

INDEPENDENCE CITY COMMISSION
REGULAR SESSION AGENDA

June 11, 2026

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. PRESENTATIONS

- A. Independence Main Street 2027 Funding Request

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 a request for closing the 100 block of East Magnolia for a Church Picnic on July 1, 2026.
- B. Consider authorizing bidding for installation of a vehicle service pit at the Public Works facility.

IV. PUBLIC HEARING

- A. Public Hearing to consider condemnation of 200 ARCO Place as dangerous and unsafe.

V. ITEMS FOR COMMISSION ACTION

- A. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 301 S Burns Street as dangerous and unsafe.
- B. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 320 S 18th Street as dangerous and unsafe.
- C. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 400 S. 1st Street as dangerous and unsafe.
- D. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 400 S. 16th Street as dangerous and unsafe.
- E. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 417 S. 6th Street as dangerous and unsafe.
- F. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 426 S. 16th Street as dangerous and unsafe.
- G. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 515 S. 13th Place as dangerous and unsafe.
- H. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 516 S. Wald Ave as dangerous and unsafe.
- I. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 527 S. 13th Place as dangerous and unsafe.

- J. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 1040 N. 5th Street as dangerous and unsafe.
- K. Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 1610 W. Laurel Street as dangerous and unsafe.
- L. Consider a Resolution ordering the removal of utilities at 1123 W. Main Street.
- M. Consider approval of awarding the taxiway pavement rehabilitation project.

VI. REPORTS

A. City Board Minutes

VII. CITY MANAGER'S COMMENTS

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC CONCERNS

X. ADJOURNMENT



Presentation
CITY OF INDEPENDENCE
June 11, 2026

Department Admin

Director Approval David Cowan

AGENDA ITEM Independence Main Street 2027 Funding Request

BACKGROUND 2027 Main Street Funding Request

SUPPORTING DOCUMENTS

1. 2026 Funding request
2. 2025 Annual Report
3. 2025 TS Independence KS
4. Independence TS Summary
5. 2025 budget



Thursday, June 4, 2026

Mayor Hayse and Commissioners Smith and White,

On behalf of the Independence Main Street Board of Directors, thank you for your continued partnership and investment in Downtown Independence. For more than four decades, the City of Independence and Independence Main Street have worked together to strengthen our historic downtown, support local businesses, preserve community assets, and encourage economic growth.

We respectfully request continued funding for Independence Main Street for Fiscal Year 2027 through the City's General Fund in the amount of \$36,000, along with a \$15,000 investment from Economic Development Funds. These resources will allow Independence Main Street to continue implementing the community-driven Transformation Strategy developed in partnership with Main Street America while leveraging private investment, preservation incentives, grant funding, and business development opportunities that strengthen Downtown Independence and expand the local tax base.

The City invested in developing this strategy, our community helped create it, and this funding will help us implement it. The requested Economic Development investment will support initiatives focused on entrepreneurship, business retention and recruitment, preservation-based redevelopment, housing development, placemaking, and creating a welcoming downtown environment for residents, visitors, and future investors.

Downtown Independence remains one of our community's most important economic and cultural assets. Through preservation-based economic development, strategic partnerships, business support programs, and community engagement, Independence Main Street continues to serve as a catalyst for investment and revitalization. While no single organization can claim responsibility for the progress taking place downtown, we are proud to work alongside the City, property owners, entrepreneurs, investors, and community partners to help create an environment where investment and growth can occur.

One of the most significant examples of this work is the recent \$250,000 investment from the Patterson Family Foundation into Independence Main Street's Economic Vitality Cooperative Fund. This highly competitive award recognizes the strength of our local partnerships and the community's commitment to preservation-based economic development. These funds will provide property owners with access to zero-interest financing, assist with historic preservation projects, and help leverage additional state and federal tax credit opportunities. Outside organizations are investing in Independence because they see a community committed to working together to preserve historic assets, encourage private investment, and create long-term economic growth.

Independence Main Street remains committed to historic preservation as an economic development strategy. Our efforts to educate building owners on state and federal historic tax credits, connect property owners with funding resources, and assist with rehabilitation projects are helping ensure that historic buildings remain productive assets for future generations. Recent projects such as upper-story housing

developments, façade improvements, signage enhancements, and building rehabilitation efforts demonstrate the value of preserving our historic downtown while creating new opportunities for investment and growth.

The City's proposed \$51,000 investment represents less than 5% of the more than \$1 million in downtown reinvestment reported in 2025 and serves as a critical catalyst for attracting additional private, philanthropic, state, and federal investment into our community. This partnership allows Independence Main Street to multiply the impact of local dollars while creating opportunities that benefit the entire community.

As we look ahead, Independence Main Street remains focused on implementing our Transformation Strategy, supporting business recruitment and retention, expanding housing opportunities, improving downtown infrastructure and placemaking, preserving historic resources, and enhancing the overall quality of life for residents and visitors alike. Continued city support is critical to maintaining our accreditation through Kansas Main Street and Main Street America and ensuring that Independence remains competitive for state and national funding opportunities.

We recognize the difficult decisions involved in the budgeting process and greatly appreciate your consideration of this request. The Board of Directors remains committed to being responsible stewards of public funds and delivering measurable results that benefit the entire community. Every dollar invested by the City helps position Independence to attract additional outside funding, private investment, and economic opportunities that would otherwise be unavailable to our community.

Thank you for your continued support of Independence Main Street and your shared commitment to preserving our history while building a stronger economic future. We look forward to continuing our partnership with the City of Independence in the years ahead.

Sincerely,
Bryan Clubine
President, Board of Directors

Tabatha Snodgrass
Executive Director
Independence Main Street



2025

ANNUAL REPORT

Prepared By:

Independence
Main Street

Presented To:

City of
Independence

OVERVIEW



INDEPENDENCE main street

Vision

To preserve and enhance our unique and growing community, widely known for its historic charm and small-town feel. We aim to sustain a vital downtown that enriches the business community, embraces history, celebrates the arts, preserves our natural environment, encourages tourism and local spending, and promotes quality events that instill a welcoming atmosphere and a true “sense of place” in our community.

Mission

To serve as a positive force working with our community, businesses, and property owners to preserve, enhance, and promote our historic downtown as a vibrant destination for residents and visitors to gather, shop, work, and enjoy.

A Message from our Executive Director

For more than 40 years, Independence Main Street has worked to preserve the heart of our community while creating opportunities for growth, connection, and investment in Downtown Independence. After we reflect on 2025, we not only celebrated a milestone anniversary, but a year filled with collaboration, momentum, and community pride.

This past year reminded us just how important downtown is to the identity of Independence. From families gathering during All Wheels Night, to shoppers exploring local stores during Sip & Shop events, to the magic of the holiday season with carriage rides, music, and lights filling our streets — Downtown Independence continued to serve as a place where memories are made.

In 2025, Independence Main Street hosted 15 events and collaborated on many others, creating experiences that brought residents and visitors downtown while supporting our local businesses. These events showcased the beauty, vibrancy, and welcoming spirit of our historic district.

As we celebrated our 40th anniversary, we look forward toward a future of community engagement, preservation efforts, economic development initiatives, and partnerships that continue to strengthen our downtown district.

None of this would be possible without our investors, volunteers, business owners, community partners, City leadership, and supporters who believe in the importance of preserving and promoting Downtown Independence.

Thank you for helping us celebrate 40 years of Main Street. We are excited to continue building on this momentum as we move into 2026 and beyond.

Tabatha Snodgrass
Executive Director
Independence Main Street



40
Years of
Main Street



130K
Visitors
Downtown



HIGHLIGHTS



Kansas Main Street Upper Floor of the Year The Cook Apartments



5 SIGNS Grants

Over \$40,000 Invested in New Signage and Awnings



HIGHLIGHTS

2025 ECONOMIC IMPACT OF INDEPENDENCE MAIN STREET

Volunteer Contribution

Independence Main Street volunteers donated an incredible 2,031 hours in 2025. Using the national volunteer hourly value of \$33.49 per hour, volunteers contributed an estimated:

\$68,014.19 in volunteer labor value

Their dedication helped support events, beautification efforts, community projects, fundraising activities, business support initiatives, and downtown revitalization efforts throughout the year.

Investment in Downtown Infrastructure

Public and private reinvestment in Downtown Independence totaled:

\$585,118

These investments reflect continued confidence in Downtown Independence through building improvements, preservation projects, business development, and infrastructure enhancements.

Patterson Family Foundation Investment

In 2025, Independence Main Street was awarded a transformative:

\$250,000 Patterson Family Foundation Thriving Rural Grant

This funding established a revolving fund designed to help property owners overcome one of the greatest barriers to redevelopment—access to upfront capital for projects that rely on reimbursable grants, historic tax credits, and preservation incentives.

The fund provides a pathway for building owners to undertake significant rehabilitation projects, including roof replacements, window restoration, façade improvements, and upper-story housing development. By helping bridge funding gaps, this investment will continue to generate economic impact and private investment for years to come.

Loans Supporting Local Businesses

Through programs supporting entrepreneurship and downtown revitalization, Independence Main Street helped facilitate:

\$23,367 in loans for local businesses

These funds supported growth opportunities, business improvements, and continued investment in the downtown district.

2025 ECONOMIC IMPACT OF INDEPENDENCE MAIN STREET

Supporting Local Through Gift Certificates

The Independence Main Street Gift Certificate Program continued encouraging residents to shop local and support downtown businesses.

\$48,737 in Main Street gift certificate sales

Every dollar spent through the program stayed local and directly supported participating businesses throughout the community.

Investor Contributions

Local investors continued to demonstrate their commitment to Downtown Independence and the Main Street mission through annual financial support totaling:

\$30,120 in investor contributions

These investments help fund revitalization efforts, promotions, events, preservation initiatives, and community programming throughout the year.

2025 Community Impact at a Glance

Volunteer Contribution (2,031 hrs @ \$33.49/hr)	\$68,014.19
Public & Private Reinvestment	\$585,118.00
Patterson Family Foundation Grant (EVC Fund)	\$250,000.00
Loans Supporting Local Businesses	\$23,367.00
Main Street Gift Certificate Sales	\$48,737.00
Investor Contributions	\$30,120.00
Total Economic Impact	\$1,005,356.19

Through strategic partnerships, volunteer engagement, preservation initiatives, business support programs, and community investment, Independence Main Street generated more than \$1 million in measurable economic impact during 2025 while continuing to strengthen Downtown Independence as a place where businesses thrive, historic buildings are preserved, and community connections grow.

UNDERSTANDING OUR RETURN ON INVESTMENT

The City of Independence invested \$30,000 in Independence Main Street during 2025.

Using the updated economic impact total:

ROI Calculation

$$\text{\$1,005,356.19} \div \text{\$30,000} = \text{33.51}$$

For every \$1 the City invests in Independence Main Street, the community realizes approximately \$33.51 in measurable economic impact.

What Does This Include?

This return is based on documented and reportable outcomes that Independence Main Street tracks annually through the Main Street America and Kansas Main Street reporting systems, including:

- Volunteer labor supporting downtown projects and events
- Public and private investment in downtown buildings and infrastructure
- The Patterson Family Foundation investment used to establish the Economic Vitality Cooperative revolving fund
- Business loans supporting entrepreneurship and downtown development
- Main Street gift certificate sales that keep dollars local
- Financial support from Main Street investors

Important Note

This return-on-investment figure does not mean Independence Main Street alone created every dollar represented. Downtown success is the result of collaboration among building owners, businesses, investors, volunteers, community partners, grant funders, and the City of Independence.

Independence Main Street serves as a catalyst—bringing together resources, partnerships, technical assistance, promotion, preservation expertise, and funding opportunities that help generate investment and economic activity throughout Downtown Independence.

2025 Community Impact: \$1,005,356.19

City Investment: \$30,000

Community Return: \$33.51 for every \$1 invested by the City of Independence.

COMMUNITY ENGAGEMENT

Community engagement remained at the heart of Independence Main Street's work throughout 2025.

From volunteers helping at events, to business owners decorating storefronts, to organizations partnering on programming, the success of downtown continues to be driven by community participation and collaboration.

2025 was especially meaningful as we celebrated 40 years of Main Street in Independence — honoring the volunteers, leaders, businesses, and supporters who helped shape downtown into the destination it is today.

Together, we continue to create a downtown that is welcoming, vibrant, and filled with opportunity.

COMMUNITY INVESTMENT IN MAIN STREET

2025 Annual Fundraiser

"There's No Place Like Main Street"

- Sold-out event
- Celebrated 40 years of Main Street
- Largest fundraiser in organization history at the time
- Demonstrated strong community confidence in the mission and future of Downtown Independence

The success of our annual fundraiser reflects the community's continued belief in preservation-based economic development and downtown revitalization. These funds provide critical operating support that allows Independence Main Street to leverage grants, facilitate investment, host events, support businesses, and pursue transformative projects throughout the year.

LEADERSHIP & STAFF

STAFF

Tabatha Snodgrass

Executive Director

Provides overall leadership for Independence Main Street, including program administration, economic development initiatives, grant management, volunteer coordination, event planning, business support, and downtown revitalization efforts.

Jaicey Gillum

Administrative Support Coordinator (Part-Time)

Provides approximately 8 hours of administrative support each week, assisting with event logistics, office operations, communications, investor relations, record-keeping, and special projects that help keep the organization running efficiently.

2026 Board of Directors

Bryan Clubine, President

Ryan Goad, Vice President

Julie Eisele, Treasurer

Jennifer Rutledge, Secretary

Letitia Avery, Board Member

Miranda Bruening, Board Member

Jason Elmore, Board Member

Drake King, Board Member

Emily Lewis, Board Member

Brittney Stockton, Board Member

David Cowan, Ex-Officio - City of Independence
Lisa Wilson, Ex-Officio - Independence Chamber of Commerce

Guided by Community Leadership

Independence Main Street is governed by a volunteer Board of Directors representing local businesses, community organizations, financial institutions, and public partners. Their leadership, combined with the efforts of a dedicated staff, helps advance our mission of preserving and promoting Downtown Independence while fostering economic vitality and community engagement.

THANK YOU

Independence Main Street would like to thank our:

- Investors
- Volunteers
- Downtown businesses
- Property owners
- Community partners
- Event sponsors
- City leadership
- Board of Directors
- Residents and visitors

Your continued support makes this work possible.

Thank you for believing in Downtown Independence and helping us preserve its history while building a strong future for generations to come.

Here's to the next 40 years of Main Street success.





Kansas Main Street Transformation Strategy

Independence, KS | Independence Main Street

Facilitated by Main Street America

Jonathan Stone
Program Officer
Main Street America

Amy Miller
Program Officer
Main Street America

Presented by: Kansas Main Street

Workshop Dates: May 19-20, 2025
Report Date: June 26, 2025



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A Note from Field Services / Executive Summary

On behalf of Main Street America and Kansas Main Street, thank you to Independence Main Street (IMS) for inviting our team into your community, especially Executive Director Tabatha Snodgrass.

Independence Main Street has an active and longstanding Main Street program and should be proud of the reinvestment work it has completed. Some of our key findings include an ongoing development that will soon produce more downtown housing and commercial space; a strong existing program that connects property owners with assistance programs; and a strong sense of community and support for local businesses. Finally, it was evident that the community values the historic building stock of the area.

Summary of Recommendations

Transformation Strategies align your organization's work across the Four Points of the Main Street America Approach for a period of three to five years. Transformation Strategies either focus on a definable consumer group that has unmet needs, or the expansion or cultivation of a cluster of businesses or experiences determined to have clear market potential. By focusing on the following strategies, IMS can leverage its volunteer and financial resources most efficiently to "move the needle" on the economic potential of the district.

Strategy 1: Supporting Entrepreneurship

Downtown has a foundation of restaurants, retail and professional small businesses. Multiple ongoing renovations will create white box commercial space and housing. Generally, residents are lower to middle income with a focus on practicality, value and access to essential goods, services, and community amenities. Developing a program to support business expansion, succession planning, and new business development will create a pipeline of businesses to occupy existing, new and underutilized space.

The following objectives are further defined on page 28:

- Objective 1.1: Grow your own entrepreneurs, capitalizing on the community's unique assets.
- Objective 1.2: Engage developers with the local market.

Strategy 2: The Living Room of Independence

The primary market groups in Independence value family and community ties, wanting local access to goods, services and community amenities. Neewollah brings over 60,000 people downtown from October 23 to 26. The community is hungry for more opportunities to be downtown throughout the year. Encouraging businesses to create experience-based activities, and inviting partners to host events downtown, will create reasons to gather year-round, appealing to both the existing population and those who will be living in the new upper story housing.

The following objectives are further defined on page 30:

- Objective 2.1: Foster experience-based activities
- Objective 2.2: Promoting downtown as a place to gather

Getting to Action

This report contains example objectives, goals, and activities focused on the downtown, many of which can be based on current activities. These examples are designed to fuel a robust board and committee conversation about work plan development or refinement and ways to organize and utilize resources including volunteers, staff, and partnerships. The first step to get to action is to ensure consensus on the broad themes of the report and to create an implementation timeline.

Thank you again for the opportunity. We are a resource for you as you begin this journey.

Regards,

Jonathan Stone
Program Officer
Main Street America

Amy Miller
Program Officer
Main Street America

Scott Sewall
Director
Kansas Main Street



Participants

Name	Position	Organization
Jen Rutledge	Board Chair Business Manager	Echelon Arch + Design
Bryan Clubine	Chair Elect Bank President	Community National Bank & Trust
Miranda Bruening	Treasurer	Managing Partner Echelon Arch + Design
Jaicey Gillum	Ex-Offico Executive Coordinator	Echelon Arch + Design/Main Street
Tabatha Snodgrass	Executive Director	
Joslyn Kusiak	Building/Business Owner Attorney Kelly & Kusiak Law Office LLC	
Terry Trout (EV Committee)	Building/Business Owner	Ane Mae's Coffee and Sandwich
Brian Hight (Promotions)	Business Owner	Magnolia Scents by Design
Lori Kelley (EV Chair)	Building Owner	Retired Bank President
Gary Hogsett (Board Member)	Building/Business Owner	Labette Health Foundation Pres.
Phillip Fielen	Building/Business Owner	Owner/Operator MPAC Aviation
Matt Turner	Building/Business Owner	Owner Uncle Jacks Bar & Grill
Jim Kelly (on the first BOD 1985)	Retired House of Representatives	Community National Bank & Trust
Heather Collett Secretary	Human Resource Director	Greenbush Education Service
Casey Adolph Board Member	Business Owner	Casey's Creations & Bakery
Julie Eisele Board Member	Realtor/Business Owner	Midwest Real Estate
Jason Elmore Board Member	Business Owner	Highroad Coffee Roasters
Ryan Goad Board Member	Bank President	Commercial Bank
David Cowen Ex-Offico	Assistant City Manager	City of Independence, KS
Lisa Wilson Ex-Offico	Chamber President	Chamber of Commerce
Lisa Hugo (Promotions)	Business Owner	Hugo's Industrial Supply
Perla Vargas	Stay at home mom	
Brian Norvell	Pastor	The Hub Church
Sam Hiltger	Financial Advisor	Edward Jones
Crystal Wonsler	Realtor	L2 Real Estate
Cody Oates	Foundation President	Independence Community College
Doug Blex	Farmer	Representative KS House
Dean Hayse	City Commission/Past Mayor	Engineer Textron Aviation
Kelly Passauer	City Manager	City of Independence, KS
Melissa Johnson (EV)	Montgomery County Action Council	Executive Director
Brandon West	Development Coordinator	Independence Library
Lacey Lies (EV)	City Finance Director	City of Independence, KS
Trisha Purdon	Director, Office of Rural Prosperity	KS Department Commerce
Scott Smith	Mayor	City of Independence KS
Bryan Clubine BOD		

The Main Street Movement

About Main Street America

Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts. For more than 40 years, Main Street America has provided a practical, adaptable, and impactful framework for community-driven, comprehensive revitalization through the Main Street Approach™. Our network of more than 1,600 neighborhoods and communities, rural and urban, share both a commitment to place and to building stronger communities through preservation-based economic development. Since 1980, communities participating in the program have generated more than \$115.27 billion in new public and private investment, generated 181,647 net new businesses and 815,894 net new jobs, rehabilitated more than 345,801 buildings, and leveraged over 37.3 million volunteer hours. Main Street America is a nonprofit subsidiary of the National Trust for Historic Preservation. For more information, visit mainstreet.org.

