

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

September 25, 2025

5:30 PM

Commission Room City Hall

To participate by conference call:
1 785-289-4727 Conference ID: 569 533 576#

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. CONSENT AGENDA

(*Consent* is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Consent Agenda are adopted by a single motion unless removed from the Consent Agenda.)

- A. Consider approving the minutes of the August 25th, 28th, and September 11th, 2025 meetings.

III. PUBLIC HEARING

- A. Public Hearing to consider the condemnation of 817 W. Cottonwood Street as dangerous and unsafe.
- B. Public Hearing to consider the condemnation of 314 N. 5th Street as dangerous and unsafe.
- C. Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.
- D. Public Hearing Regarding Scope Change for CDGB project at Riverside Park.
- E. Public hearing regarding a proposed loan in an amount not to exceed \$9,000,000 to be taken by the City from the Kansas Public Water Supply Loan Fund and after the conclusion of the hearing consider adopting a resolution authorizing completion of the loan application and execution and delivery of the loan documents.

IV. ITEMS FOR COMMISSION ACTION

- A. Consider approving a Proclamation and Resolution for Neewollah and authorizing street closures in the downtown and Riverside Park areas from October 17th through October 25th for the 2025 Neewollah festival, which includes the carnival, food vendors, parades, and other associated activities.
- B. Consider adopting Ordinance 4494 rezoning a tract of land at 604 East Cedar from R-2, single-family dwelling district to C-1, neighborhood business district; and consider adopting Resolution 2025-047 for a conditional use permit for "Retail trade not elsewhere listed" in a C-1, neighborhood business district.
- C. Consider approving Resolution 2025-048 to waive the requirement for construction of sidewalks within the Country Village Subdivision, originally platted in 2005.
- D. Consider adopting Ordinance No. 4495 amending Sec. 82-26 of the City Code regarding the comprehensive plan adoption.
- E. Consider the recommendation from the Planning Commission to adopt the new Zoning Code Updates.

- F. Consider Main Street's request to place (3) dual EV charging units on City property.
- G. Consider awarding construction of the replacement Beech Street culvert to J Graham Construction, Inc. in the amount of \$92,838.00.
- H. Consider authorizing award of the sanitary sewer installation for the housing development along Rainbow Drive to Koehn Construction Services, LLC in the unit price amount of \$131,365.43.
- I. Consider rescheduling the start time and location of the Wednesday, October 8, 2025 City Commission meeting.
- J. Consider awarding a Downtown Independence Building Grant for improvements to 117 S. 8th Street.
- K. Consider approval of an easement in the vacated 15th Street south of Laurel, between Myrtle and Laurel Streets.

V. REPORTS

- A. Monthly Project and Public Works Report
- B. Appropriations

VI. CITY MANAGER'S COMMENTS

VII. COMMISSIONERS' COMMENTS

VIII. PUBLIC CONCERNS

IX. EXECUTIVE SESSION

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

X. POSSIBLE ACTION AFTER EXECUTIVE SESSION

- A. Consider authorizing the sale of City-owned property.

XI. ADJOURNMENT



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department City Clerk

Director Approval Kelly Passauer

AGENDA ITEM Consider approving the minutes of the August 25th, 28th, and September 11th, 2025 meetings.

SUMMARY RECOMMENDATION Approve the minutes

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move to approve the minutes of the August 25th, 28th, and September 11th, 2025 Commission meetings.

SUPPORTING DOCUMENTS

1. August 25 2025 Special Meeting Minutes
2. August 28 2025 Minutes
3. September 11 2025 Minutes

Minutes of the City Commission's August 25, 2025 Meeting

I. SPECIAL SESSION

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

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; David Schwenker, City Clerk/City Treasurer; April Nutt, Director of Housing Authority; Dustin Stafford, Chief of Police; Aaron Cook, Fire Chief and Lacey Lies, Finance Director.

Visitors Present: Melissa Johnson by phone.

A. Call to Order

Mayor Smith called the meeting to order.

II. PRESENTATION

A. Presentation from MCAC regarding their request for funds from the 2026 Budget.

Their request for the last four years or more has been \$25,000. They are requesting \$28,750 for 2026, representing a 15% increase.

Melissa Johnson presented the request.

III. ITEMS FOR DISCUSSION

A. Budget Worksession

Finance Director Lies presented the budget.

IV. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Minutes of the City Commission's August 25, 2025 Meeting

W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer

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

I. REGULAR SESSION

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

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

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

A. Call to Order

Vice-Mayor Hayes called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

II. APPOINTMENTS

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

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

III. CONSENT AGENDA

Motion:

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

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

Aye: Tim Emert, Dean Hayse

Nay: None

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

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

Suggested Motion:

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

IV. PUBLIC HEARING

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

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

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

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

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

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

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

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

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

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

V. ITEMS FOR COMMISSION ACTION

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

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

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

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

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

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

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

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

Bid Tabulation – Laurel Street Water Tower Renovations

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

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

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

VI. REPORTS

A. Monthly Project and Public Works Report

Engineer Garris presented the report.

VII. ASSISTANT CITY MANAGER'S COMMENTS

Assistant City Manager Cowan reviewed the upcoming Commission meetings.

VIII. COMMISSIONERS' COMMENTS

None.

IX. PUBLIC CONCERNS

None.

X. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse

Nay: None

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

W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer

Minutes of the City Commission's September 11, 2025 Meeting

I. REGULAR SESSION

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

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; Jeff Chubb, City Attorney; David Schwenker, City Clerk/City Treasurer; April Nutt, Director of Housing Authority; John Garris, City Engineer/Director of Public Works; Dustin Stafford, Chief of Police; Aaron Cook, Fire Chief; Chris Furr, Fire Captain/Paramedic; Mikel Woldum, Firefighter/EMT; Jonathan Johnson, Firefighter/Paramedic and Lacey Lies, Finance Director.

Visitors Present: Larry McHugh, Sherri Garris, Brea Sanford, Morris Woldum, Diana Woldum, Kathy Shepard, David Shepard, Michelle Vogts, Ashley Goins and Jaden Lawrie.

A. Call to Order

Mayor Smith called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

II. APPOINTMENT

A. Considering appointing an applicant to the Tree Board to fill a vacancy due to a resignation.

Leslie Dillon has resigned from the Tree Board, creating a vacancy. The purpose of this board is to honor the City's rich history of enjoying and preserving local natural resources, and to promote and protect public health, safety and general welfare by providing for the development of a community forestry plan to address the planting, maintenance and removal of trees located on public property, or which encroach upon public property, and to

enhance the natural beauty of the community. Two applications were received.

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission appointed Leslie Fox to a vacancy on the Tree Board expiring on June 1, 2029.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

III. PRESENTATIONS

A. Presentation of Life Saving Award.

Successful Resuscitation Following Cardiac Arrest – A Collaborative EMS and ER Effort

On July 21, Independence Captain/Paramedic Chris Furr and Firefighter/EMT Mikel Woldum were dispatched to a rural residence outside Independence in response to a 60-year-old male patient experiencing chest pain and shortness of breath.

After providing an initial assessment and care at the scene, the patient was transported to Labette Health Independence Emergency Room. During transport, the patient—who was initially stable and responsive—suddenly went into respiratory and cardiac arrest. Paramedic Furr immediately initiated CPR, and the transporting EMS unit requested additional support.

Fire-EMS Chief Paramedic Aaron Cook and Firefighter/Paramedic Jonathan Johnson promptly responded and joined the resuscitation effort en route. The patient's condition was upgraded to emergent, and transport continued without delay to the ER.

Upon arrival at Labette Health Independence ER, the patient remained pulseless and apneic. EMS personnel assisted ER staff, including Nurse Practitioner Matt Bogle, Registered Nurses Ashley Goins, Michelle Vogts, Christine Bowman, and ER Tech Faith Knight. Together, the team provided continuous CPR and advanced life support for more than 30 minutes.

Ultimately, the patient regained both a pulse and spontaneous respiration. He was subsequently transferred to Jane Phillips Medical Center, then to St. John's in Tulsa, and finally to Oklahoma Heart Hospital in Oklahoma City. Remarkably, less than a week after his cardiac arrest, the patient was discharged and walked out of the hospital.

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The attending cardiologist at Oklahoma Heart Hospital noted:

"Had it not been for the efforts of the EMS personnel and local ER staff, he would not have survived this event. He is very lucky to be alive."

IV. CONSENT AGENDA

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- A. Consider approving minutes of the August 14th and 20th, 2025 meetings

Suggested Motion:

I move to approve the minutes of the August 14th and 20th, 2025 Commission meetings.

- B. Consider authorizing bidding a sewer replacement project funded by a KDHE loan.

In 2021, design was started on a replacement sewer mainline for a sewer system initially installed in the 1920s in the eastern portion of the City. This design was completed and submitted to KDHE for loan approval in February, 2023. KDHE approved the loan, and the Commission accepted it on October 10, 2024. KDHE approved the documents for bidding on August 21, 2025. In order to reduce the size of the approval packet, the full bidding documents have not been added, but will be viewable on the City's website after approval. Attached is an overview of the project.

The projected schedule for the project is:

- | | |
|-------------------------------|----------------------|
| 1. Advertising for Bids: | 9/22/25 |
| 2. Opening of Bids: | 10/23/25 |
| 3. Contract Award: | 11/13/25 |
| 4. Precon: | Early December, 2025 |
| 5. NTP: | January, 2026 |
| 6. Beginning of Construction: | February, 2026 |

Suggested Motion:

I move to authorize bidding of the sewer improvements.

Minutes of the City Commission's September 11, 2025 Meeting

- C. Consider authorizing bidding for the creation of a diversion structure and repairs on the City's Verdigris River low-head dam.

Previous inspections of the low-head dam at the Verdigris have been at the surface and visual. To fully inspect the dam, a diversion structure is necessary. A contract was entered into with Water Resource Solutions, LLC to design this structure and create bid documents for the installation of the diversion structure as well as the correction of known deficiencies. These documents are attached.

Permission is requested to bid for these services. The project would be advertised to bid on September 15, and the bid opening would occur on October 14 at 11 AM.

Suggested Motion:

I move to authorize bidding for the construction of a diversion structure for inspection of the Verdigris River low-head dam and for the correction of known deficiencies.

- D. Consider approving the sale of lots 13 and 14 in the Jefferson Subdivision to Mission Real Estate Group, LLC.

The Independence Housing Authority is in the process of developing 22 single-family homes in the Jefferson Subdivision. First-Step-Builders have completed the construction of 2 single-family homes. The Independence Housing Authority is currently constructing 8 single-family homes. Mission Real Estate Group LLC intends to construct 2 single-family homes. This will leave 10 lots for the future construction of additional single-family homes.

Suggested Motion:

I move to authorize the Mayor to sign the Residential Real Estate Contract between the City of Independence, Kansas and Mission Real Estate Group LLC for the purchase of lots 13 and 14 in the Jefferson Subdivision.

- E. Consider authorizing the City Manager to sign a preapplication and any related documents for federal funding for the Whiskey Creek Reservoir project.

On March 28, 2024, the City Commission authorized the purchase of 126 acres for the purpose of future economic development. The objectives of this acquisition included:

- Improving infrastructure around certain schools, particularly related to stormwater runoff and the improvement and/or extension of streets;
- Providing flash flood control to protect downstream residences and businesses; and
- Supporting future housing development.

Since the acquisition, the project has been included in the monthly Public Works updates. The preliminary engineering report and environmental review have now been completed, enabling staff to move forward with submitting a preapplication for Federal Assistance through the USDA. The request for funding relates to the dam construction and engineering portion of the project, estimated at \$12 million. Authorizing the City Manager to sign the preapplication and any related documents will allow staff to take the next step in moving this project forward.

Suggested Motion:

I move to authorize the City Manager to sign a preapplication and any related documents for federal funding for the Whiskey Creek Reservoir project.

V. PUBLIC HEARINGS

A. Public Hearings regarding the adoption of the 2026 Budget:

1. Revenue Neutral Public Hearing
2. Adoption of the Budget Public Hearing

What is the Municipal Budget?

Each year a city must forecast the revenues it expects to receive and the expenditures it expects to incur in the upcoming year. The resulting formalized document is known as the Municipal Budget, which is submitted to the Kansas Department of Revenue. The budget is constantly monitored throughout the year to determine if the city's spending is within the budgeted authority as well as whether the city is spending more or less than its revenues.

What does our City's Municipal Budget Do?

Each year the Mayor, City Commission, and City staff work together to develop an Annual Budget. While the Budget is being created, all parties must make decisions on how to utilize the limited revenues that the City receives in order to produce the greatest benefits for the citizens. The Budget serves as

an outline of how the monies that come into the City should be spent to maintain and improve the City.

The Mayor, City Commission, and interested citizens all serve as participants in its creation and execution. The Budget is a management and planning tool. Because the City is limited by the amount of resources available, the Budget aids officials in determining which objectives have the highest priority and will produce the greatest positive impact on the community. The Funds in which the City can levy Ad Valorem Tax dollars are as follows: the General Fund, Library, Industrial, Liability Insurance, and Debt Service. For 2026, the City does not intend to fund the Debt Service Fund with current year Ad Valorem Tax levies.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted Resolution 2025-043, authorizing the City to levy a property tax rate that exceeds the revenue neutral rate.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adopted the 2026 Budget as presented.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- B. Public hearing for public comment on the close out of the CDBG-23-CR-002 Grant.**

The proposed activities included the Phase I Rehabilitation of the Bookstore Building located at 106 N. 8th St Independence, KS 67301, consisting of roof/guttering including demolition and removal of deteriorated framing, installing new framing required for the new roof, masonry work, windows, doors, fire escape and asbestos removal. Actual accomplished activities included demolition, framing, masonry work, and asbestos removal.

This grant was funded, all or in part, from the Kansas Department of Commerce, Small Cities Community Development Block Grant (CDBG) funds. All aspects of the grant will be discussed, and oral and written comments will be recorded and become a part of the city's CDBG Citizen Participation Plan.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission authorized the Mayor or his designee to sign all final close out documents, pending City Attorney review and approval.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

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

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

However, the insurance settlement will not cover the cost of repairing and restoring the building. The insurance company has indicated it will issue a payment to cover demolition and removal of the structure if the property owner does not initiate timely repairs or removal. The owner has informed the City that he does not have the financial means to repair the automatic car wash, though he has reopened two of the hand-wash bays. A recent inspection during evening hours found the property unlit and the business dark. The automatic bays were unclean, covered in bird waste, and complaints were received regarding individuals experiencing homelessness using the bays to sleep and loiter on the property. During the inspection, one such individual was observed and subsequently relocated across the street to Casey's.

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

The City Attorney has recused himself from this matter, and an attorney from Chanute was engaged for review. After evaluating the case, the attorney determined that the fire damage was isolated to the mechanical room, with no outward appearance of structural damage. Based on this assessment, City staff recommends that the Commission rescind the condemnation and release the funds, issuing the payment jointly to both the owner and the lienholder.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission adopted a resolution to rescind the condemnation of 1228 N. Penn Ave and to return the fire proceeds and to list both the lien holder and the owner on the check.

Aye: Dean Hayse, Scott Smith

Nay: None

Abstain: Tim Emert

VI. ITEMS FOR COMMISSION ACTION

- A. Consider a 30-minute parking stall in the 100 block of West Myrtle.**

On April 24, 2025, the City Commission approved a 20-minute parking stall for Zodiac Nutrition, located at 113 W. Myrtle. The stall was designated to be placed on the east side of the ADA parking stall in front of 113 W. Myrtle. However, prior to the parking sign being installed, Zodiac Nutrition relocated to Main Street.

Recently, David Shepherd, owner of the barbershop located at 119 W. Myrtle, contacted the City regarding parking issues caused by TFI employees occupying spaces along W. Myrtle Street. Mr. Shepherd explained that his customers often have no place to park and that his efforts to work directly with TFI to resolve the matter have been unsuccessful. He has requested the installation of a 30-minute parking sign on the west side of the ADA stall near his business. Mr. Shepherd specifically requested that the time limit be increased from 20 minutes to 30 minutes to allow sufficient time for his customers to complete their haircuts.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission modified the April 24, 2025, action to install a 20-minute parking stall on the east side of the ADA parking stall at 113 W. Myrtle to approve a 30-minute parking stall on the west side of the same ADA parking stall as requested by David Shepherd.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- B. Consider purchasing a new backhoe for the Water/Sewer Department.**

The existing Water/Sewer backhoe is a primary tool used in the repair of our water and sewer systems. It is a 2014 Case 580 Super-N, and is of an age where reliability has begun to impact availability. It is, however, suitable for use at the Sanitation Department. The existing backhoe can be transferred there, as it is deemed suitable for use at the Sanitation Yard. The existing backhoe at the Sanitation Yard, a 1987 Case 580 Super, can be sold.

The new backhoe will be purchased with two new buckets, as the 1987 buckets are no longer compatible with the new backhoe.

\$500 is included for equipment delivery, bringing the total price to \$135,825.30. This is a Sourcewell price.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission approved the purchase of a new backhoe from Equipmentsshare for the price of \$135,825.30.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- C. Consider approving Ordinance No. 4493 allowing usage of ATV and work site utility vehicles for First Responders.**

The Public Safety departments utilize all-terrain vehicles (ATVs) and work-site utility vehicles during local planned events and emergency situations. These vehicles are equipped with emergency lights and specialized equipment to support safe and effective operations. The proposed ordinance exempts their use from City Code Section 102-7, Ordinance No. 4449.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted Ordinance No. 4493 allowing First Responders to utilize ATVs and work-site vehicles.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- D. Consider proclaiming the week of September 17, 2025 through September 23, 2025 as Constitution Week.**

The City received a request from the Esther Lowrey Chapter of the National

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Society Daughters of the American Revolution to proclaim September 17 - 23, 2025 as Constitution Week.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission proclaimed the week of September 17–23, 2025 as Constitution Week.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- E. Consider rescheduling the September 17, 2025 Special Commission Meeting.

One of the Commissioners has a conflict and is unable to attend the Special Commission meeting scheduled for September 17, 2025. We are working with a consultant who will review the zoning code changes and provide potential dates to reschedule this meeting.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission rescheduled the Special Commission meeting from September 17, 2025, at 9 AM to September 23, 2025, at 9AM.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

VII. REPORTS

- A. City Board Minutes
- B. Appropriations
- C. 2025 Sales Tax Reports

Finance Director Lies presented the report.

VIII. CITY MANAGER’S COMMENTS

City Manager Passauer reminded everyone of the upcoming Commission meetings and the Taste of Montgomery County event in Cherryvale. She also noted that there is \$200,000 set aside in the budget that was just approved for housing and economic development initiatives and that a formal request would

Minutes of the City Commission's September 11, 2025 Meeting

be presented to the Commission at a later date as well as an additional \$100,000 for demolitions.

IX. COMMISSIONERS' COMMENTS

Commissioner Hayse commented on the new road surface on Maple Street.

Commissioner Emert noted that a taxpayer was very appreciative of the potholes that were fixed on 17th Street.

Director Lies reported that Sycamore Street near the Central Park Sports Complex is now open to two-way traffic from Park Street to 5th Street.

X. PUBLIC CONCERNS

None

XI. EXECUTIVE SESSION

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

Motion:

On the motion of Scott Smith, seconded by Tim Emert, the Commission recessed for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception found at K.S.A. 75-4319(b)(2). The open meeting will resume at 6:26 p.m. in the Commission Room of City Hall.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

The open meeting resumed at 6:26 p.m. with no action taken.

XII. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Minutes of the City Commission's September 11, 2025 Meeting

Nay: None

W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval David Cowan

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

SUMMARY RECOMMENDATION City Staff recommends adjourning the hearing.

BACKGROUND The Commission on March 27, 2025, adjourned the Public Hearing until September 25, 2025, to provide the owner with additional time to work on the structure. The owner continues to make repairs and is working with the building inspector. Progress is moving forward as finances allows him to proceed. The building inspector is recommending the City Commission continue to work with him and adjourn the meeting until January 8, 2026.

FINANCIAL INFORMATION The cost of removal if the owner fails to commence repairs.

SUGGESTED MOTION I move to adjourn the Public Hearing until January 8, 2026, at 5:30 p.m.

SUPPORTING DOCUMENTS

1. 817 W. Cottonwood St. - Notice of P-H 09022025
2. 817 W Cottonwood Pictures
3. Photo - 817 W Cottonwood 09182025
4. Excerpt of June 26, 2025 Minutes regarding 817 West Cottonwood Street



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

September 2, 2025

Santos Gonzales
915 W. Pine
Independence, Ks. 67301

**RE: Notice of Public Hearing:
817 W. Cottonwood Street – Independence, Kansas**

Dear **Sir**:

The City of Independence Commission previously adjourned the condemnation proceedings for the property located at 817 W. Cottonwood in order to allow you additional time to complete necessary repairs to the structure. During the Commission meeting, you indicated your intent to address the following issues:

1. Fix Exterior of house, siding, windows, doors
2. Rehabilitation of the interior of the house

You have stayed in contact with the building inspector, and he reports work continues on the house and recommends adjourning the Public Hearing.

