

Minutes of the City Commission's June 11, 2026 Meeting

I. REGULAR SESSION

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

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; Luke Bass, City Attorney; David Schwenker, City Clerk/City Treasurer; John Garris, City Engineer/Director of Public Works; Dustin Stafford, Chief of Police; Jordan Bagley, IT Technician Coordinator; Jimmy Holt, Assistant Police Chief; and Lacey Lies, Finance Director.

Visitors Present: Larry McHugh, Breanna Sanford, Ann-Marie Price and Noah Daniel

A. Call to Order

Mayor Hayse called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

II. PRESENTATIONS

A. Independence Main Street 2027 Funding Request

Tabatha Snodgrass, Jennifer Rutledge and Miranda Bruening presented their funding request.

III. CONSENT AGENDA

Motion:

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

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Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

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

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.

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.

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

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.

Suggested Motion:

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

IV. PUBLIC HEARING

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

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.

Motion:

On the motion of Scott Smith, seconded by Tim White, the Commission adjourned the Public Hearing for the condemnation of 200 Arco Place until December 10, 2026, and have staff work with the owner on potential options for the building renovation and use.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

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Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

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- 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.

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.

Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- 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.

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.

Motion:

On the motion of Scott Smith, seconded by Tim White, the Commission adopted 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

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unsafe.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- L. Consider a Resolution ordering the removal of utilities at 1123 W. Main Street.

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.

Motion:

On the motion of Tim White, seconded by Scott Smith, the Commission approved Resolution #2026-063 authorizing the removal of utilities at 1123 W. Main Street.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

- M. Consider approval of awarding the taxiway pavement rehabilitation project.

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:

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<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.

Motion:

On the motion of Scott Smith, seconded by Tim White, the Commission authorized 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.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

VI. REPORTS

A. City Board Minutes

1. May 5th 2026 Planning Commission/Board of Zoning Appeals Minutes

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2. May 20th 2026 Independence Recreation Commission Minutes

VII. CITY MANAGER'S COMMENTS

City Manager Passauer reviewed the upcoming Commission meetings, June 19th is a holiday and City Hall will be closed but sanitation services will be working, City hall will be closed on July 3rd for the 4th of July holiday and sanitation services will be working on that day as well, Biking Across Kansas arrived in town today and Rotary is raising money for the 4th of July fireworks show on June 19th at Patio 210 and Riverside Beach is having \$1 swim nights on Thursday and Friday thought the summer.

VIII. COMMISSIONERS' COMMENTS

Commissioner Smith was pleased to see all the bikers in town.

Mayor Hayse was proud of all the volunteers that helped out with the bikers.

IX. PUBLIC CONCERNS

None

X. ADJOURNMENT

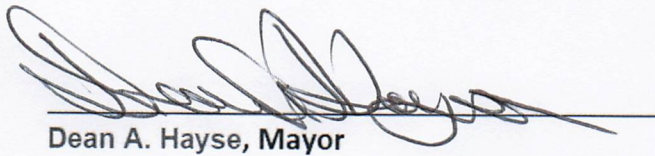
Motion:

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

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

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Dean A. Hayse, Mayor



W. Scott Smith, Commissioner



Tim White, Commissioner

Attest:



City Clerk/Treasurer