About the Main Street Approach

The Main Street Approach™ is Main Street America's framework for community revitalization. Centered around Four Points (see below), the Approach offers community-based revitalization initiatives with a strategic, adaptable framework for downtown transformation that is easily tailored to local conditions. The Main Street Approach underwent a refresh in 2015 to become more responsive to economic context, strategy-driven, and outcome-oriented.



Every community has a unique set of place-based assets, anchors, and consumer markets that contribute to a healthy business district. Leveraging those assets through a targeted economic development strategy requires a thorough understanding of the marketplace. One of the best ways to help retain existing businesses and recruit new ones is to prepare information about your existing customer base and better understand potential new customer segments that could be served by your

business district. Your local commercial revitalization program provides an important benefit by developing a comprehensive analysis of the district market that aligns community vision and consumer data with strategies that drive the organization’s revitalization programming. Through the Main Street Approach, we work together with organization leaders to understand market data and develop comprehensive strategies to deliver comprehensive Main Street transformation. This approach accomplishes several goals:

- Builds local knowledge and understanding of your district’s economy to create a foundation for successful revitalization;
- Identifies current strengths of the business mix and existing business clusters;
- Supplies relevant consumer data to the revitalization program so it can help existing businesses become stronger;
- Identifies opportunities for future business attraction and business cluster expansion; and
- Builds a strategic framework for niche development, including real estate development, business development, promotions, marketing, branding, etc.

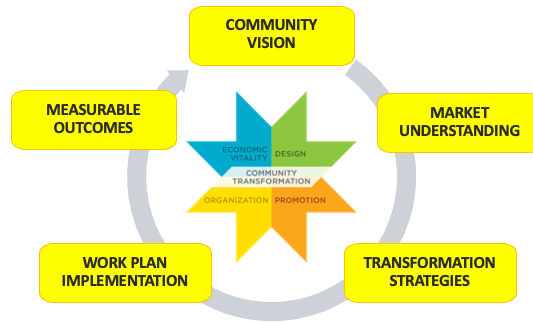
This philosophy is encompassed by the Main Street Approach Refresh. At the core of the new Main Street Approach are economically grounded “Transformation Strategies.”



Transformation Strategies Defined

A 3-5 Year Cycle to “Move the Needle”

Transformation Strategies articulate a focused, deliberate path to revitalizing a downtown or commercial district’s economy for 3-5 years. They are informed by a solid understanding of local and regional market data and sustained and inclusive community engagement. Most activities within an organization’s workplan as part of the Main Street Approach should then be guided by Transformation Strategies.



Every 3-5 years, strategies should be changed or updated based upon a reflection of whether measurable outcomes were achieved and if the community vision and market understanding necessitate or support a new focus.

Consumer, Product, and Experience-based Approaches

Transformation Strategies have two basic approaches. Selection of a strategy does not necessarily mean you are intending to become your area or region’s go-to destination for the selected strategy. Instead, it means that there is belief that in 3-5 years, sustained economic enhancement can be made through that strategy.

Consumer-Based

Consumer-based strategies focus on a definable group that has capacity but unmet needs. Main Street America has “out of the box” catalyst strategies that exemplify what is meant by a consumer strategy including downtown workers and/or residents, college students, tourists, military installations, family-friendly, millennials, and retirees/elder-friendly. Survey responses, community demographics, and visitor psychographics all help to identify potential consumer groups that are most appropriate for your community to consider.



Product or Experience-based

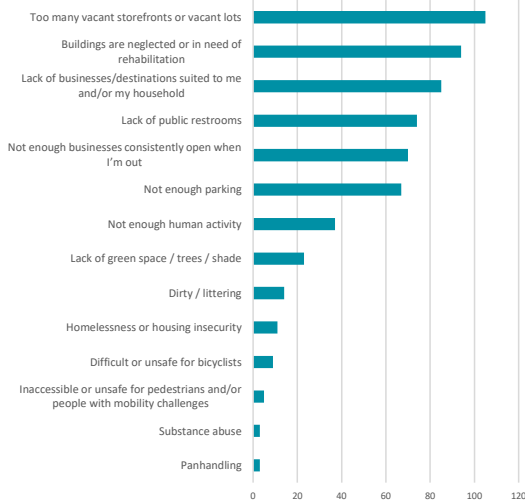
Product or experience-based strategies focus on the expansion of an existing cluster or cultivation of a new cluster. Main Street America has “out of the box” catalyst strategies that exemplify what is meant by a product or experience-based strategy including arts, entertainment/nightlife, sports and recreation, apparel, education, convenience, food, and others. A product or experience-based strategy is appropriate when the defined experience is clearly identifiable in surveys, community demographics, and visitor psychographics and it is an experience that is supported by multiple or a broad set of consumer groups.

Visit Process

Community Survey

Community Perspective

What do you see as the top three issues in downtown Independence?



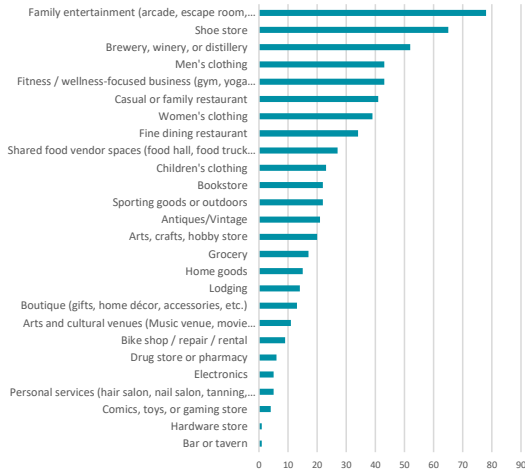
Insights from chart:

- Biggest concerns are related to vacancy and neglect.
- Secondary concerns are related to business mix/suitability and lack of public restrooms.
- Notably, parking and open hours are not in the top 3 concerns.

Notable write-in concerns (55 resp.):

- Bird infestation & cleanliness
- Limited business hours & variety
- Mobility, access, & safety. Transportation gaps.
- Lack of public restrooms
- Social & community concerns (inc. "racism," drug use)
- Planning & maintenance frustrations (slow projects, lack of preservation)

What three business types would you like to see more of in downtown Independence?



Insights:

- Top desired business types are very diverse representing a mix of experiences, services, retail, and family-friendly.
- Top businesses reflect business types that are largely not present in the downtown district or in greater Independence.

What word comes to mind as you think about what you like and dislike about downtown Independence?

Like:



Common Like Themes:

- 1. Aesthetic Appeal & Cleanliness**
Charm, cleanliness, and visual quality.
- 2. Shopping, Variety & Local Offerings**
Emphasis on retail, food, diversity of offerings, and local businesses.
- 3. Vibrancy & Activity**
Highlights energy, liveliness, and engagement.
- 4. Community & People**
Strong sense of friendliness, connection, and community pride.
- 5. History & Character**
Value placed on heritage, nostalgia, and historical architecture.

Dislike:



Common Dislike Themes:

- 1. Parking Challenges**
Related to availability, access, and mismanagement of parking.
- 2. Vacancies & Lack of Vibrancy**
Empty storefronts, “lifeless atmosphere”, and decline in activity.
- 3. Cleanliness & Bird Problems**
Mentions include bird droppings, cleanliness, and maintenance.
“Only cleaned during Neewollah”
- 4. Lack of Retail, Variety & Youth Appeal**
Covers concerns about limited shopping, diversity, and engagement for youth and families.
- 5. Physical Neglect & Aging Infrastructure**
Represents dissatisfaction with neglected buildings, outdated look, and poor maintenance.

Which businesses and other destinations do you most often visit in downtown Independence?

The mentioned business can be categorized by the following top 5 categories:

1. Coffee, Food & Drink (293) Ane Mae's Coffee (88), Uncle Jack's Bar & Grill (74), Casey's Creations (73), Turbos (46), High Road Coffee (38), Big Cheese Pizza (21), Dickey's Barbecue Pit (15), Joe's Italian Restaurant (7)

2. Retail & Specialty Shops (251) Magnolia Scents by Design (84), Sayers Ace Hardware (50), Apricot Lane Boutique (48), Cask & Grove (19), Twigs Floral & Gifts (25), Stone & Sage (12), Messenger's Furniture (9), Shopping (9), Carla's Simple Gifts & Floral (5), Saturday with My Sister (3)

3. Financial & Professional Services (91) Banks (18), Community National Bank (14), Edward Jones (12), First Oak Bank (12), Post Office (10), Equity Bank (5), Security 1st Title (4), One Stop Pack-N-Ship (3), Farm Bureau Financial Services (2)

4. Beauty, Health & Wellness Services (67) Lavish Skin and Nail (9), Empire Barbershop (6), Brio Med Spa (5), Hair Gallery (4), Cut Above (4), Kvell Salon (4), Studio 4 (4), Stage Art Dance (4)

5. Arts, Events & Community Destinations (23) Independence Cinemas (6), Independence Historical Museum (3), Founders Place (3), Events (1), Library (1), VFW (1)



Preferred Visit Times

Day of the Week	Community Survey (i.e. when people want to come)	Placer.ai (i.e. when people are actually coming)
Saturday	42%	16%
Friday	17%	18%
Sunday	15%	9%

Time of Day	Community Survey (i.e. when people want to come)	Placer.ai (i.e. when people are actually coming)
5 – 7 pm	37%	14%
1 – 3 pm	18%	13%
3 – 5 pm	15%	12%

Additional community perspective:

- The most common reason for visiting the district is dining (67%).
 - Other top reasons include events/festivals (39%), business services (35%), and shopping for fun (35%).
- 22% say that businesses are not open when they want to visit.
- There is strong interest in downtown housing with just 17% saying that they do not want to see more housing in downtown. 41% say yes. 43% are unsure.

Business and Property Owner Perspective

Respondents were able to self-identify as business and property owners within the district. In addition to answering questions summarized above, they were asked questions with insights summarized below.

Business Owners

- 37 responses were from business owners.
- Marketing (57%), networking (51%), and advocacy (35%) are the top forms of business-related support received.
- Notably, just 5% of respondents cited being familiar with GMS but have not received support.
- Top business concerns are related to:
 - Customer attraction (54%) and retention (14%). Notably retention was selected less frequently than other concerns.
 - Cost of building maintenance (34%).
 - Challenges hiring (26%) or retaining (20%) staff.
 - Not enough parking is 26%. Commonly, businesses see this as less important compared to other business operational concerns.
- Additional information (4 responses) mentioned:
 - Concern about property taxes.
 - Compliments for IMS and a desire for it to be better resourced.
 - Desire for more advertising.

Property Owners

- 14 responses from property owners.
- Notably, 43% state being familiar with IMS but have not received support.
- Top support from IMS cited was beautification (43%) and incentives or grants (29%).
- Top concerns are related to:
 - Other property owners neglecting nearby building(s) (57%) and deteriorating public infrastructure (57%).
 - Cost of building maintenance (50%).
- Property owners are most interested in the following improvements:
 - Window repairs/replacement (58%) and façade improvements (42%).
 - Roof replacements or repairs (33%).

Market & Visitor Data

Key Demographic Info

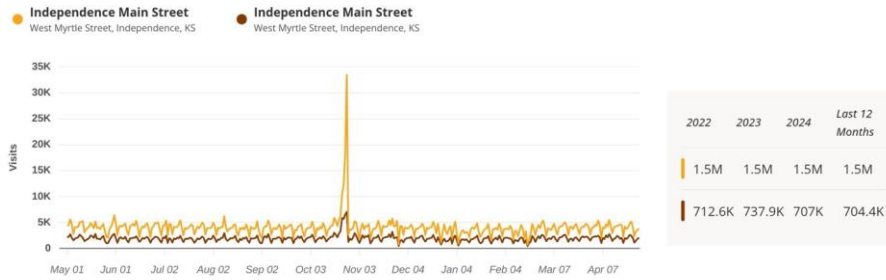
	5-minute drive time	10-minute drive time	25-minute drive time
Population	7,442	10,412	14,214
Avg. Household Size	2.3	2.4	2.4
Median Age	39.1	40.4	41.2
Median HH Income	\$48,115	\$51,963	\$52,696
Total Businesses	544	665	829
Total Employees	4,226	6,400	7,913
Per Capita Income	\$25,693	\$28,522	\$28,894
Median Net Worth	\$96,331	\$132,343	\$151,242

Source: ESRI

Visitor Behavior

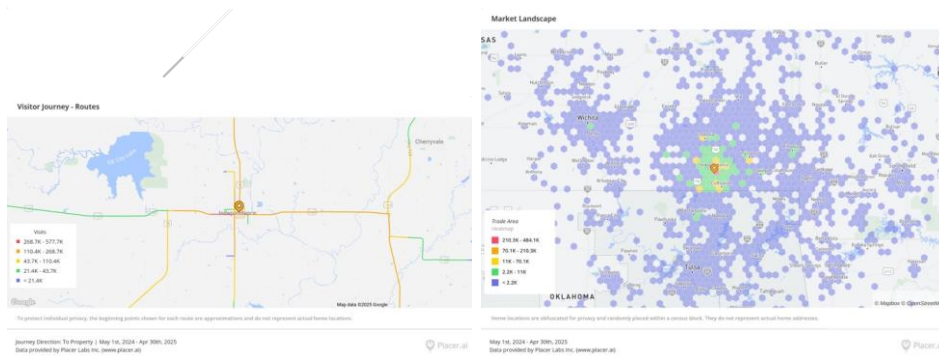
The following charts and data are based on anonymized mobile location data aggregated by Placer.ai. All visitors are shown in orange and residents that live within 3 miles of the center of the district are shown in brown.

Visits Trend

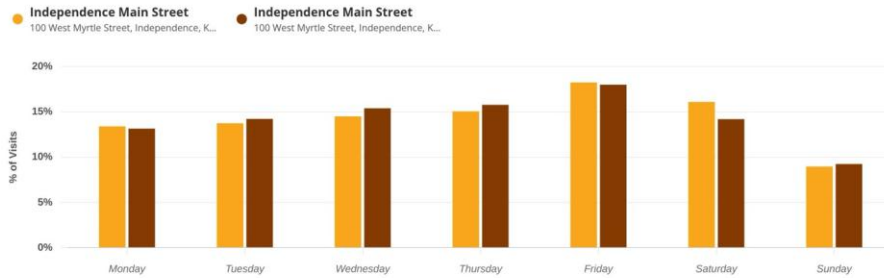


Daily | Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai



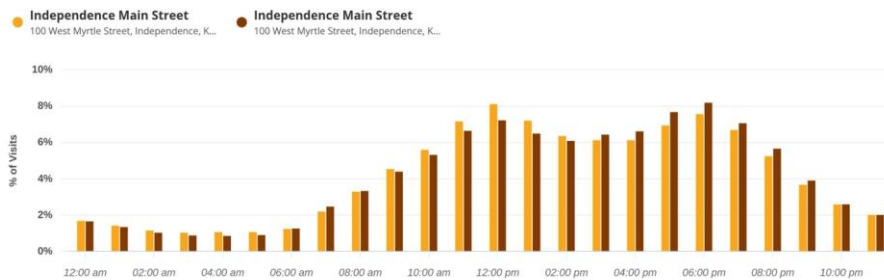
Daily Visits



% of Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits



% of Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Key Visitor Insights

- 21:1 visitor to resident ratio
- 181,700 unique visitors.
 - 1.5m total visits, decrease of 0.6% year of year, 0.9% increase over 3 years.
 - Visit frequency: 12.64; average dwell time: 94 minutes
- 25,200 unique visitors from residents within approximately 3 miles of the district.
 - 704,400 total visits, 2.3% decrease year over year, 3.8% increase over 3 years.
 - Visit frequency: 29.12; average dwell time: 84 minutes
- The district’s busiest days generally correlate with the Neewollah event.
 - Neewollah
 - Saturday, October 26, 2024 – 33,431 visits
 - Friday, October 25, 2024 – 18,106 visits
 - Thursday, October 24, 2024 – 12,120 visits
 - Wednesday, October 23, 2024 – 10,404 visits
 - Friday, May 31, 2024 – 6,414 visits

- As is typical in most districts, holidays, days in January, and severe weather are the slowest days.
 - Severe Cold - Tuesday, February 18, 2025 – 711 visits
 - Thanksgiving - Thursday, November 28, 2024 – 763 visits
 - Blizzard - Sunday, January 5, 2025 – 917 visits
 - Christmas - Wednesday, December 25, 2024 – 1,136 visits
 - Severe Cold - Wednesday, February 19, 2025 – 1,685 visits
- Busiest month: October 2024 (186.9k visits)
- Slowest month: February 2025 (95.7k visits)

Resident and Visitor Psychographics

Psychographics is the study of consumer lifestyles, interests, values, and behaviors to understand and predict purchasing patterns and decision-making. In market segmentation, psychographics goes beyond demographics to categorize people based on their attitudes and lifestyles. ESRI Tapestry Segments and Experian Mosaic Groups are two widely used psychographic segmentation systems that help businesses, marketers, and policymakers analyze consumer behavior and target specific audiences more effectively.

Main Street America uses ESRI Tapestry Segments to better understand residents that live within a specified drive time regardless of whether they are a patron of a district. Experian Mosaic Groups are used to better understand visitors to the district, regardless of where they come from.

ESRI Tapestry Segments

ESRI Tapestry Segmentation divides U.S. neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics, incorporating factors such as income, education, and urbanization. This system uses GIS (Geographic Information Systems) technology to provide a detailed spatial analysis of consumer behaviors at a local level.

The following shows the top 5 identified segments within each drive time and the total population that they represent.