Public Hearing Details:

- **Date:** Thursday, September 25, 2025
- **Time:** 5:30 PM
- **Location:** City Commission Room, 120 N. 6th Street, Independence, KS

Your attendance at this hearing is requested. Please be advised that if the Governing Body determines at that time that sufficient progress has not been made, it may declare the structure unsafe or dangerous. In such a case, an order of condemnation may be issued, directing that the property be either repaired or demolished.

Should you have any questions or need further assistance, please contact me at **620-332-2528** or via email at **davidc@independenceks.gov**.

Thank you for your attention to this matter.
Sincerely,

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



817 W. Cottonwood

Rough-in Inspection on 09-16-2025



817 W. Cottonwood – 09/18/2025

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

On March 27, 2025, the City Commission adjourned the hearing for 60 days to allow the owner to continue work on the structure. The owner continues to work with the building inspector as he makes repairs. The owner is making repairs as he has the finances available to purchase the needed materials. The building inspector recommends adjourning the hearing for 90 days or until September 25, 2025.

Motion:

On the motion of Tim Emert, seconded by Scott Smith, the Commission adjourned the public hearing to consider condemnation of 817 W. Cottonwood Street as dangerous and unsafe until September 25, 2025 at 5:30 p.m.

Aye: Tim Emert, Scott Smith

Nay: None



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval David Cowan

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

SUMMARY RECOMMENDATION Staff recommends adjourning the Public Hearing.

BACKGROUND

On July 10, 2025, the City Commission voted to adjourn the condemnation hearing to September 25, 2025, at 5:30 p.m. The property owner was directed to meet with David Cowan, submit a detailed timeline of proposed repairs, and initiate either the repair or removal of the structure. The owner has submitted the attached timeline, and repairs have commenced on the porch (see attached photos).

Staff recommends adjourning the public hearing until January 22, 2026, to allow the owner sufficient time to complete the repairs as outlined in the submitted timeline.

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

SUGGESTED MOTION I move to adjourn the hearing to consider condemnation of 314 N. 5th Street as dangerous and unsafe to January 22, 2026, at 5:30 p.m.

SUPPORTING DOCUMENTS

1. 314 N. 5th - Notice of P-H 09022025
2. Photos - 314 N 5th - September 18 2025
3. 314 N. 5th - Timeline of Repairs - 07182025
4. 314 N. 5th - Notice of Adjournment 07102025
5. 314 N. 5TH PARCEL
6. Excerpt of July 10, 2025 Minutes regarding 314 North 5th Street



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

September 2, 2025

Eric Bennett
603 S. Franklin
Elk City, Ks. 67344

RE: Notice of Public Hearing September 25, 2025
Located at: 314 N. 5th Street – Independence Kansas

Dear Eric:

The City of Independence Commission previously adjourned the condemnation proceedings for the property located at **314 N. 5th Street** in order to allow you additional time to complete necessary repairs to the structure. During the Commission meeting, you indicated your intent to address the following issues:

1. Clean up the exterior of debris, trash, and vegetation
2. Fix the front porch
3. Fix the fence
4. Misc repairs

You were also instructed to contact the City Building Inspector at **620-205-7166** to discuss the required permits and to facilitate tracking of the rehabilitation progress. The inspector will provide a status report to the Commission in advance of the upcoming hearing.

Public Hearing Details:

- **Date:** Thursday, September 25, 2025
- **Time:** 5:30 PM
- **Location:** City Commission Room, 120 N. 6th Street, Independence, KS

Your attendance at this hearing is required. Please be advised that if the Governing Body determines at that time that sufficient progress has not been made, it may declare the structure unsafe or dangerous. In such a case, an order of condemnation may be issued, directing that the property be either repaired or demolished.

Should you have any questions or need further assistance, please contact me at **620-332-2528** or via email at **davidc@independenceks.gov**.

Thank you for your attention to this matter.
Sincerely,

David Cowan
City of Independence, Kansas



314 N 5th – September 18, 2025



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

July 18, 2025

Eric Bennett
603 S. Franklin
Elk City, KS 67344

RE: Condemnation Proceedings at 314 N. 5th Street – Timeline of Repairs

Dear Eric,

Thank you for meeting with me to discuss a repair timeline for the property located at 314 N. 5th Street. Below is a summary of the agreed-upon schedule:

- **By August 31, 2025**
Complete porch repairs, clean up and remove the fence, and install shingles on the porch roof.
- **By November 30, 2025**
Repair the siding and paint the exterior of the house.
- **By January 2026**
Finish any remaining interior work and list the home for sale.

If you have any revisions or concerns, please let me know. Otherwise, this timeline will be placed in the file and shared with the City Commission.

Thank you,

David Cowan

Mobile: 620-330-0056
Office: 620-332-2528
Email: davidc@independenceks.gov



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

June 27, 2025

Eric Bennett
603 S. Franklin
Elk City, Ks. 67344

RE: Notice of Public Hearing Adjourned until July 10, 2025
Located at: 314 N. 5th- Independence, Kansas

Dear Eric:

The City of Independence Commission has adjourned the Condemnation of **314 N. 5th** to give you time to make repairs to the structure. You indicated at the meeting you would do the following:

1. Clean up the exterior of debris, trash, and vegetation
2. Fix the front porch
3. Fix the fence
4. Misc repairs

Please contact the City Building Inspector at **620.205.7166** regarding the rehabilitation and permits required. He will also track the work being done and provide a progress report for the June 26th meeting.

Public Hearing Details:

- Date: **July 10, 2025**
- Time: **5:30 PM**
- Location: **120 N. 6th Street – City Commission Room**

Please note that if the Governing Body determines on July 10, 2025, that the work is not being done, they may make a finding that the structure is indeed unsafe or dangerous, and an order of condemnation may be issued directing the repair or removal of the structure.

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
120 N. 6th Street
Independence, Kansas 67301

Print Page

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The Parcel Number for this Property is 063-099-30-0-30-36-004.00-0
Quick Ref ID: 6389

Owner Information

Owner Name	THOMPSON, WILLIAM HOWARD TRST 5/15/03
Address	C/O ERIC BENNETT 603 S FRANKLIN ELK CITY, KS 67344

Property Situs Address

Address	314 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	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	11,520	16,420	27,940
Total	11,520	16,420	27,940

2023 Appraised Value

Class	Land	Building	Total
Residential - R	11,510	14,990	26,500
Total	11,510	14,990	26,500

Tract Description

ORIG PLAT, S30, T32, R16, BLOCK 21, Lot 9, LOT WIDTH: 060.0 LOT DEPTH: 140.0 Plat Book/Page 1 /6,7 Deed Book/Page 657 /893 627 /525 594 /232 561 /267 533 /170 400 /068 391 /382 384 /032 353 /337

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
657	893	627	525	594	232		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	8400										11,520

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	LO+	Bsmt Type	Full - 4
Year Built	1900	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	988	Foundation	Stone - 4
Main Floor Living Area	988		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/133,090		
Remodel	1993		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	120		1	
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Enclosed Wood Deck (SF), Screened Walls	108			
Frame, Siding, Metal		100		
Total Basement Area (SF)	910			
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Open Slab Porch (SF)	210		1	1930

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
73	Tool Shed	C	1.00	1	1940			480	88	8	20 X 24	1	1	2					9,310	4	370
56	Tool Shed	D	1.00	1	1940			288	72	8	24 X 12	1	1	1					4,130	2	80

Building Improvement Components

Id	Code	Units	Pct	Size	Other	Rank	Year
73	Single -Wall-Boards on Wood		100				
56	Single -Wall-Boards on Wood		100				

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TECHNOLOGIES

Minutes of the City Commission's July 10, 2025 Meeting

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

On December 12, 2024, the City Commission voted to adjourn the condemnation hearing to June 26, 2025 at 5:30 PM. The property owner was instructed to meet

with the Building Inspector, submit a detailed timeline of proposed repairs, and initiate either the repair or removal of the structure. The garage/shop roof structure has collapsed and only the walls are standing. To date, the owner has failed to provide a repair timeline or begin any corrective actions. Based on these circumstances, the staff recommends that the structure be condemned as dangerous and unsafe. On June 26, 2025 the Public Hearing was adjourned to July 10, 2025 due to one of the Commissioners having a conflict of interest and there was not a quorum with one Commissioner absent due to the MCAC annual meeting that evening.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission adjourned the hearing to consider condemnation of 314 N. 5th Street as dangerous and unsafe to September 25, 2025, at 5:30 p.m.

Aye: Dean Hayse, Scott Smith

Nay: None



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends condemnation as dangerous and unsafe.

BACKGROUND

On September 18, 2025, City staff conducted an exterior inspection of the property and observed that the yard was overgrown, with no indication that additional work has been completed since June 25, 2025. Staff was unable to verify whether repairs to the basement foundation wall have been repaired or to determine the overall status of the structure. Additionally, there has been no contact from the owner or Joyco.

If the owner or Joyco fail to provide the Commission with a satisfactory progress report, staff recommends initiation of the condemnation process. This action would allow 30 days for the owner or Joyco to submit a repair or removal timeline and commence the necessary work.

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

SUGGESTED MOTION Options:

1. I move to approve Resolution 2025-044 to condemn 620 W. Chestnut as dangerous and unsafe.
2. I move to adjourn the hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe to December 11, 2025, at 5:30 p.m.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-044 - CONDEMNATION - DAYS - 620 W Chestnut St
2. September 25, 2025 P-H
3. Photo 620 W Chestnut 09182025
4. 620 W. Chestnut - Notice of P-H 06262025
5. 620 W. CHESTNUT PARCEL
6. 620 W CHESTNUT

RESOLUTION NO. 2025-044

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

The West 45 feet of Lots 6 and 7, Block 12, Original City of Independence, Montgomery County, Kansas.

Common Address

620 W Chestnut St.

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of October 2024, 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. #2024—032**, dated **October 23, 2024**, 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 **October 31, 2024 and November 7, 2024**, 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

The West 45 feet of Lots 6 and 7, Block 12, Original City of Independence, Montgomery County, Kansas.

Common Address
620 W Chestnut St.

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 25th day of September, 2025.

(SEAL)

Mayor

City Clerk



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

September 09, 2025

Divine Equity Consultants, LLC
4010 Foothills Blvd
Roseville, CA. 95747

JoyCo Property Management
106 E. Myrtle
Independence, Ks. 67301

RE: Notice of Public Hearing September 25, 2025
Located at: 620 W. Chestnut Street – Independence, Kansas

Dear Sir:

The City of Independence Commission previously adjourned the condemnation proceedings for the property located at 620 W. Chestnut Street in order to allow you additional time to complete necessary repairs to the structure. During the Commission meeting, you indicated your intent to address the following issues:

1. Clean up the exterior of debris, trash, and vegetation
2. Clean up the interior of debris and trash
3. Fix the foundation issues
4. Structure ready to rent

You were also instructed to contact the City Building Inspector at 620-205-7166 to discuss the required permits and to facilitate tracking of the rehabilitation progress. The inspector will provide a status report to the Commission in advance of the upcoming hearing.

Public Hearing Details:

- Date: Thursday, September 25, 2025
- Time: 5:30 PM
- Location: City Commission Room, 120 N. 6th Street, Independence, KS

Your attendance at this hearing is required. Please be advised that if the Governing Body determines at that time that sufficient progress has not been made, it may declare the structure unsafe or dangerous. In such a case, an order of condemnation may be issued, directing that the property be either repaired or demolished.

Should you have any questions or need further assistance, please contact me at 620-332-2528 or via email at davidc@independenceks.gov.

Thank you for your attention to this matter.

Sincerely,



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

David Cowan
City of Independence, Kansas



620 W. Chestnut



620 W. Chestnut



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

May 26, 2025

Divine Equity Consultants, LLC
4010 Foothills Blvd
Roseville, CA. 95747

JoyCo Property Management
106 E. Myrtle
Independence, Ks. 67301

RE: Notice of Public Hearing June 26, 2024
Located at: 620 W. Chestnut Street – Independence, Kansas

Dear Sir:

The City of Independence Commission previously adjourned the condemnation proceedings for the property located at **620 W. Chestnut Street** in order to allow you additional time to complete necessary repairs to the structure. During the Commission meeting, you indicated your intent to address the following issues:

1. Clean up the exterior of debris, trash, and vegetation
2. Clean up the interior of debris and trash
3. Fix the foundation issues
4. Structure ready to rent

You were also instructed to contact the City Building Inspector at **620-205-7166** to discuss the required permits and to facilitate tracking of the rehabilitation progress. The inspector will provide a status report to the Commission in advance of the upcoming hearing.

Public Hearing Details:

- **Date:** Thursday, June 26, 2025
- **Time:** 5:30 PM
- **Location:** City Commission Room, 120 N. 6th Street, Independence, KS

Your attendance at this hearing is required. Please be advised that if the Governing Body determines at that time that sufficient progress has not been made, it may declare the structure unsafe or dangerous. In such a case, an order of condemnation may be issued, directing that the property be either repaired or demolished.

Should you have any questions or need further assistance, please contact me at **620-332-2528** or via email at **davidc@independenceks.gov**.

Thank you for your attention to this matter.
Sincerely,

David Cowan
City of Independence, Kansas

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The Parcel Number for this Property is 063-087-25-0-40-30-006.00-0
Quick Ref ID: 3431

Owner Information

Owner Name	DIVINE EQUITY CONSULTANTS, LLC
Address	4010 FOOTHILLS BLVD ROSEVILLE, CA 95747

Property Situs Address

Address	620 W CHESTNUT ST, Independence, KS 67301
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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	

2024 Appraised Value

Class	Land	Building	Total
Residential - R	10,310	46,300	56,610
Total	10,310	46,300	56,610

2023 Appraised Value

Class	Land	Building	Total
Residential - R	10,310	43,570	53,880
Total	10,310	43,570	53,880

Tract Description

ORIG PLAT, S25, T32, R15, ACRES 0.13, W 45' LOTS 6 & 7 BLK 12; Lot Width: 045.0 Lot Depth: 120.0 Plat Book/Page 1 /6&7 Deed Book/Page 718 /369 718 /360 708 /086 594 /641 489 /444 483 /195 331 /198

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
718	369	718	360	708	086	594	641

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	5462										10,310

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Partial - 3
Year Built	1920	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	
Calculated Area	1,667	Foundation	Brick - 5
Main Floor Living Area	1,323		
Upper Floor Living Area Pct.	26		
CDU	FR		
Phys/Func/Econ	FR-/ /		
Ovr Pct Gd/RCN	/190,990		
Remodel	2001		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	168			
Metal, Formed Seams		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Frame, Siding, Vinyl		100		
Total Basement Area (SF)	783			
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Open Slab Porch (SF)	168			2 1960

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
01	Residential Garage - Detached	D	1.00	1	1950			320	72	8	20 X 16	1	1	2					11,430	4	460

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620 W. Chestnut





620 W. Chestnut



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Park, Zoo & Cemetery

Director Approval Scott Patton

AGENDA ITEM Public Hearing Regarding Scope Change for CDGB project at Riverside Park.

SUMMARY RECOMMENDATION City staff recommends approval of the scope change.

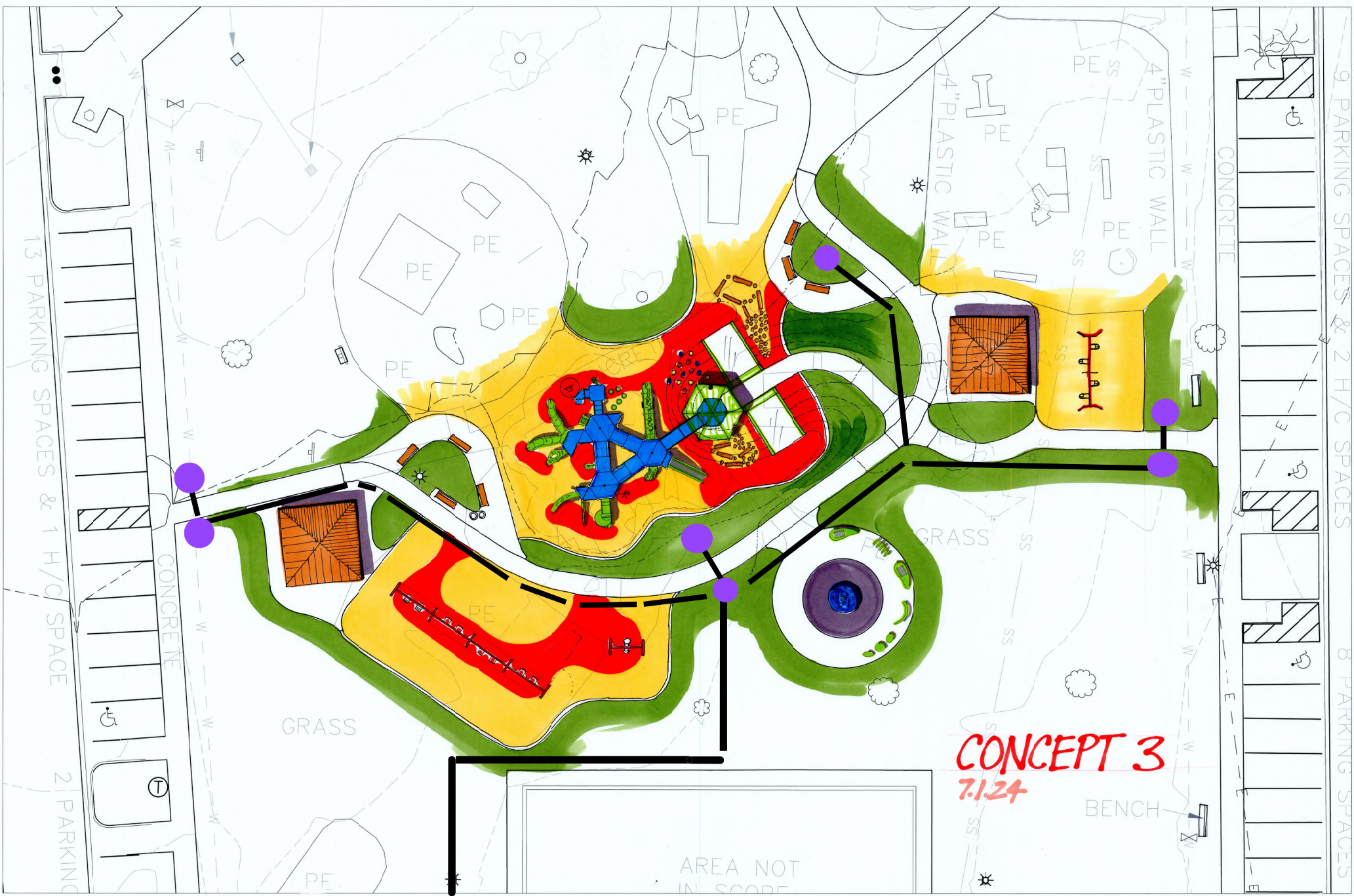
BACKGROUND In 2025, the City of Independence was awarded a Community Development Block Grant to fund a large-scale renovation of the Riverside Park playground. Improvements included in the grant application featured replacement of aging play equipment, new safety surfacing, new concrete curbing and ADA sidewalks, two new picnic shelters, and new landscaping. Due to lack of available funds at the time of the application, the original scope did not include installation of lighting. In the 2026 capital budget, the playground lighting project was funded. The project will include installation of six antique-style lamp posts along the new sidewalks, as well as a large security light. To run the underground electrical service to the new lights, trenches will need to be dug in or near the new playground enhancements. The underground service will connect to a panel at the restroom on the southwest corner of the playground. To avoid disturbing new landscaping or having to bore underneath new sidewalks, city staff is requesting a scope change to include the new lighting in the CDBG project so that the underground electrical service can be installed at the same time as the rest of the improvements.

FINANCIAL INFORMATION \$25,000 in capital funding has been approved for the lights.

SUGGESTED MOTION I move to approve the change to include the installation of playground lights in the scope of the CDBG project.

SUPPORTING DOCUMENTS

1. CDBG Playground Electrical





REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Public hearing regarding a proposed loan in an amount not to exceed \$9,000,000 to be taken by the City from the Kansas Public Water Supply Loan Fund and after the conclusion of the hearing consider adopting a resolution authorizing completion of the loan application and execution and delivery of the loan documents.

SUMMARY RECOMMENDATION After the public hearing is closed, adopt a resolution authorizing completion of the loan application and the execution and delivery of the loan documents.

