Minutes of the City Commission's January 22, 2026 Meeting

I. REGULAR SESSION

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

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

Visitors Present: Larry McHugh, Breanna Sanford, Ned Stichman, Lisa Drumeller, Dick Drumeller, Alaina Birde, Antonio Jackson and Eric Bennett.

A. Call to Order

Mayor Hayse called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adopted the agenda.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

II. CONSENT AGENDA

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adopted the consent agenda.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

A. Consider approving the minutes of the January 8th, 9th and 12th regular and special meetings

Suggested Motion:
I move to approve the minutes of the January 8th, 9th and 12th 2026 regular and special meetings.

B. Consider authorizing the submittal of the KAIP grant application to KDOT to replace airfield guidance signage at the Independence Municipal Airport.

Kansas Department of Transportation (KDOT) Kansas Airport Improvement Program (KAIP) is accepting applications for state fiscal year 2027/2028 are due on January 31, 2026. The following project has been suggested for submission:

Replace Airfield Guidance Signage:

Estimated Cost	Estimated City Match
$485,000	$48,500

A number of the existing signs at the Independence Municipal Airport no longer meet FAA standards for sign color due to fading over time. 25 of them are recommended for replacement in this KAIP grant application, as the others are currently scheduled for replacement when 17-35 is reconstructed.

This project will not replace the electrical circuitry of the entire system, but rather just circuitry in the immediate vicinity of the replaced signs.

Suggested Motion:
I move to authorize the submittal of the KAIP grant application to KDOT to replace airfield guidance signage at the Independence Municipal Airport.

C. Consider authorizing acceptance for a Safe Streets for All (SS4A) grant contract from KDOT for a multiuse path along West Main, between 10th Street and the railroad overpass.

The City was selected by the Federal Highway Administration (FHWA) for a SS4A grant. As a part of the application, KDOT approved the matching funds required by the FHWA for the City in the amount of $321,000.00.

As a reminder, the planned scope of the SS4A grant is:
o Addition of a multiuse path as an alternative to walking in the street. This path will be along West Main, between 10th Street and the railroad overpass.
o Curb extensions. The curb extensions will be on wider roadways with higher traffic.
o High-visibility crosswalks, lighting, signing, and pavement markings.
o Modification of stoplight signal timing in all signals that the design identifies do not meet current standards or best practices.
o Installation of Rectangular Rapid Flashing Beacons (RRFBs).

o Edge delineation using reflective strips on signposts, object marker delineators, and pavement markings.
o Improve visibility of intersections and traffic control devices by adding signing, backplates for signals, replacing pavement markings, and reflective sheeting.
o Use of radar speed feedback signs
o Collection of pedestrian volume/exposure data to understand travel patterns around the high injury network.

The high injury network is identified as:

- Poplar, between 6th and 8th
- Walnut, between 6th and 8th
- Maple, between 6th and Park
- Magnolia, between 9th and 10th
- Maple, between Park and 8th
- Maple, between 10th and 17th
- Main, (entirety)
- Myrtle, between 10th and 11th
- Laurel, between 6th and 22nd
- 11th between Main and Chestnut
- Chestnut between 6th and Chestnut
- 10th, between southern city limits and Taylor
- Locust between 2nd and 10th
- Penn between Chestnut and northern city limits
- Sycamore between 9th and 13th
- Oak, (entirety)
- Park, Locust to Oak
- North 2nd, Parkhurst to Oak
- Fairway, (entirety)

KDOT has requested that we execute the grant contract with them. As the City has not yet received final grant paperwork from the FHWA, KDOT has assured us that should the SS4A grant from the FHWA not be executed, there would be no obligation.

Suggested Motion:
I move to authorize acceptance of the KDOT matching grant for the SS4A Grant Program for a multiuse path along West Main, between 10th Street and the railroad overpass, and to allow the execution of any necessary

documents.

D. Consider approving a change order with BCI Mechanical, Inc. for a replacement hot water system for Memorial Hall.

The existing hot water system at Memorial Hall has failed, with the existing heater having failed due to corrosion leading to a breach of containment. The existing system was used to power showers, hot water for handwashing, and hot water for dishes in the kitchen. It is proposed to replace the existing 80 gallon hot water single unit with two 40 gallon units operating in parallel. The reason to make the change is to move to two more commercially available units. Future hot water tank replacements will be able to be done in a manner and cost similar to residential hot water tank replacements, rather than at the cost required for the larger, more industrial units. Had this system been plumbed in this fashion previously, the hot water system would not be out of service, and the unit could have been replaced via a stock item by a local plumber purchased from a local store.

This change requires modification to the flue, natural gas feed, water system, and expansion system. Cost is $24,598.00.