Segment Description	5-min drive time		10-min drive time		15-min drive time	
	Percent	Est. Pop.	Percent	Est. Pop.	Percent	Est. Pop.
Midlife Constants (5E)	16.7%	1,278	26.9%	2,905	20.7%	3,043
Rustbelt Traditions (5D)	27.4%	2,097	20.0%	2,160	14.6%	2,146
Traditional Living (12B)	25.7%	1,967	19.7%	2,128	14.5%	2,132
Heartland Communities (6F)					13.9%	2,043
Rooted Rural (10B)					9.7%	1,426
Comfortable Empty Nesters (5A)			10.9%	1,177		
Front Porches (8E)	14.2%	1,087	10.4%	1,123		
Small Town Sincerity (12C)	12.0%	918				
Total	96.0%	7,347	87.9%	9,493	73.4%	10,790

Segment Descriptions:

- + **Midlife Constants (5E):** Stable, middle-aged homeowners with deep community connections and a predictable, modest lifestyle.
- + **Rustbelt Traditions (5D):** Older, working-class communities rooted in manufacturing, with strong local ties and modest, settled lifestyles.
- + **Traditional Living (12B):** Lower-middle-income households in small towns and rural areas who value family, faith, and simplicity in their daily lives.
- + **Heartland Communities (6F):** Family-oriented residents in small towns and rural areas with conservative values and steady employment.
- + **Rooted Rural (10B):** Older, rural households with strong local roots, living a simple life with limited access to urban conveniences.
- + **Comfortable Empty Nesters (5A):** Upper-middle-income older adults enjoying quiet suburban living after children have left home.
- + **Front Porches (8E):** Diverse, lower-income households in older homes, known for neighborly values and a strong sense of place.
- + **Small Town Sincerity (12C):** Residents of small, close-knit towns with traditional values, modest incomes, and a slow pace of life.

Segment commonalities:

- **Strong Community Ties:** Most segments emphasize deep local roots, neighborliness, and long-term residency in close-knit communities.
- **Traditional Values:** There is a consistent presence of conservative, family-oriented, and faith-based values across the segments.
- **Modest, Stable Lifestyles:** These groups typically lead stable, lower to middle-income lives with a focus on practicality, homeownership, and limited interest in luxury or trends.

- **Aging Population:** Many segments feature middle-aged to older adults, including empty nesters and retirees, often with grown children.

Experian Mosaic Groups

Experian Mosaic Groups is a global consumer classification system that segments populations into groups based on household and individual characteristics, including spending habits, financial behaviors, and lifestyle preferences.

The following shows the top 5 segments of visitors that are residents within three miles of the center of the district and all visitors.

	Resident Visitors <3 mi		Visitors All	
N - Pastoral Pride	17.3%	773	24.7%	759
M - Families in Motion	15.4%	462	16.6%	486
Q - Golden Year Guardians	10.2%	200	13.0%	207
O - Singles and Starters	9.7%	96	6.8%	82
S - Thrifty Habits	8.4%	367	6.1%	309
TOTAL	68.6%		67.2%	

Segment Descriptions:

- **N - Pastoral Pride:** Rural families embracing traditional values and country living.
- **M - Families in Motion:** Busy, growing families juggling work, school, and active lifestyles.
- **Q - Golden Year Guardians:** Older adults enjoying retirement with conservative spending habits.
- **O - Singles and Starters:** Young adults beginning their careers and independent lives.
- **S - Thrifty Habits:** Cost-conscious individuals managing tight budgets with care.

Segment Commonalities:

- **Desire for Local Access & Services.** All groups value access to essential goods, services, and community amenities—albeit for different reasons. Seniors (Q) seek convenience. Young singles (O) and families (M) appreciate walkable, centralized access.
- **Community Identity Matters.** Each group responds well to a sense of belonging and community—whether rooted in tradition (N), family values (M), or shared experience (S, Q).
- **Digital Engagement Can Be Effective.** All groups are increasingly reachable via digital channels, though platforms and content should be tailored (e.g., Facebook for Q, Instagram/TikTok for O and M).

Insights from Psychographics

Visitors and residents consistently reflected the ESRI tapestry segments, Midlife Constants, Rustbelt Traditions, and Traditional Living. All these groups value strong community ties and family, with a focus on practicality, leading stable lower to middle income lives. They appreciate convenience, and walkable, centralized access to essential goods and services.

While people may be at different points in life – growing young families, juggling work, school and active lifestyles, or older adults enjoying retirement, they have conservative spending habits and are managing tight budgets with care. Community identity is important whether it comes from shared experiences,

family values or is rooted in tradition. Residents have a lot in common and will spend more time downtown when there are local connections, essential services, low-cost fun reasons to gather, and an intentional effort to build on trust, tradition and practicality.



On Site Tour

Independence Main Street led a tour of the district which included learning about multiple significant renovation projects that are underway. The district is uniquely laid out with government services, the museum, library and Patio 210 appearing as spokes on a wheel around the historic business district. Patio 210 is an excellent example of transforming vacant lots into engaging space that can be used to simply enjoy lunch or to host a community event.

The Independence Downtown Historic District was listed on the National Register of Historic Places in 2005. The City of Independence is a Certified Local Government and provides a variety of historic preservation information and resources on its website. The Independence Public Library was built in 1907 with a Carnegie grant and has been expanded over the years. It provides multiple small business support programs and in 2012 was given the Best Small Library in America Award.

Community National Bank recently completed a \$2 million renovation. Five buildings were highlighted as under renovation, developing new upper story housing and commercial space. These properties are participating in multiple grant programs, historic tax credits, and are benefiting from support by the Main Street committees to navigate application processes. Signage at these buildings clearly shares that the properties are under renovation, the funding sources, and contact information, which is an excellent way of communicating to the public that investment is in progress. An additional seven buildings have a new owner who is planning upper story housing and first floor commercial space. Some properties are potentially dangerous with loose glass and partially collapsed roof structures.

The downtown includes thirty retail businesses and ten restaurants as well as numerous financial, insurance, real estate and health, wellness and beauty businesses.

Focus Groups

The following summarizes feedback provided by each of the following focus groups that were held the afternoon of Day 1 of the workshop.

Business & Property Owners

- Pride in downtown stems from deep local roots, shared values, and architectural uniqueness. Business owners feel strong support from the community. Many owners have deep ties to Independence and there is a strong emotional investment in preserving and improving downtown. The architectural and historic elements of downtown need to continue to be preserved and activated.
- Property and business ownership face financial and generational hurdles. Navigating regulations, technical support for growing a business, and succession planning were all cited as needs.
- Downtown has the opportunity to be more inclusive and responsive to diverse populations and changing consumer habits. IMS and businesses can provide more targeted marketing and activities to increase foot traffic. There are untapped diverse and younger populations that can be captured with inclusive events and culturally relevant programming.
- Owners prefer informal and celebratory engagement over formal networking and suggested that a mentorship program would help preserve local ownership and transition legacy businesses.

Community Residents

- Residents favor outdoor experiences, patio dining, and evening walks. There is a desire for places for youth and family to gather. In fact, there was significant alignment among participants, when asked to imagine a favorite kind of downtown experience, attendees unanimously singled out outdoor dining as an experience that they most prefer.
- Many choose to live in Independence because they grew up here. Returning after college, they value the quality of life for raising families and the supportive community. There is a lot to do for those who choose to get involved.
- Residents travel outside Independence for family entertainment, basic needs like clothing (especially men's retail), and affordability. The Hispanic community travels to places like Coffeyville for cultural foods, shops and services like traditional meat markets, Mexican bakery and grocery. Existing events downtown do not appeal to all segments of the community.

Community Partners and City and County Officials

- Downtown's historic architecture and its preservation are a point of pride. Historic tax credits, revitalization assistance programs, business and civic leadership over the last fourteen years have supported the revitalization of downtown.
- The community has a culture of support and is willing to invest in each other's success. Independence Main Street is recognized for listening to and supporting businesses. Noting the success of assistance programs that support large employer investment in the community, there is an opportunity to provide similar programs that target small businesses.
- Reusing vacant and underutilized spaces especially for upper story housing is a priority. External financial assistance programs are necessary to make projects feasible. Rising taxes, insurance, and maintenance costs are hitting small businesses hard.
- There is potential for adding family friendly public spaces like playgrounds and splashpad amenities to support residents living downtown. There is a need for youth-oriented events and more connection to the community college. Job shadowing and relocation of community college programs downtown were discussed.
- Existing partnerships of Main Street, Chamber, City and MCAC are well established. These can be expanded to include property owners and stakeholders earlier and more consistently in planning processes.
- Placer.ai data is available through the City and can help Independence Main Street and businesses make more informed decisions. Acknowledgement that more of the community is digitally engaged but print based marketing is still needed.
- Multi-generational gathering spaces can be created in vacant spaces as well as in public spaces. Keeping and enhancing entertainment and dining, adding live music, outdoor dining, and events, are seen as key to resident and visitor attraction.

Key Insights & Evaluation

Key Insights & Observations

Leading up to the workshop and during the workshop, the visit team identified the following key insights from research and observations.

Survey and Economic Data Insights:

- The top reasons to visit downtown are services, dining and events.
- Primary issues are building neglect, vacant storefronts and a lack of variety in the businesses.
- Business and property owners are concerned with high cost of maintenance, renovation, insurance and taxes.
- Most households are middle to lower income.
- Resident commonalities: strong community ties, deep local roots, focused on practicality, conservative, and family oriented.
- Localized market landscape, drawing from immediate area.
- Top preferred businesses are family entertainment, clothing and shoes, casual family restaurant and brewery or winery.
- Suitable business hours and variety of businesses.
 - Hours preferred: After 5pm and Saturdays

District Tour Insights:

- Downtown's layout is shaped like a wheel, with civic and cultural anchors—like the library, museum, and Patio 210—surrounding the historic core.
- Patio 210 is an important model, transforming a vacant lot into a flexible public space for lunch and events.
- Historic preservation is strong, with CLG status, tax incentives, and a National Register District, which facilitates access to Historic Preservation Tax credits, supporting redevelopment. Multiple buildings are under renovation for upper-story housing and first-floor commercial use, backed by grants and Main Street support.
- The district blends thriving businesses and at-risk properties, with some needing urgent stabilization.
- Downtown features 30+ retail and 10+ restaurants, with community favorites like Ane Mae's Coffee, Uncle Jack's, and Magnolia Scents driving local pride.

Focus Group Insights:

- Independence's close-knit, supportive culture and historic charm is valued.
- There's recognition that certain groups, particularly the Hispanic community and lower-income residents, feel less connected to downtown.
- Family entertainment, dining options, men's and women's clothing, and culturally relevant businesses are desired.
- Rising property costs, insurance, taxes, and succession planning are common concerns, along with inconsistent business hours.
- Upper-story housing and gathering spaces are seen as major opportunities.
- Stakeholders emphasize engaging younger generations and improving digital outreach to adapt to evolving community demographics.

Other Context:

- The assessed valuation of properties and associated taxes are negatively affecting the ability of local people to invest.
- Renovation costs are significant, for example a new roof can cost \$100,000.
- Downtown is part of a financial revitalization zone – property taxes can be frozen for 5 years – and then increase by 50% and incremental increases after that.
- Properties under renovation are participating in multiple local, state and national assistance programs including tax credits.
- The historic buildings are valued, but there is a lack of understanding and awareness of the historic preservation requirements in the district.
- 16% of the community is Black or Hispanic creating the opportunity to target these demographics for business start-ups. In Kansas 16% of small businesses are owned by Hispanic or racial minorities. ([Source Kansas SBA](#))

Strategy Evaluation

On Day 2 of the visit, the visit team presented strategy options and held a workshop to evaluate options.

Initial Concepts

The visit team proposed the following strategy approaches to be considered by IMS's board.

Product/Experience-based:

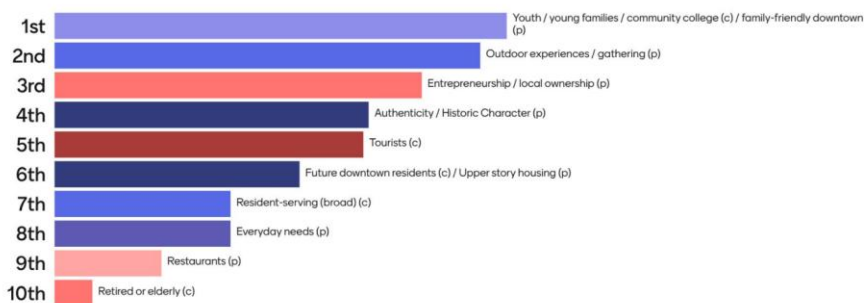
- Authenticity and historic character
- Upper story housing
- Tourism, to continue to develop downtown as a destination
- Outdoor experiences gathering
- Entrepreneurship
- Restaurants
- Everyday needs

Customer-based:

- Youth, young families, community college
- Tourists
- Future downtown residents
- Resident serving
- Retired or elderly

After considering the justifications, board members ranked the strategies that they most wanted to explore.

Rank 3-5 starter strategies. What should we explore today together?



Evaluated Concepts

The group selected the following concepts for further consideration. Summaries are based on small group discussions about each concept.

Concept 1: Outdoor / 3rd Space

This concept was discussed as

providing more outdoor experiences to support families and healthy living. Providing more outdoor options would bring more people downtown and would give them a reason to linger. These spaces would support residents and future housing development. It positively impacts downtown aesthetic, supports holding more events downtown, and would bring more middle income and Hispanic families to the downtown area.

Concept 2: Tourists

This discussion focused on growing downtown as a tourism destination, leveraging strong economic potential from both local and out-of-town visitors. Key opportunities include better leveraging existing assets—like Memorial Hall events, the airstrip races, and Neewollah—despite limited staffing at Main Street and the Chamber. Suggestions include shifting or expanding parts of current events into the downtown area, hosting quarterly happenings, and engaging the Hispanic community to create culturally relevant events. Success depends on creative partnerships and volunteer support to connect more activities directly to the downtown district

Concept 3: Entrepreneurship

This discussion focused on entrepreneurship as a key strategy to reduce vacancies, improve building maintenance, boost tourism, and increase shopping downtown. Challenges include limited parking, high startup costs, regulatory red tape, and lack of awareness about rules and complementary businesses. Suggested support includes helping entrepreneurs sell online, improving signage and storefronts, organizing collaborative promotions like sidewalk sales, and strengthening Main Street membership to support business owners.

Concept 4: Family – Friendly

This concept was discussed as creating a more family-friendly downtown to attract youth and families by focusing on safety, diversity, and walkability, while offering both indoor and outdoor activities. Ideas include venues like Chicken N Pickle, story walks, and marketing directly through the schools with flyers to reach younger audiences.

Concept 5: Downtown Housing / Residents

This concept focused on increasing downtown housing which offers key benefits like added income for property owners, activation of vacant spaces, and greater foot traffic to support businesses. However, concerns include limited parking, lack of nearby everyday services like groceries or pharmacies, and ensuring accessibility for older adults. Key questions center on affordability and who the target residents will be. To succeed, stakeholders must educate on available incentives and design requirements, market the benefits of downtown living, and partner across city, chamber, MACC, and IHPRP. Progress can be measured by new units developed, occupancy rates, and downtown sales growth.

Concept 5: Historic Authenticity

This discussion focused on preserving the historic character of downtown which is widely supported but comes with challenges. Benefits include funding opportunities and architectural preservation, while drawbacks involve high renovation costs, slow approval processes, and limited local expertise.

Independence Main Street encourages early compliance through design guidelines, staff support, and committee collaboration. Education efforts by the Organization committee and creative events—like walking tours and pub crawls would help promote awareness and appreciation of historic preservation.



Recommended Strategies

To build upon the district's and IMS's strengths and opportunities, the following strategies are recommended by Main Street America to guide work priorities for the next 3-5 years. Key insights related to other initial concepts were considered in developing objectives for the strategies. Example activities are illustrative of the kinds of activities that might be considered across each of the four points.

Strategy 1: Supporting Entrepreneurship

Downtown has a foundation of restaurants, retail and professional small businesses. Multiple ongoing renovations will create white box commercial space and housing. Generally, residents are lower to middle income with a focus on practicality, value and access to essential goods, services, and community amenities. Developing a program to support business expansion, succession planning, and new business development will create a pipeline of businesses to occupy existing, new and underutilized space.

- Strategy type: Product

Objective 1.1: Grow your own entrepreneurs, capitalizing on the community's unique assets.

Independence Main Street has existing programs to support developers with building renovations and accessing assistance programs. Developer assistance includes addressing how assistance programs work, required applications and timelines, and support throughout the application and implementation process. The existing developer assistance program can be a model to provide a similar level of ongoing assistance to entrepreneurs. Annually this entrepreneur assistance program can be styled as a cohort where the businesses continue to keep in touch with each other and a new group begins working together for the next year. The cohort style would also facilitate management by a volunteer assigned to work with each cohort; maintaining consistent connectivity.

Example activities:

- Promote the library small business lab, entrepreneur classes, and related events. (Organization)
- Provide how to start a business guidebook customized for downtown and the city. Include Spanish translation. (Economic Vitality)
- Market data provided through the City of Independence, how to request it, how to utilize it. (Economic Vitality)
- Partner with Chamber or other organization to establish business mentor program, sign up and meet with an established business owner before you start your business, during and after. Include Black and Hispanic business owners, established entrepreneurs and more seasoned business owners. (Organization)
- Marketing to include targeted outreach to the Black and Hispanic community and providing information in Spanish. (Promotion)
- Local Business support programs such as loyalty cards, storytelling focused on longstanding community ties and the people behind the businesses. (Promotion)
- Complete Business and Building Inventories and utilize that data to provide space matchmaking program. (Design)
- Work with Independence Community College Community College to market their Fab Lab ICC and Indy Connect programs with downtown business owners and prospective entrepreneurs.

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The programs provide classes for existing business owners and people exploring starting a business. Provide technical training. (Organization)

Example metrics:

- # of people participating in the entrepreneur events and classes at the library.
- Guidebook addressing how to start a business available in English and Spanish.
- # of businesses utilizing the Placer.ai data available through the city.
- # of businesses participating in a mentor program.
- # of classes and participants provided by the college.

Objective 1.2: Engage developers with the local market

Multiple properties are under renovation or redevelopment, creating upper story housing and first floor commercial space. This objective ensures that developers are aware of local market conditions and strategic priorities.

Example activities:

- Provide detailed information about properties under renovation, for sale or for lease posted at the building and online. (Design)
- Match available properties with business owners. (Organization)
- Promote available properties online and in person. (Promotion)
- Promote building renovations and the associated funding sources. (Economic Vitality)
- Tours of available property, marketed to developers, realtors, financial community, entrepreneurs, and community leaders. (e.g. Imagine the Possibilities tours by the Texas Main Street Program through the Texas Historical Commission.) (Economic Vitality)

Example metrics:

- # of buildings with detailed information and contact info posted at the building and online.
- # of business owners matched with space opportunities.
- # of new, retained, or expanded business.
- # of events held to connect developers, property owners, businesses and stakeholders.
- # of downtown tours held for property owners entrepreneurs, existing businesses and the community.
- # of properties featured on social media.

Strategy 2: The Living Room of Independence

The primary market groups in Independence value family and community ties, wanting local access to goods, services and community amenities. Neewollah brings over 60,000 people downtown from October 23 to 26. The community is hungry for more opportunities to be downtown throughout the year. Encouraging businesses to create experience-based activities, and inviting partners to host events downtown, will create reasons to gather year-round, appealing to both the existing population and those who will be living in the new upper story housing.