BACKGROUND The City has considered applying for a Kansas Public Water Supply Loan for required work to the system. Per federal regulations, over a ten year period ending on December 31, 2037, water service lines identified by the City's previous survey as requiring replacement must be replaced. This is the last year of application for the Kansas Public Water Supply Loan fund that will receive federal funding to partially forgive the loan balance (up to 51%) for replacement of these water service lines.

Depending upon analysis of our finance department, the City will apply for a 20 or 30 year loan. The current rates are 3.15% for a 20 year loan and 3.67% for a 30 year loan, though those rates are subject to the rate in effect from the Fund at the time the Loan Agreement is signed.

Note that this is the maximum loan amount that the City is applying for, and that the City can apply for a lesser amount as the scope is fully defined.

FINANCIAL INFORMATION Payments will be incorporated into the model for future water rate increases and paid from the Water/Sewer Fund.

SUGGESTED MOTION NOTE: A ROLL CALL VOTE IS REQUIRED

I move to adopt a resolution authorizing completion of the loan application and the execution and delivery of the loan documents related to a proposed loan in an amount not to exceed \$9,000,000 from the Kansas Public Water Supply Loan Fund.

SUPPORTING DOCUMENTS

1. Resolution 2025-045 - KPWSLF Application Resolution Waterline Replacement
2. KPWSLF Public Hearing Minutes Excerpt

RESOLUTION NO. 2025-045

**A RESOLUTION AUTHORIZING THE COMPLETION OF AN APPLICATION TO
THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT REGARDING
A LOAN FROM THE KANSAS PUBLIC WATER SUPPLY LOAN FUND**

WHEREAS, the City of Independence, Kansas (the “*City*”) is a duly incorporated *city of the second class* organized under the laws of the state of Kansas (the “*State*”) which operates a public water supply and distribution system (the “*System*”); and

WHEREAS, the *City Commission* (the “*Governing Body*”) of the City has heretofore determined in to be in the best needs of the customers of the System to undertake certain modifications and improvements (the “*Project*”) to the System; and

WHEREAS, the pursuant to K.S.A. 65-163c *et seq.* (the “*Act*”), the Kansas Department of Health and Environment (“*KDHE*”) administers the Kansas Public Water Supply Loan Fund (the “*Fund*”) from which loans are made to certain qualified Municipalities (as said term is defined in the *Act*) to finance modification and improvements to public water supply systems; and

WHEREAS, the *City* has heretofore made an application to KDHE for a loan in an amount not to exceed \$9,000,000.00 (the “*Loan*”) to finance the Project; and

WHEREAS, the Governing Body has conducted a public hearing this date on the advisability of proceeding with the completion of the application for the Loan and desires to authorize the appropriate officials of the *City* to accomplish the completion process.

**BE IT RESOLVED BY THE GOVERNING BODY OF INDEPENDENCE, KANSAS,
AS FOLLOWS:**

Section 1. Loan Application. The *Mayor and City Clerk* of the *City* are hereby authorized to cause to be prepared and to execute a Loan Application, including all attachments thereto (jointly, the “*Application*”); in substantially the form presented to the Governing Body this date, in order to provide financing for the Project. The Application shall be forwarded to KDHE as soon as possible.

Section 2. Further Proceedings. The *Mayor and City Clerk* and the other officers and representatives of the *City* are hereby authorized and directed to take such other action as may be necessary to complete the Application and to coordinate processing of a loan agreement for the Loan

(the “Loan Agreement”); provided that the authorization to execute the Loan Agreement shall be subject to further resolution of the Governing Body.

Section 3. Further Authority. This Resolution shall be in full force and effect from and after its adoption.

Adopted by the Governing Body of the City of Independence, Kansas, Kansas on Thursday, September 25, 2025.

(SEAL)

Mayor

ATTEST:

City Clerk

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
INDEPENDENCE, KANSAS
HELD ON SEPTEMBER 25, 2025**

The City Commission (the “Governing Body”) of the City of Independence, Kansas (the “City”) met in regular session at City Hall at 5:30 P.M. The following Governing Body members were present:

The following Governing Body members were absent:

The *Mayor* declared that a quorum was present and called the meeting to order.

In accordance with a Notice published on Thursday, August 26, 2025 in Independence Daily Reporter, a newspaper of general circulation in the *City*, a public hearing was held by the Governing Body relating to a proposed loan in an amount not to exceed \$9,000,000.00 (the “Loan”) to be taken by the *City* from the Kansas Public Water Supply Loan Fund (the “Fund”) administered by the Kansas Department of Health and Environment (“KDHE”) pursuant to K.S.A. 65-163c *et seq.* Proceeds of the Loan would be used by the *City* to finance certain modifications and improvements (the “Project”) to the *City*’s water supply and distribution system (the “System”).

A record of persons attending the public hearing and a transcript of summary of the proceedings at the public hearing are on file with the *City Clerk*.

The *Mayor* informed those present of the issues involved in the Governing Body making a decision whether to proceed with the Loan process, including entering into a loan agreement (the “Loan Agreement”) with KDHE to fund the Project. Information regarding the scope of the Project, the proposed Loan repayment terms, the covenants proposed to be contained in the Loan Agreement and other relevant matters were discussed by the *Mayor* and consultants to the *City*.

Members of the public were permitted to make statements and ask questions of the Governing Body and the *City*’s consultants. After all present were given an opportunity to speak and ask questions, the *Mayor* closed the public hearing.

The matter of proceeding with the application process came on for consideration and was discussed. Thereupon, *Commissioner* presented and moved the adoption of a Resolution entitled:

**A RESOLUTION AUTHORIZING THE COMPLETION OF AN APPLICATION
TO THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT REGARDING
A LOAN FROM THE KANSAS PUBLIC WATER SUPPLY LOAN FUND**

Commissioner _____ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: _____.

Nay: _____.

The *Mayor* declared the Resolution duly adopted; the *City Clerk* designating the same Resolution No. _____.

(Other Proceedings)

On motion duly made, seconded and carried, the meeting thereupon adjourned.

City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Police

Director Approval Dustin Stafford

AGENDA ITEM Consider approving a Proclamation and Resolution for Neewollah and authorizing street closures in the downtown and Riverside Park areas from October 17th through October 25th for the 2025 Neewollah festival, which includes the carnival, food vendors, parades, and other associated activities.

SUMMARY RECOMMENDATION Staff recommends closing the streets in the requested areas.

BACKGROUND The Neewollah Festival has been a great source of pride for the City of Independence since 1919. The festival includes numerous activities for families, entertainment for the citizens of Independence, and for the neighboring communities to enjoy.

FINANCIAL INFORMATION Estimated \$18,000 for Police Department payroll for straight and overtime and approximately \$1,500 for supplies. This does not include overtime and expenses from other City departments who assist with this festival.

SUGGESTED MOTION I move to authorize the Proclamation and Resolution for the Neewollah Celebration.

SUPPORTING DOCUMENTS

1. 2025 Neewollah Proclamation
2. Resolution 2025-046 - Neewollah Resolution

PROCLAMATION 2025

WHEREAS: The Governing Body of the City of Independence, Montgomery County, Kansas, does recognize with pride the 2025 NEEWOLLAH Celebration; and

WHEREAS: The Governing Body wishes to express, on behalf of the citizens of Independence, our appreciation and gratitude to those many persons who have planned and will carry out this annual event; and

WHEREAS: The Governing Body does acknowledge that NEEWOLLAH serves as a gesture of good will toward our neighboring citizens and communities; and

WHEREAS: The Governing Body wishes to invite all neighbors and friends from surrounding areas to join in the activities of the celebration; and

WHEREAS: The Governing Body recognizes the vital importance of family events and family entertainment,

NOW, THEREFORE, BE IT PROCLAIMED By the Board of City Commissioners of the City of Independence, Montgomery County, Kansas that October 17, 2025, through October 25, 2025, be known as:

NEEWOLLAH

in this City and that the NEEWOLLAH celebration, be permitted to use certain streets and public rights-of-way for the celebration, and to urge all persons to join in the fun and activities of this annual event.

PASSED AND APPROVED THIS 25th day of September, 2025

THE CITY OF INDEPENDENCE, KS

W. Scott Smith, Mayor

ATTEST:

David Schwenker, City Clerk

RESOLUTION NO. 2025-046

BE IT RESOLVED BY THE Governing Body of the City of Independence, Kansas;

- I. That the following will be the designated parade route and staging area for Neewollah festivities on Saturday, October 25, 2025, beginning at 6:00 a.m.:
 - A. Parade route -- Beginning at Penn Avenue and Sycamore Street, then South on Penn Avenue to Main Street, East on Main Street to 6th Street, South on 6th Street to Maple Street, West on Maple Street to 9th Street, North on 9th Street to Sycamore Street, which is the end of the parade route.
 - B. Staging area -- 100 blocks of East and West Chestnut Street, 100 block of East Locust Street, 100 through 300 blocks of West Locust Street, 100 through 200 blocks of West Pine Street, 100 block of Ash Street and Washington Street from Pine Street to Sycamore Street.
- II. The following will be the location of the carnival, setup beginning after 5p.m. on October 20, 2025, through October 25, 2025:
 - A. Carnival -- Laurel Street, from Penn Avenue, West to 9th and Laurel, North 8th Street from the North side of the intersection of 8th Street and Main Street North to the South side of 8th and Chestnut Street, the municipal parking lot between 8th Street and 9th Street on the south side of Laurel Street, Myrtle Street from Penn Ave to 9th Street.
- III. The following will be the location of concession stands and other activities during NEEWOLLAH festivities:
 - A. Concession stands and other activities – 100 through 700 blocks of North Penn Avenue, 100 block of South Penn Avenue, 100 block of East Laurel Street, 100 block of West Myrtle Street, 100 block of East Myrtle Street and the Municipal Parking Lots: southwest corner of 6th and Myrtle and the northeast corner of 6th and Myrtle, and portions of the southeast corner of 8th and Chestnut. 5th street west of the stadium and the roadway between the stadium and the 4-H buildings. Band shell, Oval & area around the Oval in Riverside Park.
- IV. The following will be the designated parade route for the Kiddy Parade on

Friday, October 24, 2025, beginning at 4:00 p.m. and the Doo-Dah Parade on Thursday, October 23, 2025, beginning at 5:00 p.m.

A. Parade route -- Penn Avenue from Locust Street to Magnolia Street and the 100 block on East and West Chestnut Street.

PASSED AND APPROVED This 25th day of September 2025.

W. Scott Smith, Mayor

David Schwenker, City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval Kayla Schabel

AGENDA ITEM Consider adopting Ordinance 4494 rezoning a tract of land at 604 East Cedar from R-2, single-family dwelling district to C-1, neighborhood business district; and consider adopting Resolution 2025-047 for a conditional use permit for “Retail trade not elsewhere listed” in a C-1, neighborhood business district.

SUMMARY RECOMMENDATION Adopt the ordinance and resolution.

BACKGROUND The applicants, William and Teresa Davidson, submitted a request to rezone 604 East Cedar to C-1, neighborhood business district and for a conditional use permit for “Retail trade not elsewhere listed”. The property has a vacant church on it that the applicant wants to turn into a secondhand retail store.

On September 2, 2025, the Planning Commission held a public hearing to consider the rezoning and conditional use request. The Planning Commission unanimously (7-0) recommended the Commission approve both requests.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION 1. I move to adopt Ordinance 4494 rezoning a tract of land at 604 East Cedar from R-2 to C-1.
2. I move to adopt Resolution 2025-047 for a conditional use permit for “Retail trade not elsewhere listed” in a C-1, neighborhood business district.

SUPPORTING DOCUMENTS

1. Ordinance 4494 - Rezoning 604 East Cedar from R2 to C1
2. Resolution 2025-047 - Conditional Use Permit for 604 East Cedar
3. 09022025PZ- Staff Report 604 E Cedar

ORDINANCE NO. 4494

An Ordinance Rezoning Land from R-2, single-family dwelling district to C-1, neighborhood business district located at 604 East Cedar.

BE IT ORDAINED by the Governing Body of the City of Independence, Kansas:

Section 1. The following described real estate is hereby rezoned from R-2, single family dwelling district to C-1, neighborhood business district:

Block 2, Lots 6 and 7, South View Addition Subdivision to the City of Independence, Montgomery County, Kansas, commonly known as 604 East Cedar.

Section 2. This Ordinance shall take effect upon its publication in the official City newspaper.

Adopted by the Governing Body of the City of Independence, Kansas, on the 25th day of September, 2025.

W.S. SMITH, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk

RESOLUTION NO. 2025-047

**A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT FOR A “RETAIL
TRADE NOT ELSEWHERE LISTED” IN A C-1, NEIGHBORHOOD BUSINESS
DISTRICT AT 604 EAST CEDAR.**

WHEREAS, at a public hearing conducted on September 2, 2025, the Independence Planning and Zoning Commission voted to approve a request for a conditional use permit for a “Retail trade not elsewhere listed” in a C-1, neighborhood business district at 604 East Cedar.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of Independence, Kansas:

The recommendation of the Independence Planning & Zoning Commission to issue a conditional use permit for a “Retail trade not elsewhere listed” in a C-1, neighborhood business district at 604 East Cedar, is approved as hereinafter modified.

The property in question has the legal description as described:

Block 2, Lots 6 and 7, South View Addition Subdivision to the City of Independence, Montgomery County, Kansas, commonly known as 604 East Cedar.

With the following provisions:

- a. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitation.
- b. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
- c. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- d. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate use of the neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site, and
 2. The nature and extent of landscaping and screening on the site.

- e. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations (article VII).
- f. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
- g. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
- h. The owner shall comply with all local, state and federal rules and regulations and meeting all City codes including off-street parking.
- i. Store inventory will not be stored, left or kept outside for more than 24 hours.

Adopted and approved by the Governing Body of the City of Independence, Kansas, on this 25th day of September, 2025.

(Attest)

W.S. Smith, Mayor

David Schwenker, City Clerk



**REQUEST FOR PLANNING COMMISSION ACTION
REZONING
CITY OF INDEPENDENCE
SEPTEMBER 2, 2025**

Department Admin

Prepared By Kayla Schabel

AGENDA ITEM Public hearing to receive comments to consider rezoning a tract of land at 604 East Cedar from R-2, single-family dwelling district to C-1, neighborhood business district; and to receive comments on a request for a conditional use permit for “Retail trade not elsewhere listed”.

SUMMARY RECOMMENDATION Recommend the City Commission rezone a tract of land at 604 East Cedar from R-2, single-family dwelling district to C-1, neighborhood business district; and recommend the City Commission issue a conditional use permit for “Retail trade not elsewhere listed” in a C-1, neighborhood business district.

BACKGROUND Theresa Davidson purchased 604 E Cedar, which was formally a church and has been vacant for approximately 4-6 months. She intends to use it for retail sales. In order to do that, she has requested the property be rezoned to C-1, neighborhood business district and has requested a conditional use permit.

There was a letter sent in opposition to the rezoning that has been attached to this agenda item.

REZONING

Policy Explanation

Acceptance of a rezoning request must be based on the following factors: A) Character of the neighborhood, B) Zoning and uses of properties nearby, C) Suitability of the subject property for the uses to which it has been restricted, D) Extent to which the proposed use will detrimentally affect nearby property, E) Length of time the subject property has remained vacant as zoned, F) Public gain versus private hardship, G) Economic impact on the owner of the subject property and the economic impact on the surrounding properties, H) Recommendation of City’s permanent staff, I) Conformance with the comprehensive plan, J) Availability and adequacy of required utilities and services to serve the proposed use, K) Impact on streets and parking, L) Environmental impacts, M) Ability to meet requirements of applicable codes.

Legal Address

Block 2, Lots 6 and 7, South View Addition Subdivision to the City of Independence, Montgomery County, Kansas.

Description of Tract(s)

Former church, currently vacant approximately 4–6 months.

Zoning and Uses of Property Nearby

North: R-2, single-family dwelling district

South: R-2, single-family dwelling district

East: R-2, single-family dwelling district

West: R-2, single-family dwelling district

Character of the Neighborhood

The immediate neighborhood is primarily residential, though one block south there is a mixture of residential and manufacturing uses.

Suitability of the Subject Property for the Uses to Which it has been Restricted

The property was previously used as a church. As such, it is not particularly suitable for single-family residential use in its current state, but is well-suited to adaptive reuse as a neighborhood-serving business.

Length of Time the Property has Remained Vacant as Zoned

Vacant for approximately 4–6 months.

Extent to Which Removal of Restrictions will Detrimentally Affect Nearby Property

Rezoning to C-1 will not detrimentally affect nearby property. The building will be maintained, and retail clothing is a low-intensity neighborhood-compatible use.

Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Petitioner’s Property as Compared to the Hardship Imposed upon the Individual Landowners

The neighborhood and public will gain a nearby retail business in a currently vacant building. If denied, the property may remain vacant and underutilized, creating a hardship for the property owner.

Recommendation of City Staff

Retail uses are permitted in C-1 districts, subject to conditional use review. Staff supports adaptive reuse of a vacant building in a manner compatible with the surrounding area.

Conformance with the Comprehensive Plan

C-1 neighborhood business districts are compatible with neighborhood commercial businesses and higher-density residential areas. Retail clothing aligns with the goal of providing neighborhood-serving businesses without creating large-scale commercial intrusion into residential areas.

Availability and Adequacy of Required Utilities and Services to Serve the Proposed Use

Water, sewer, and electricity are available and adequate to serve the property.

Impact on Streets and Parking

The property has an existing parking lot. On-street parking is available if needed. Applicant will be required to bring the parking lot into compliance with City standards. Traffic impact is expected to be minimal.

Environmental Impacts

No significant environmental impacts anticipated. No outdoor operations are proposed.

Ability to Meet Requirements of Applicable Codes

All applicable City and State codes must be met. The applicant has been made aware of this requirement.

Policy Explanation – Conditional Use (per Sec. 901–902)

Retail clothing is a permitted use within a C-1 neighborhood business district but may be

subject to conditions where deemed necessary to protect neighborhood character. The Planning Commission has authority to place additional safeguards as appropriate.

The proposed conditional use:

- Complies with applicable zoning regulations.
- Will contribute to public convenience by providing local retail access.
- Will not substantially injure surrounding property values.
- Will not dominate the immediate neighborhood due to the modest scale of the operation.
- Will provide adequate parking and access.
- Will be served by existing utilities.

The Commission should review and make recommendations based on Section 902.2 and may impose conditions necessary to ensure neighborhood compatibility.

STAFF RECOMMENDATION

Staff recommends approving the application to rezone 604 E Cedar from R-2, single-family dwelling district, to C-1, neighborhood business district; and approving the conditional use permit to allow a retail clothing store to operate at this address.

SUGGESTED MOTION

I move to recommend the City Commission rezone 604 E Cedar from R-2, single-family dwelling district, to C-1, neighborhood business district; and to approve the request for a conditional use permit for a “Retail trade not elsewhere listed” in a C-1, neighborhood business district, subject to compliance with all City Codes.

SUPPORTING DOCUMENTS

1. Notice to Rezone CDU 604 E Cedar
2. 604 E Cedar REZONING APPLICATION
3. 604 East Cedar Rezone Mailing List
4. 604 E Cedar Rezoning Notification Map
5. Overfield, Ruth - Letter P&Z 08292025
6. 604 E Cedar CONDITIONAL USE App

City of Independence, Kansas

NOTICE TO THE PUBLIC

The Independence, Kansas, Planning Commission will conduct a public hearing on:

Tuesday, September 2, 2025 at 5:30 p.m.

To receive comments to consider rezoning a tract of land at 604 East Cedar from R-2, single-family dwelling district to C-1, neighborhood business district; and to receive comments on a request for a conditional use permit for “Retail trade not elsewhere listed”.

Common Address:

604 East Cedar

Legal Description:

Block 2, Lots 6 and 7, South View Addition Subdivision to the City of Independence, Montgomery County, Kansas.

Applicant/Owners:

William Poe and Theresa Davidson

Case Number:

2025/ZA/01

The hearing will be conducted in the Commission Room, City Hall, 120 North Sixth Street, Independence, Kansas, and will begin at 5:30 p.m. All interested persons should attend, and they will be heard. You may also participate via conference call: [+1 785-289-4727](tel:+17852894727) Conference ID: 820 754 218# Persons wishing to comment, but who cannot attend this hearing, should provide their written comments to:

Kayla Schabel
Zoning Administrator
120 North Sixth Street
Independence, KS 67301
(620) 332-2506

Information regarding this application is available in the Zoning Administrator’s office. If special accommodation is required, please inform the Zoning Administrator.