Suggested Motion:
I move to authorize a change order in the amount of $24,598.00 for the replacement hot water system at Memorial Hall and for the execution of any necessary documents.

III. PUBLIC HEARING

A. Public Hearing to consider the condemnation of 817 W. Cottonwood Street as dangerous and unsafe.

On September 25, 2025, the City Commission adjourned the hearing for 60 days to allow the owner to continue work on the structure. The owner continues to work with the building inspector as he makes repairs. The owner is making repairs because he has the funds to purchase the necessary materials. The building inspector said progress continues but is continuing but funding is an issue. The building inspector recommends adjourning the hearing for 90 or 120 days.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adjourned the public hearing to consider condemnation of 817 W.

Cottonwood Street as dangerous and unsafe until May 28, 2026, at 5:30 p.m.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

B. Public Hearing to consider the condemnation of 314 N. 5th Street as dangerous and unsafe.

On September 25, 2025, the City Commission voted to adjourn the condemnation hearing to January 22, 2026, at 5:30 p.m. The property owner was directed to meet with David Cowan, submit a detailed timeline of proposed repairs, and initiate either the repair or removal of the structure. The owner has submitted the attached timeline.

City staff met with the owner on January 13, 2026. At that time, the owner advised that work is ongoing; however, progress has been slower than anticipated. The owner will be present at the meeting to review the progress with the Commission and to discuss his proposed timeline for completion of the repairs. Staff has updated the property photographs as of January 14, 2026.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adjourned the public hearing to consider condemnation of 314 N. 5th Street as dangerous and unsafe to May 28, 2026 at 5:30 p.m.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

C. Public hearing to consider the condemnation of 800 W. Chestnut Street as dangerous and unsafe.

The property located at 800 W. Chestnut Street has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that the structure is in significant disrepair, poses safety hazards, and has not had city utilities since 2010. The basement had approximately 4' of water in it during our initial visit. The foundation and basement walls exhibit significant deterioration.

City staff recommends condemnation as dangerous and unsafe.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adjourned the public hearing to consider condemnation of 800 W. Chestnut Street as dangerous and unsafe to March 12, 2026 at 5:30 p.m.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

D. Public hearing to consider the condemnation of 814 W. Chestnut Street as dangerous and unsafe.

The property located at 814 W. Chestnut Street has previously been reported to the City for issues related to the condition of the primary structure, accumulation of debris, and other code enforcement concerns. Upon inspection, City staff observed that both structures on the property are in significant disrepair, pose safety hazards, and are currently being used for storage purposes.

Hannah's House has applied for a building permit and has submitted plans to remodel the property for use as a thrift store. Building Permit No. 025.221 was approved on December 2, 2025.

City staff recommends that the Commission adjourn the public hearing to allow sufficient time for Hannah's House to complete the proposed remodel.

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adjourned the Public Hearing for 814 W. Chestnut until May 28, 2026, at 5:30 pm.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

E. Public hearing to consider the condemnation of 212 W. Laurel Street as dangerous and unsafe.

The property located at 212 W. Laurel Street has previously been reported to the City for issues related to the condition of the primary structure, accumulation of debris, and other code enforcement concerns. Upon inspection, City staff observed that both structures on the property are in

significant disrepair, pose safety hazards, and had been occupied by squatters despite the absence of active water service.

The City subsequently evicted the occupants due to the lack of water service. During the eviction process, City staff found the interior of the structure to be in substantial disrepair and not suitable for human habitation. The house was occupied by about 7-10 people when the eviction occurred.

City staff recommends condemnation of the property as dangerous and unsafe.

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adopted a resolution condemning 212 W Laurel Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

F. Public hearing to consider the condemnation of 809 W. Main Street as dangerous and unsafe.

The structure located at 809 W. Main Street has previously been reported to the City for issues related to squatters, as well as the condition of the primary structure and detached garage. City staff conducted an exterior review of the structures and found them to be in disrepair and to pose dangerous and unsafe conditions.

City staff has made contact with the property owner, who is in the process of scheduling an Nspire inspection. The owner has indicated an intent to rehabilitate the structure and is also considering selling the residence.

City staff will schedule the inspection prior to the January 22, 2026, Commission meeting and will provide an update at that meeting regarding the status of the residence and whether a timeline for repairs has been established.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adopted a resolution condemning 809 W. Main Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

G. Public hearing to consider the condemnation of 805 W. Sycamore Street as dangerous and unsafe.

The property located at 805 W. Sycamore Street has been previously reported to the City for issues involving squatters and concerns regarding the condition of the primary structure and detached garage. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and show evidence of animal intrusion. The property has not had active City utility service since 2016.

City staff recommends the commission adopt a Resolution condemning the structure as dangerous and unsafe.