Strategy type: Product

Objective 2.1: Foster experience-based activities

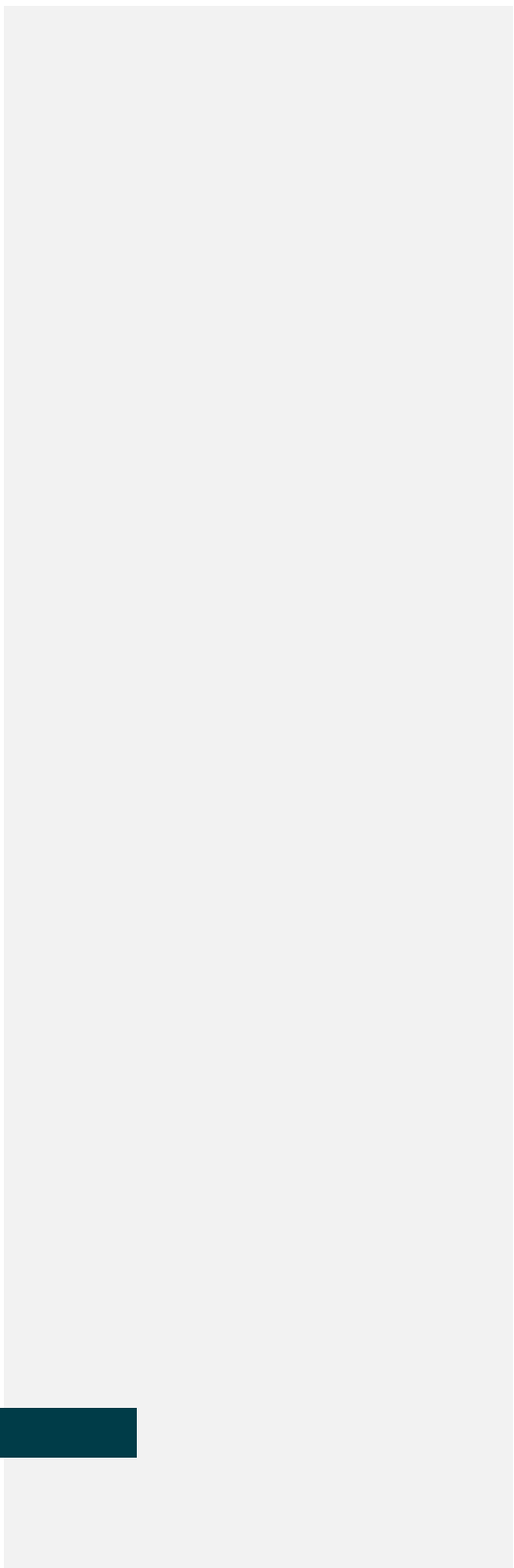
Gathering with family and friends and enjoying outdoor experiences emerged as common themes when participants shared their vision for downtown. With the median household income of \$48,115, the ESRI Tapestry segments favor practicality, value, family, and community amenities. Educating businesses about the need for experience-based options and promoting those activities will develop downtown as the living room of Independence.

Example activities:

- Provide information about experience-based events and develop a “How to Host an Experience Based Event” guide for businesses. (Promotion)
- Provide market demographic information. (Economic Vitality)
- Create an assistance program to reimburse businesses for expenses to produce and market experience-based activities. (Economic Vitality)
- Share business events online and in IMS marketing materials. (Promotion)
- Produce a postcard, rack card, or brochure with information about retail and service businesses and provide to businesses to support cross promotion. “Glad you’re here – you should check out business x, y, z. Here’s a card to help you get connected.” (Organization)
- Educate businesses about the need to cross-promote in person and on social media platforms. (Economic Vitality)
- Conduct a Google Map audit. Encourage businesses to provide current information in their Business Profile in Google Maps. (Economic Vitality)

Example metrics:

- # of businesses that receive information about experienced based events and market demographics.
- # of businesses that hold an experience-based event.
- # of businesses that apply for reimbursement of expenses for an experience-based event.
- # of experienced based business events promoted on IMS social media and in marketing materials.
- % increase in visitation outside Neewollah based on Placer Ai or other visitor data.
- # of printed marketing materials distributed at downtown businesses
- Survey businesses before starting these initiatives setting a benchmark, conduct survey annually to determine participation, impact, and awareness .



Objective 2.2: Promote downtown as a place to gather

Neewollah is the primary event driving traffic downtown annually, resulting in limited attraction and engagement throughout the year. Developing partnerships to bring events downtown, encouraging community members to hold events and meetings downtown, and partnering with the museum, Memorial Hall and the library to cross market to their attendees will produce a variety of reasons to be downtown throughout the year.

Example activities:

- Promote and incentivize outdoor dining along storefronts/sidewalks. (Economic Vitality, Design)
- Promote Patio 210 as a place to meet, host local events, and an event rental space. (Promotion / Organization)
- Create a toolkit to support other organizations producing events downtown. (Organization, Promotion)
- Develop a plan to make the vacant lots at 201 East Main Street a Food truck / pop up business marketplace with seating, planters, temporary shade. (Design)
- Develop a longer-term plan for permanent infrastructure improvements to support green space, community gathering area and micro business development at 201 East Main Street. (Design & Economic Vitality)
- Develop partnerships with existing groups to hold their events downtown. (Organization)
- Cross promote with and market to participants at Memorial Hall, Riverside Park, Ralph Mitchell Zoo, and nearby Little House on the Prairie. (Promotion & Organization)

Example metrics:

- Track # of events hosted at Patio 210 through reservation database.
- Create a Patio 210 location in google maps and post signage inviting people to check in.
- # of groups contacted to host events downtown.
- # of events that add a downtown element or move to the downtown area.
- # of marketing materials or packets provided to Memorial Hall, Riverside Park, Ralph Mitchell Zoo, and nearby Little House on the Prairie.

Recommended Next Steps

A Can-If Approach

The strategies and objectives are designed to help formulate propelling questions or to foster creative tension for committees and the board to help prioritize types of programming and how to design or align specific programming.

Propelling questions are the combination of bold ambition and significant constraints. Most principally those are the organization's limited resources, especially the time of its volunteers and staff, but also how a bold ambition intersects with other objectives and market realities. As a Main Street, the four points are considered to ensure comprehensive and balanced programming.

Consider reading online resources to learn more about propelling questions and can/if thinking. A couple of starter resources:

- <https://laurahilliger.github.io/gp-storystyle/workshopinbox/exercises/propelling-questions.html>
- <https://www.fiftring.com/five/a-beautiful-constraint>

Satisfying Accreditation Standard IV

Putting Transformation Strategies into action is central to satisfying accreditation Standard IV. Your Coordinating Program will reference this report and its recommendations as part of future accreditation reviews. The following summarizes Standard IV. You can learn more about standard IV in [The Main Street America Evaluation Framework](#) guide.

1. Planning Guided by Inclusive Community and Market-Informed Inputs

This report satisfies recommended actions like inclusive district and community input, market research and analysis, and strategy reflects opportunities driven by local and national trends.

Your organization will still need to maintain business and building inventories on an ongoing basis as required by your Coordinating Program. You are encouraged to maintain a culture of continuous community feedback.

2. Defining Direction Through Transformation Strategy Identification and Development

This report should serve as the foundation for this focus area. It identifies recommended Transformation Strategies and provides goals/outcomes that can be refined into measurable benchmarks. Next steps that further demonstrate success in this focus are board adoption and seeking consensus from partners.

3. Strategy-Aligned Comprehensive Work Planning and Implementation Across All Four Points

This focus area demonstrates that goals and strategies are aligned with the actual activities of the organization and documented. Work planning is an important next step after the board adoption of transformation strategies.

Next Steps

- + Convene board, committees, or task forces to brainstorm 3–5-year initiatives and “SMART” goals. Identify Year 1 objectives and milestones.
 - Remember, Main Street at its core is a movement about place-based economic development. Work plans need to be balanced across all four points.
- + Convene board to discuss the most appropriate organizational, staff, and volunteer structure to support identified initiatives and objectives.
 - Time limited task forces may be the most appropriate for some activities/objectives.
- + Include partners in brainstorming programming. Identify alignment with partner goals and programming.
- + Consider time-based budgeting in addition to regular financial budgeting to help staffing and volunteer leaders prioritize time.
- + Seek consensus and endorsement of key partners and then have the Board of Directors adopt finalized strategies and work plans. ☐



National Main Street Center
53 West Jackson Blvd. Suite 350
Chicago, IL 60604
mainstreet.org



**MAIN STREET
AMERICA**

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Independence Main Street: 2025 Transformation Strategy Summary

Overview

Facilitated by Kansas Main Street and Main Street America, this strategic plan is based on local input, market data, and community feedback gathered through surveys, focus groups, and onsite visits in May 2025.

Key Goals:

- Guide Independence Main Street (IMS) programming for the next 3–5 years
- Align efforts with the Main Street Four Points approach: Organization, Design, Promotion, and Economic Vitality

Recommended Transformation Strategies

1. Supporting Entrepreneurship

Focus: Strengthen the pipeline of small businesses in downtown through mentoring, education, and targeted support.

Objectives:

Grow Your Own Entrepreneurs:

- Cohort-based business support and mentoring
- Promote tools like the Library's Small Business Lab and ICC's Fab Lab
- Include Spanish language materials and outreach to minority entrepreneurs

Engage Developers with the Local Market:

- Promote available commercial spaces
- Create “space matchmaking” programs
- Offer tours, online property listings, and incentive awareness

✓ 2. The Living Room of Independence

Focus: Make downtown a year-round gathering place for residents and visitors through experience-based activities and placemaking.

Objectives:

Foster Experience-Based Activities:

- Support businesses in hosting events
- Cross-promote between businesses
- Use Placer.ai data and customer demographics for planning

Promote Downtown as a Gathering Place:

- Expand uses of Patio 210
- Activate vacant lots for food trucks, pop-ups, or green space
Partner with Memorial Hall, Riverside Park, and local attractions for cross-promotion

Why These Strategies? – Key Insights

From Surveys & Community Feedback:

Top Issues: Vacant buildings, building neglect, lack of variety and public restrooms

Most Desired Businesses: Family entertainment, casual/family restaurants, clothing stores, brewery/winery, children's retail

Strong Support: For downtown housing, outdoor dining, events beyond Neewollah

From Market & Visitor Data:

181,700 unique annual visitors; average dwell time 94 minutes

Top activities: Dining, events, basic services

Strong resident values: Practicality, local pride, family-friendliness

From Focus Groups:

- Strong emotional investment in downtown
- Financial hurdles for property and business owners
- Need for inclusive programming to reach Hispanic and younger audiences
- Support for downtown housing, green space, and cultural events

Next Steps

1. **Board Adoption:** Reach consensus and formally adopt the two transformation strategies.
2. **Work Planning:** Develop Year 1 “SMART” goals aligned with these strategies across the Four Points.
3. **Partner Engagement:** Involve stakeholders early—City, Chamber, property owners, developers, and civic groups.
4. **Structure & Resourcing:** Evaluate volunteer and staff time, consider task forces, and align structure to priorities.
5. **Communication:** Share the strategies with the community to build buy-in and transparency.

Final Note

This strategy positions Independence to “*move the needle*” by building on its deep-rooted sense of place, community pride, and practical economic potential—turning downtown into both a thriving business incubator and a vibrant social heart of the city.

Independence Main Street, Inc.
Profit & Loss Budget vs. Actual - General
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
2015 · Fundraiser Income	71,977.73	75,000.00	-3,022.27
2425 · Investor 24-25	11,953.72		
5010 · City Funding	34,986.00	35,000.00	-14.00
5030 · GC Purchase By Credit Card	-133.16		
5040 · Membership	17,814.29	30,000.00	-12,185.71
5092 · Interest-Savings, Short-term CD	542.17	300.00	242.17
5210 · Patio 210	-1,043.57		
5901 · Other Income	26,019.00		
5998 · Pub Crawl Shirts	138.69		
Total Income	162,254.87	140,300.00	21,954.87
Gross Profit	162,254.87	140,300.00	21,954.87
Expense			
001 · Processing Fee	131.18		
5201 · Kansas W/H	2,602.00	2,500.00	102.00
5204 · Fed W/H	12,353.56	12,000.00	353.56
6020 · Contract Services	12,000.00	12,000.00	0.00
6021 · Accounting Fees	2,215.00	1,600.00	615.00
6022 · Fundraising Fees	13,891.62	13,500.00	391.62
6041 · Books, Subscriptions, Reference	1,292.35	1,200.00	92.35
6050 · Postage, Mailing Service	814.30	600.00	214.30
6060 · Printing and Copying	1,185.42	1,500.00	-314.58
6100 · Local Travel and Local Meetings	1,738.63	1,000.00	738.63
6101 · Conference, Meetings, Milage	5,203.74	5,000.00	203.74
6110 · Advertising	4,149.72	6,000.00	-1,850.28
6120 · Decorations	1,142.13	2,000.00	-857.87
6160 · Insurance	2,852.00	3,000.00	-148.00
6180 · Office-Equipment	682.07	800.00	-117.93
6190 · Office Maintenance	0.00	500.00	-500.00
6200 · Office Supplies	3,223.55	2,000.00	1,223.55
6210 · Phone & Internet	2,543.46	2,100.00	443.46
6221 · Design	898.17	5,000.00	-4,101.83
6222 · Econ Restru	4,448.05	6,500.00	-2,051.95
6223 · Organization	857.42	1,000.00	-142.58
6224 · Promotions	6,124.31	6,000.00	124.31
6240 · Rent	5,400.00	5,400.00	0.00
6280 · Utilities	4,330.41	4,000.00	330.41
6290 · Wages	38,588.72	47,520.00	-8,931.28
Total Expense	128,667.81	142,720.00	-14,052.19
Net Ordinary Income	33,587.06	-2,420.00	36,007.06
Net Income	33,587.06	-2,420.00	36,007.06



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider a request for closing the 100 block of East Magnolia for a Church Picnic on July 1, 2026.

SUMMARY RECOMMENDATION City Staff is recommending closing the street.

BACKGROUND The First Baptist Church is requesting permission to close the 100 block of East Magnolia for an Independence Day Picnic on July 1st from 4:00 PM to 9:00 PM. The City will drop off the barricades, and it will be the church's responsibility to put them up and take them down for the event. City Staff has notified the owner of 301 S. 6th regarding the closure of Magnolia Street.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to authorize the closure of the 100 block of East Magnolia on July 1, 2026, from 4:00 pm to 9:00 pm.

SUPPORTING DOCUMENTS

1. Road closer request

From: [Office Assistant](#)
To: [David Cowan](#)
Subject: Road closer request
Date: Thursday, May 21, 2026 3:14:31 PM

CAUTION: This email is from outside of the organization. Do not click links or open attachments. Verify the emails source before taking action. When in doubt, contact your IT Dept.

Hello, we were hoping that for our Church Independence Day Picnic, if we could get a part of Magnolia Street closed off? We'd just need the length of our building and parking lot, so East Magnolia St, from South Pennsylvania Ave to South 6th St. This would be on July 1st, from 4:00 pm to 9:00 pm.

Thank you kindly,

Office Administration
First Baptist Church
Pastoral Assistant
220 S Penn
Independence, KS 67301
(620) 331-6290



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE**

June 11, 2026

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider authorizing bidding for installation of a vehicle service pit at the Public Works facility.

SUMMARY RECOMMENDATION Authorize bidding.

BACKGROUND The City of Independence operates and maintains a fleet of municipal vehicles that require routine service and preventative maintenance. To improve efficiency and technician safety, staff recommends installation of a chair-depth vehicle service pit at the Public Works maintenance facility.

The project includes construction of a sealed, reinforced concrete service pit approximately 17 to 21 feet long, approximately 40 inches wide, and approximately 4 feet deep, with an aluminum trade-bright pit liner. The pit will include a chair track system with technician chair, a filter storage system with built-in sliding racks, and an integrated drain pan system for fluid collection. The service pit will also include a removable aluminum cover for safety when the pit is not in use, along with safety features such as non-slip surfaces and adequate lighting.

The City previously had a request for bids for construction of a vehicle service pit. There were no bidders. Several local bidders were contacted, and have expressed interest, and reissuing the Invitation to Bid will likely garner multiple bids. Bids would be opened at 2pm on July 16, 2026.

FINANCIAL INFORMATION No costs will be incurred to bid the work.

SUGGESTED MOTION I move to authorize bidding for installation of a vehicle service pit at the Public Works maintenance facility.

SUPPORTING DOCUMENTS

1. Vehicle Pit ITB

Invitation to Bid

Vehicle Maintenance Service Bay Installation

City of Independence, Kansas

ADVERTISEMENT FOR BIDS

The City of Independence, Kansas, is soliciting sealed bids from qualified contractors for the installation of a **Vehicle Maintenance Service Bay** at a City maintenance facility.

Bids must be submitted to the Office of the City Clerk, 120 N. 6th Street, Independence, Kansas 67301, on or before **2:00 p.m., July 16, 2026**. bids shall be enclosed in a sealed envelope clearly marked on the outside "**Vehicle Maintenance Service Bay Bid.**" E-mail or fax bids will not be accepted.

Bids will be opened and read aloud and evaluated in accordance with the criteria set forth herein. The City reserves the right to reject any or all bids and to waive informalities or irregularities as deemed in the best interest of the City.

SECTION 1 – INTRODUCTION AND PROJECT SUMMARY

The City of Independence operates a fleet of municipal vehicles requiring routine inspection and maintenance. The City is seeking bids from qualified contractors to design and install a **chair-depth vehicle service bay**, approximately **17 feet in length**, complete with an integrated drain system, safety features, and removable pit covers.

The project includes all labor, materials, equipment, excavation, structural work, drainage components, integration with existing systems, and final commissioning necessary to deliver a fully functional and code-compliant service bay.

SECTION 2 – SCOPE OF WORK

2.1 General Description

The Contractor shall design and construct a sealed, reinforced concrete service pit integrated into the existing maintenance floor system.

Required Dimensions (Approximate)

- **Length:** 17 to 21 feet
- **Width:** Approximately 40 inches
- **Depth:** Approximately 4 feet (chair-depth configuration)

2.2 Construction Requirements

Service Pit Structure

- Reinforced concrete pit, sealed and waterproofed
- Interior liner constructed of **aluminum tread-bright material**
- Pit designed to support vehicle loads consistent with light- and medium-duty municipal fleet vehicles
- Integration with existing floor slab to ensure structural continuity

Chair Track System

- Install a dedicated **technician chair track system** along the length of the pit
- Include one (1) compatible technician service chair

Filter Storage System

- Built-in sliding filter rack system integrated within the pit wall

Drain Pan & Fluid Collection

- Integrated **large drain pan**, minimum 10-gallon capacity
- Pan shall be positioned at the top of the pit opening
- Drainage shall occur by:
 - Gravity feed to an existing or new waste-oil storage tank below grade; or
 - Quick-disconnect hose system suitable for transfer to a waste oil barrel
- Drainage system shall prevent pooling or overflow

Removable Pit Covers

- Heavy-duty aluminum covers
- Approximate size: 3 feet in length by full pit width
- Designed to safely seal the pit when not in use
- Covers shall support anticipated floor loads when installed

Safety Features

- Non-slip walking surfaces
- Handrails or grab bars as required
- Adequate pit lighting rated for maintenance environments
- All installations shall comply with OSHA requirements and applicable building codes

2.3 Drainage & Waterproofing

- Provide full waterproofing of pit structure
- Seal all joints to prevent fluid migration into subgrade
- Ensure compliance with environmental regulations governing fluid containment

2.4 Integration with Existing Systems

The Contractor shall:

- Evaluate existing electrical and plumbing systems
- Provide connections or modifications as required
- Coordinate any necessary shutdowns with City staff

2.5 Final Inspection & Compliance

The completed installation shall meet all applicable:

- Local building codes
- State regulations
- OSHA safety standards
- Environmental regulations for fluid handling and containment

The Contractor shall provide all required inspections and certifications prior to final acceptance.

