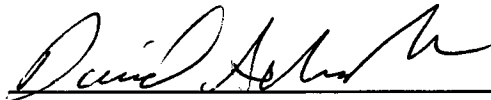


Dean A. Hayse, Commissioner



Tim Emert, Commissioner

Attest:



City Clerk/Treasurer