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adopted a resolution condemning 805 W. Sycamore Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

H. Public hearing to consider the condemnation of 705 Washington Street as dangerous and unsafe.

The property located at 705 Washington Street has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and the owner has vacated the structure in the last couple of months.

City staff recommends adopting the Resolution condemning the structure as dangerous and unsafe.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adopted a resolution condemning 705 Washington Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

I. Public hearing to consider the condemnation of 733 Washington Street as dangerous and unsafe.

The structure at 733 Washington Street has been reported to the City regarding squatters and the condition of the structure. City Staff have reviewed the exterior of the structures and found them to be in disrepair, dangerous and unsafe. City Staff is recommending the condemnation of the structure as dangerous and unsafe.

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adopted a resolution condemning 733 Washington Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

J. Public hearing to consider condemnation of 401 S. 2nd Street as dangerous and unsafe.

On May 3, 2025, a structure located at 401 S. 2nd Street sustained extensive damage as the result of a fire. The incident caused significant fire damage to the second floor and substantial water damage to both the first and second floors. At the time of the fire, the structure was uninsured. The most recent communication with the property owner prior to the incident indicated an intent to sell the property.

Subsequent communication suggested that the property may have been sold. City staff worked to verify this information and has since confirmed that the property has been sold. The City has been in contact with the realtor involved in the transaction. The new owner is not fluent in English; therefore, the realtor will be present at the meeting to assist with communication and to respond to questions from the Commission. Staff has been informed that the owner's son purchased the property with the intent to remodel the residence and relocate his mother into the home.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adjourned the public hearing for 401 S. 2nd Street until May 28, 2026, at 5:30 pm.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

IV. ITEMS FOR COMMISSION ACTION

A. Consider adopting a resolution for a conditional use permit to allow a kennel in a C-2, commercial services district, at 112 S 25th Street.

Mark Ferrell submitted an application for a Conditional Use Permit to operate a kennel at 112 S 25th Street. The property is currently zoned C-2 (General Commercial), and kennels require a conditional use permit under the Independence Zoning Code.

Planning Commission Action

- **The Planning and Zoning Commission held a public hearing on January 6, 2026.**
- **One individual attended with the intent to speak regarding concerns; however, after reviewing the information provided by the applicant, the individual stated the concerns were resolved and expressed support for the request moving forward.**
- **Staff also received a call from an additional individual who raised concerns related to waste and noise. The individual was encouraged to either attend the public hearing (in person or by phone) to present those concerns to the Planning Commission, or to submit a written summary for inclusion in the meeting materials (with the option to be provided anonymously). The individual did not attend the hearing and did not submit written comments for the record.**
- **To address concerns raised during the review process, conditions of approval for the CUP are recommended by staff and the planning board related to operational limits, outdoor activity, and sanitation (these conditions are listed in the next section and are fully laid out in the attached resolution).**
- **After discussion, the Planning Commission voted 9-0 to recommend approval of the Conditional Use Permit.**

Recommended Conditions of Approval
City staff and the planning board recommends the following conditions to the conditional use permit, which have been included in the attached resolution:

- **Maximum Capacity. The maximum number of dogs permitted on-site at any one time shall not exceed the limit allowed under applicable Kansas kennel regulations**
- **Hours of Operation. Operations are limited to 7:00 a.m. to 10:00 p.m.**

- **Outdoor Activity. Dogs may be outdoors only for brief, supervised periods; dogs shall not be left unattended outdoors.**
- **Screening. Screening and fencing shall be installed and maintained in compliance with the zoning code.**
- **Sanitation / Waste. Waste shall be removed promptly; outdoor areas shall be cleaned and maintained to control odor and pests; compliance with applicable county/state health requirements is mandatory.**

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adopted Resolution 2026-017 authorizing a Conditional Use Permit for a kennel (boarding only) at 112 South 25th Street as recommended by the Planning and Zoning Commission, subject to conditions.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

B. Consider setting the date of March 26, 2026, for a Public Hearing to consider the condemnation of 1312 N. 10th Street as dangerous and unsafe.

The property located at 1312 N. 10th Street has been previously reported to the City for issues related to the condition of both the primary structure and the garage. City Code Enforcement and the Building Inspector have issued violation notices concerning the deteriorated exterior conditions. The residence last had water service on 08/15/2022 and is currently vacant.

Based on these conditions, City staff recommends setting a public hearing to consider the condemnation of the structure.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission adopted a resolution setting the date of March 26, 2026, at 5:30 pm for a Public Hearing to consider the condemnation of 1312 N. 10th Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

C. Consider setting the date of March 26, 2026, for a Public Hearing to consider the condemnation of 1924 N. 10th Street as dangerous and unsafe.