SECTION 3 – EXISTING CONDITIONS

The Contractor, in undertaking the work under this contract, is assumed to have visited the premises and taken into consideration all conditions which might affect the work. No consideration will be given to claims based on lack of knowledge of existing conditions.

A site walkthrough may be scheduled by contacting:

John Felton

Phone: 620.332.9866

Email: JohnF@independenceks.gov

Only representations and clarifications provided in writing by the City shall be considered binding.

SECTION 4 – BID CONTENT

Bids shall address the following items in numerical order:

1. **Project Approach**
Detailed design narrative, construction methodology, materials, and specifications.
2. **Qualifications and Experience**
Firm history, relevant experience with similar service pits or municipal maintenance facilities, identification of project manager, and references.
3. **Insurance Documentation**
Proof of general liability, workers compensation, and automobile liability coverage.
4. **Licensing**
Contractor must be licensed or obtain licensing with the City of Independence.
5. **Construction Timeline**
Proposed schedule from award through completion.
6. **Cost Proposal**
Lump sum bid submitted on attached bid sheet.

SECTION 5 – EVALUATION CRITERIA

Bids will be evaluated based primarily on the following criteria:

1. Project Cost
2. Scope of Work and Technical Approach
3. Qualifications and Experience of Firm
4. Personnel and Available Resources

The City reserves the right to conduct interviews or request additional information.

SECTION 6 – BONDING REQUIREMENTS

For projects with a total contract value in excess of **\$75,000**, the following bonds shall be required:

- **Bid Bond:** Five percent (5%) of the total bid amount
- **Performance Bond:** One hundred percent (100%) of the contract amount
- **Statutory Payment Bond:** One hundred percent (100%) of the contract amount in accordance with K.S.A. 60-1412 through 60-1414

Bond forms are included in **Appendix A – Bond Forms** of this RFP and shall be used for applicable projects.

SECTION 7 – INSURANCE REQUIREMENTS

The Contractor shall maintain:

- Workers' Compensation Insurance (as required by Kansas law)
- Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit

The City shall be named as additional insured. Certificates must provide 30 days written notice of cancellation.

SECTION 8 – TERMS AND CONDITIONS

- The City reserves the right to reject any or all bid.
- Late bids will not be considered.
- All costs incurred in preparation of the bids are the responsibility of the proposer.

CONTACT INFORMATION

Questions regarding this invitation to bid shall be directed to:

John Garris, City of Independence
Email: engineer@independencesks.gov

BID FORM

Project complete, per scope:

Total _____

Contractor Name: _____

Address: _____

Authorized Signature: _____

Title: _____ Date: _____

APPENDIX A – BOND FORMS

(Required for projects with a total contract value exceeding \$75,000)

A-1. BID BOND

KNOW ALL PERSONS BY THESE PRESENTS, that we,
_____ as Principal, and
_____ as Surety, are held and firmly bound unto the **City of Independence, Kansas**, as Obligee, in the penal sum of _____ Dollars (\$ _____), being five percent (5%) of the total bid amount, for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

WHEREAS, the Principal has submitted a bid to the City of Independence for the **Vehicle Maintenance Service Bay Installation**;

NOW, THEREFORE, the condition of this obligation is such that if the Principal's bid is accepted and the Principal enters into a written contract and furnishes the required Performance Bond and Statutory Payment Bond within the time prescribed by the City, then this obligation shall be void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any extension of time within which the City may accept the bid.

Signed and sealed this _____ day of _____, 2026.

Principal

By: _____

Surety

By: _____

A-2. PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS, that we,
_____ as Principal, and
_____ as Surety, are held and firmly bound unto the **City of Independence, Kansas**, in the penal sum of _____ Dollars (\$ _____), equal to one hundred percent (100%) of the contract amount.

WHEREAS, the Principal has entered into a contract with the City of Independence for the **Vehicle Maintenance Service Bay Installation**;

NOW, THEREFORE, if the Principal shall faithfully perform all terms, covenants, and conditions of the contract and shall correct any defective work within the one-year warranty period, then this obligation shall be void; otherwise it shall remain in full force and effect.

The Surety agrees that no changes, extensions of time, or alterations to the contract shall release the Surety from its obligations under this bond.

Executed this _____ day of _____, 2026.

Principal

By: _____

Surety

By: _____

A-3. STATUTORY PAYMENT BOND (KANSAS)

KNOW ALL PERSONS BY THESE PRESENTS, that we,
_____ as Principal, and
_____ as Surety, are held and firmly bound unto the **State of
Kansas**, for the use and benefit of all persons entitled thereto, in the penal sum of
_____ Dollars (\$ _____), equal to one hundred
percent (100%) of the contract amount.

WHEREAS, the Principal has entered into a written contract with the City of Independence,
Kansas, for the **Vehicle Maintenance Service Bay Installation**;

NOW, THEREFORE, if the Principal shall promptly pay all lawful claims of subcontractors,
laborers, and suppliers furnishing labor or materials in the prosecution of the work, then this
obligation shall be void; otherwise it shall remain in full force and effect.

This bond is provided in compliance with K.S.A. 60-1412 through 60-1414.

Executed this _____ day of _____, 2026.

Principal

By: _____

Surety

By: _____



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE**

June 11, 2026

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider condemnation of 200 ARCO Place as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends either adjourning the meeting until December 10, 2026, or adopting an ordinance condemning the structure as dangerous and unsafe.

BACKGROUND

On May 16, 2023, Daniel Regan of Tulsa, Oklahoma, contacted the City to inform staff that he had acquired ownership of the building. Mr. Regan indicated his intention to address ongoing concerns regarding unauthorized access to the property. City staff subsequently met with Mr. Regan, who requested an adjournment of the public hearing to allow additional time to develop a comprehensive redevelopment plan for the building.

Mr. Regan successfully applied to the State Historic Preservation Office (SHPO) for the building's inclusion on the National Register of Historic Places. The Independence Historic Preservation Review Commission (IHPRC) recommended approval of the nomination on April 22, 2024. The property was subsequently listed on the Register of Historic Kansas Places on June 1, 2024, and was officially added to the National Register of Historic Places on August 5, 2024. Information regarding the designation can be found on the State's website at: <https://khri.kansasgis.org/index.cfm?in=125-2670-00159>.

During discussions with Mr. Regan, he advised City staff that he was completing a 59-unit housing project in Tulsa that had experienced delays due to infrastructure-related issues. At that time, he anticipated beginning design work and preparing applications for the Independence project in the fall. However, progress on the project has continued to be delayed. Based on the timeline previously provided by Mr. Regan, design and permitting activities were expected to be completed in 2026, with construction anticipated to commence during 2026–2027.

Since those discussions, City staff have made multiple attempts to contact Mr. Regan to obtain an updated project status and determine his intentions regarding the property. To date, those efforts have been unsuccessful, and no response has been received. Staff will continue attempting to establish communication and will provide any updates available at the time of the meeting.

Should the property owner remain unresponsive or indicate that redevelopment is no longer feasible, the Commission's options would be to continue the hearing to allow additional time for a response or to proceed with condemnation proceedings.

While the building's historic designation reflects its significance to the community, the practical realities associated with its condition must also be considered. If condemnation is pursued, the City could be faced with substantial costs associated with environmental abatement, stabilization, and demolition. Preliminary estimates indicate that abatement and removal of the structure could exceed several million dollars. These costs, coupled with the building's historic status, the changing economic environment, and the apparent challenges affecting redevelopment feasibility, represent significant factors for the Commission's consideration when evaluating the future of the property.

FINANCIAL INFORMATION The substantial cost of abatement and removal if the owner fails to commence repair or removal.

SUGGESTED MOTION Options:

1. I move to adjourn the meeting until December 10, 2026, and have staff work with the owner on potential options for the building renovation and use.
2. I move to adopt Resolution #2026-065 condemning 200 Arco Place as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-065 - CONDEMNATION - DAYS - 200 Arco Place
2. May 2026 Photos
3. Notice of Public Hearing 06112026
4. Parcel Listing 05162024
5. 200 Arco Place - Public Hearing to Consider Condemnation 05222025

RESOLUTION NO. 2026-065

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

Legal Description

Block 33, Lots 1, 2, 3, 4, 5, 6, 7 and the South 29 feet of Lot 8, of the Recorded Plat to the City of Independence, Montgomery County, Kansas

ALSO a strip of land described as follows: Beginning at a point 140 feet West of the Northeast corner of said Block 33; Original, thence South 300 feet, thence West 20 feet, thence North 300 feet, thence East 20 feet to the point of beginning, City of Independence, Montgomery County, Kansas

Common Address

200 Arco Place

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 8th day of September 2022, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2022—046**, dated **September 8, 2022**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **September 14, 2022 and September 21, 2022**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

Legal Description

Block 33, Lots 1, 2, 3, 4, 5, 6, 7 and the South 29 feet of Lot 8, of the Recorded Plat to the City of Independence, Montgomery County, Kansas

ALSO a strip of land described as follows: Beginning at a point 140 feet West of the Northeast corner of said Block 33; Original, thence South 300 feet, thence West 20 feet, thence North 300 feet, thence East 20 feet to the point of beginning, City of Independence, Montgomery County, Kansas

Common Address

200 Arco Place

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

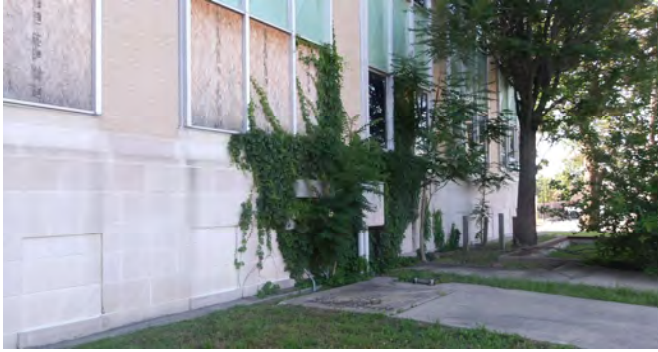
BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 11th day of June, 2026.

(SEAL)

Mayor

City Clerk



200 Arco Place



200 Arco Place



NOTICE OF PUBLIC HEARING TO CONSIDER CONDEMNATION OF PROPERTY

Date: May 26, 2026

TO: **Daniel Regan**
Lien Holder:

RE: Unsafe or Dangerous Structure at: **200 Arco Place**

Property records reflect that you are the owner or occupant of the above-described Property. This letter is being provided to you pursuant to K.S.A. 12-1751 et seq to advise you that staff for the City of Independence, Kansas, has determined that the Property is “unsafe or dangerous” and subject to condemnation or being ordered to be repaired or demolished.

On **December 11, 2025**, the City Commission adopted a Resolution for a public hearing to be held on **June 11, 2026, at 120 N. 6th Street**, Commission Room, Independence, Kansas 67301. The public hearing will commence at **5:30 p.m.** At such hearing, the owner of the Property, the owner’s agent, lienholders or record, and any occupant may appear and show cause why the structure(s) on the Property should not be condemned and ordered repaired or demolished.

On the date of the hearing, the Governing Body shall hear the evidence (if any) presented. If the Governing Body finds that the Property is unsafe or dangerous, then the Governing Body may direct the structure(s) to be repaired or removed and the Property made safe and secure. The Governing Body shall also fix a reasonable time within which the repair or removal shall be commenced and, if the owner fails to commence the repair or removal within the time stated, or fails to diligently prosecute the same to completion, the Governing Body will cause the structure to be repaired or razed and removed.

Please contact us as soon as possible so that we may review the steps that must be undertaken to bring the Property into compliance and ensure it is no longer regarded as unsafe or dangerous.

Thank you for your prompt attention to this matter.

David Cowan

Assistant City Manager – Building & Code Enforcement

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.

[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)

The Parcel Number for this Property is 063-099-31-0-20-07-001.00-0
Quick Ref ID: 6965

Owner Information

Owner Name	R.E.M., LLC
Address	2944 S DELAWARE AVE TULSA, OK 74114

Property Situs Address

Address	200 ARCO PLACE, Independence, KS 67301
----------------	--

Land Based Classification System

Function	General office buildings (5+ stories)
Activity	Office activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Other - 0
Living Units	
Zoning	
Neighborhood	208.C
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Secondary Artery - 2
Location	Central Business District - 1
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2023 Appraised Value

Class	Land	Building	Total
Other - 0	36,500	178,510	215,010
Total	36,500	178,510	215,010

2022 Appraised Value

Class	Land	Building	Total
Other - 0	35,000	165,000	200,000
Total	35,000	165,000	200,000

Tract Description

ORIG PLAT, S31, T32, R16, BLOCK 33, ACRES 1.52, LTS 1-7; S 29' LT 8; BG NW COR LT1 S 120' W 10' N 120' E TO POB; BG SW COR LT 5 W 20' N 125' E 20'S TO POB VAC ALLEY; LOT WIDTH: 300.0 LOT DEPTH: 300.0 Plat Book/Page 1 /6&7 Deed Book/Page 725 /1036 623 /1226 586 /335 556 /676 496 /478 432 /118 432 /117 425 /182 387 /261 244 /354

Building Permit Information

Permit Number	Amount	Issue Date	Description
20210008	125,000	2/22/2021	
01052021	15,000	12/17/2020	
20170027	20,000	6/7/2017	
20160057	70,000	6/14/2016	
20160035	50,000	5/11/2016	
20110018	5,000	3/30/2011	
67301	588,392	5/6/1998	

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
725	1036	623	1226	586	335		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	1.5										36,500

General Commercial Building Information

General Building Information	
LBCS Structure Code	Office building (high rise 5+ stories)
Bldg No.	1
Building Name	VACANT
Identical units	1
No. of Units	
Unit Type	
MS Mult	
MS Zip	

Apartment Data								
	1	2	3	4	5	6	7	8
Units								
BR Type								
Baths								

Commercial Building Sections & Basements																					
Sec	Occupancy	MSCIs	Rank	Yr Bit	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR%	Rsn	Inc Use	Net Area	Cls	RCN	%Gd	Value
1	Office Building	C	1.00	1916		01/05	5	27,443	1,028	10	1.5	2				053			14,875,960	6	892,560
705	Office Building	B	3.00			1		13,721	1,027	8						082					
703	Office Building	B				1		13,722	1,027	8						082					

Commercial Building Section Components							
Sec	Code	Units	Pct	Size	Other	Rank	Year
1	No HVAC						
1	Passenger #		4			6	1.00
1	Brick with Block Back-up			50			
1	Curtain-Metal with Glass Panels			50			
1	Canopy, Retail Wood Frame	1272					

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Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

April 29, 2025

Daniel Regan
2944 S Delaware Ave
Tulsa, Ok. 74114

**RE: Notice of Public Hearing to Consider Condemnation of Property Located at:
200 Arco Place – Independence, Kansas**

Dear **Sir**:

The City of Independence adjourned the Public Hearing to consider the Condemnation of 200 Arco Place. The condemnation hearing will resume on May 22, 2025, and if the owner fails to provide a timeline of repairs, the structure may be condemned as dangerous and unsafe at that hearing.

In accordance with state law, you are hereby notified that the City Governing Body has scheduled a public hearing to consider the condemnation of this structure. At this hearing, you, your agent, any lienholders of record, and any property occupants will have the opportunity to present evidence and show cause why the structure should not be condemned and ordered repaired or demolished.

Public Hearing Details:

- Date: **May 22, 2025**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

A resolution outlining the time and place of this hearing will be published in the **Independence Reporter**.

Please note that if the Governing Body determines that the structure is indeed unsafe or dangerous, an order of condemnation may be issued directing the repair or removal of the structure. You may request a reasonable timeframe (submit a timeline of repairs) within which to commence repair or removal of the structure at the time of the Public Hearing.

Failure to take action and submit a timeline of repair or removal, within 30 days of the commission action (***if condemned***) will result in the City seeking bids for the demolition and clearing the lot at the owner's expense.

If you have any questions regarding this matter or require additional information, please contact **David Cowan, 620.332.2528 voice, or davidc@independenceks.gov email**

Thank you for your attention to this matter.

David Cowan
Assistant City Manager
City of Independence



Office of the Assistant City Manager
120 North 6th Street
Independence, KS 67301

120 N. 6th Street
Independence, Kansas 67301



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 301 S Burns Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 301 S Burns has been reported to the City for multiple code enforcement violations, the structure's condition, and the owner's failure to rehabilitate the structure. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 301 S. Burns Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-068 - CONDEMNATION - PH - 301 S Burns
2. 301 S. Burns Photo
3. 2026 - Setting Date of Public Hearing - 301 S Burns - 05192026
4. Parcels - 301 S Burns
5. 3195027_OE_Report

RESOLUTION NO. 2026-068

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 1, Block 2 Chaney’s Second Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 301 S Burns St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Steven Ellis

4059 CR 3745

Independence, Ks. 67301

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 301 S Burns

Lien Holder:

Dear Mr. Ellis,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **301 S Burns St.** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **uninhabitable interior, exterior condition, debris, trees and brush**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

Print Page

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The Parcel Number for this Property is 063-099-31-0-10-26-001.00-0
Quick Ref ID: 6734

Owner Information

Owner Name	ELLIS, STEVEN
Address	6011 ROSE CT GRANITE BAY, CA 95746

Property Situs Address

Address	301 S BURNS ST, Independence, KS 67301
----------------	--

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	4,530	610	5,140
Total	4,530	610	5,140

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,530	610	5,140
Total	4,530	610	5,140

Tract Description

CHANEYS 2ND ADD, S31, T32, R16, BLOCK 2, Lot 1, ACRES 0.18, LOT WIDTH: 140.0 LOT DEPTH: 050.0 Plat Book/Page 6 /22 Deed Book/Page 723 /021 708 /867 701 /129 687 /1273 676 /573 468 /116 440 /130 434 /002 380 /365 374 /470

Building Permit Information

Permit Number	Amount	Issue Date	Description
FC27-REMODEL		12/18/2025	

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
723	021	708	867	701	129	687	1273

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7841										4,530

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	LO-	Bsmt Type	Crawl - 2
Year Built	1920	Total Rooms	3
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	576	Foundation	Block - 3
Main Floor Living Area	576		
Upper Floor Living Area Pct.			
CDU	UN		
Phys/Func/Econ	UN/ /		
Ovr Pct Gd/RCN	/60,910		
Remodel	1987		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Frame, Siding/Shingle		100		
Raised Subfloor (% or SF)		100		

Plumbing Rough-ins (#)	1			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

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Report Cover Page

Date:	05/26/2026	Prepared For:	City of Independence
Order No.:	3195027	Owner(s):	Steven Ellis
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	301 S Burns St, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Montgomery county at book 723 page 21](#)

Tax Information:

[099-31-0-10-26-001.00-0](#)

Date: May 26, 2026
Property Address: 301 S Burns St, Independence, KS
67301

File No.: 3195027
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lot 1, Block 2, Chaney's Second Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Steven Ellis

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2025:

Full Amount: \$96.38, PAID
Tax Parcel Number: IC 4324

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

Mary Jo Wallis

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 320 S 18th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 320 S 18th has been reported to the City as vacant, with poor exterior conditions, and there have been no utilities for an extended period of time. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 320 S. 18th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-069 - CONDEMNATION - PH - 320 S 18th
2. Photo 320 S 18th
3. 2026 - Setting Date of Public Hearing - 320 S 18th - 05192026
4. Parcel - 320 S 18th
5. 3166922_OE_Report_revision_2

RESOLUTION NO. 2026-069

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 12, Block 1, Bloom’s Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 320 S 18th St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Lemeul Anderson

119 Coach Rd

Houston, Tx 77060

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 320 S. 18th

Lien Holder:

Dear Mr. Anderson,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **320 S. 18th St.** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **exterior condition, debris, trees and brush**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



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3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

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The Parcel Number for this Property is 063-087-36-0-20-19-007.00-0
Quick Ref ID: 4363

Owner Information

Owner Name	ANDERSON, MAYBELL F & LELAND & MARION JR & LEMUEL & MAURICE & TOMMY LEE &
Address	Attn: LEMEUL ANDERSON 119 COACH RD HOUSTON, TX 77060

Property Situs Address

Address	320 S 18TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Above Street - 2
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	9,750	14,120
Total	4,370	9,750	14,120

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	9,340	13,710
Total	4,370	9,340	13,710

Tract Description

BLOOMS ADD, S36, T32, R15, BLOCK 1, Lot 12; Lot Width: 050.0 Lot Depth: 140.0 Plat Book/Page 4 /8 Lot Width: 050.0 Lot Depth: 140.0 Deed Book/Page 371 /489 328 /050 298 /333

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
371	489						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7000										4,370

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1925	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	980	Foundation	Stone - 4
Main Floor Living Area	980		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR- / /		
Ovr Pct Gd/RCN	/112,780		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	90			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF) with Roof	78			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		

Plumbing Rough-ins (#)	1		
Wall Furnace		100	

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TECHNOLOGIES

Report Cover Page

Date: **05/26/2026**

Order No.: **3166922**

Issuing Office: **Security 1st Title
114 N. Pennsylvania Avenue
Independence, KS 67301**

Prepared For: **City of Independence**

Owner(s): **Maybell F. Anderson and Leland
Anderson and Marion Anderson, Jr.
and Florene Biston and Ida Mae
Kinnard and Lemuel Anderson and
Maurice Anderson and Tommy Lee
Anderson and Walter Anderson and
Ralph Anderson and Barnard Anderson**

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Property Address: **320 S 18th St, Independence, KS 67301**

Tax Information:

[063-087-36-0-20-19-007.00-0](#)

Date: May 26, 2026

Property Address: 320 S 18th St, Independence, KS 67301

File No.: 3166922

Title Contact: Ronda Ballew

Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lot 12, Block 1, Bloom's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Maybell F. Anderson and Leland Anderson and Marion Anderson, Jr. and Florene Biston and Ida Mae Kinnard and Lemuel Anderson and Maurice Anderson and Tommy Lee Anderson and Walter Anderson and Ralph Anderson and Barnard Anderson

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2025 in the amount of \$257.18, PAID.

