

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

December 11, 2025

5:30 PM

Commission Room City Hall

To participate by conference call:
1 785-289-4727 Conference ID: 847 753 695#

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. APPOINTMENTS

- A. Consider appointments to the Planning Commission and Board of Zoning Appeals:
 - 1. Reappoint Butch Holum to a 1st full term expiring on January 1, 2029 (he is currently serving an unexpired term that expires on January 1, 2026).
 - 2. Reappoint Rachel Lyon to a 2nd full term expiring on January 1, 2029 (she is currently serving a full term that expires on January 1, 2026).
- B. Consider reappointing Breanna Sanford and Jason Rutledge to a second term on the Independence Historic Preservation and Resource Commission (IHPRC) expiring on January 1, 2029.

III. 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 November 20th, 2025 regular and special meetings.
- B. Consider the closure of Laurel Street between Park Boulevard and 5th Street, 5th Street from Laurel Street to Myrtle Street, and Myrtle Street from 5th Street to Park Boulevard, on December 13th from 3:00 PM to 4:30 PM.
- C. Consider approving the following Cereal Malt Beverage licenses:
 - 1. Pete's of Erie Inc. 401. W Main, Independence KS 67301
 - 2. Walmart #2893 121 Peter Pan, Independence KS 67301
 - 3. Casey's General Store #1814 1305 N Penn, Independence KS 67301
 - 4. DG Retail, LLC 1210 East Main Independence KS 67301
 - 5. G & W 2 LLC 416 W Myrtle Independence KS 67301
 - 6. Pizza Hut of SE Kansas 1815 N. Penn, Independence KS 67301
- D. Consider approval of the Environmental Assessment of the CDBG project at Riverside Park for signature by the Mayor.
- E. Consider adopting an ordinance approving the appropriations for 2026 authorized expenditures.
- F. Consider a resolution exempting the City from GAAP (Generally Accepted Accounting Principles) requirements.

- G. Consider authorizing bidding for the creation of a diversion structure and repairs on the City's Verdigris River low-head dam.
- H. Consider authorizing Main Street Bucks as an Employee Appreciation Bonus.
- I. Consider authorizing the Mayor to sign the 2025 Tree City USA Application for Certification.

IV. PUBLIC HEARING

- A. Public Hearing to Consider Amending the 2025 Budget.
- B. Public Hearing to consider condemnation of 200 ARCO Place as dangerous and unsafe.
- C. Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.

V. ITEMS FOR COMMISSION ACTION

- A. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1020 W. Chestnut as dangerous and unsafe.
- B. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 917 W. Sycamore Street as dangerous and unsafe.
- C. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 208 S. Earl Street as dangerous and unsafe.
- D. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 417 N. 2nd Street as dangerous and unsafe.
- E. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1104 W. Chestnut Street as dangerous and unsafe.
- F. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 908 E. Maple Street as dangerous and unsafe.
- G. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 500 N. Park Blvd as dangerous and unsafe.
- H. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1018 E. Birch Street as dangerous and unsafe.
- I. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 518 N. 9th Street as dangerous and unsafe.
- J. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 720 W. Maple Street as dangerous and unsafe.
- K. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 112 W. Oak Street as dangerous and unsafe.
- L. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1028 W. Chestnut Street as dangerous and unsafe.
- M. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 521 W. Laurel Street as dangerous and unsafe.
- N. Consider adopting a resolution rescinding the condemnation action for 205 S. 16th Street.
- O. Consider awarding the contract for engineering design of runway pavement rehabilitation to H.W. Lochner, Inc.
- P. Consider canceling the December 17th Special Commission Meeting and the December 18th Regular Commission Meeting.

VI. REPORTS

- A. Appropriations

VII. CITY MANAGER’S COMMENTS

VIII. COMMISSIONERS’ COMMENTS

IX. PUBLIC CONCERNS

X. EXECUTIVE SESSION

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

XI. ADJOURNMENT