Kayla Schabel, Zoning Administrator

**INDEPENDENCE
PLANNING & ZONING
COMMISSION**

**APPLICATION
FOR
REZONING**

1. Case #: 2025/7A/1
 2. Date Filed: 8-1-2025
 3. Fee Paid: X
 4. Hearing: 9-2-2025
 5. Published: 8-12-2025

To be filled out by applicant

1. Applicant's name: TERESA DAVISON
 2. Applicant's address: 4208 CR 3960 Indp B. Phone: _____
 3. Address of property proposed for rezoning: 604 East Cedar
 4. Present owner's name: William Davison & Teresa Davison
 5. Present zoning: R2 Proposed zoning: C-1
 6. Legal description of property proposed for rezoning (if more space is required, use back of form):

7. Present use of property (check one of the following): _____
 (a) Vacant ☐ (b) Residential ☐ (c) Commercial ☒ (d) Industrial ☐

8. Desired use of property: Commercial

9. Use and zoning of adjacent property:

North: Use _____ Zoning _____

South: Use _____ Zoning _____

East: Use _____ Zoning _____

West: Use _____ Zoning _____

10. List reasons for this request:

Currently A Church Changing to A Thrift Store (retail)

Date: July 28, 2025 Signature: Teresa Davison

Planning Commission Action – do not write in this space

1. Facts found: _____

2. Determination: _____

Quick Ref	Situs	Owner	Mailing Address
R7627	600 E EDISON	DAVISON	4208 CR 3960 INDEPENDENCE, KS 67301
R7628	604 E EDISON	BETHANC	745 S EARL ST INDEPENDENCE, KS 67301
R7629	608 E EDISON	RICHARD	635 S WALD INDEPENDENCE, KS 67301
R7630	612 E EDISON	KOEHN, R	612 E EDISON ST INDEPENDENCE, KS 67301
R7631	616 E EDISON	RICHARD	PO BOX 93 RICHMOND, KS 66080
R7724	619 E EDISON	JEI	913 S 1ST INDEPENDENCE, KS 67301
R7725	615 E EDISON	JEI	913 S 1ST INDEPENDENCE, KS 67301
R7726	605 E EDISON	HENDERS	605 E EDISON ST INDEPENDENCE, KS 67301
R7727	601 E EDISON	CRAFT, CL	601 E EDISON ST INDEPENDENCE, KS 67301
R7728	604 E CEDAR	DAVISON	4208 CR 3960 INDEPENDENCE, KS 67301
R7729	608 E CEDAR	FLORES, E	612 E CEDAR ST INDEPENDENCE, KS 67301
R7730	612 E CEDAR	BRADLEY	612 E CEDAR INDEPENDENCE, KS 67301
R7731	624 E CEDAR	HULE, MA	2816 CRAWFORD AVE PARSONS, KS 67357
R7732	528 E CHA	WIVEL, MI	304 N SANTA FE FRONTENAC, KS 66763
R7733	524 E CHA	EVANS, C	524 CHARLOTTE AVE INDEPENDENCE, KS 67301
R7734	520 E CHAD	YDYE, JOSE	107 N VINE CANEY, KS 67333
R7735	516 E CHA	WARD, RC	516 E CHARLOTTE AVE INDEPENDENCE, KS 67301
R7743	715 S 2ND	YORK, JAM	1424 IRVING ST INDEPENDENCE, KS 67301
R7749	518 E CED	B & Z ENT	1921 N PENN AVE INDEPENDENCE, KS 67301
R7750	522 E CED	FRASIER	522 E CEDAR ST INDEPENDENCE, KS 67301
R7751	528 E CED	DAVIS. CH	528 E CEDAR INDEPENDENCE, KS 67301
R7752	727 S 1ST	BELL, JEF	1751 SUMAC ST LONGMONT, CO 80501
R7753	724 S 2ND	BELL, JEF	724 S 1ST INDEPENDENCE, KS 67301
R7754	736 S 2ND	SMITH, RC	736 S 2ND ST INDEPENDENCE, KS 67301
R7756	731 S 1ST	JONES, AL	731 S 1ST ST INDEPENDENCE, KS 67301
R7758	00000 S 1	SKEBERT, N	718 COFFEYVILLE AVE INDEPENDENCE, KS 67301
R7759	00000 S 1	SKEBERT, N	718 COFFEYVILLE AVE INDEPENDENCE, KS 67301
R7813	523 E CED	OVERFIEL	523 E CEDAR INDEPENDENCE, KS 67301

City Commissioners, & Kayla.

I want to vote no, on making legal address, 604 East Cedar from R-2 - to C-1.

I live at 523 East Cedar. We already live in a dump zone. I believe this will end up looking like a dump zone. Yards are filled with huge trash equipment. Yards are not mowed. The trailer that is occupied - has not been mowed for years, at the corner of Cherry and S. Cedar. I came to the city commissioners years ago about my home sitting on an 60 foot wide creek that had surfaced under my house, and got no help. That same meeting the commissioners ask funds for the city offices to spend my tax dollars to solve under the city office building the exact same problem I have. My vote is NO...

Ruth Overfield
523 East Cedar
Ind KS 67301

APPLICATION FOR CONDITIONAL USE PERMIT
PLANNING AND ZONING COMMISSION

DATE FILED 8-1-2025
\$200 FEE PAID X

NAME AND ADDRESS OF PERSON MAKING APPLICATION:

William & Terest DAVSON

LEGAL DESCRIPTION OF LAND INVOLVED:

604 East Cedar

COMMON ADDRESS OF SAID LAND:

604 East Cedar

PRESENT ZONING CLASSIFICATION:

R-2

STATEMENT OF INTENDED USE OF PROPERTY:

Retail Sales

DESCRIPTION OF ARCHITECTURE & EXTERIOR MATERIAL TO BE USED:

Already Built

On the reverse side, please provide the following information: (1) Site Plan, drawn at appropriate scale, showing existing and proposed building location, parking areas, interior drives, and location and type of outdoor lighting; (2) Existing and proposed topography, drawn at appropriate contour intervals as specified by the Zoning Administrator; (3) Location of, and proposed connections to, existing water supply and sanitary sewage system; (4) North point, scale and date; (5) Names of landowner, developer and firm preparing the plan.

July 28, 2025
Date

Terest Davson
Signature of Applicant

I hereby certify that I have personally verified the dimensions as shown on the attached drawing and find them to be a correct representation of the conditions.

July 28, 2025
Date

Terest Davson
Signature of Building Inspector

Action of Planning and Zoning Commission:

(Approved, Denied --- Date)

Comments:

Chairman

Vice Chairman

Secretary



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval Kayla Schabel

AGENDA ITEM Consider approving Resolution 2025-048 to waive the requirement for construction of sidewalks within the Country Village Subdivision, originally platted in 2005.

SUMMARY RECOMMENDATION Approve the findings listed in the staff report and approve the variance request to waive the sidewalk requirement for the Country Village Subdivision.

BACKGROUND The City of Independence Landbank has requested a variance from the Subdivision Regulations to waive the requirement for sidewalk construction within the Country Village Subdivision, originally platted in 2005.

At the time the Country Village Subdivision was developed, a benefit district was created to fund streets, curbs/gutters, and sanitary sewer improvements, all of which were constructed as part of the original development. The engineering agreement also referenced sidewalk plans, but sidewalks were never constructed, and the bond documents reflected a zero-dollar allocation for sidewalk funding. The Subdivision Regulations require sidewalks on one side of all streets (Appendix A, Article X, Section 1(f)), however no formal variance was ever approved to eliminate this requirement, so the subdivision technically remains out of compliance.

Since 2005, several homes have been built in the subdivision without sidewalks, creating precedent but not removing the regulatory obligation. The subdivision's rural layout, lower density, and existing infrastructure make retrofitting sidewalks at this stage logistically challenging and financially burdensome, especially since sidewalks would likely be installed inconsistently on a lot-by-lot basis.

Planning Commission Recommendation

On September 2, 2025, the Planning Commission held a public hearing on the Landbank's request and voted unanimously (7-0) to recommend approving a variance waiving the requirement for sidewalks construction in that subdivision.

Reason for City Commission Action

The Subdivision Regulations (Article XII, Section 1) specifically requires that variations or exceptions to subdivision regulations be recommended by the Planning Commission but authorized by the City Commission after making specific findings:

- a. Granting the variance will not be detrimental to public safety, health, or welfare or injurious to other property;
- b. The conditions creating the hardship are unique to the property and not generally applicable elsewhere;
- c. Strict enforcement would cause an extraordinary hardship, not just inconvenience; and
- d. The variance will not conflict with the zoning ordinance or the city's comprehensive plan.

Staff Findings for City Commission Adoption

- a. Public Safety/Health/Welfare: Granting the variance will not be detrimental to public safety, health, or welfare. The subdivision has functioned without sidewalks since its original platting, and street, curb, and utility infrastructure is already in place. Sidewalk installation at this stage would not provide a consistent or safe pedestrian network.
- b. Unique Conditions: The lack of sidewalks stems from the 2006–2007 benefit district’s funding structure and rural character, unlike typical subdivisions. Several homes have since been constructed without sidewalks, setting a development precedent not applicable to other properties.
- c. Hardship: Retrofitting sidewalks would be prohibitively expensive and inconsistent given existing development patterns. The subdivision’s rural layout and lower density make sidewalk construction impractical compared to urban neighborhoods.
- d. Consistency with Zoning/Plan: The waiver does not conflict with zoning or the city’s comprehensive plan. It applies only to this subdivision and maintains consistency with existing infrastructure.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to adopt Resolution No. 2025-048 which approves the variance request to waive the requirement for sidewalks within the Country Village Subdivision, based on the findings required by Appendix A, Article XII, Section 1 of the Subdivision Regulations.

SUPPORTING DOCUMENTS

- 1. Resolution 2025-048 - Waiving Sidewalk Country Village
- 2. PZ 09222025 Staff Report
- 3. Recent Image of Country Village Subdivision

RESOLUTION NO. 2025-048

A RESOLUTION WAIVING THE SIDEWALK REQUIREMENT WITHIN THE COUNTRY VILLAGE SUBDIVISION, ORIGINALLY PLATTED IN 2005

WHEREAS, the City of Independence Subdivision Regulations require sidewalks on one side of all streets; and

WHEREAS, the Country Village Subdivision was platted in 2005, and while sidewalks were referenced in the engineering agreement, no sidewalks were constructed, and bond documents reflected a zero-dollar allocation for sidewalks; and

WHEREAS, the Planning Commission held a public hearing on [insert date] and voted unanimously (9-0) to recommend approval of the variance request; and

WHEREAS, the City Commission, based on evidence presented, hereby finds that:

1. Granting the variance will not be detrimental to public safety, health, or welfare or injurious to other property;
2. The conditions creating the hardship are unique to the property and not generally applicable elsewhere;
3. Strict enforcement would cause an extraordinary hardship, not mere inconvenience; and
4. The variance will not conflict with the zoning ordinance or the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Independence, Kansas:

The variance request to waive the requirement for sidewalks within the Country Village Subdivision is hereby approved under Article XII, Section 1 of the subdivision regulations of the City of Independence.

This resolution shall apply only to the Country Village Subdivision under current regulations. Future developments shall comply with applicable subdivision standards in effect at the time of application.

Adopted and approved by the Governing Body of the City of Independence, Kansas, on this 25th day of September, 2025.

(Attest)

W.S. Smith, Mayor

David Schwenker, City Clerk



**REQUEST FOR PLANNING COMMISSION ACTION
VARIANCE TO THE SUBDIVISION REGULATIONS
CITY OF INDEPENDENCE
SEPTEMBER 2, 2025**

Department Admin

Prepared By Kayla Schabel

AGENDA ITEM Public Hearing to receive comments on variance request to waive the requirement for construction of sidewalks within the Country Village Subdivision, originally platted in 2005.

SUMMARY RECOMMENDATION Waive the requirement for construction of sidewalks within the Country Village Subdivision, originally platted in 2005.

BACKGROUND The City of Independence Landbank is requesting a variance from the Subdivision Regulations to waive the requirement for sidewalk construction within the Country Village Subdivision, which was originally platted in 2005. At the time of development, a benefit district was created to fund streets, curbs and gutters, and sanitary sewer improvements. While the engineering agreement referenced the preparation of sidewalk plans, sidewalks were not constructed, and bond documents reflected a zero-dollar allocation for sidewalks. The Subdivision Regulations in effect require sidewalks on one side of all streets (Appendix A, Article X, Section 1(f)), and there is no record that a formal variance was granted to eliminate this requirement. Several homes have been constructed in the subdivision without sidewalks, creating a precedent but not eliminating the regulatory requirement. The subdivision's rural layout and lower density, along with the existing street and utility infrastructure, complicate the potential for consistent, effective sidewalk installation at this time.

Staff recommends that the Planning Commission recommend approval of a variance to the City Commission to waive the requirement for sidewalks within the Country Village Subdivision. The request is based on the unique conditions of the subdivision, the lack of sidewalk construction in previous development phases, and the logistical and financial challenges of retrofitting sidewalks at this stage. Additionally, the construction of sidewalks in an inconsistent, lot-by-lot manner may create gaps and reduce the value of pedestrian infrastructure. This variance would apply only to lots within the Country Village Subdivision and only to the sidewalk requirement under the current subdivision regulations. Future developments or redevelopment projects may be subject to revised standards as applicable.

SUPPORTING DOCUMENTS

1. Notice of Public Hearing for Subdivision Variance for Sidewalks - Country Village

City of Independence, Kansas

NOTICE TO THE PUBLIC

The Independence, Kansas, Planning Commission will conduct a public hearing on:

Tuesday, September 2, 2025, at 5:30 p.m.

To receive comments on a request submitted by the City of Independence Landbank for a variance to the Subdivision Regulations (Appendix A), specifically Article X, Section 1(f), to waive the requirement for construction of sidewalks within the Country Village Subdivision, originally platted in 2005.

The hearing will be conducted in the Commission Room, City Hall, 120 North Sixth Street, Independence, Kansas, and will begin at 5:30 p.m. All interested persons should attend, and they will be heard. You may also participate via conference call: [+1 785-289-4727](tel:+17852894727) Conference ID: 820 754 218# Persons wishing to comment, but who cannot attend this hearing, should provide their written comments to:

Kayla Schabel
Zoning Administrator
120 North Sixth Street
Independence, KS 67301
(620) 332-2506

If special accommodation is required, please inform the Zoning Administrator. A copy of the proposed amendment(s) are available in the Zoning Administrator's office during regular business hours and may also be available at the City's website at www.independenceks.gov.

Kayla Schabel, Zoning Administrator





REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Admin

Director Approval

AGENDA ITEM Consider adopting Ordinance No. 4495 amending Sec. 82-26 of the City Code regarding the comprehensive plan adoption.

SUMMARY RECOMMENDATION Adopt ordinance No. 4495

BACKGROUND Section 82-26 of the City Code currently references the adoption of the City's Comprehensive Plan from September 2, 1981. Since then, the City has updated and adopted a new Comprehensive Plan on May 23, 2024. However, the City Code has not been amended to reflect this recent adoption.

To maintain accuracy and consistency within the City Code, it is necessary to update this section to reference the most recent Comprehensive Plan.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to approve Ordinance No. 4495 amending Sec. 82-26 of the City Code to reference the May 23, 2024, adoption of the City's Comprehensive Plan.

SUPPORTING DOCUMENTS

1. Ordinance 4495 - Comprehensive Plan Adoption

ORDINANCE NO. 4495

**AN ORDINANCE AMENDING CITY CODE SECTIONS 82-26 REGARDING
ADOPTION OF THE COMPREHENSIVE PLAN**

Be it ordained by the governing body of the City of Independence, Kansas:

Section 1. City Code Section 82-26 of the Code of Ordinances of the City of Independence, Kansas, is hereby amended to read as follows in its entirety:

The comprehensive plan of the city, adopted by the Board of Commissioners on May 23, 2024, is adopted by reference into this Code. Copies of such comprehensive plan shall be marked or stamped "official copy" and filed with the city clerk to be open for inspection and available to the public at all reasonable hours.

Section 2. This Ordinance shall take effect upon its publication in the official City newspaper.

Adopted by the governing body of the City of Independence, Kansas on the 25th day of September, 2025.

W.S. Smith, Mayor

ATTEST:

David Schwenker, City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Admin

Director Approval Kayla Schabel

AGENDA ITEM Consider the recommendation from the Planning Commission to adopt the new Zoning Code Updates.

SUMMARY RECOMMENDATION Send the zoning code back to the Planning Commission specifying the basis for disapproval.

BACKGROUND On September 2, 2025 the Planning Commission voted to recommend that the City Commission adopt the amended zoning code prepared by the City's consultant. Since that date, City staff has recommended that the following additional modifications be made before the zoning code is adopted:

1. Incorporate current zoning Section 507.2 regarding Tiny Homes PUD's so that rules on tiny home developments are preserved
2. Update the residential design standards for manufactured homes to apply to modular homes

In addition, at the 09/23/2025 Special Commission meeting, the Commission questioned the need for landscaping requirements in parking lots. Staff suggested that they could recommend limiting these requirements to the C-4 district as an alternative.

Although it is not clear that it is necessary, for the purpose of transparency, we are republishing the public hearing for the Planning Commission to reconsider adopting the new Zoning Ordinance at their October 7, 2025 meeting with the above changes included. Below is the portion of the zoning code regarding the Action by the Governing Body for Zoning Amendments:

1605.1 states in part: "*Upon receipt of a recommendation of the planning commission which the governing body disapproves, the governing body shall return such recommendation to the planning commission with a statement specifying the basis for disapproval and such recommendation shall be considered in like manner as that required for the original zoning recommendations returned to the planning commission.*"

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to send the zoning code amendment back to the Planning Commission based on modifying the following additional sections:

1. Incorporate current Section 507.2 Tiny Homes PUD's into proposed code to preserve rules on tiny home developments
2. Update the residential design standards for manufactured homes to apply to modular homes
3. [any additional recommendations City Commission has for amendment of the proposed zoning code].

SUPPORTING DOCUMENTS

1. Art V - District Regulations - Draft 2025-09-23
2. Art IV - Rules and Definitions - Draft 2025-09-02
3. Art VI - Supplemental District Regulations - Draft 2025-09-23
4. Art VII - Off-Street Parking and Loading Regulations - Draft 2025-09-02
5. Art VIII - Sign Regulations - Draft 2025-09-02
6. Art X - Special Provisions Applying to Misc Conditional Uses - Draft 2025-09-23
7. Art XIX - Open Space and Landscaping Regulations - Draft 2025-09-02

ARTICLE V. DISTRICT REGULATIONS

(Red text is proposed new language, deletions are shown strikethrough)

- 501.0. A-1, Agricultural District.
- 502.0. R-1, Large Lot Single-Family Dwelling District.
- 503.0. R-2, Single-Family Dwelling District.
- 504.0. R-3, Low Density Multifamily Dwelling District.
- 505.0. R-4, Medium Density Multifamily Dwelling District.
- 506.0. R-5, High Density Multifamily Dwelling District.
- 507.0. O&P, Office and Professional District.
- 508.0. C-1, Neighborhood Business District.
- 509.0. C-2, Commercial Services District.
- 510.0. C-3, Central Business District.
- 511.0. C-4, Highway Commercial District.
- ~~GCI, General Commercial And Industrial District.~~
- 512.0. M-1, Light Industrial District.
- 513.0. M-2, Heavy Industrial District.
- 514.0. **PUD, Planned Unit Development.**
- ~~FP, Floodplain District.~~
- 515.0. **Residential Zoning Districts Building Bulk and Density Regulations.**
- 516.0. **Non-Residential Zoning Districts Building Bulk and Density Regulations.**
- 517.0. **Permitted Uses and Conditional Uses.**

501.0. A-1 Agricultural District.

- 501.1. Intent: **The purpose** of this district **is** to preserve and protect agricultural resources. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreages. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the premise that they are no more offensive than normal agricultural uses.
- 501.2. Bulk Regulations. (See Section 517.0. - Residential Zoning Districts Bulk and Density Regulations Table, herein this article.)
- 501.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)
- 501.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

502.0. R-1, Large Lot Single-Family Dwelling District.

- 502.1. Intent: The purpose of this district is to provide for large lot single-family residential development of low population density and relatively spacious character together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings.

502.2. Bulk Regulations. (See Section 517.0. - Residential Zoning Districts Bulk and Density Regulations Table, herein this article.)

502.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

502.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

503.0. R-2, Single-Family Dwelling District.

503.1. Intent: The purpose of this district is to provide for single-family residential development of low population density together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings.

503.2. Bulk Regulations. (See Section 517.0. - Residential Zoning Districts Bulk and Density Regulations Table, herein this article.)

503.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

503.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

504.0. R-3, Low Density Multifamily Dwelling District.

504.1. Intent: The intent of this district is to provide for areas of moderate density residential development that would provide a transition between low density single-family and high density multifamily areas. The principal use of land is for two-family and three-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced residential area.

504.2. Bulk Regulations. (See Section 517.0. - Residential Zoning Districts Bulk and Density Regulations Table, herein this article.)