On January 5, 2026, a vehicle fire at 1924 N. 10th Street extended to the residence, causing extensive damage to two bedrooms. Upon further investigation by Fire-EMS, the structure was determined to be in poor condition, uninhabitable, and unsafe. City staff recommends setting a public hearing for March 26, 2026, at 5:30 p.m. to consider condemnation of the structure.

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission adopted a resolution setting the date of March 26, 2026, at 5:30 pm for a Public Hearing to consider the condemnation of 1924 N. 10th Street as dangerous and unsafe.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

D. Consider accepting a High-Risk Urban Road grant for safety enhancements at high-traffic intersections.

An analysis by KDOT showed that most fatal and serious injury crashes at stop-controlled intersections occurred on the local network within urban area boundaries, especially on roads classified as a major collector or minor arterial.

As such, KDOT has initiated a grant program for improving the safety of these intersections. They will order new stop signs, new "stop ahead" signs, reflective sheeting for posts, and thermoplastic stop bars. The City's responsibility would be the installation of the materials within 6 months and maintaining them for three years. As these are the busiest intersections in the City that are not part of the KDOT system, this grant would enhance the safety of those intersections at minimal cost to the City.

There are six locations entirely within the City applied for, and one shared with the County. The County agreed to install the signs that are on County roads if the application was successful. KDOT has awarded this grant to the City. A contract with KDOT for execution is attached.

Motion:
On the motion of Scott Smith, seconded by Tim White, the Commission authorized acceptance of the High Risk Urban Road grant for safety enhancements at high-traffic intersections, and for the execution of any necessary documents.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

E. Consider contracting with Hauler Hero for software licensing to assist with the management of sanitation collection logistics.

A search was started due to dissatisfaction with the existing routing software. Four primary companies were evaluated on the basis of capabilities. The selected provider, Hauler Hero, was found to have the closest match to the perceived needs of the sanitation department.

There are several elements driving the adoption of the software. Although the current leadership of the Sanitation Department is able to keep reports of missed trash on most weeks to a range of zero to eight, this is not done without a significant amount of effort and some inefficiency.

Prior to 2023, the department had been dependent upon longer-term employers to know and drive the routes without significant intervention or correction: the employees knew and were familiar with the routes. Given that there has been significant turnover (only one of the drivers has more than two years' experience with the City in Sanitation) that implicit knowledge is lost. This makes route disruptions difficult to recover from on days when the planned collections are interrupted.

Attempts to create maps to guide new drivers have had mixed results, and do not provide a mechanism to verify service or provide significant data to determine the efficiency of the routes. The software will provide routing for new or replacement drivers on a real-time basis. Additionally, this will provide data to uncover opportunities to increase efficiency and provide data versus intuition as the basis for future Sanitation Department decisions.

Based on the evaluation of the capabilities of the software, it appears that routes can be economically and quickly created and service can be verified. Additionally, the software can also be adapted to more fairly distribute costs among users based upon actual service consumption if required.

The software will be integrated with the existing accounting software suite, Tyler Technologies, so that customer addresses can be verified. Implementation is estimated to take 8 to 12 weeks, based on Hauler Hero's previous experience.

The implementation fee for the software is $20,000. The license costs for the service is $388 per vehicle per month. For a fleet of three trucks, this would be a cost of $13,968 a year, with an escalation clause of 3% per year. The contract would be year-to-year with a six-month notice required for cancellation.

Motion:
On the motion of Tim White, seconded by Scott Smith, the Commission licensed the Hauler Hero software for use in the Sanitation Department and to allow the execution of any necessary documents.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

V. REPORTS

A. City Board Minutes

December 17, 2025 Library Board of Trustees Minutes.

B. Monthly Projects and Public Works Report

Engineer Garris discussed the report.

VI. CITY MANAGER'S COMMENTS

City Manager Passauer reviewed the dates of upcoming events like the chamber banquet, the main street. banquet, a special meeting to consider a new community based stratigec plan, a combined Commission and Planning and Zoning meeting, a list of upcoming commission meetings and City Hall will be closed on February 16, 2026 for Presidents Day.

Assistant City Manager Cowan provided a weather update on the coming winter storm and noted that the Wesley Center will be open as a warming shelter.

VII. COMMISSIONERS' COMMENTS

None.

VIII. PUBLIC CONCERNS

None.

IX. ADJOURNMENT

Motion:
On the motion of Dean Hayse, seconded by Scott Smith, the Commission adjourned the meeting.

Aye: Dean Hayse, Scott Smith, Tim White
Nay: None

Dean A. Hayse, **Mayor**

W. Scott Smith, Commissioner

Tim White, Commissioner

Attest:

City Clerk/Treasurer