Tax Parcel No. # 063-087-36-0-20-19-007.00-0

PIN # IC 3518

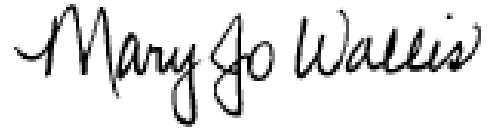
This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and

omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 400 S. 1st Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 400 S 1st has been reported to the City as vacant, with poor exterior conditions, and there have been no utilities for an extended period of time. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 400 S. 1st Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-071 - CONDEMNATION - PH - 400 S 1st
2. Photo 400 S 1st
3. 2026 - Setting Date of Public Hearing -400 S. 1st - 05192026
4. Parcel - 400 S. 1st

RESOLUTION NO. 2026-071

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 11, County Clerks Subdivision OL31 to the City of Independence, Montgomery County, Kansas.

Common Address: 400 S 1st St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Tracy & Cheryl Sands

3776 CR 3000

Independence, Ks. 67301

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 400 S. 1st

Lien Holder:

Dear Mr. Sands,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **400 S. 1st.** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **exterior condition, debris, trees and brush**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

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The Parcel Number for this Property is 063-099-31-0-10-35-002.00-0
Quick Ref ID: 6825

Owner Information

Owner Name	SANDS, TRACY & CHERYL COCHRAN SANDS
Address	3776 CR 3000 INDEPENDENCE, KS 67301

Property Situs Address

Address	400 S 1ST ST, Independence, KS 67301
----------------	--------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	3,290	7,660
Total	4,370	3,290	7,660

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	3,070	7,440
Total	4,370	3,070	7,440

Tract Description

COUNTY CLKS SUB OL31, S31, T32, R16, Lot 11, Lot Width: 050.0 Lot Depth: 140.0 Plat Book/Page B /6 Deed Book/Page 675 /1411 599 /176 590 /411 484 /501 470 /327 389 /566 357 /193

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
675	1411	599	176	590	411		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7000										4,370

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR+	Bsmt Type	Crawl - 2
Year Built	1910	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,052	Foundation	Brick - 5
Main Floor Living Area	1,052		
Upper Floor Living Area Pct.			
CDU	VP-		
Phys/Func/Econ	VP- / /		
Ovr Pct Gd/RCN	/134,560		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	224			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Enclosed Wood Deck (SF), Solid Wall	60			
Composition Shingle		100		

Wall Furnace		100		
Plumbing Rough-ins (#)		1		
Enclosed Wood Deck (SF), Solid Wall		80		

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 400 S. 16th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 400 S 16th has been reported to the City as vacant, with poor exterior conditions, and there have been no utilities for an extended period of time. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 400 S. 16th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-070 - CONDEMNATION - PH - 400 S 16th
2. Photo 400 S. 16th
3. 2026 - Setting Date of Public Hearing -400 S. 16th - 05192026
4. Parcel - 400 S. 16th
5. 3166935_OE_Report_revision_2

RESOLUTION NO. 2026-070

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The West 82 feet of Lot 12, the West 82 feet of the North 21 feet of Lot 11 and the West 100 feet of the South 29 feet of Lot 11, Block 1, Budd’s Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 400 S 16th St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Munice Kettleman & Naomi Fender

861 N. Crestline

Wichita, Ks. 67212

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 400 S. 16th

Lien Holder:

Dear Ms. Kettleman,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **400 S. 16th**. is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **exterior condition, debris, trees and brush**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

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The Parcel Number for this Property is 063-087-36-0-10-38-002.00-0
Quick Ref ID: 4128

Owner Information

Owner Name	KETTLEMAN, MUNICE U; FENDER, NAOMI RUTH
Address	861 N CRESTLINE WICHITA, KS 67212

Property Situs Address

Address	400 S 16TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Sidewalk - 6
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	4,760	990	5,750
Total	4,760	990	5,750

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,760	820	5,580
Total	4,760	820	5,580

Tract Description

BUDDS ADD, S36, T32, R15, BEG NW COR LT 12 BLK 1 E 82' S 75' E 18' S 29' W 100' N TO POB; BEING PRT LTS 11 & 12 BLK 1; Lot Width: 104.0 Lot Depth: 100.0 Plat Book/Page 4 /22 Lot Width: 104.0 Lot Depth: 100.0 Deed Book/Page 552 /076 521 /541 386 /002 369 /271

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
552	076						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	9048										4,760

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1910	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	672	Foundation	Stone - 4
Main Floor Living Area	672		
Upper Floor Living Area Pct.			
CDU	UN		
Phys/Func/Econ	UN/ /		
Ovr Pct Gd/RCN	/81,580		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Composition Shingle		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Raised Slab Porch (SF)	32		2	1960
Frame, Siding, Wood		100		
Wall Furnace		100		

Plumbing Fixtures (#)	5			
Raised Subfloor (% or SF)		100		
Enclosed Wood Deck (SF), Solid Wall	106			

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Report Cover Page

Date:	05/26/2026	Prepared For:	City of Independence
Order No.:	3166935	Owner(s):	Muncie U. Kettleman and Naomi Ruth Fender
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	400 S 16th St, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[063-087-36-0-10-38-002.00-0](#)

Date: May 26, 2026

Property Address: 400 S 16th St, Independence, KS 67301

File No.: 3166935

Title Contact: Ronda Ballew

Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

The West 82 feet of Lot 12, the West 82 feet of the North 21 feet of Lot 11 and the West 100 feet of the South 29 feet of Lot 11, Block 1, Budd's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Muncie U. Kettleman and Naomi Ruth Fender

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2025 in the amount of \$104.52, Not Paid.

Tax Parcel No. # 063-087-36-0-10-38-002.00-0

PIN # IC 2677

2. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2024 in the amount of \$106.20, Not Paid.

3. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2023 in the amount of \$33.00, Not Paid.

4. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2022 in the amount of \$28.60, Not Paid.

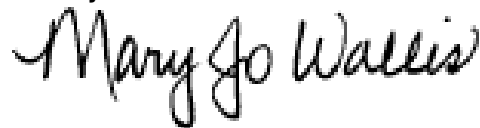
5. PENDING Case No. MGC-2026-CV-22: entitled Board of County Commissioners of Montgomery County, Kansas, as Plaintiff(s) vs. Muncie U. Kettleman and Naomi Ruth Kettleman (#515), as Defendant(s), filed in the District Court of MONTGOMERY, Kansas.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE**

June 11, 2026

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 417 S. 6th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 417 S. 6th has been reported to the City as vacant, with poor exterior conditions, and there have been no utilities for an extended period of time. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 417 S. 6th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-072 - CONDEMNATION - PH - 417 S 6th
2. Photo 417 S. 6th
3. 2026 - Setting Date of Public Hearing -417 S. 6th St - 05192026
4. Parcel
5. 3166950_OE_Report_revision_2

RESOLUTION NO. 2026-072

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 5 and the South 15 feet of Lot 4, Block 91, Original City of Independence, Montgomery County, Kansas.

Common Address: 417 S 6th St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Tracy Bell

606 S. 6th St.

Independence, Ks. 67301

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 417 S. 6th

Lien Holder:

Dear Mr. Sands,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **417 S. 6th St.** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **exterior condition, debris, trees and brush**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

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**The Parcel Number for this Property is 063-099-31-0-20-39-008.00-0
Quick Ref ID: 7247**

Owner Information

Owner Name	BELL, TRACY B
Address	606 S 6TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	417 S 6TH ST, Independence, KS 67301
----------------	--------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.A
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	Off Street - 1
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	9,900	1,720	11,620
Total	9,900	1,720	11,620

2025 Appraised Value

Class	Land	Building	Total
Vacant Lots - V	4,950	0	4,950
Total	4,950	0	4,950

Tract Description

ORIG PLAT, S31, T32, R16, S 15' LT 4; ALL LT 5 BLK 91; Lot Width: 140.0 Lot Depth: 075.0 Plat Book/Page 1 /6&7 Lot Width: 140.0 Lot Depth: 075.0 Deed Book/Page 603 /321 516 /291 371 /034

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
603	321	603	321				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	vacant- 2	10500										4,950

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	UN Dwelling (shed)
Quality	AV-	Bsmt Type	Full - 4
Year Built	1900	Total Rooms	7
Eff Year		Bedrooms	4
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSstruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	2
Calculated Area	1,506	Foundation	Brick - 5
Main Floor Living Area	984		
Upper Floor Living Area Pct.	53		
CDU	UN		
Phys/Func/Econ	UN/ /		
Ovr Pct Gd/RCN	/171,540		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Frame, Plywood		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Total Basement Area (SF)	560			
Enclosed Wood Deck (SF), Solid Wall	24			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Raised Subfloor (% or SF)		100		
Wood Deck (SF) with Roof	230			1

Building Improvements																					
Id	Occupancy	MSCls	Rank	Qty	Yr BIt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN	%Gd	Value
39	Tool Shed	D	1.00	1	1935			432	84	8	24 X 18	1	0	0					5,480	0	0

Building Improvement Components							
Id	Code	Units	Pct	Size	Other	Rank	Year
39	Single -Wall-Boards on Wood		100				

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Report Cover Page

Date:	<u>05/26/2026</u>	Prepared For:	City of Independence
Order No.:	3166950	Owner(s):	Tracy B. Bell
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	417 S 6th St, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[099-31-0-20-39-008.00-0](#)

Date: May 26, 2026

Property Address: 417 S 6th St, Independence, KS 67301

File No.: 3166950

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lot 5 and the South 15 feet of Lot 4, Block 91, Original City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Tracy B. Bell

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2025 in the amount of \$108.76, NOT PAID.

Tax Parcel No. # 099-31-0-20-39-008-00-0-01

PIN # IC 1369

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

Mary Jo Wallis

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 426 S. 16th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 426 S. 16th has been reported to the City as vacant, with poor exterior conditions, and there have been no utilities for an extended period of time. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 426 S. 16th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-073 - CONDEMNATION - PH - 426 S 16th
2. Photo 426 S. 16th
3. 2026 - Setting Date of Public Hearing -426 S. 16th St - 05192026
4. Parcel
5. 3195054_OE_Report

RESOLUTION NO. 2026-073

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 6 and the Noth 1/2 of Lot 5, Block 1, Andrew’s Subdivision of Lot 11, Holman’s Suburban Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 426 S 16th St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Melquiades Rosas

1002 W. 9th St.

Coffeyville, Ks. 67337

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 426 S. 16th

Lien Holder:

Dear Mr. Sands,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **426 S. 16th.** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **exterior condition, no utilities for an extended period of time**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

Print Page

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The Parcel Number for this Property is 063-087-36-0-10-38-006.00-0
Quick Ref ID: 4132

Owner Information

Owner Name	ROSAS, MELQUIADES AGUILAR
Address	1002 W 9TH ST COFFEYVILLE, KS 67337

Property Situs Address

Address	426 S 16TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Sidewalk - 6
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	4,820	19,400	24,220
Total	4,820	19,400	24,220

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,820	18,690	23,510
Total	4,820	18,690	23,510

Tract Description

ANDREWS SUBD, S36, T32, R15, N/2 LT 5; LT 6 BLK 1; Lot Width: 066.5 Lot Depth: 140.0 Deed Book/Page 680 /69 656 /1067 653 /1377 555 /778 418 /228 402 /326 368 /605

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
680	69	656	1067	653	1377		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	9380										4,820

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1900	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	912	Foundation	Stone - 4
Main Floor Living Area	912		
Upper Floor Living Area Pct.			
CDU	FR-		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/110,220		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Screened Walls	176			
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wall Furnace		100		
Enclosed Wood Deck (SF), Screened Walls	184			
Composition Shingle		100		

Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

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TECHNOLOGIES

Report Cover Page

Date:	05/26/2026	Prepared For:	City of Independence
Order No.:	3195054	Owner(s):	Melquides Aguilar Rosas
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	426 S 16th St, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Montgomery county at book 680 page 69](#)

Tax Information:

[087-36-0-10-38-006.00-0](#)

Date: May 26, 2026

Property Address: 426 S 16th St, Independence, KS 67301

File No.: 3195054

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lot 6 and the N/2 of Lot 5, Block 1, Andrew's Subdivision of Lot 11, Holman's Suburban Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Melquides Aguilar Rosas

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2025:

Full Amount: \$440.78, NOT PAID

Tax Parcel Number: IC 2639

2. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2024:

Full Amount: \$423.80, NOT PAID

Tax Parcel Number: IC 2639

3. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2023:

Full Amount: \$422.56, NOT PAID

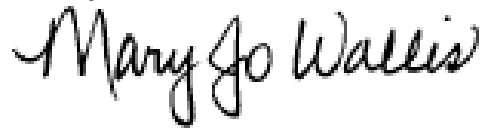
Tax Parcel Number: IC 2639

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 515 S. 13th Place as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 515 S. 13th Place has been reported to the City for multiple code enforcement violations, the structure's condition, and an electrical fire that did extensive damage. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 515 S. 13th Place as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-067 - CONDEMNATION - PH - 515 S 13th Place
2. 515 S. 13th Pl - Photo 05182026
3. 2026 - Setting Date of Public Hearing - 515 S 13th Pl - 05192026
4. Parcel 515 S. 13th Pl
5. 3195021_OE_Report (003)

RESOLUTION NO. 2026-067

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lots 4, 5 and 6, Martin's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 515 S 13th Place.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk



2019/08/01 00:



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Jerry & Shonna Jabben

515 S. 13th Pl

Independence, Ks. 67301

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 515 S. 13th Pl

Lien Holder:

Dear Mr. Jabben,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **515 S. 13th Pl** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **broken/boarded-up windows, uninhabitable interior, exterior condition, debris, trees and brush**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independences.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

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The Parcel Number for this Property is 063-087-36-0-10-43-005.00-0
Quick Ref ID: 4163

Owner Information

Owner Name	JABBEN, JERRY W & SHONNA B
Address	515 S 13TH PL INDEPENDENCE, KS 67301

Property Situs Address

Address	515 S 13TH PL, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	7,030	20,770	27,800
Total	7,030	20,770	27,800

2025 Appraised Value

Class	Land	Building	Total
Residential - R	7,030	19,960	26,990
Total	7,030	19,960	26,990

Tract Description

MARTIN SUB, S36, T32, R15, Lot 4 - 6 Plat Book/Page 4 /5 Deed Book/Page 642 /960 600 /1000 520 /391 430 /022 380 /533 380 /532 353 /101

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
642	960	600	1000	642	960		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	21000										7,030

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Old Style
Quality	FR+	Bsmt Type	Crawl - 2
Year Built	1890	Total Rooms	4
Eff Year		Bedrooms	1
MS Style	1 1/2 Story Unfinished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,373	Foundation	Concrete - 2
Main Floor Living Area	1,056		
Upper Floor Living Area Pct.	30		
CDU	PR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/165,120		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Open Slab Porch (SF)	713			2 1995
Enclosed Wood Deck (SF), Solid Wall	84			
Slab Porch (SF) with Roof	112			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wall Furnace		100		

Building Improvements

Id	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
89	Prefabricated Storage Shed	D	2.00	1	2000			48	24	8	8 X 6	1	0	0					1,490	0	0

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Report Cover Page

Date:	05/25/2026	Prepared For:	City of Independence
Order No.:	3195021	Owner(s):	Jerry W. Jabben and Shonna B. Jabben
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	515 S 13th Pl, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[087-36-0-10-43-005.00-0](#)

Date: May 26, 2026

Property Address: 515 S 13th Pl, Independence, KS 67301

File No.: 3195021

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lots 4, 5 and 6, Martin's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Jerry W. Jabben and Shonna B. Jabben

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2025:

Full Amount: \$506.02, NOT PAID

Tax Parcel Number: IC 2654

2. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2024:

Full Amount: \$506.56, NOT PAID

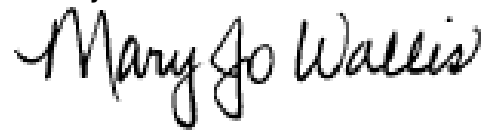
Tax Parcel Number: IC 2654

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 516 S. Wald Ave as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 516 S. Wald Ave has been reported to the City for multiple code enforcement violations, the structure's condition, and the lack of utilities since September of 2025. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 516 S. Wald Ave as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-064 - CONDEMNATION - PH - 516 S Wald
2. 2026 - Setting Date of Public Hearing - 516 S Wald Ave 05192026
3. Photo 05162026
4. Parcel 516 S Wald
5. 3166959_OE_Report_revision_2

RESOLUTION NO. 2026-064

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 10, Hill and Sutters First Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 516 S Wald Ave.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Casel Meloy

105 E. 8th St.

Longton, Ks. 67352

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 516 S. Wald Ave

Lien Holder:

Dear Mr. Meloy,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **516 S. Wald Ave** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **broken/boarded-up windows, roof in poor condition, debris, trees and brush** and the fact that **City utility services were last active on 9/19/25**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independences.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas



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The Parcel Number for this Property is 063-099-31-0-10-41-010.00-0
Quick Ref ID: 6888

Owner Information

Owner Name	MELOY, CASEL
Address	105 E 8TH ST LONGTON, KS 67352

Property Situs Address

Address	516 S WALD AVE, Independence, KS 67301
----------------	--

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	4,170	6,020	10,190
Total	4,170	6,020	10,190

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,170	5,720	9,890
Total	4,170	5,720	9,890

Tract Description

HILL & SUTTERS 1ST ADD, S31, T32, R16, BLOCK 4, Lot 10, Lot Width: 067.9 Lot Depth: 140.0 Plat Book/Page A /15 Deed Book/Page 670 /974 597 /594 537 /783 537 /782 537 /781 537 /215 400 /255 375 /534 327 /257

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
670	974	597	594				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	5950										4,170

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1910	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSstruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	797	Foundation	Concrete - 2
Main Floor Living Area	797		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/92,170		
Remodel	1988		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Raised Slab Porch (SF) with Roof	25			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wood Deck (SF) with Roof	49			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Electric Radiant Heat		100		

Building Improvements																					
Id	Occupancy	MSCls	Rank	Qty	Yr BIt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN	%Gd	Value
95	Tool Shed	D	0.60	1	1940			240	64	8	20 X 12	1	1	1					2,590	2	50

Building Improvement Components							
Id	Code	Units	Pct	Size	Other	Rank	Year
95	Single -Wall-Boards on Wood		100				

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Report Cover Page

Date:	<u>05/26/2026</u>	Prepared For:	City of Independence
Order No.:	3166959	Owner(s):	Casel Meloy
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	516 S Wald Ave, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[099-31-0-10-41-010.00-0](#)

Date: May 26, 2026
Property Address: 516 S Wald Ave, Independence, KS
67301

File No.: 3166959
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lot 10, Block 4, Hill and Sutters First Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Casel Meloy

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2025 in the amount of \$185.60, NOT PAID.