504.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

504.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

505.0. R-4, Medium Density Multifamily Dwelling District.

505.1. Intent: This district is intended primarily to accommodate nonelevator residential development at a medium density. The principal use of land is for townhouses and garden

apartment buildings in convenient relation to outlying major thoroughfares and business centers. This district would also include recreational, religious and educational uses necessary to provide a balanced residential area.

505.2. Bulk Regulations. (See Section 517.0. - Residential Zoning Districts Bulk and Density Regulations Table, herein this article.)

505.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

505.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

506.0. R-5, High Density Multifamily Dwelling District.

506.1. Intent: This is a residential district to provide for residential development at a high density. The principal use of the land is for medium to high-rise apartment buildings requiring elevators. This district should generally be located in or adjacent to the central area of the city in proximity to principal areas of commercial activity. Recreational and religious uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced and attractive living areas.

506.2. Bulk Regulations. (See Section 517.0. - Residential Zoning Districts Bulk and Density Regulations Table, herein this article.)

506.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

506.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

507.0. O&P, Office and Professional District.

507.1. Intent: This district is intended to provide areas for public, semipublic, institutional, professional and office types of uses. Land space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods. Residential development is permitted in this district.

518.0. Bulk Regulations. (See Section 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)

507.2. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

507.3. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

508.0. C-1, Neighborhood Business District.

- 508.1. Intent: The intent of this district is to provide commercial locations for small areas of convenience shopping facilities in and near residential neighborhoods. Such convenience shopping facilities will often occupy a small area, frequently at an intersection or on a major street, in an area that is otherwise wholly residential.
- 508.2. Bulk Regulations. (See Section 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)
- 508.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)
- 508.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

509.0. C-2, Commercial Services District.

- 509.1. Intent: **This District** is intended primarily for general trades and commercial services located at specific points on major thoroughfares outside of central or neighborhood business districts. This district is particularly appropriate adjoining a major highway. Such an area draws highway trade uses such as restaurants, service stations, and motels which are not totally compatible with shopping center developments but which may be grouped together quite advantageously as highway service centers.
- 509.2. Bulk Regulations. (See Section 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)
- 509.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)
- 509.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

510.0. C-3, Central Business District.

- 510.1. Intent: District C-3 is intended primarily for major business services and retail business activity related to the core of the central business district serving the metropolitan trade area. Because this district is a major employment and shopping area within the community, relatively large building volumes and high residential density is permitted for transient and apartment accommodations. The high volume of pedestrian movement generated within this district will be facilitated as much as possible by the separation of pedestrian and vehicular traffic.
- 510.2. Bulk Regulations. (See Section 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)

510.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

510.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

511.0. C-4, Highway Commercial District.

511.1. Intent: This district is intended primarily for large lot retail uses that cannot be accommodated in the central business district and for businesses catering to the motoring public including service stations, convenience stores, restaurants.

511.2. Bulk Regulations. (See Section 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)

511.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

511.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

512.0. M-1, Light Industrial District.

512.1 Intent: This district is intended primarily for light manufacturing, warehousing and other limited industrial uses which create a minimum amount of nuisance outside the plant and are not noxious or offensive by reason of emission of smoke, dust, fumes, odors, noise, or vibrations beyond the confines of buildings. Light industrial uses generally require little or no outside material storage and the effect of the production process upon surrounding areas is normally that of the traffic generated by the receipt and delivery of goods and materials. Commercial uses in this district are generally those which serve the convenience of industrial establishments and their employees. Residential uses are not compatible with this environment and are not included in order that the district may be reserved for its intended light industrial purpose.

512.2 Bulk Regulations. (See Section 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)

512.3 Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)

512.4 Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

513.0. M-2, Heavy Industrial District.

- 513.1. Intent: This district is intended primarily for major basic manufacturing industries and related industrial activities. Heavy industrial uses characteristically create a large amount of noise, glare, odor, dust, vibration, air and water pollution and other harmful or obnoxious matter. Many of these industries characteristically store large quantities of raw or scrap material for processing operations. Commercial uses in this district are generally those which serve the convenience of industrial establishments and their employees. Residential uses are not compatible with this environment and are not included in order that the district may be reserved for its intended heavy industrial purpose.
- 513.2. Bulk Regulations. (See Section 517.0. - 518.0. - Non-Residential Zoning Districts Building Bulk and Density Regulations Table, herein this article.)
- 513.3. Permitted and Conditional Uses. (See Section 519.0. - Permitted and Conditional Uses Table, herein this article.)
- 513.4. Off-Street Parking Regulations. (See Article VII. Off-Street Parking and Loading Regulations, herein Appendix B - Zoning.)

514.0. PUD, Planned Unit Development.

- 514.1. Intent. The PUD is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation facilities, building densities, arrangements, and types are set out in a unified Master Plan in order to provide greater flexibility of land use, development densities, and building locations than other zoning districts may allow.

The PUD District is intended to maximize benefits from the use of open spaces, preserve natural areas and existing tree cover, protect steep slopes, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the general health, safety, welfare, and land value of surrounding and internal properties. A PUD may consist of a single use or a mix of residential, commercial, and limited industrial uses, provided such PUD is compatible with the Future Land Use Map and adopted Community Development/Comprehensive Plan of the City.

- 514.2. Procedures: (See Article XIV. - Processing Procedures For Planned Unit Developments.)

- a. **Application**: The owner or owners of a parcel of land within the zoning jurisdiction of the City may submit to the Zoning Administrator an application accompanied by a PUD Master Plan requesting a rezoning to the PUD Zoning District. The application form, Master Plan (including number of copies), proposed development rules and regulations, design guidelines, and other submittal details and requirements shall be as determined by the Zoning Administrator as necessary to review the request. The required application fee shall be as determined by resolution of the City Commission.

- b. **Review Process:** The PUD Application shall be reviewed by the Zoning Administrator for completeness. Applications deemed incomplete shall be returned to the applicant with a list of the missing or incomplete items. Applications deemed complete shall be distributed by the Zoning Administrator to other City departments and agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent City codes, regulations, standards, and policies.
- c. Subsequent to review by the Zoning Administrator and other City departments and agencies, the Zoning Administrator shall submit to all members of the Planning and Zoning Commission a copy of the PUD Application along with a written recommendation as to the request's conformity with the rules and regulations of the City and may include a recommendation for approval, approval with conditions, or denial of the application.
- d. The Planning and Zoning Commission shall subsequently hold a public meeting for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards and may confer with the applicant on changes to their requested as may be deemed advisable. The Planning and Zoning Commission shall consider the following as part of their deliberation:
 - 1. Compatibility with the Future Land Use Map and the Community Development/Comprehensive Plan.
 - 2. Land uses, building sizes and densities, and number of dwelling units.
 - 3. Building types, functions, architecture, and building placement and setbacks.
 - 4. Provisions for open space, landscaping, buffers, pedestrian circulation, and storm water management.
 - 5. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.
 - 6. Provisions for adequate public infrastructure including sanitary sewer and water service, storm water run-off, public parks, and public safety services.
 - 7. Traffic circulation and congestions including access to and from the site.
 - 8. General relationship to and impact on the surrounding area and neighboring properties.

After completion of its deliberation, the Planning and Zoning Commission may adopt a recommendation for approval or denial of the PUD Master Plan and associated development rules, regulations, and guidelines as submitted. The Planning and Zoning Commission may also request the developer agree to certain conditions or agree to make certain modifications, alterations, adjustments, or amendments to the proposed Master Plan and associated rules, regulations, and guidelines in order to secure a recommendation of approval from the Planning and Zoning Commission.

The Planning and Zoning Commission shall forward its recommendation to the City Commission within 60 days of the receipt of a PUD Application deemed complete by the Zoning Administrator. If the Planning and Zoning Commission does not act within the 60 days as prescribed above, the PUD Application shall be deemed to have received a recommendation of approval by the Planning and Zoning Commission unless the applicant agrees to an extension of time.

Within 60 days of receiving a recommendation from the Planning and Zoning Commission, the City Commission shall hold a public hearing for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards. During this hearing, the City Commission may confer with the applicant on changes to their request as may be deemed advisable in order to secure the approval by the City Commission. The City Commission may approve, approve with conditions or modifications as agreed to by the applicant, or deny the application. If the City Commission fails to act within the herein prescribed 60-day period, the PUD Application shall be deemed to have been denied, unless both the applicant and the City Commission agree to an extension of time.

Whenever any PUD Application has been denied by the City Commission, no new application covering the same property, or the same property and additional property, shall be filed with or considered by the City Commission until one year has elapsed from the date of the filing of the first application.

- e. **Recording of the Master Plan and Associated Regulations and Guidelines:** The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Regulations, and Guidelines as approved by the City Commission shall be recorded at the Office of the County Register of Deeds and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started, and no building permits shall be issued until all documents have been recorded.
- f. **Modifications:** Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City Commission with appropriate recommendations. The City Commission shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Commission as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Commission on any requested modification. All modifications and adjustments shall be recorded at the Office of the County Register of Deeds.

- g. **Platting and Development:** Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with

the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Sites Plans may be submitted and reviewed concurrently with the PUD Application process.

515.0. Residential Zoning Districts Building Bulk And Density Regulations.

515.1. The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum open space, and maximum density requirements for each building type constructed within the residential zoning districts established herein.

RESIDENTIAL ZONING DISTRICTS BULK AND DENSITY REGULATIONS TABLE							
BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE						
	A-1 Zoned Single Family Dwelling	R-1 Zoned Single Family Dwelling	Single Family Dwelling (Detached and Semi-Detached)	Two Family Dwelling	Townhouse or Row Dwelling	Multiple-Family Dwelling (Apartment)	Non-Residential Structure in a Residential Zoning District
Min. Lot Size	3 acres	10,000 sq ft	7,000 sq ft	8,000 sq ft	n/a	n/a	20,000 sq ft
Min. Lot Width ¹	100 ft	80 ft	50 ft	75 ft	24 ft.	80ft	100 ft
Min. Lot Street Frontage ²	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	40 ft
Front Yard Setback ³	25 ft	25 ft	10 ft	10 ft	25 ft	25 ft.	30 ft.
Side Yard Setback ⁴	8 ft	8 ft	7 ft	7 ft ⁶	8 ft. ⁶	25 ft	25 ft
Rear Yard Setback ⁵	30 ft	10 ft	10 ft	10 ft	20 ft	25 ft	25 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	n/a	10 ft	25 ft	25 ft	25 ft
Max. Building Height	3 stories	3 stories	3 stories	3 stories	3 stories	50 ft	35 ft
Min. Open Space	n/a	30%	30%	30%	20%	20%	20%
Max. Dwelling Units Per Acre	0.3		n/a	n/a	8	20	n/a
¹ Measured at the front yard building setback line							
² Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line							
³ Front stoops, stairs, decks and porches may encroach up to 5 ft into the required front yard setback. Street facing garages shall be setback 20 ft							
⁴ Horizontally projecting roof overhangs and other similar building projections may extend up to 3 ft into a required yard setback provided no part of a building is closer than 5 ft to a lot line							
⁵ Stoops, stairs, decks, and patios, not enclosed or covered by a roof, may encroach up to 5 ft into the required rear setback							
⁶ Zero feet from common lot lines of attached structures							

516.0. Non-Residential Zoning Districts Building Bulk and Density Regulations.

516.1. The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum open space, and maximum density requirements for each non-residential zoning district.

NON-RESIDENTIAL BULK AND DENSITY REGULATIONS TABLE							
BULK AND DENSITY REGULATION BY ZONING DISTRICT	ZONING DISTRICTS						
	O&P	C-1	C-2	C-3	C-4	M-1	M-2
Min. Lot Size	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Width	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Street Frontage ⁴	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft
Front Yard Setback	25 ft	25 ft	25 ft	0 ft	25 ft	25 ft	25 ft
Side Yard Setback ¹	10 ft	10 ft	10 ft	0 ft	10 ft	10 ft	10 ft
Rear Yard Setback ²	10 ft	10 ft	10 ft	0 ft	10 ft	10 ft	10 ft
Min. Separation Between Buildings Not Attached	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Max. Building Height	35 ft ³	35 ft ³	45 ft	n/a	35 ft ³	45 ft	60 ft
Min. Building Height	n/a	n/a	n/a	24 ft	n/a	n/a	n/a
Min. Open Space	20%	20%	20%	0%	20%	20%	20%
Max. Dwelling Units Per Acre	n/a	n/a	n/a	n/a	n/a	n/a	n/a
¹ 25 feet when said yard adjoins a residential zoning district or existing residential property							
² 25 feet when said yard adjoins a residential zoning district or existing single-family property							
³ An additional 10 ft of height is permitted for every 10 ft of additional building setback (on all sides) provided to a maximum height of 60 ft							
⁴ Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line							

516.2. Minimum tenant space: Within the C-4 zoning district, the minimum tenant space shall be 5,000 square feet, which may be non-contiguous as long as it is within the same building. Each commercial space intended to be occupied by a single commercial user or each commercial space which has separate doorway access from the exterior of the building or from an interior corridor of an enclosed mall shall be considered to be a tenant space.

Exception: Businesses catering to the motoring public shall be exempt from the minimum tenant space requirement. Automobile service stations, convenience stores, restaurants, and financial institutions with drive-up or drive-through facilities shall be deemed to be "businesses catering to the motoring public." The determination whether any business constitutes a "business catering to the motoring public" shall be made by the city planner, whose determination shall be appealable to the board of zoning appeals.

517.0. Permitted Uses and Conditional Uses.

517.1. The following table identifies the allowable uses within each zoning district. A use identified with a "P" within a given zoning district column is a Permitted use. A use identified with a "C"

within a given zoning district column requires approval of a Conditional Use Permit in accordance with city code. A blank space indicated that use is not permitted within the given zoning district. Uses not listed shall be considered not permitted uses.

The definitions for each listed use shall coincide first with the definition contained within this article, second as may be defined elsewhere in the City Code, and finally the commonly understood definition as determined by the Zoning Administrator.

A proposed use may follow under more than one category; however, for the purposes of this article, the proposed use shall follow the closest, most similar or specific use as listed in the Use Matrix. It shall be the sole discretion of the Zoning Administrator to make the determine as to where a proposed use falls within the Uses Table, whether it fits within or is similar to a use listed within the Uses Table or is otherwise not listed and therefore not permitted.

Every permitted use may include accessory uses that are customary for that permitted, principal use. Accessory uses are not allowed without a permitted principal use located on the same lot. Accessory uses shall follow the same standards required for the principal except as specifically provided for in Article VI. Supplemental District Regulations. The determination if a proposed accessory use is appropriate and allowable for a given permitted use, shall be at the sole discretion of the Zoning Administrator.

PERMITTED AND CONDITIONAL USES TABLE														
USE		ZONING DISTRICT												
		A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
AGRICULTURAL USES														
Commercial Farm Operation														
	Farming (row crop, vegetables, greenhouse, vineyards, orchards)	P	C	C	C	C	C							
	Animal Husbandry, subject to the provisions of Articles III and IV of Chapter 10 of the City Code (feedlots and animal feeding operations are prohibited)	P	C	C										
	Registered purebred miniature Vietnamese pot-bellied pigs and other similar registered purebred miniature pigs, subject to the provisions of Article III of Chapter 10 of the City Code.	C	C	C	C									
	Truck gardening and nurseries	P											C	C
	Farm Support Housing	C												
Horse boarding and riding stables		P												
RESIDENTIAL USES														
Household Living														
	Single-family dwelling, detached	P	P	P	P	P		C	C					
	Single-family dwelling, semi-detached (traditional duplex on two lots)			P	P	P	P	C	C					
	Two-family dwelling on one lot (duplex on one lot) does not include the conversion of an existing single-family home into 2 dwelling units)			P	P	P	P		C					
	Townhouse dwelling (3+ units)				P	P	P		C					
	Multiple family dwelling (3+ apartment or condo units)					P	P		C		C			

PERMITTED AND CONDITIONAL USES TABLE														
USE		ZONING DISTRICT												
		A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
	Manufactured Home Park or Mobile Home Park (subject to the provisions of Article X of the Zoning Code)						C							
	Accessory dwelling (includes the conversion of an existing single family detached dwelling into 2 units such as converting a basement or attached garage space into a separate dwelling unit)	C	C	C	C	C								
	Dwelling, upper-story multifamily units located above the ground floor only (mixed use building)							C	C	C	P	C		
	Tiny Home	C	C	C	C	C	C							
Group Residential														
	Group home as defined by K.S.A. 12-736	P	P	P	P	P	P							
	Assisted living residential facility		P	P	P	P	P	P	P	P				
	Nursing or convalescent home		P	P	P	P	P	P	P	P				
	Supervised group residence or halfway house, not including group home as defined by K.S.A. 12-736						C							
PUBLIC AND CIVIC USES														
	College, university, vocational and trades schools		P	P	P	P	P	P	P	P	P	P	C	C
	Cultural exhibit, museum, or library	C	C	C	C	C	C	P	P	P	P	P		
	Membership or religions organization, social club or lodge, and other place of public assembly		P	P	P	P	P	P	P	P	P	P		
	Public or private elementary, middle, or high school		P	P	P	P	P	P	P	P	P	P		
	Public or private parks, golf courses, country clubs, swimming pools, playgrounds, and indoor or outdoor recreational facilities and ball fields	P	P	P	P	P	P	P	P	P	P	P		
	Golf driving ranges	C							C	C		C		
	Public Utilities (not including gas and electrical power distribution stations, storage or maintenance yards or buildings)	P	P	P	P	P	P	P	P	P	P	P	P	P
	Government buildings and properties	P	P	P	P	P	P	P	P	P	P	P	P	P
	Hospital							C	C	C	C	C		
	Airports, public or private, and ancillary uses	C											C	C
COMMERCIAL USES														
	After hours business													
	Agricultural equipment sales and services							P	P	P	P	P	P	P
Animal services														
	Kennel (see Article X of the Zoning Code for special provisions)	C	C					C		C		C	C	C
	Veterinary services (without overnight kenneling)							P	P	P	P	P	P	P
	Art gallery							P	P	P	P	P		
Banks and financial services														
	Banks, not including delayed deposit service business							P	P	P	P	P		
	Delayed deposit service business (including check cashing, payday lending, car title loan business)											C		
	Pawnshop											C		
	Freestanding automated teller machine (ATM)							P	P	P	P	P		

PERMITTED AND CONDITIONAL USES TABLE														
USE		ZONING DISTRICT												
		A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
Body piercing studio or tattoo studio									P	P	P	P	P	
Day care facilities, child care center, and/or family child care home (state license required)		C	C	C	C	C	C	P	P	P	C	P		
Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use														
	No outdoor storage							P	P	P	C	P	P	P
	With outdoor storage												P	P
Drive-in or drive-thru facilities								C	C	P	C	P		
Eating and drinking establishment														
	Restaurant	C						P	P	P	P	P		
	Micro-brewery, micro-distillery, or winery with on-site tasting/sampling and sales	C							P	P	P	P	P	
	Tavern / Bar								P	P	P	P		
Entertainment														
	Movie theater, performance hall, performing arts studio							P	P	P	P	P		
	Indoor: waterpark, miniature golf, bowling, video game arcades, commercial driving ranges, go-carts, trampoline park, playground play space or similar use								P	P		P		
	Outdoor: waterpark, miniature golf, commercial driving ranges, go-carts, trampoline park, playground play space or similar use	P							P	P		P		
	Outdoor motion picture theaters (drive-in theater)	C							C	C		C	C	
Funeral and interment services														
	Cemetery, mausoleum, columbarium	P	P	P	P	P	P	P	P	P		P	P	P
	Cremation services												P	P
	Funeral Home including funeral services and retail sales with no outdoor display or storage		P	P	P	P	P	P	P	P	P	P	P	P
	Retail sales with outdoor displays and storage								P	P	P	P	P	P
Lodging														
	Bed & breakfast inn	C	C	C	P	P	C			P	P	P		
	Boarding or rooming house	C					C							
	Extended stay or apartment hotel									P		P		
	Hotel or motel									P	P	P		
	Campground	C												
	Short-term rental of permitted dwelling	C	C	C	C	C	C			P	P	P		
Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use								P	P	P	P	P		
Mini warehouse or self-storage facility														
	In-door only							C		P		P	P	P
	Out-door storage including vehicle, boat, camper, recreational vehicle												P	P

PERMITTED AND CONDITIONAL USES TABLE														
USE		ZONING DISTRICT												
		A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
Motor vehicle and motor equipment-oriented businesses														
	Automobile service center (auto parts sales)									P		P	P	P
	Automotive washing, car wash (auto, manual, or attended), does not include truck or trailer washing or trailer washout									P		P	P	P
	Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes), including the dispensing of liquified propane									P		P	P	P
	Electric vehicle charging stations (not ancillary to a principal use)								P	P		P	P	P
	Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)									P		P	P	P
	Automobile sales, rental, storage lot, and off-street parking									P		P	P	P
	Automobile, truck and equipment auction facilities												P	P
	Recreational vehicle, camper, boat, motorcycle, snowmobile, golf car, and similar sales, lease, and rental and ancillary repair and maintenance									P		P	P	P
	Light equipment sales, rental, or repair service									P		P	P	P
	Heavy equipment sales, rental or repair service									P		P	P	P
	Truck Stop, not including trailer washout												P	P
Supplementary parking (parking lots and parking structures that are on a parcel or lot that is separate from the principal use)		C	C	C	C	C	C	C	C	C	C	C	C	C
Personal and consumer service														
	Beauty salon, barbershop							P	P	P	P	P		
	Dry cleaner and laundry service							P	P	P	P	P	P	P
	Dry cleaner and laundry service (pick-up/drop-off service only)							P	P	P	P	P		
	Laundry (self-serve laundromat)							P	P	P	P	P		
	Massage therapy establishment, state licensed									C	C	C		
	Fitness center, gym, health spa							P	P	P	P	P		
	Tailor							P	P	P	P	P		
Print shop, copy center, retail shipping store								P	P	P	P	P		
Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)								P	P	P	P	P		
Television and radio broadcast studio, offices, and production facilities								P	P	P	P	P		
Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)								P	P	P	P	P		
Retail sale - intensive														
	Convenience store with fuel sales									P		P	P	P
	Fireworks retail sales facility									P		P	P	P

PERMITTED AND CONDITIONAL USES TABLE														
USE		ZONING DISTRICT												
		A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
	Hardware store, lawn and garden store, or similar use with outdoor storage								P	P		P	P	
	Large retail (over 50,000 sq. ft. gross floor area, single user or tenant space)									P		P	P	
	Liquor store								P	P	P	P		
	Lumber yard and Construction Sales and Services									p		P	P	P
	Can and bottle redemption facility									p		P	P	P
	Smoking lounge or hookah lounge									P	P	P		
	Tobacco store (including vape shop)									P	P	P		
	Adult businesses, city license required												C	C
	Medical or Recreational Cannabidiol (CBD) and Tetrahydrocannabinol (THC) dispensaries and sale, where permitted by state law									C		C	C	C
	Medical or Recreational Cannabidiol (CBD) and Tetrahydrocannabinol (THC) processing and manufacturing, where permitted by state law												C	C
	Spectator sports													
	Indoor	P								P		P	P	P
	Outdoor	P								P		P	P	P
	Sports and recreation, participant													
	Outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P
	Indoor	P	P	P	P	P	P	P	P	P	P	P	P	P
INDUSTRIAL USES														
	Animal feedlots, processing of animals or animal by-products													
	Electrical power generation (utility scale for off-site use, distribution, or sale – not including renewable energy power generation)													C
	Manufacturing, production and industrial services													
	<u>Limited</u> (no food related processing and manufacturing, all activities wholly contained within a building)												P	P
	<u>General</u> (limited food processing, outdoor storage limited)												P	P
	<u>Intensive</u> (may include outdoor storage of materials and activities not contained within a building) and includes:													
	Salvage yards, scrap and waste material yards, auto wrecking and junkyards (includes auto and other equipment and machinery wrecking and used parts yards and storage but no outdoor wrecking or disassembly)													C
	Truck or trailer washout													
	Agricultural chemicals and fertilizers manufacturing												C	C
	Cement, lime, gypsum, or plaster manufacture													P
	Explosive and ammunition manufacture or storage													

PERMITTED AND CONDITIONAL USES TABLE														
USE		ZONING DISTRICT												
		A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
	Junk or garbage processing, recycling, storage, or transfer station (indoor only)													C
	Petroleum products, chemicals, fuel, and gasses refining, manufacture, distribution, or bulk storage													
	Rubber goods manufacture													C
	Sand or gravel pits, mining, and crushing													C
	Smelting and processing of ore, metal and scrap metal													
Repair service														
	Electronics, appliance, household goods, furniture or similar							P	P	P	P	P	P	P
	Small engine									P		P	P	P
Research laboratory and testing												P	P	P
Storage of equipment, data and records, electronic data center, furniture and similar								P	P	P		P	P	P
Trucking/freight terminal													P	P
Wholesale fuel storage, sales, or distribution														C
Grain storage and distribution													C	C
Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)													P	P
Agricultural chemicals and fertilizers wholesale or retail sales													C	C
Waste related use														
	Junkyard including auto, truck and machinery wrecking and recycling													C
	Recycling facility													C
	Sanitary landfill													
OTHER USES														
Gas and electrical power distribution station		C											C	C
Battery Energy Storage Systems		C											C	C
Quarries and sand and gravel pits and other mining operations, gas or oil wells, or similar mineral or earth resource extraction (no crushing of rock or ore)		C											C	C
Renewable Energy Power Generation														
	Accessory Small Wind Energy Conversion System (utility scale is prohibited)	C	C	C	C	C	C	C	C	C	C	C	C	C
	Accessory Solar Energy Conversion System – building-integrated (utility scale is prohibited)	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Solar Energy Conversion System – ground mounted (utility scale is prohibited)	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Antennas and Communication Towers														
	Cell Tower, Communication/Broadband Antenna, Communication/Broadband Towers, or Communication/Broadband Rooftop Sites	C	C	C	C	C	C	C	C	C	C	C	C	C
	Radio and television transmitting towers and equipment	C							C	C	C	C	C	C

ARTICLE IV. RULES AND DEFINITIONS

403.0. Definitions.

403.1. For the purpose of this zoning ordinance, certain terms or words used herein shall be interpreted or defined as follows, unless the context clearly indicates otherwise:

(Red text is to be added to the existing list of definitions, deletions are shown strikethrough)

Accessory building: A subordinate building which serves a function customarily incidental to that of the main building which is located on the same lot as the main building. Customary accessory buildings include garages, carports, and small storage sheds.

Accessory use: A subordinate use which serves an incidental function to that of the main use of the premises which is located on the same lot as the main use. Customary accessory uses include tennis courts, swimming pools, air conditioners, barbecue ovens, and fireplaces.

Accessory use/Communication Tower: ~~A subordinate use which serves an incidental function to that of the main use of the premises which is located on the same lot as the main use. An accessory use/communication tower shall be limited to a communication antenna installed, maintained and used by governmental units, public schools and public colleges on property owned by such entities and for purpose of supporting related uses and/or the principle activity of such entities. The placement of the communication tower or communication antenna shall comply with the submission requirements and performance standards otherwise applicable to such use as set forth in Section 1014.0 of the Code.~~

ADA: The Americans with Disabilities Act of 1990 and any subsequent revisions and updates as administered by the United States Department of Justice.

Adjacent lot: The land, lot, or property adjoining the property in question along a lot line or separated only by an alley, easement, or street.

Agriculture: The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. The operation of commercial feedlots or pens, sales yards and auction yards for cattle or hogs shall be deemed an industrial and not an agricultural use.

After Hours Business: Any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.

Apartment house: ~~See Dwelling, multifamily.~~

Alley: A dedicated public right-of-way, other than a street, which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alteration: Alteration, as applied to a building or structure, is a change or rearrangement in the structural parts of an existing building or structure. Enlargement, whether by extending a side, increasing in height, or the moving from one location or position to another shall be considered as an alteration.

Apartment house or building: Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their own cooking in the building. Said buildings have dwelling units that are both vertically and horizontally attached to one another. (See "Dwelling, multiple-family.")

Area, project:

1. *Gross project area:* Total project area.
2. *Net project area:* Total project area less land allocated to public street right-of-way, private streets, parking areas and any land allocated to specified nonproject uses such as schools and churches when determining the "net residential project area" to be used as a basis for calculating the number of permitted dwelling units for a planned unit development.

Area of shallow flooding: Means a designated AO or AH zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel [does not exist, where the path of flooding] is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: Is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

Asphalt double-sealed: A two-layer sprayed application of asphalt that is used to seal roads and driveways or as a paved surface for a new parking lot or driveway. It's also known as a double chip seal.

Assisted living residential facility: A building consisting of individual dwelling units where meals and assistance for daily living activities are provided to the residents, who are primarily elderly persons. Such facility must be licensed by the State of Kansas.

Attention-attracting device: Any flasher, blinker, animation, banner or other object designed or intended to attract the attention of the public to an establishment or to a sign, except that any sign whereon the primary use is current time, temperature and/or community service information is indicated by intermittent lighting shall not be deemed as an attention-attracting device.

Awning: A structure made of cloth, metal or other material affixed to a building in such a manner that the structure may be raised or retracted to a position against the building.

~~**Banner:** A sign intended to be hung with or without a frame, possessing characters, letters or illustrations applied to paper, plastic or fabric of any kind, excluding flags, emblems and insignia of political, professional, religious, educational, or corporate organizations with the exception of logos for the city or organizations endorsed by the city, and which are displayed for noncommercial purposes, excluding community celebrations that are officially endorsed by the city.~~

Bar: Any establishment devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverage by 50% or more of total gross sales, and where such beverages are consumed on the premises. (This definition includes and may also be referred to as a "Cocktail Lounge," "Tavern," "Nightclub," or "Saloon.")

Base flood: Means the flood having one-percent chance of being equaled or exceeded in any given year.

Basement: A portion of a building which is wholly or partly below grade, the ceiling of which is less than four feet above grade, which shall not be included as a story for the purpose of height regulations.

Bed and Breakfast Inn: An owner-occupied dwelling unit that contains no more than five (5) guest rooms where lodging, with or without meals, is provided for compensation. For establishments to be considered a bed and breakfast inn, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays.

~~**Bed and breakfast:** An owner-occupied residence furnishing accommodations to overnight guests including a breakfast meal.~~

Beer means a beverage containing more than 3.2 percent alcohol by weight, obtained by alcoholic fermentation of an infusion or concoction of barley, or other grain, malt and hops in water and includes beer, ale, stout, lager beer, porter and similar beverages having such alcoholic content.

~~**Billboard:** See Sign.~~

Boarding house or rooming house: A building other than a hotel or motel where, for compensation, lodging, or lodging and meals, are provided for three (3) or more persons.

Board of zoning appeals: That board which has been created by the governing body having jurisdiction and which has the statutory authority to hear and determine appeals, exceptions and variances to the zoning regulations.

Body Piercing Studio: Any establishment or business wherein body piercing is practiced. Specifically excluded from this definition are retail jewelry businesses offering ear piercing as a complimentary service. (See "Tattoo Studio.")

Brewery, micro: A small business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises. A microbrewery may include a tasting room for consumption on-premises.

Buffer strip: A strip of land located between incompatible land uses which is subject to private use restrictions, or a negative easement, or is dedicated to public use as open space, for the purpose of protecting the built environment of a subdivision or to enhance a street right-of-way, or both.

Building, accessory: See *Accessory building*.

Canopy: A structure other than an awning, made of cloth, metal or other material with frames affixed to a building and carried by a frame (which may be supported by the ground).

CBD (cannabidiol): A chemical found in the cannabis plant that's not intoxicating and used as a herbal or medicinal treatment in products including drinks, food, oils, and body lotions.

Child Care Center: A child care facility, licensed by the State of Kansas, in which care and educational activities are provided for 13 or more children two weeks to 16 years of age for more than three hours and less than 24 hours per day including day time, evening, and night-time care, or which provides before and after school care for school-age children. (See "Day care facility.")

Children's home: Any place, home or institution providing 24-hour nonsecure care licensed by the state for five or more children under the age of 18 years for compensation in which such children are under the custody of a state agency; provided, however, this definition shall not include children placed in family care in a family foster home, public and private schools organized, operated or approved under the laws of the state, children related by blood or marriage to the provider, caring for children within an institutional building while their parents or legal guardians are attending services, meetings or classes or engaged in church activities.

City or community: The City of Independence, Kansas.

Cocktail Lounge: see definition for "bar."

Common open space: An area of land or water or combination thereof planned for passive or active recreation, which does not include areas utilized for streets, alleys, driveways, private roads, off-street parking or loading areas. However, the area of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., may be included as common open space.

~~**Communication antenna:** An antenna or array of antennas at one location intended to broadcast and receive signals as part of a wide-area, communication system such as cellular telephone~~

~~systems, pager systems or wireless computer networks, but excluding short wave radio antennas operated primarily as a hobby.~~

~~**Communication facility:** A land use facility supporting antennas and microwave dishes that sends and/or receives radio frequencies signals. communication facility shall include structures or communication towers, antennas, associated structures and accessory buildings.~~

~~**Communication tower:** A ground mounted or self-supported, guyed, lattice or monopole tower, constructed as a free-standing structure or in association with a building, other permanent structure or equipment, constructed to support one or more antennas; provided that, for purposes of this ordinance, the term "communication tower" shall not include any tower that is under 70 feet in height and is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas.~~

~~**Guyed tower:** A communication tower that is supported, in whole or in part, by guy wires and ground anchors.~~

~~**Lattice tower:** A guyed or self-supporting three or four sided, open, steel frame communication tower.~~

~~**Monopole tower:** A communication tower consisting of a single pole, constructed without guy wires and ground anchors.~~

~~**Communication tower height:** The vertical distance measured from the base of the communication tower at grade to the highest point of the communication tower. If the communication tower is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the communication tower height.~~

Comprehensive plan: The official adopted comprehensive plan for future growth of Independence, Kansas, and any amendments relating thereto.

Conditional use: A use that is permitted, but only by application to the building inspector as designated in each specific instance, and after a determination by the planning commission and city commission that all regulations and standards of this ordinance applying to the specific use in the particular location will be met, along with such additional conditions or safeguards as the city commission may prescribe in the specific case and circumstances, in order to prevent harm or injury to adjacent uses, the neighborhood, and/or in order to improve the public health.

Condominium dwelling house: A building containing two or more dwelling units, which dwelling units are separated by a party wall and which dwelling units are designed and intended to be separately owned in fee under the condominium statutes of the State of Kansas.

Convenience store: Any retail establishment, generally less than 10,000 square feet in size, offering for sale food products, household items and other goods commonly found in grocery stores and may include automotive and truck fuel sales. Any such business with 50% or more

of its gross sales in alcohol and/or tobacco shall be considered a liquor store or a tobacco store.

Day care facility: Any place, home or institution which receives four or more children under the age of 18 years for any part of the 24-hour day for compensation; provided, however, this definition shall not include public and private schools organized, operated or approved under the laws of the state, custody of children fixed by a court of competent jurisdiction, children related by blood or marriage, to the day care provider, caring for children within an institutional building while their parents or legal guardians are attending services, meetings or classes or engaged in church activities. Day care facility may include a Family Child Care Home, as defined herein. (See "Family Child Care Home.")

Dedication: Intentional transfer by the developer to the public of ownership of or an interest in land for a public purpose. Dedication of land, by formal deed of conveyance, or by any other method recognized by the laws of the State of Kansas.

Delayed Deposit Services Business: A person or individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity who for a fee does either of the following:

- (1) Accepts a check, draft, share draft, or other instrument for the payment of money dated after the date it was written.
- (2) Accepts a check, draft, share draft, or other instrument for the payment of money dated on the date it was written and holds it for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, draft, or other instrument whether express or implied.

The above are typically referred to as "Check Cashing," "Payday Lending," or "Car Title Loan" establishments.

District: A section or sections of the zoning area for which these regulations governing the use of land, the height of buildings, the size of yards and the intensity of use are uniform.

Distillery, micro: A small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single batches. A micro-distillery may include a tasting room for consumption on-premises.

Dog: Any canine species over six months of age.

~~**Drive-in establishment:** Any restaurant, financial institution or product vending enterprise where the patron does not enter and remain within a building during the transaction of his business. Food vending establishments, where the food is not normally consumed within a building or where facilities are provided for eating outside a building, shall be included in this definition.~~

Drive-in or Drive-thru Facility: An establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in their vehicle that are in designated drive-thru vehicle stacking lanes. A drive-thru facility may be in combination with other uses, such as financial institutions, restaurants, pharmacies, and service providers such as dry cleaners. For the purposes of the Zoning Regulations, automotive and truck washes and automotive and truck fuel sales facilities will not be categorized as drive-thru facilities.

Dwelling: A building or portion thereof, not including mobile homes, which is designed and used exclusively for residential purposes.

Dwelling, accessory: A separate and smaller second dwelling that is located within the lot or building envelop of a single-family dwelling and is held under the same ownership of that single-family dwelling. This separate dwelling contains its own living, cooking, and housekeeping facilities, may or may not have its own entrance, and is contained within, attached to, or built separate from the principal single-family dwelling. Examples include: a dwelling over an attached or detached garage, a tiny house built on a separate foundation in the backyard, a dwelling within the basement of the principal building, or a dwelling attached to the principal building.

Dwelling, condominium: See *Condominium dwelling house*.

Dwelling, elderly: A residential building having accommodations for and occupied exclusively by residents who are at least 62 years old.

Dwelling, multiple: A residential building having accommodations for and occupied exclusively by more than one family, independently.

Dwelling, row: Three (3) or more horizontally attached dwelling units in a continuous row. (See "Dwelling, townhouse.")

Dwelling, single-family: A residential building having accommodations for and occupied exclusively by one family.

Dwelling, single-family, detached: A detached dwelling erected on its own lot and designed for or occupied by one family only.

Dwelling, single-family, semi-detached: A dwelling designed for or occupied by one family only which is erected on a separate lot and is joined to another such dwelling on one side only by a wall located on the lot line and which has yards on the remaining sides (commonly referred to as a duplex).

Dwelling, three-family: A residential building having accommodations for and occupied exclusively by three families independently.

Dwelling, townhouse: A dwelling unit attached horizontally to 2 or more other dwelling units by party walls, but no single unit shares party walls with more than two other units, and where

each unit maintains an individual entrance from the exterior of the building. (See "Dwelling, row.")

Dwelling, two-family: A residential building having accommodations for and occupied exclusively by two families independently.

Dwelling unit: A separate, independent living quarter consisting of one or more connected rooms with permanently installed bathroom and kitchen facilities, occupied by a family group or single person (or vacant quarters normally so occupied).

Employees: All persons, including proprietors, working on the premises during the largest shift at peak season.

Engineer: A professional engineer registered in the State of Kansas.

Factory-built home: Any structure, designed for residential use, which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of the Zoning Regulations, factory-built homes include manufactured homes and modular homes.

~~**Family:** One or more persons related by blood, marriage, or adoption, living together as a single housekeeping unit; or a group of not more than four unrelated persons living together as a single housekeeping unit; plus in either case, usual domestic servants. A family shall under no circumstances be construed as a boardinghouse, fraternity, or sorority house, club, lodging house, motel or commune.~~

Family: One (1) or more individuals occupying a dwelling unit and living together as a single, nonprofit housekeeping unit, and sharing common living, sleeping, cooking, and eating facilities. The definition of Family does not include any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization; any group of individuals whose association is temporary or seasonal in nature; and, any group of individuals who are in a group living arrangement because of criminal offenses.

Family Child Care Home: A child care facility, licensed by the State of Kansas, in which care is provided for a maximum of 12 children under 16 years of age.

Family foster home: A childcare facility that is a private residence, including any adjacent grounds, in which the resident(s) provide family care for 24 hours a day for one or more children in foster care and for which a license is required by the state.

Feedlot: See *Agriculture*.

Fence, sight-obscuring: A fence or evergreen planting arranged in such a way as to obstruct vision.

Flood insurance rate map (FIRM): Means an official map of a community, on which the flood insurance study has delineated the flood hazard boundaries and the zones establishing insurance rates applicable to the community.

Flood insurance study: Is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

Floodway or regulatory floodway: Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway fringe: Is that area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one-percent chance of flood occurrence in any one year).

Floor area: For commercial business and industrial building or buildings containing mixed uses, the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, but not including:

1. Attic space providing headroom of less than seven feet;
2. Easement space not used for retailing;
3. Accessory water and cooling towers.

For residential buildings, the gross horizontal areas of the several floors of a dwelling exclusive of garages, basements and open porches measured from the external faces of the exterior walls.

Freestanding building: A single building not sharing a common wall.

Freestanding sign: A sign standing on the ground. Such signs are usually, but not necessarily, supported from the ground by one or more poles or posts on similar uprights with or without braces.

Frontage: The length of the property abutting on one side of a street measured along the dividing line between the property and the street right-of-way.

Garage, private: An accessory building or portion of a main building used for the parking or temporary storage of vehicles or used by occupants of the main building.

Garage, public: A building other than a private garage used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire or sale.

Gas pressure control station: A facility commonly known as a "town border station." This term shall not include isolated regulator valves.

Gasoline service station: A service station shall consist of a building or group of buildings and surfaced area where automotive vehicles may be refueled and serviced; self-service pumps without buildings shall also be included. Such service shall not include tire recapping, body repairs, or major overhaul. For the purposes of this definition any business that sells or dispenses retail motor vehicle fuels shall be considered a service station.