Tax Parcel No. # 099-31-0-10-41-010-00-0-01

PIN # IC 5318

2. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2024 in the amount of \$178.34, NOT PAID.

Tax Parcel No. # 099-31-0-10-41-010-00-0-01

PIN # IC 5318

3. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 20233 in the amount of \$173.06, NOT PAID.

Tax Parcel No. # 099-31-0-10-41-010-00-0-01

PIN # IC 5318

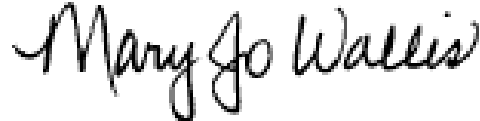
4. The Warranty Deed dated May 07, 2018, and recorded May 08, 2018 as Book 670, page [974](#) failed to recite the marital status of Michelle Meloy.

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 527 S. 13th Place as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 527 S. 13th Place has been reported to the City for multiple code enforcement violations, the structure's condition, and the lack of utilities since October of 2025. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 527 S. 13th Place as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-066 - CONDEMNATION - PH - 527 S 13th Place
2. 527 S 13th Pl Photo 05182026
3. 2026 - Setting Date of Public Hearing - 527 S 13th Pl - 05192026
4. Parcel - 527 S 13th Pl
5. 3195016_OE_Report

RESOLUTION NO. 2026-066

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 7 and 8, Martin's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 527 S 13th Place.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk





CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Michael Redman

527 S. 13th Pl

Independence, Ks. 67301

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 527 S. 13th Pl

Lien Holder:

Dear Mr. Redman,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **527 S. 13th Pl** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **broken/boarded-up windows, roof in poor condition, debris, trees and brush** and the fact that **City utility services were last active on 10/7/25**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independences.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

Print Page

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The Parcel Number for this Property is 063-087-36-0-40-03-001.00-0
Quick Ref ID: 4590

Owner Information

Owner Name	REDMAN, MICHAEL L
Address	527 S 13TH PL INDEPENDENCE, KS 67301

Property Situs Address

Address	527 S 13TH PL, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.F
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Semi Improved Road - 2
Fronting	Dead End - 7
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	5,820	14,630	20,450
Total	5,820	14,630	20,450

2025 Appraised Value

Class	Land	Building	Total
Vacant Lots - V	5,820	0	5,820
Total	5,820	0	5,820

Tract Description

MARTIN SUB, S36, T32, R15, Lot 7 & 8, 14647 SQUARE FEET, Lot Width: 107.0 Lot Depth: 140.0 Plat Book/Page 4 /5 Deed Book/Page 639 /432 639 /430 484 /496 421 /042 207 /318

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
639	432						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	14647										5,820

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1900	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,113	Foundation	Stone - 4
Main Floor Living Area	1,113		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR- / /		
Ovr Pct Gd/RCN	/133,040		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Composition Shingle		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Carport, Flat Roof (SF)	231		1	
Enclosed Wood Deck (SF), Screened Walls	84			
Frame, Siding/Shingle		100		
Wall Furnace		100		

Plumbing Fixtures (#)	5			
Raised Subfloor (% or SF)		100		
Raised Slab Porch (SF) with Roof	40			

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TECHNOLOGIES

Report Cover Page

Date:	05/26/2026	Prepared For:	City of Independence
Order No.:	3195016	Owner(s):	Michael L. Redman
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	527 S 13th Pl, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[087-36-0-40-03-001.00-0](#)

Date: May 26, 2026

Property Address: 527 S 13th Pl, Independence, KS 67301

File No.: 3195016

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lot 7 and 8 Martin's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Michael L. Redman

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2025:

Full Amount: \$127.80, NOT PAID

Tax Parcel Number: IC 2657

2. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2024:

Full Amount: \$130.34, NOT PAID

Tax Parcel Number: IC 2657

3. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2023:

Full Amount: \$148.26, NOT PAID

Tax Parcel Number: IC 2657

4. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2022:

Full Amount: \$136.22, NOT PAID

Tax Parcel Number: IC 2657

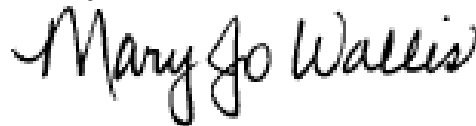
5. PENDING Case No. MGC-2026-CV-22: entitled Board of County Commissioners of Montgomery County, Kansas, as Plaintiff(s) vs. Michael L. Redman, as Defendant(s), filed in the District Court of MONTGOMERY, Kansas. (554)

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 1040 N. 5th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The structure at 1040 N. 5th has been reported to the City as vacant, with poor conditions, and there have been no utilities for an extended period of time, neighbors reported 15 years. City Staff recommends setting the date of August 27, 2026 for a Public Hearing to consider condemnation as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting August 27, 2026, as the date of a Public Hearing to consider the condemnation of 1040 N. 5th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-074 - CONDEMNATION - PH - 1040 N 4th
2. Photo 06012026
3. Parcel
4. 2026 - Setting Date of Public Hearing -1040 N. 5th - 05192026
5. 3195067_OE_Report

RESOLUTION NO. 2026-074

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lots 166 and 167, Belmont Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1040 N 4th St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk



1040 N. 5th Street

Print Page

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[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)

The Parcel Number for this Property is 063-099-30-0-20-20-006.00-0
Quick Ref ID: 5851

Owner Information

Owner Name	MILLER, PATRICIA ANN
Address	535 NE LIME ST TOPEKA, KS 66616-1130

Property Situs Address

Address	1040 N 5TH ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.A
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	12,650	63,150	75,800
Total	12,650	63,150	75,800

2025 Appraised Value

Class	Land	Building	Total
Residential - R	12,650	60,940	73,590
Total	12,650	60,940	73,590

Tract Description

BELMONT ADD, S30, T32, R16, Lot 166 & 167; Lot Width: 080.0 Lot Depth: 140.0 Plat Book/Page A /30 Lot Width: 080.0 Lot Depth: 140.0 Deed Book/Page 479 /265 240 /253

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
479	265						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	11200										12,650

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR+	Bsmt Type	Full - 4
Year Built	1920	Total Rooms	5
Eff Year		Bedrooms	1
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	1
Calculated Area	1,112	Foundation	Block - 3
Main Floor Living Area	1,112		
Upper Floor Living Area Pct.			
CDU	AV		
Phys/Func/Econ	FR/ /		
Ovr Pct Gd/RCN	/156,580		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Frame, Siding, Wood		100		
Total Basement Area (SF)	1,112			
Basement Garage, Single (#)	1			
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wood Deck (SF) with Roof	176			
Composition Shingle		100		

Raised Subfloor (% or SF)		100		
Floor Furnace		100		
Plumbing Rough-ins (#)		1		

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TECHNOLOGIES



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 19, 2026

To:

Patricia A. Miller

535 NE Lime St.

Topeka, Ks. 66616-1130

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 1040 N. 5th

Lien Holder:

Dear Mr. Sands,

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **1040 N. 5th St.** is unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **no utilities for an extended period of time**.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

Report Cover Page

Date:	05/27/2026	Prepared For:	City of Independence
Order No.:	3195067	Owner(s):	Patricia Ann Miller
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1040 N 5th St, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Montgomery county at book 479 page 265](#)

Tax Information:

[099-30-0-20-20-006.00-0](#)

Date: May 27, 2026
Property Address: 1040 N 5th St, Independence, KS
67301

File No.: 3195067
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: May 12, 2026 at 7:00 A.M.

On Real Estate described as:

Lots 166 and 167, Belmont Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

Patricia Ann Miller

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2025:

Full Amount: \$1,380.14, PAID

Tax Parcel Number: IC 5738

2. A mortgage to secure an original principal indebtedness of \$31,800.00 and any other amounts or obligations secured thereby, dated January 29, 1999, recorded February 01, 1999, as Book 479, page 266.

Mortgagor: Patricia Ann Miller, a single person

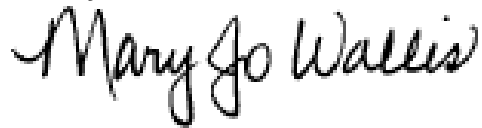
Mortgagee: First Federal Savings & Loan Association of Independence

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE**

June 11, 2026

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of August 27, 2026 for a Public Hearing to consider the condemnation of 1610 W. Laurel Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing.

BACKGROUND The trailer park located at 1610 W. Laurel has been an ongoing environmental and building concern for the past 12 to 16 months. During that time, the City has received multiple complaints regarding infrastructure failures involving water and sewer lines, sewer leaks, electrical hazards, and the failure of trailers within the park to meet minimum housing standards and NSPIRE inspection requirements.

City staff and Housing personnel worked extensively to notify and assist tenants prior to the park's closure, informing residents that they would need to vacate the property due to the loss of water service and the failure of the park to pass inspection requirements.

Since the closure of the park, the property has experienced ongoing vandalism, the destruction of at least one trailer, squatting activity, and other unsafe conditions. Therefore, City staff is requesting that the Commission set a public hearing date of August 27, 2026, to consider the condemnation of the property as dangerous and unsafe.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repair or removal of the structure.

SUGGESTED MOTION I move to adopt a resolution setting the date of August 27, 2026, for a Public Hearing to consider the condemnation of 1610 W. Laurel Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-075 - CONDEMNATION - PH - 1610 W Laurel
2. Pictures
3. 2026 - 1610 W Laurel - Setting Date of Public Hearing
4. Parcel - 1610 W. Laurel
5. 3196399_OE_Report

RESOLUTION NO. 2026-075

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of June 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The West 268 feet of the East Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 25, Township 32, Range 15, Lots 166 and 167, Belmont Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1610 W Laurel St.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 11th day of June 2026.

(SEAL)

Mayor

City Clerk



1610 W. Laurel Street



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

Phone: (620) 332-2528 • Email: davidc@independenceks.gov

Date: May 27, 2026

To:

ZL Lab Estates LLC

10328 E. Wood Dr

Scottsdale, AZ 85260

RE: Notice of Setting a Date for a Public Hearing to Consider Condemnation of Property

Property Location: 1610 W. Laurel St.

Lien Holder:

Dear Ms Spann:

On **June 11, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **1610 W. Laurel St.** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has inspected this trailer park and found the trailers not to be in compliance with NSPIRE, no active water, electrical issues, sewer issues, no functioning bathrooms and are in a state of significant deterioration. The exterior yard is being used for scrapping, overgrown grass, trash and debris and trailers are occupied by squatters.

City utilities were also disconnected from the park do to multiple leaks, infrastructure issues, and sewer leakage.

To avert condemnation proceedings for the above-referenced property, it is imperative that the following actions be undertaken **without delay**:



1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Removal of tenants** – as ordered the park can not be occupied do to no water and the condition of the trailers.
3. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.
4. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
5. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** June 11, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

Should you need clarification or wish to discuss this matter further, please contact me at your convenience at **(620) 332-2528** (office), **(620) 330-0056** (mobile), or via email at **davidc@independenceks.gov**.

Your prompt cooperation in addressing this matter is appreciated.
Sincerely,

David J. Cowan
Assistant City Manager
Building Official / Director
City of Independence, Kansas

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The Parcel Number for this Property is 063-087-25-0-30-04-018.00-0
Quick Ref ID: 2918

Owner Information

Owner Name	ZL LAB ESTATES LLC
Address	10328 E WOOD DR SCOTTSDALE, AZ 85260

Property Situs Address

Address	1610 W LAUREL ST, Independence, KS 67301
----------------	--

Land Based Classification System

Function	Manufactured home park
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	26
Zoning	
Neighborhood	208.C
Tax Unit Group	108

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Secondary Artery - 2
Location	Secondary Strip - 5
Parking Type	Off Street - 1
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2026 Appraised Value

Class	Land	Building	Total
Residential - R	68,000	176,090	244,090
Total	68,000	176,090	244,090

2025 Appraised Value

Class	Land	Building	Total
Residential - R	68,000	177,240	245,240
Total	68,000	177,240	245,240

Tract Description

INDEP CITY UNPLATTED, S25, T32, R15, ACRES 3, W 268' OF E/2 SW4 SW4 SW4; LESS R/W; Lot Width: 268.0 Lot Depth: 631.0 Deed Book/Page 731 /1301 652 /630 565 /311 558 /406 503 /138 316 /246

Building Permit Information

Permit Number	Amount	Issue Date	Description
2007004688	12,928	7/19/2007	OB&Y

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
731	1301	652	630	565	311	731	1301

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	3										68,000

Manufactured Homes

Manufactured Home Information	
Res Type	6
Style	Singlewide
Year	1965
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	11
Length	56
CDU	AV-
Class	
Phys/Fucn/Econ	FR- /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components				
Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Enclosed Wood Deck (SF), Screened Walls	80			
Enclosed Wood Deck (SF), Solid Wall	80			
Aluminum Sheet		100		
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			
Wood Deck (SF)	40			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	134			

Manufactured Home 2

Manufactured Home Information	
Res Type	6
Style	Singlewide
Year	1965
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	10
Length	48
CDU	AV-
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	

Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	116			
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	200			

Manufactured Home 3

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1968
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	10
Length	42
CDU	AV-
Class	
Phys/Fucn/Econ	PR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			

Manufactured Home 4

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1969
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	47
CDU	AV-
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	

Post Value	Yes
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Manufactured Housing Components

Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	118			

Manufactured Home 5

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1980
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	70
CDU	AV-
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Composition Shingle		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	168			
Hardboard Lap		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Wood Deck (SF)	48			

Manufactured Home 6

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1965
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	10
Length	43
CDU	AV-
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Wood Deck (SF)	42			
Skirting, Metal or Vinyl, Vertical (LF)	106			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Slab Porch (SF) with Roof	180			

Manufactured Home 7

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1973
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	68
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Composition Shingle		100		
Warmed & Cooled Air		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Aluminum Sheet		100		
Skirting, Metal or Vinyl, Horiz. Lap (LF)	164			
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	80			

Manufactured Home 8

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1970
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	10
Length	50
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	120			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Enclosed Wood Deck (SF), Solid Wall	96			

Manufactured Home 9

Manufactured Home Information

Res Type	6
Style	Doublewide
Year	1962
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - double wide
Width	24
Length	68
CDU	FR
Class	
Phys/Fucn/Econ	PR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			

Manufactured Home 10

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1991
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	16
Length	50
CDU	FR
Class	
Phys/Fucn/Econ	AV-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Warmed & Cooled Air		100		

Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	200			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Vertical (LF)	132			

Manufactured Home 11

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1968
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	10
Length	50
CDU	FR
Class	
Phys/Fucn/Econ	FR- / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	128			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Vertical (LF)	120			

Manufactured Home 12

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1964
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	56
CDU	FR
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			

Slab Porch (SF) with Roof	200			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Vertical (LF)	136			

Manufactured Home 13

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1969
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	40
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Vertical (LF)	104			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			

Manufactured Home 14

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1961
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	10
Length	44
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Wood Deck (SF)	42			
Metal, Corrugated or Ribbed		100		

Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Vertical (LF)	108			

Manufactured Home 15

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1969
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	52
CDU	FR
Class	
Phys/Fucn/Econ	FR- / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Vertical (LF)	128			

Manufactured Home 16

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1975
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	56
CDU	FR
Class	
Phys/Fucn/Econ	FR / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			
Wood Deck (SF)	64			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			

Skirting, Metal or Vinyl, Vertical (LF)	138			
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Manufactured Home 17

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1969
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	50
CDU	FR
Class	
Phys/Fucn/Econ	FR- / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	200			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Vertical (LF)	128			

Manufactured Home 18

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1984
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	57
CDU	FR
Class	
Phys/Fucn/Econ	AV / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Vinyl Lap		100		
Warmed & Cooled Air		100		
Slab Porch (SF) with Roof	200			
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Vertical (LF)	142			
Metal, Corrugated or Ribbed		100		
Wood Deck (SF)	80			
Automatic Floor Cover Allowance				

Plumbing Rough-ins (#)	1			
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Manufactured Home 19

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1981
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	55
CDU	FR
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Vertical (LF)	170			
Aluminum Sheet		100		
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	200			
Enclosed Wood Deck (SF), Solid Wall	420			

Manufactured Home 20

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1969
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	11
Length	45
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	112			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	5			

Slab Porch (SF) with Roof	200			
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Manufactured Home 21

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1969
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	54
CDU	FR
Class	
Phys/Fucn/Econ	FR- / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	1			
Slab Porch (SF) with Roof	120			
Metal, Corrugated or Ribbed		100		
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	136			
Wood Deck (SF)	42			

Manufactured Home 22

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1964
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	52
CDU	FR
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	200			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			

Skirting, Metal or Vinyl, Vertical (LF)	132			
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Manufactured Home 23

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1973
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	56
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Wood Deck (SF) with Roof	98			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Vertical (LF)	136			

Manufactured Home 24

Manufactured Home Information

Res Type	6
Style	Singlewide
Year	1968
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	12
Length	54
CDU	FR
Class	
Phys/Fucn/Econ	FR-/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Fixtures (#)	5			
Slab Porch (SF) with Roof	200			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Rough-ins (#)	1			
Skirting, Metal or Vinyl, Horiz. Lap (LF)	132			

Manufactured Home 25

Manufactured Home Information	
Res Type	6
Style	Singlewide
Year	1978
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	50
CDU	FR
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Forced Air Furnace		100		
Plumbing Rough-ins (#)	1			
Slab Porch (SF) with Roof	200			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Vertical (LF)	128			

Manufactured Home 26

Manufactured Home Information	
Res Type	6
Style	Singlewide
Year	1978
Eff Year	
Quality	AV
LBCSStruct	Manufactured home - single wide
Width	14
Length	66
CDU	FR
Class	
Phys/Fucn/Econ	FR/ /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Housing Components

Code	Units	Pct	Quality	Year
Aluminum Sheet		100		
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Wood Deck (SF)	160			
Metal, Corrugated or Ribbed		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	5			
Skirting, Metal or Vinyl, Vertical (LF)	160			

Other Improvements

No	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
60	Site Improvements	P	2.00	1	1964			200	60	8	20 X 10	1	1	1					3,000	3	90
61	Residential Garage - Detached	D	0.60	1	1964			1,260	144	8	30 X 42	1	1	1					24,730	2	490
56	Laundromat	C	2.00	1	2007			288	72	10	24 X 12	1	3	3					52,670	65	34,230
04	Prefabricated Storage Shed	D	0.60	1	1980			96	40	8	12 X 8	1	0	0					1,920	0	0

Other Improvement Components

No	Code	Units	Pct	Size	Other	Rank	Year
60	Carport, Flat or Shed Roof	200					
56	Concrete Block		100				
56	No HVAC						

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Report Cover Page

Date:	06/03/2026	Prepared For:	City of Independence
Order No.:	3196399	Owner(s):	ZL LAB ESTATES LLC, a Kansas limited liability company
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1610 W Laurel St, Independence, KS 67301

Note: The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Montgomery county at book 731 page 1301](#)

Tax Information:

[087-25-0-30-04-018.00-0](#)

Date: June 03, 2026
Property Address: 1610 W Laurel St, Independence, KS
67301

File No.: 3196399
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
David Cowan
120 N. 6th Street
Independence, KS 67301

Effective Date of this Report: May 20, 2026 at 7:00 A.M.