Governing body: The mayor and city commission of Independence, Kansas.

Grade: The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Height of buildings and structures: The height of a building or structure shall be the vertical distance measured from a ground reference point (as described below) to the highest point of any permanent part of the structure. The ground reference point for said measurement shall be the highest of any of the following levels:

1. The street curb level.
2. The established or mean street grade in case the curb has not been constructed.
3. The average finished ground elevation across the front of the building (measured at the front building wall) where the building or structure sets back from the street.

The height of buildings shall be measured to the level of the highest point of the roof beams of flat roofs or roofs including not more than one inch to the foot and to the highest point of the roof of a building for other roofs, excluding chimneys, antennas and other appurtenances.

The height of buildings when measured by stories shall include:

1. That part of a building included between [the surface of a floor and] the surface of the floor next above, or if there is no floor above, that part of the building which is between the surface of a floor and the ceiling next above.
2. An attic shall be considered as a story when the main line of the eaves is above the middle of the interior height of such story.
3. The first story shall be considered as a half story when 50 percent or more of the area of its exterior walls are exposed to outside light and air entirely above grade and which exterior walls contain windows or doors permitting the entrance of daylight and outside air and, in the case of multiple-family dwellings, may be occupied by a resident.
4. When less than 50 percent of the area of the walls of the first story is exposed to outside light and air entirely above grade, that story shall be classed as a basement and in the case of multiple-family dwellings may not be occupied as a resident by other than a caretaker or manager.

Home occupation: An occupation carried on within a dwelling by members of the family occupying the dwelling with no servant, employee, or other person being engaged, provided the residence character of the building is maintained and the occupation is conducted in such a manner as not to give an outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term nor infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes.

Homes association: An incorporated nonprofit organization operating under recorded land agreements through which (a) each lot or home owner in a planned district or other described land area is automatically a member, and (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property, and (c) the charge if unpaid becomes a lien against the property.

Hookah Lounge: An establishment where patrons are provided shisha (flavored tobacco) in a hookah or nargile water smoking pipe or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an E-Hookah Lounge or Bar.

~~**Hotel:** A building or portion thereof, or a group of buildings, used as a transient abiding place which may or may not serve meals regardless of whether such establishments are designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, motor court, tourist cabin, tourist court, or other similar designation.~~

Hotel or motel: A building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays.

Hotel, extended stay or apartment hotel: A building containing furnished bedrooms with or without cooking facilities in which lodging is provided and offered to the public on a weekly or month basis for compensation.

Indoor firing range: An indoor area or facility designated or operated primarily for the use of firearms.

Kennel: A lot or building in which four or more dogs or cats at least four months of age are kept commercially for board, propagation, or sale.

Liquor Store: A retail shop or establishment that primarily sells prepackaged alcoholic beverages, including wine, beer, and alcoholic liquors, intended to be consumed off the store's premises, and where 50% or more of total gross sales are derived from the sale of alcohol and tobacco.

Loading space: A space within the main building or on the same lot, providing for the loading or unloading of trucks, with a minimum of 14 by 50 feet and a vertical clearance of 18 feet.

Lot: A parcel of land occupied or to be occupied by one main building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under these regulations, and having its principal frontage upon a public street. A lot as used herein may consist of one or more platted lots, or tract or tracts as conveyed, or parts thereof.

Lot, corner: A lot abutting upon two or more streets at their intersection.

Lot coverage: Lot coverage shall include the total area of all principal and accessory buildings as measured along the outside wall at ground level or above as viewed from above and includes all projections other than open porches, fire escapes, canopies or the first three feet of a roof overhang. Roads, driveways, parking lots and swimming pools shall not be included in the maximum lot coverage requirement. The percentage of lot coverage shall be computed as follows:

Percent of lot coverage = Square feet of ground coverage of all ground coverage of all principal and accessory buildings divided by total square feet of lot area

Lot, depth of: The mean horizontal distance between the front and the rear lot lines.

Lot, double frontage: A lot having a frontage on two nonintersecting streets, as distinguished from a corner lot.

Lot, interior: A lot whose sidelines do not abut upon any street.

Lot lines: The line bounding a lot as defined herein.

Lot line, front: The boundary between a lot and the street on which it fronts.

Lot line, rear: The boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

Lot line, side: Any lot boundary line not a front or rear line thereof. A sideline may be a party lot line, a line bordering on an alley or place or a side street line.

Lot of record: A lot which is a part of a subdivision, the plat of which has been recorded in the office of the register of deeds or a lot described by metes and bounds, the description of which has been recorded in the office of the register of deeds prior to the original adoption of subdivision regulations by the city.

Lot width: The horizontal distance between sidelines measured at the front building line.

Lot, zoning: A parcel or tract of land used, developed, or built upon as a unit under single ownership or control. Said parcel or tract may consist of one or more lots or record, one or more portions of a lot or lots of record, or any combination thereof.

Machine shop: A workshop, including tool and die shops, that turns, shapes, planes, mills or otherwise reduces or finishes by machine-operated tools.

Manufactured home: A factory-built, single-family dwelling unit that is substantially assembled in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards (24 C.F.R. 320 et seq.), promulgated by the U.S. Department of Housing and Urban Development, and does not have a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have any permanently attached wheels or axles to its body or frame.

Marquee: A permanent roof-like structure extending from part of the wall of a building but not supported by the ground, and constructed of durable material such as metal, glass or other fire retardant material.

Massage: Any method of treating the external parts of the human body by rubbing, stroking, kneading, tapping or vibrating with the hand, other parts of the body, or any instrument, for any form of consideration or gratuity.

Massage therapy establishment: Any establishment having a fixed place of business wherein any of the treatments, techniques, or methods of treatment referred to as “massage therapy” are administered, practiced, used, given, advertised or applied by persons licensed by the State of Kansas, when performing massage services as part of the profession for which licensed.

Medical clinic: Any building designed for use by one or more persons lawfully engaged in the diagnosis, care and treatment of physical or mental diseases or ailments of human beings; including, but not limited to, doctors of medicine, dentists, chiropractors, osteopaths, optometrists, podiatrists, and in which no patients are lodged overnight, but which may include an apothecary.

~~**Microbrewery:** means a brewery licensed by the director to manufacture, store and sell domestic beer.~~

Mini-storage or self-storage: A building or group of buildings, containing varying sizes of individualized, compartmentalized, and controlled stalls or lockers for the storage of customers' goods or wares, excluding junk, explosive, or flammable materials, and other noxious or dangerous materials. No business activities other than rental of storage units shall be conducted on the premises.

Mini-warehouse or self-storage facility: (See “Mini-storage or self-storage.”)

Mixed-use building: A multi-story commercial building that includes office and/or retail uses on the first floor or lower levels of the building and multiple family dwellings above the first floor or on the upper levels of the building.

Mobile home: A detached single-family dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels or on flatbed or other trailers and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like and needing no further installation of a heating system or materials. ~~Provided further, that this ordinance shall not apply to those prefabricated or "modular units" transported over highway only for location at a permanent construction site.~~ This definition does not include "manufactured homes" or "modular homes." In no instance shall a "travel trailer," as defined in this ordinance, be considered as a mobile home.

Mobile home park: Any plot of ground containing four acres or more which is equipped as required for support of mobile homes and used or intended to be used by four or more occupied mobile homes, but under no circumstances shall the mobile home spaces be sold or offered for sale individually. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, inspection, or sale.

Mobile home space: A plot of ground within a mobile home park which can accommodate one mobile home and which provides the necessary utility services for water, sewerage, and electricity.

Modular home: A house that is built in sections (modular units) off-site and then assembled on a permanent foundation at the building site. Modular homes are also known as prefab homes.

~~**Motel:** A building or group of buildings on the same parcel of ground containing guest units with separate entrances from the building exterior and consisting of individual sleeping quarters, detached or in connection [sic] rooms, with or without cooking facilities, for rental to transients.~~

Nightclub: See definition for "bar."

Nonconforming use, building or yard: A use, building or yard existing legally at the time of the passage of this ordinance or any amendment thereto which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated.

Nursery school: A prekindergarten school for children primarily between the ages of three and five.

Nursing homes or convalescent homes: An institution or agency licensed by the state for the reception, board, care, or treatment of three or more unrelated individuals, but not including facilities for the care and treatment of mental illness, alcoholism, or narcotics addiction.

Open space: An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses. Open space shall not be deemed to include buildings, driveways, parking lots, display areas for retail sales of merchandise, loading areas, outdoor storage areas, or other surfaces designed or intended for vehicular travel.

Overlay district: Is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

Parking space, off-street: A permanently surfaced dust free area (concrete, asphaltic concrete, or other comparable surface), located on property other than a public street, enclosed or unenclosed, to store one automobile, to which an automobile has direct access from a permanently surfaced drive. Such parking space shall meet the minimum "off-street parking standards" contained in article VII of this ordinance. (See also Exceptions to Section 705.1 of the Code, Open parking spaces for one- and two-family dwelling units, Vehicle storage lots, and M-1 and M-2 districts.)

Pawnshop: An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. A pawnshop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking.

Planning commission: The Independence, Kansas, planning commission.

Planned development: A tract of land under single ownership or control which is to be developed in accordance with a plan adopted by ordinance and the boundaries of which are established by the zoning district map.

Private club: A profit or nonprofit association of persons who are bona fide members paying annual dues. It shall be permissible to serve food and meals on such premises providing adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed, provided that such sale of alcoholic beverages is in compliance with the applicable federal, state and municipal laws.

Public utility: Any firm or organization duly authorized to furnish to the public, under state or municipal regulations, electricity, gas, steam, communications, telegraph, transportation or water.

Residential design manufactured homes: A structure which is subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C. 5403, ~~and which has a minimum dimension of 22 feet of body width,~~ a pitched roof and siding and roofing materials which are customarily used on site-built homes. Residential design

manufactured homes are subject to the standards set forth in section [611.0](#) of these zoning regulations.

Restaurant: A public eating establishment at which the primary function is the preparation and serving of food.

Restaurant, drive-in: An establishment whose primary purpose is the sale, dispensing or serving of food, refreshments or beverages in automobiles, including those establishments where customers may serve themselves, except that this shall not be construed as to include what is commonly called a cafeteria.

Restaurants, drive-through: An establishment whose primary purpose is the sale, dispensing or serving of food, refreshments, ice, or beverages in automobiles, including those establishments where customers may serve themselves, except that this shall not include offering or selling food or beverages for consumption on the premises in parked motor vehicles.

Ribbon driveway: Two parallel strips of concrete, asphalt, mortar-set stone or brick, or solid or turf pavers with an open, unpaved space in between. The strips in a ribbon driveway must be at least two feet wide and located so they are separated five feet on center. The space between the ribbons may be planted with grass or another ground cover, or filled with landscaping rocks or gravel. Ribbon designs are best suited to shorter, straight driveways, and can become impractical where driveways are long or curved.

Right-of-way: The land opened, reserved, or dedicated for a street, sewer, water line, walk, drainage course or other public purpose.

Rooming house: A rooming house is a building other than a hotel where lodging is provided for three or more persons for compensation pursuant to previous arrangements but not open to the public or transients.

Saloon: See definition for "bar."

Screening: See *Fence, sight-obscuring*.

Setback: Farthest projection of a structure from the property line.

Shipping container: A "shipping container" (also, "cargo container," "MOD," "POD," "Conex box," etc.) is a movable and enclosed structure typically made of durable materials like metal. It is designed for temporary storage of personal, commercial, or industrial goods and possessions. These containers come in standard sizes: 10 feet, 20 feet, or 40 feet in length, and 8 feet in width, and 8.5 feet in height. They are secure and weather-resistant, making them versatile for various applications, including relocation, construction sites, and retail storage.

Shipping container, industrial: An "industrial shipping container" is a movable and enclosed structure typically made of durable materials like metal. It is designed for temporary storage

of industrial goods and possessions. This definition encapsulates any containers larger than the standard 10, 20, and 40 foot in length containers.

Shopping center: A group of retail stores, planned and developed for the site upon which they are built and owned and managed as a unit with off-street parking provided on the property.

Short term rentals not elsewhere listed: A property or space offered for rent to a transient guest(s) for overnight stays consisting of 30 consecutive days or less that is not located in a hotel, tourist court, or motel.

Sign: Any words, numerals, figures, devices, designs, or trademarks by which information is made known to the public outside a building and including, but not limited to, the following:

1. ~~Detached sign:~~ Any sign located on the ground or on a structure located on the ground and not attached to a building. Multiple signs on one detached structure not attached to a building shall be considered one sign.
2. ~~Electronic sign:~~
 - a. ~~LED/Reader Board (Electronic Changeable Copy) Sign:~~ A sign in which the copy is changed electronically, uses changing lights to form the message or text form wherein the sequence of messages and rate of change is electronically programmed and modified.
 - b. ~~Electronic Display Center (Video Display Sign):~~ A sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards and holographic displays.
3. ~~Illuminated sign:~~ Any sign which has characters, letters, figures, designs, or outlines illuminated directly, such as spotlights, or by electric lights or luminous tubes as a part of the sign proper.
4. ~~Nonilluminated sign:~~ Any sign which is lighted by natural sunlight only.
5. ~~Marquee sign:~~ Any sign attached flat against a marquee.
6. ~~Portable sign:~~ A sign not permanently affixed to the ground or to a building or structure, such as signs mounted on vehicles, wheels, or any type of support not permanently attached to a structure or to the ground.
7. ~~Poster panel or billboard:~~ An illustration of approximate dimension of 12 feet by 24 feet or multiples thereof mounted on a semipermanent structure and depicting information not directly related to the property upon which it is placed.

- ~~8. *Projecting sign:* Any sign extending more than one foot from the face of the building to which it is attached. A time and temperature instrument mounted on the face of the building shall be included in the definition.~~
- ~~9. *Roof sign:* Any sign erected, constructed and maintained wholly upon or over the roof of a building and having the roof as a principal means of support.~~
- ~~10. *Temporary sign:* Any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames, intended to be displayed for a short period of time, not to exceed 30 days.~~
- ~~11. *Wall sign:* Any sign attached to and erected parallel to and within one foot of the face or wall of a building, including signs painted on the walls of buildings.~~

~~**Sign area:** That area within a line including the outer extremities of all letters, figures, characters and delineations or within a line including the outer extremities of the framework or background of the sign, whichever line includes the larger area. The support for the sign background, whether it be columns, a pylon, or a building or part thereof, shall not be included as a part of the sign area.~~

Sign: (See Article VIII – Sign Regulations for sign related definitions.)

Smoking Lounge: An establishment where patrons can purchase and consume tobacco products on site or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an E-Cigarette, Vape, or Vapor Lounge or Bar.

Storefront beam: The structural beam that supports the upper facade.

Story: See *Height*.

Street: A right-of-way, dedicated to the public use, which provides vehicular and pedestrian access to adjacent properties.

Street network:

1. *Principal arterial:* A street which provides fast and efficient movement of large volumes of traffic between areas and does not provide a land service function.
2. *Minor arterial:* A street which provides for through traffic movement between and around areas, with restricted access to abutting property and subject to necessary control of entrances and exits.
3. *Collector:* A street which provides for traffic movement between thoroughfares and residential streets, with direct access to abutting property.

4. *Local*: A street which provides access to abutting land and local traffic movement in residential areas.

Street right-of-way line: A dividing line between a lot, tract, or parcel of land and the contiguous street.

Structural alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any complete rebuilding of the roof or the exterior walls. For the purpose of this regulation, the following shall not be considered a structural alteration:

1. Attachment of a new front where structural supports are not changed.
2. Addition of fire escapes where structural supports are not changed.
3. New windows where lintels and support walls are not materially changed.
4. Repair or replacement of nonstructural members.

Structures: Anything constructed or erected on the ground or which is attached to something on the ground. Structures include buildings, radio and TV towers and receiving disks, sheds and permanent signs. Excluded are wing walls attached to and extending from the building where use of such wing walls is for decorative or landscaping purpose and provided said wing walls are not used to support roof structures. Also excluded are sidewalks, pavement, fences and public improvements such as utility poles, streetlight fixtures and street signs.

Tattoo Studio: Any establishment in which tattooing is carried out professionally and may or may not include ear and body piercing. (See "Body Piercing Studio.")

Tavern: See definition for "bar."

THC (tetrahydrocannabinol): A psychoactive chemical found in the cannabis plant that produces a high.

Tiny House: A single family dwelling that is 400 square feet in floor area or less, excluding lofts, and anchored to a permanent foundation.

Tobacco Store: A retail shop or establishment primarily engaged in the sale of tobacco and tobacco related products, including nicotine products and supplies such as electronic cigarettes, vape, and other devices capable of providing an inhalable dose of nicotine, for off premise consumption and where 50% or more of total gross sales are derived from the sale of tobacco and nicotine products or a combination of tobacco products and alcohol. These establishments may also be known or referred to as an E-Cigarette, E-Hookah, Vape or Vapor Store or Shop.

Townhouse: A single-family dwelling unit attached by common walls (usually sidewalls) to other dwelling units to form a "row house" arrangement with no other dwelling units located above or below. Townhouses usually have at least one walkup floor above grade.

Trailer: See *Travel trailers* or *Mobile home*.

Transom: The opening above the doors or windows of the storefront. Normally the upper portion of the ground floor.

Travel trailers: ~~Including automobile tent trailers, recreational vehicles, or house cars, designed to provide temporary mobile housing for highway and recreational travelers. Such use shall be considered equivalent to a hotel, tourist court or motel for zoning purposes.~~ A towable recreational vehicle (RV) that provides a place to sleep and live while traveling. Travel trailers are also known as conventional trailers, bumper-pulls, pull-behind trailers, or tow-behind trailers.

Turf pavers: Also known as turf stone, turf block, grass block or grow-through pavers are made of concrete or recycled plastic with open cells that allow grass to grow through them. They're a porous, eco-friendly option for driveways and parking areas for one- and two-family dwelling units, and must be installed and maintained per the manufacturer's specifications.

Upper Story Dwelling: A dwelling unit located on the second floor story and above, but not including the ground floor or basement of any structure.

Variance: The granting of permission by the board of zoning appeals to allow the development of a lot or tract for uses allowed within the zoning district in a manner which exceeds maximum limits or is less than minimum limits established by these regulations and where such limits prohibit use of the land in a manner equivalent to the abutting similarly zoned properties.

Vehicle storage lot: An area for the overnight storage or long term warehousing of vehicles under one ownership. Vehicle storage lots shall be exempt from the minimum off-street parking regulations and landscaping requirements contained in this ordinance as they apply to the interior of said lot. However, vehicle storage lots shall meet all exterior setback and screening requirements of the district in which they are located.

Yard: A space on the same lot with a main building, open, unoccupied and unobstructed by buildings or structures from the ground upward.

Yard, front: A yard extending across the full width of the lot, the depth of which is the minimum distance allowed between the street right-of-way and the main building or structure.

Yard, rear: A yard extending across the full width of the lot, the depth of which is the minimum distance allowed between the rear lot line and the main building or structure.

Yard, side: A yard extending from the front yard, or front lot lines where no front yard is required, to the rear yard, the width of which shall be the minimum distance allowed between the side property line and the main building or structure.

Zero lot line dwelling unit: A development approach in which a freestanding building is sited on one or more lot lines with no yard on the zero lot line side in order to increase the amount of usable open space on the remaining area of the lot. Zero lot line dwellings are designed with no windows facing the zero lot line side and are internally oriented to an enclosed, private courtyard or patio.

Zone or district: A section of the zoning area for which uniform regulations governing the use, height, area, size and intensity of use of buildings, land, and open space are herein established.

Zoning administrator: The person or persons authorized and empowered by the city manager having jurisdiction to administer the requirements of these zoning regulations.

Zoning area: The area to be zoned as set out on the official zoning map filed of record.

Zoning regulations: The term zoning regulations or this or these regulations shall mean the requirements stipulated in the regulations herewith attached.

ARTICLE VI. SUPPLEMENTARY DISTRICT REGULATIONS

(Red text is proposed new language, deletions are shown strikethrough)

- 600.0. Application.
- 601.0. Height Regulations.
- 602.0. Yard and Setback Regulations.
- 603.0. Area Regulations.
- 604.0. Access Regulations.
- 605.0. Home Occupations.
- 606.0. Recreational Vehicles.
- 607.0. Accessory Uses.
- 608.0. Screening and Buffering and Landscaping Regulations.
- 609.0. Zoning Performance Standards.
- 610.0. Family Day Care Homes.
- 611.0. Residential Design Manufactured Homes.
- 612.0. Tiny Houses.
- 613.0. Shipping Containers.
- 614.0. Accessory Dwelling Units.
- 615.0. Flood Plain Management Regulations.
- 616.0. Renewable Energy Power Generation.
- 617.0. Battery Energy Storage Systems.