On Real Estate described as:

The West 268 feet of the E/2 of the SW/4 of the SW/4 of Section 25, Township 32, Range 15, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

A. Interest in the Land described in this Report is owned, at the Report Effective Date, by:

ZL LAB ESTATES LLC, a Kansas limited liability company

B. The Real Estate is encumbered by the following Mortgages, Federal Tax Liens, State Tax Liens, Bankruptcies, and Judgments:

1. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2025:

Full Amount: \$4,990.88, NOT PAID
Tax Parcel Number: IC 7167

2. The County Tax Records indicate that the general real estate taxes are:

General taxes and special assessments for the year 2024:

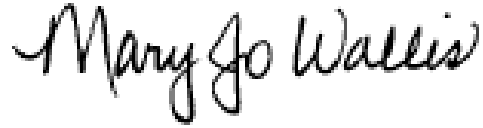
Full Amount: \$5,090.70, NOT PAID
Tax Parcel Number: IC 7167

This Report is limited to only the information described above.

This Report is not nor is to be construed as, an Abstract of Title, Title Opinion, or Title Insurance Policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

Security 1st Title

A handwritten signature in black ink that reads "Mary Jo Wallis". The signature is written in a cursive, flowing style.

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider a Resolution ordering the removal of utilities at 1123 W. Main Street.

SUMMARY RECOMMENDATION City Staff recommends approval of the Resolution.

BACKGROUND At the last meeting, the City Commission approved the demolition of 21 structures. Since that approval, City staff has been working on required notifications and coordinating with utility companies to remove utility services from those properties.

Evergy contacted the City regarding 1123 W. Main and advised that electrical service at the property remains active. Evergy further indicated that an order from the City is needed to authorize removal of the service.

The City Attorney and I have discussed this matter with Evergy's legal counsel. Staff is requesting that the City Commission approve the resolution ordering the removal of all utilities from the property. In addition, the City Attorney will be preparing an ordinance for future Commission review and consideration that would provide staff with clear authority to coordinate utility removals in similar situations.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to approve Resolution #2026-063 authorizing the removal of utilities at 1123 W. Main Street.

SUPPORTING DOCUMENTS

1. Resolution 2026-063 - Resolution on disconnect of utilities

RESOLUTION NO. 2026-063

**A Resolution Authorizing and Directing Disconnection of Public Utilities
to a Structure Under Condemnation**

BE IT RESOLVED by the governing body of the City of Independence, Kansas:

Section 1. The statutory procedures for condemning a the structure located at 1123 W. Main, Independence, Kansas determining it to be dangerous and unsafe having been completed, and having provided for notice as required by law, the governing body directs City staff to take all steps necessary to demolish the same.

Section 2. All public utilities, including Evergy, are authorized, directed and ordered, upon the request of City staff, to disconnect all utility services to the structure located at 1123 W. Main, Independence, Kansas in anticipation of its immediate demolition.

Adopted by the Governing Body of the City of Independence, Kansas, on the 11th day of June, 2026.

Dean Hayse, Mayor

ATTEST:

David W. Schwenker, City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
June 11, 2026**

Department Airport

Director Approval John Garris

AGENDA ITEM Consider approval of awarding the taxiway pavement rehabilitation project.

SUMMARY RECOMMENDATION Authorize award.

BACKGROUND As a part of the capital plan for maintaining the airport, H.W. Lochner, Inc. (Lochner) has prepared the next planned project at the airport. This project consists of two parts – rehabilitating Runway 4/22 pavement and rehabilitating midfield connecting Taxiway C pavement. The project was bid on Thursday, May 21, 2026. The results follow:

<u>Contractor</u>	<u>Base Bid Amount</u>	<u>Add Alternate Amount</u>	<u>Total Bid Amount</u>
<u>Bettis Asphalt & Construction, Inc.</u>	<u>\$1,084,121.50</u>	<u>\$148,272.25</u>	<u>\$1,232,393.75</u>
<u>Emery Sapp & Sons – Asphalt South</u>	<u>\$1,142,789.42</u>	<u>\$134,270.78</u>	<u>\$1,277,060.20</u>
<u>Engineer’s Estimate</u>	<u>\$1,475,000.00</u>	<u>\$180,000.00</u>	<u>\$1,655,000.00</u>

Per Lochner, all bids received were competitive and there were no mathematical errors on the submitted low bidder’s proposal. In addition, the low bid provided by Bettis Asphalt & Construction, Inc. was below the Engineer’s Estimate. Therefore, Locher’s evaluation of the bids for this project suggests that the low bid.

Lochner recommends the City of Independence, Kansas enter into contract with the apparent low bidder, Bettis Asphalt & Construction, Inc. (Bettis), in the amount of \$1,232,393.75 for the work associated with the subject project. Bettis has completed multiple airfield pavement rehabilitation projects in the past with both Lochner and have confirmed that they are a qualified contractor for the type of work to be completed with this project. Bettis has satisfactorily completed multiple projects with the City.

FINANCIAL INFORMATION The FAA will cover 95% of the cost of this project. The City's portion is 5%, or \$61,646.99. Funds for this project will come from the Airport Capital Fund.

SUGGESTED MOTION I move to authorize award of the contract to Bettis Asphalt & Construction, Inc., in the amount of \$1,232,393.75 and for the execution of any necessary contract or FAA documents required for this project.

SUPPORTING DOCUMENTS



Report
CITY OF INDEPENDENCE
June 11, 2026

Department City Clerk

Director Approval David Schwenker

AGENDA ITEM City Board Minutes

BACKGROUND

SUPPORTING DOCUMENTS

1. May 5, 2026 PZ Minutes
2. May 20, 2026 IRC Board Minutes

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's May 5, 2026 Meeting

I. Call to Order

Present: Rachel Lyon, Kym Kays, Michelle Avery, Tim Haynes, Butch Holum, Rita Ortolani, Anita Chappuie and Bill Gour

Absent: Gary Hogsett

City Staff Present: David Cowan, Assistant City Manager; David Schwenker, City Clerk; and Kayla Schabel, Executive Assistant to the City Manager

Guests: None

Chairperson Lyon called the meeting to order.

II. Minutes

- a. Consider approving minutes of the April 7, 2026 meeting.

Motion:

On the motion of Anita Chappuie, seconded by Kym Kays, the Commission approved the April 7th, 2026 minutes as presented.

Aye: Rachel Lyon, Kym Kays, Butch Holum, Rita Ortolani, Anita Chappuie, Bill Gour

Nay: None

III. Board of Zoning Appeals (Does not include outside City appointments)

IV. Planning Commission

- a. Public Hearing for a conditional use permit for multi-family dwellings in a nonresidential structure in the C-3 District at 201 N Penn.

The applicant is requesting a Conditional Use Permit to allow multi-family residential use within a non-residential building in the C-3 zoning district. The subject property is located within the C-3 General Commercial District. Residential use on the ground floor is not permitted by right in this district and therefore requires approval of a Conditional Use Permit. The applicant proposes to utilize a portion of the ground floor for residential use with the remaining area reserved for commercial use.

This item was first presented at the April 7, 2026 Planning Commission

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's May 5, 2026 Meeting

meeting. At that meeting the Commission adjourned the hearing to allow the City and the applicant additional time to reach an agreement on the exterior window screening requirement. Specifically, the original condition required permanent exterior screening on all ground-floor windows. The applicant objected to that requirement on the basis of aesthetics and the building's historic character.

Following further discussion between city staff and the applicant, a revised condition has been negotiated. Rather than requiring permanent exterior screening upfront, the revised condition authorizes the applicant to satisfy the privacy screening requirement through the installation and maintenance of interior window coverings. A review process is established in the event that documented incidents of indecent conduct or exposure visible from the public right-of-way occur at the property, which would trigger a Planning Commission review and, if necessary, a requirement for additional screening. The 3M Night Vision 15 window film has been identified as a pre-approved treatment should additional screening ever be required.

Staff recommends approval of the conditional use permit with conditions *as set forth in the resolution.*

Motion:

On the motion of Anita Chappuie, seconded by Tim Haynes, the Commission recommended approval of a Conditional Use Permit for 201 N. Penn to allow multi-family residential use within a non-residential building in the C-3 zoning district, based on the findings that the proposed use is compatible with the surrounding area and meets the requirements of the zoning regulations, subject to any conditions as recommended by staff.

Aye: Rachel Lyon, Kym Kays, Michelle Avery, Tim Haynes, Butch Holum, Anita Chappuie, Bill Gour

Nay: Rita Ortolani

V. Discussion

VI. Adjournment

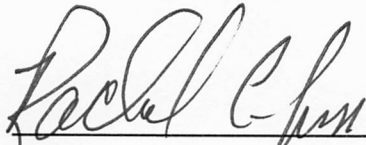
Motion:

On the motion of Anita Chappuie, seconded by Tim Haynes, the Commission adjourned the meeting.

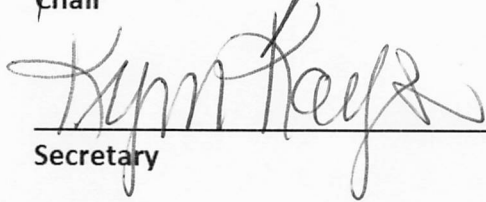
Aye: Rachel Lyon, Kym Kays, Michelle Avery, Tim Haynes, Butch Holum, Rita

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's May 5, 2026 Meeting

Ortolani, Anita Chappuie, Bill Gour
Nay: None



Chair



Secretary

INDEPENDENCE RECREATION COMMISSION

Board Meeting May 20th, 2026

Ash Youth Center
1501 N. 10th Street
Independence, KS 67301

Members Present:

Greg Kelley

Mike Rose

Tanner McClure

Dustin Woodward

Chairperson, Greg Kelley opened the commission meeting at 11:30 a.m.

Others Present:

Brent Julian

Simon Heckman

Nick McBride

Galen Palmer

ROUTINE BUSINESS

Agenda

- Mike Rose moved to approve the agenda as printed. Tanner McClure seconded.
- **Motion carried.**

Minutes

- Tanner McClure moved to approve the minutes from the April 15th, 2026, board meeting. Mike Rose seconded.
- **Motion carried.**

Bills

- The board reviewed the bills for approval.
- Tanner McClure moved to approve the April invoices and checks for payment in the amount of **\$20,524.79**, as well as employee benefits paid since the last board meeting in the amount of **\$9,832.10** Mike Rose seconded.
- **Motion carried.**

Treasurer's Report (Galen Palmer):

- **Financial Balances (End of April):**

- Petty Cash: \$500.00
- Equity Bank: \$196,224.45
- First Oak Balance: \$75,147.18
- **Two-Year Comparison (April):**
 - April 2025: \$279,434
 - April 2026: \$271,871
 - Unfavorable Difference: \$7,563
- Mike Rose moved to approve the Treasurer's Report as presented. Dustin Woodward seconded.
- **Motion carried.**

PROGRAMS AND OPERATIONS

Maintenance Report

- **Field Wear:** Staff noted that the soccer pitches and flag football fields showed significant signs of wear following the conclusion of the spring sports seasons. The Board and staff discussed strategic operational methods to minimize turf damage during future spring seasons while the Bermuda playing fields remain in their dormant cycle. It was highlighted that turf conditions are projected to steadily improve, as these specific surfaces were established and grown from seed rather than sod.
- **Summer Help:** Dylan Cooley is officially back as part of our field crew. Along with daily mowing, weed eating, and field prep, Ethan and Dylan have a list of other projects on their agenda to help improve and maintain the CPSC.

Sports Report (Nick McBride):

Spring Sports Wrap-Up

- **Spring Soccer & Football:** Spring youth soccer and flag football seasons successfully concluded in mid-May. The new soccer complex received excellent feedback from parents and coaches, though high traffic volumes provided valuable insights for future facility staffing.
- **Co-ed Volleyball:** The 13-team league tied its all-time registration record and will conclude its 36-game regular season on May 31st, followed by the postseason tournament on June 7th.

Summer Leagues & Registrations

- **Adult Slow-Pitch Softball:** Staff is on track to host the first adult slow-pitch league since 2019, with games starting mid-June on Crossland Field.
- **Youth Baseball & Softball:** Total enrollment stands at 331 players, down slightly (-3) from last year. To boost competition, the IRC is partnering with five regional recreation and softball organizations for multi-town league play starting June 1st. Volunteer head coaches are still actively needed for 12U Baseball and 16U Softball.

- **High School & Adult Summer Leagues:** Registrations close on May 22nd for both the 6v6 Soccer League and the 5on5 Flag Football League. Both programs are heavily recruiting regional high school and college teams to expand participation numbers.

New Programs & Clinics

- **Basketball Skills Training:** In partnership with the high school coaching staff, a new summer skills camp for ages 8U through high school will launch in June, mirroring the existing youth tennis format.
- **Umpire Clinic:** Nick and Brent will conduct a summer umpire training clinic on May 28th to cover mechanics, positioning, and rules for seasonal staff.
- **All-Star Tournaments:** Regional coordination is underway to finalize dates, rules, and host sites for the upcoming summer baseball and softball All-Star tournaments (8U, 10U, and 12U divisions).

Director/Aquatics/Special Events Report (Brent Julian):

Director Brent Julian presented the summary of the Aquatics and Special Events Report, highlighting upcoming seasonal openings, staff updates, and summer registration schedules.

Riverside Beach Family Aquatic Center (RBFAC)

- **Opening Schedule:** Staff is actively working to finalize facility cleaning, complete new-hire onboarding, and purchase necessary safety inventory to prepare the outdoor pool for its scheduled opening on Saturday, May 23rd, weather permitting.
- **Admission and Rates:** General admission is set at \$5.00 per person, with children ages 2 and under entering for free. Regular operations run daily from 1:00 p.m. to 6:00 p.m., extending until 7:00 p.m. on Thursdays and Fridays.
- **Promotional Nights:** Weekly discount structures have been established to encourage community attendance:
 - **Half-Price Evenings:** Mondays, Tuesdays, and Wednesdays from 4:00 p.m. to 6:00 p.m. (\$2.50 admission).
 - **Dollar Nights:** Thursdays and Fridays from 5:00 p.m. to 7:00 p.m. (\$1.00 admission).

Swim Team

- **Staffing & Practices:** Swim team practices are scheduled to commence on Thursday, May 28th. Haley Marchant returns as Head Coach for the 2026 season, while the selection process for the Assistant Coach position remains ongoing.
- **Meet Schedule:** The IRC will host three home swim meets at the local facility during the upcoming season. The verified 2026 competitive calendar consists of the following dates:
 - **June 10:** at Coffeyville
 - **June 17:** Home vs. Chanute
 - **June 24:** Home vs. Coffeyville
 - **July 1:** at lola
 - **July 8:** Home vs. lola

- **July 18:** at Chanute (SEK League Meet)

Summer Instructional Lessons

Registrations are actively being processed for the core summer instructional tracks, including the rollout of a brand-new basketball program. The multi-session schedule is outlined below:

- **Swim Lessons:** Divided into three distinct two-week blocks (Session 1: June 22–July 3; Session 2: July 6–July 17; Session 3: July 20–July 31).
- **Tennis Lessons:** Ages 8U through High School lessons are offered in two sessions spanning June 1–25 and July 6–24.
- **Basketball Skill Training:** The newest instructional program will run its inaugural sessions from June 1–18 and July 6–23 for ages 8U through High School.

BUSINESS / FINANCE

Central Park Sports Complex Update:

- **Field Turf Conditions:** In years past Adult Summer Programs such as 6v6 Soccer and Flag Football have used Shulthis Stadium with its turf field. With the turf being replaced this summer we are exploring other options such as the Multi use field near the basketball courts and dog park or the open area between Park St. and Crossland Field to host these programs. This is due to the previously discussed field wear on soccer pitches and flag football fields.
- **Project Completion:** All 3 rolling style garage doors have been installed at the existing concession stand. This project was much needed not only for the appearance but for the overall security of the concession stands as they have been broken into numerous times in years past. Ethan was commended on his hard work and dedication to improving CPSC.

Riverside Beach (RBFAC) Update:

- Opening Day is May 23rd, weather permitting.
- The leak in the Lazy River was discovered and plugged for this season until future repairs can be made.
- New tubes for the lazy river were ordered.
- Brent reported a need to replace 10 heavy-duty trash receptacles. Brent is collaborating with Tabatha Snodgrass of Independence Main Street to secure competitive pricing prior to placing an order.

Moving of the monthly June Board Meeting (Action):

- Moving the June Board Meeting to later in the month was discussed to better align with the end of our Fiscal Year.
- Tanner McClure motioned to move the June Board Meeting to Monday, June 29th, 2026 @ 11:30AM. Dustin Woodward Seconded.
- **Motion Carried 4-0**

Board Member Updates:

- **Joseph Housel (City of Independence Placement):** term is ending in June 2026.
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Executive Session

- **Motion:** Greg Kelley I move that we recess for an executive session for discussion of an employee's performance pursuant to the non-elected personnel exception, (KSA75-4319(b)(1)). The open meeting will resume at 12:27 PM in the Meeting Room of the Ash Youth Center.
 - **Vote:** 4 Yay, 0 Nay
 - **Duration:** 20 minutes (12:07 PM – 12:27 PM).
 - **Attendees:** Greg Kelley, Dustin Woodward, Mike Rose and Tanner McClure.
 - **Outcome:** The board reconvened at 12:27 PM.
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ITEMS FROM THE COMMISSION:

- There were no items from the Commission
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AGREEMENT FOR ACTION ON ITEMS FROM THE COMMISSION:

- There were no action items from the Commission
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Adjournment

- Mike Rose motioned to adjourn the meeting. Tanner McClure seconded.
- **Motion Carried.**
- **Meeting Adjourned:** 12:28 PM