600.0. Application.

Unless otherwise stated, the regulations hereafter established shall apply within all districts established by this ordinance. These general regulations supplement in this ordinance.

601.0. Height Regulations.

- 601.1. Structural projections: Chimneys, cooling towers, elevator headhouses, fire towers, grain elevators, monuments, stacks, stage towers, or scenery lofts, tanks, water towers, ornamental towers, and spires, church steeples, radio and television towers or necessary mechanical appurtenances, usually required to be placed above the roof level and not intended for human occupancy, are not subject to the height limitations contained in the district regulations, except that such structural projections shall not exceed the height regulations of the district in which the structure is situated by more than 15 percent, except as indicated below.
 - a. Structural projections exceeding the above height limitations shall be considered as conditional uses and shall be processed in accordance with article IX of this ordinance, except in no event shall a radio aerial or television antenna support extend more than 25 feet above the ridge of a roof in any residential district.
- 601.2. Accessory buildings: In a residential district, any accessory building shall not exceed more than ~~12~~ 24 feet or one story in height unless said accessory building is located within the main building setback area permitted under this ordinance. (See also section 602.7.)

602.0. Yard and setback regulations.

- 602.1. Determination of building setback line: The building setback line shall be determined by measuring the horizontal distance between the property line and the nearest exterior structural wall of the existing or proposed structure.
- 602.2. Corner lots for R-2, R-3, and R-4 zoned single family residential lots: For single family residential uses located on corner lots within the R-2 and R-3 zoning districts, the front yard setback regulation shall generally apply to the yard that has the least street frontage and the second street frontage shall be considered a side yard. The rear yard of a lot shall be that portion of yard opposite the designated front yard. The Zoning Administrator may otherwise make a determination as to which street frontage shall be considered as the front yard.
- 602.3 Architectural projections:
- a. In any district, the ordinary projection of skylights, parapets, window sills, belt courses, chimneys, foundations, buttresses, eaves and other architectural or ornamental features may extend not more than ~~two~~ **three** feet into any required yard provided that a minimum setback of ~~eight~~ **five** feet shall be maintained between such extension and the property line.
 - b. Fire escapes may extend into such required yard by no more than 30 percent of the required yard dimensions provided that a minimum of eight feet shall be maintained between such extension and the property line.
 - c. Steps, walks, fences, walls (including wing walls), balustrades, landscape or garden ornaments shall be permitted to project into the required yards subject to any other controls affecting such features.
- 602.4. Industrial rear yards: No rear yard shall be required in industrial districts on any lot, where the rear lot line adjoins a railway right-of-way or which has a rear railway track connection as long as sufficient access for firefighting equipment is available. Access to be approved by the fire chief prior to issuance of any permit.
- 602.5. Sight triangle: On a corner lot in any district, development shall conform to the requirements of the sight triangle in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two feet and eight feet above the grades at the back of the curb of the intersecting streets, within the triangular area formed by the right-of-way lines and a line connecting them at points ten feet from their point of intersection or at equivalent points on private streets, except that the sight triangle shall be increased to 25 feet for certain uses when deemed necessary for traffic safety by the building inspector.
- 602.6. Exceptions to yard requirements: The following exception to the front yard requirement for a dwelling is authorized for a lot in any district. If there are dwellings on both abutting lots with front yards of less than the required depth for the district, the front yard for the lot need not

exceed a depth one-half way between the depth of the abutting lots and the required front yard depth.

- 602.7. Accessory structures: No accessory structures shall be erected in any required front or side yard, and no detached accessory structure shall be erected closer than ~~five~~ **ten** feet to any other structure. Accessory structures may be located in the rear yard, but shall not be closer than ~~ten~~ **five** feet to the rear lot line and shall not be closer to ~~and~~ the side lot line than the required minimum side yard setback of the district except that if the structure is a parking garage with a vehicular alley entrance, the sum of the width of the alley and the setback of the structure shall not be less than **10** feet, **or if the structure is a parking garage facing a street, the setback shall not be less than 20 ft.**
- 602.8. Conflicting requirements: Yard and setback requirements are subject to the provisions of any setback building lines adopted by the governing body, before or after the adoption of this ordinance, and in the event of conflict, the setback adopted by the governing body shall control.

603.0. Area regulations.

- 603.1. Maximum lot coverage calculations: In computing the amount of lot coverage, the amount of coverage shall include the total area of all principal and accessory buildings as measured along the outside wall at ground level or above as viewed from above and includes all projections other than open porches, fire escapes, canopies or the first three feet of a roof overhang. Roads, driveways, parking lots and swimming pools shall not be included in maximum lot coverage requirements.
- 603.2. Business and dwelling joint use: For any building used jointly for business and dwelling purposes, the number of dwelling units permitted (by the lot area requirements per dwelling unit) shall be reduced in the same proportion as the floor area devoted to business bears to the entire floor area of the building, provided that floor area below the first floor of such building shall not be included in any calculation under this provision.
- 603.3. Hotel and apartment joint use: For any building providing jointly for hotel and apartment house uses, the number of dwelling units permitted in apartments by the lot area requirements per dwelling unit shall be reduced in the same proportion as the total floor area devoted to hotel or nonhousekeeping rooms bears to the total area devoted to both uses.
- 603.4. Number of structures and uses on a zoning lot: Where a lot or tract is used or zoned for other than a single-family dwelling, more than one principal use may be located upon the lot or tract. However, a zoning lot shall not contain more than one principal building or structure except as provided under the planned unit development sections of this ordinance.

604.0. Access regulations.

- 604.1. Access to business and industrial districts: No land which is located in a residential district shall be used for a major access route to any land which is located in any business or industrial district; provided, however, that this section shall not prohibit pedestrian walks and driveway

connections between residential districts and neighborhood shops when incorporated as a part of a planned district development.

604.2. Street access: All lots shall abut a street other than an alley for a width of at least 35 feet.

605.0. Home occupations.

605.1. Restrictions and limitations: Home occupations shall be permitted as an accessory use to a residential use in any district subject to the requirements of this section.

- a. A permit for a home occupation is required which shall be issued for the calendar year and may be renewed every 12 months thereafter, provided that at the end of each period, the planning commission finds the home occupation not in conflict with any ordinance and, in the opinion of the planning commission, is not jeopardizing the health, safety and welfare of the citizens in the area.
- b. The home occupation shall be located in the main residential building, shall be incidental and subordinate to the principal use of the premises and shall not occupy more than 15 percent of the total floor area of the main residential building. Exception: Homes where child care is provided shall be excluded from the 15-percent requirement.
- c. No alteration of the exterior of the principal residential building shall be made which changes the character thereof as a residence.
- d. No outdoor storage of materials or equipment used in the home occupation shall be permitted.
- e. There shall be no visible evidence of the operation, except for one sign not larger than 18 inches by 36 inches and placed not less than 15 feet from the property line.
- f. No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his residence.
- g. No equipment shall be utilized that creates a nuisance due to odor, vibration, noise, dust or electrical interference.
- h. Parking generated by the conduct of a home occupation shall be provided off street.
- i. No commodities shall be displayed or sold outside of the main residential building.
- j. A home occupation permit shall be issued only to the owner or authorized tenant who occupy a dwelling as their residence. As such, home occupation permits shall not be transferrable and shall terminate upon sale or transfer of the property to a new owner, or when the authorized tenant no longer occupies the property as a residence.
- k. Home occupation permits prior to the adoption of this ordinance may be continued by the current holder of the permit, under the provisions under which it was originally issued.

606.0. Recreational vehicles.

- 606.1 Storage of recreational vehicles: Major recreational equipment such as boats, boat trailers, travel trailers, pickup campers or coaches, camping buses or converted trucks and tent trailers shall be stored at the rear of the premises **on a paved or gravel surface (rear yard only)**, then such recreational vehicles may be stored at the side of the residence **on a paved surface** so long as they do not protrude beyond the front of the residence. Temporary storage not to exceed 72 hours is permitted in a **paved** private driveway located anywhere on private property. In no event, however, shall such recreational vehicles be parked on public property, streets, or thoroughfares for longer than 72 hours. For purposes of this section, the 72 hour permissible temporary storage or parking shall be calculated as consisting of 72 hours over a 30-day period.
- 606.2. Location of occupied recreational vehicles: Recreational vehicles with electric, water, and sanitary sewer hookups that consist of a vehicular-type unit built on, or for use on, a chassis and designated as living quarters, both permanent and temporary, for recreational, camping or travel use, and which have their own motive power or are mounted on, or which can be drawn by, another vehicle such as motor homes, travel trailers, camper trailers, house trailers, pickup truck campers, hauling trailers, and camper buses shall be permitted in a licensed mobile home park **or licensed and permitted campground**. Such mobile home parks **and campgrounds** shall have appropriate hookups for water, sewer and electric which must be connected to the recreational vehicle. For any recreational vehicle location within a mobile home park which is located in a flood zone, the utility hookups must meet FEMA requirements. In addition, such recreational vehicles and their locations within a mobile home park shall be in compliance with Section 1009.4 which sets forth the minimum standards for recreational vehicles located within a mobile home park.

(Cross Reference: Off-street parking requirements for certain mobile homes, § 66-4.)

607.0. Accessory uses.

Accessory uses are permitted in any zoning district in connection with any principal use which is permitted.

- 607.1. Definitions: An accessory use is a structure or use which shall conform to all of the below:
- Is subordinate to and serves a principal building and principal use;
 - Is subordinate in area, extent or purpose to the principal building or buildings served;
 - Contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or principal use served;
 - Is located on the same lot or **legally tied to** a contiguous lot as the principal building or principal use served, ~~unless a special conditional use permit is granted in compliance with section 1015.~~

607.2. Permitted accessory uses: Any structure or use that complies with the definition of section 607.1 may be allowed as an accessory use or structure. Accessory structures and uses include, but are not limited to, the following list of examples:

- a. Private garages or carports, ~~not to exceed the following capacity:~~
 - ~~1. For single-family residence: Four cars.~~
 - ~~2. For multifamily residence: Two cars per dwelling unit.~~
- b. A structure for storage incidental to a permitted use, provided no such structure that is accessory to a residential building shall exceed 300 square feet in gross floor area.

~~Exception: Parking garages.~~
- c. A child's playhouse.
- d. A private swimming pool and bathhouse.
- e. A guesthouse or rooms for guests in accessory building, provided such facilities are used for the occasional housing of guests of the occupants of the principal building and not as rental units for permanent occupancy as housekeeping units.
- f. Statuary, arbors, trellises, barbecue stoves, wood piles for home use, flagpoles, fences, walls, hedges and radio and television antennas.
- g. Fallout shelters, provided that they shall not be used for any principal or accessory use not permitted in the zoning district.
- ~~h. Signs.~~
- i. Off-street parking and loading spaces as regulated by article VII of these regulations.
- j. Storage of major recreational equipment, ~~such as boats, boat trailers, camping trailers, converted buses or trucks, house trailers, shall be at the rear of the premises if there is access thereto, or if there is not access to the rear premises, then such recreational vehicles may be parked in the private driveway of the premises, at the side thereof, or at some other inconspicuous location thereon. In no event, however, shall such recreational vehicles be parked on public property, streets, or thoroughfares for longer than 72 hours.~~
- k. Restaurants, drugstores, gift shops, swimming pools, tennis courts, clubs and lounges and newsstands when located in a permitted hotel, motel or office building.
- l. Employee restaurants and cafeterias when located in a permitted business or manufacturing or industrial building.

- m. Offices for permitted business and industrial uses when said office is located on the same site as the business or industry to which it is an accessory.
 - n. Retail sales for permitted industrial uses when located on the same site as the industrial use.
 - o. The storage of retail merchandise when located within the same building as the principal retail business.
 - p. Any wholesale or retail sales activity may also include accessory service or repair activity for goods which are sold on the premises.
 - q. A hobby shop may be operated as an accessory use by the occupant of the premises for personal equipment, amusement or recreation; provided that articles produced or constructed are not sold on the premises.
 - r. Accessory uses for any agriculturally oriented activity, which is subordinate and incidental to the principal permitted agricultural activity, shall be permitted in the A-1 district.
 - s. A tiny house for use by the property owner's family.
 - t. Shipping containers for use as storage in M-1 and M-2 industrial districts. In these districts, shipping containers are not authorized to be used as dwellings.
 - u. Industrial shipping containers for use as storage in M-1 and M-2 industrial districts. Industrial shipping containers are not authorized to be used as dwellings.
- 607.3. Storage of trucks, trailers or buses: Outdoor storage or overnight parking on any public streets in any residential district of trucks, trailers or buses having a hauling capacity of more than one ton is prohibited. Trucks, trailers or buses having a hauling capacity of more than one ton shall only be permitted to be parked **on a paved surface** on private property in residential districts when there is adequate space on such private property and if the vehicle, truck or trailer does not contain volatile, noxious or hazardous materials and when such vehicle is parked so as not to create a nuisance to adjoining property owners.
- 607.4. Accessory uses permitted by conditional use: The following accessory uses shall only be permitted upon approval of a conditional use application:
- a. Television receiving tower exceeding district height limitations (see section 601.1).
 - b. Amateur radio tower exceeding district height limitations (see section 601.1).
 - c. Salvage storage yards, scrap and waste material storage yards when provided as an accessory use for any manufacturing or wholesale use (see additional requirements in section 1010.0).
 - d. A tiny house for short term rentals not elsewhere listed.

- e. Accessory use that is not on the same lot or contiguous lot as the principal building or principal use served.
- f. Shipping containers as dwellings in R-1, R-2, R-3, R-4, and R-5 residential districts; shipping containers as storage in C-1, C-2, C-3, and C-4 commercial and business districts; shipping containers as storage in O&P districts; shipping containers as dwellings in A-1 agricultural districts; and shipping containers as storage in A-1 agricultural districts; and shipping containers as storage in R-1, R-2, R-3, R-4, and R-5 residential districts.
- g. Shipping containers for temporary storage/office on construction sites in all districts.

607.5. Height, yard and area requirements for accessory uses: See sections 601, 602 and 603.

608.0. Screening and buffering and landscaping regulations.

608.1. Restrictions and limitations: In all commercial and industrial districts, the following restrictions and limitations shall apply:

- a. All business, service, repair, processing, storage, or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence permanently maintained at least six feet in height.
- b. Openings to structures on sides adjacent to or across a street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise, or other adverse effects on residential properties.
- c. Yards abutting or across a street from a residential district shall be continuously maintained in lawn or other landscaping unless screened from the residential district as provided in section 608.1.a.
- d. Parking lot screening requirements: (See off-street parking and loading regulations, section 705.2.)

(Cross Reference: Screening of junked, wrecked and abandoned vehicles, § 42-131; tree trimmer licensing requirements and regulations, § 62-306 et seq.; landscaping in rights-of-way, § 94-61 et seq.)

608.2. Landscaping required: All sites developed or redeveloped after the adoption of these regulations shall be landscaped as provided in Article XIX of the Zoning regulations.

609.0. Zoning performance standards.

609.1. General: No parcel, lot, building, or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining premises, provided

that any use permitted by this ordinance may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following performance requirements.

- 609.2. Fire hazard: Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material. Such activities shall comply with all city-approved fire prevention.
- a. Location: Such fire hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
- 609.3. Vibration: No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.
- 609.4. Noise: Noise which is objectionable due to volume, frequency, or beat shall be muffled or otherwise controlled so that there is no production of sound discernible at lot lines in excess of the average intensity of street and traffic noise at the lot lines.
- a. *Exception*: Tornado sirens and related apparatus used solely for public purposes shall be exempt from this requirement.
- 609.5. Air pollution: All uses shall be so operated that no smoke, odor, dust or other form of particulate matter shall be emitted that exceeds the regulations established by the State of Kansas department of health and environment.
- a. Location: Such uses shall be located in such a manner that prevailing winds will carry such air pollution away from areas of greatest concentration of persons. Also, such uses shall be kept removed from adjacent activities to a distance which is compatible with the potential nuisance or hazard involved.

610.0. Family day care homes.

- 610.1. Definition: A "family day care home" shall be defined as any facility for the care of four or more children, but no more than ten children, including the homeowner's or resident's children, on a professional basis, and subject to state licensing, which is operated out of the residence in which the owner resides.
- 610.2. Home occupation license: Each family day care home must obtain a home occupation license and comply with the restrictions, limitations and requirements contained in 605.0 except as modified herein:
- a. Said facility shall be allowed one sign, not to exceed 18 inches by 36 inches in dimension, which shall be attached to the house.
- b. Outdoor storage of materials shall be permitted insofar as such materials or equipment are utilized as part of the day care operation.

- c. The primary resident of the dwelling must operate the facility, who need not be an owner of the dwelling.
- d. Said facility shall be exempt from all off-street parking requirements included in 701.0.
- e. Children at play on the exterior of the house shall not be considered visible evidence of the business as provided by section 605.1 f.

610.3. Special conditions:

- a. No day care home may operate in an apartment or duplex.
- b. Each applicant for a home occupation license under this section shall be licensed or registered by the State of Kansas prior to receiving such home occupation license.
- c. Any family day care home or facility shall be operated in a manner that will not adversely affect other properties and uses in the area.

611.0. ~~Residential design in~~ Manufactured homes.

A Manufactured Home, as defined in Article IV, shall be permitted anywhere a site-built, single-family detached dwelling is permitted subject to the provisions herein this section. For the purposes of this article a Mobile Home, also defined in Article IV, is not a Manufactured Home.

Any Manufactured Home, Modular Home, including prefabricated homes, or Tiny Home shall comply with the provision herein and shall be set upon and anchored to a perimeter foundation, sided with typical residential siding materials, and have a minimum 4-12 pitched residential style roof consisting of residential roofing materials.

Any Manufactured Home, Modular Home, prefabricated home, or Tiny Home proposed to be placed on any lot or property within the City, as provided herein, must bear a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards (24 C.F.R. 320 et seq.), promulgated by the U.S. Department of Housing and Urban Development, or otherwise must be constructed in compliance International Residential Code as is currently adopted by the City of Independence and related technical codes and comply with the City's building inspection procedures.

~~Residential design manufactured homes are permitted in the agricultural and single-family residential districts subject to the following architectural and aesthetic standards so as to ensure their compatibility with site-built housing in those districts:~~

611.1. R-1 Large lot single-family dwelling districts lying in the unincorporated area of Montgomery within three miles of the city limits of the City of Independence, and A-1 Agricultural districts and R-2 Single-family dwelling districts: All ~~residential design~~ manufactured homes shall have:

- a. ~~Minimum dimensions of 22 feet of body width.~~

- b. A minimum roof pitch of ~~2.5~~ 4-inches in height to 12 running inches.
- c. Siding material shall be wood, masonry, composition board or finished aluminum lap siding, or other materials normally found on site-built homes.
- d. Roofing materials shall be wood shingles, asphalt shingles, composition shingles, fiberglass shingles, clay or concrete tile or slate.
- e. The home shall be permanently mounted on a foundation or basement that complies with the Independence Building Code.

611.2. R-1 Large lot single-family dwelling districts lying within the city limits of the City of Independence: All residential design manufactured homes shall have:

~~Minimum dimensions of 26 feet in body width.~~

- a. A minimum roof pitch of ~~three~~ 4-inches in height to 12 running inches.
- b. Siding material shall be wood, masonry, composition board, finished aluminum lap siding or other material normally found on site-built homes. Not less than 40 percent of the front facade of the home shall be faced with brick or stone.
- c. Roofing materials shall be wood shingles, asphalt shingles, composition shingles, fiberglass shingles, clay or concrete tile or slate.
- d. The home shall be permanently mounted on a foundation or basement that complies with the Independence Building Code.
- e. On level sites the main floor shall be no greater than 20 inches above finished grade at the foundation. On sloping or irregular sites the side nearest the grade level shall not be greater than 20 inches above finished grade at the foundation.
- f. A garage constructed in compliance with the Independence Building Code shall [be] attached to the residential design manufactured home.

612.0. Tiny houses.

Tiny houses, whether a permitted or conditional use under these regulations, must be constructed and installed in accordance with the then-current version of all applicable codes as adopted by the City.

613.0. Shipping containers.

- 613.1. Context: A "shipping container" (also, "cargo container," "MOD," "POD," "Conex box," etc.) is a movable and enclosed structure typically made of durable materials like metal. These containers have become a more common addition to cities as homeowners and businesses

acquire those containers as accessory buildings and dwellings. These containers have a useful and valid purpose when properly used and situated. The improper use and location of these containers is dangerous and inappropriate.

613.2. Shipping containers as dwellings: Shipping containers may be permitted as dwellings in the R-1, R-2, R-3, R-4, R-5, and A-1 districts with a conditional use permit. All shipping container dwellings shall have:

- a. Minimum area of 400 square feet (if this qualification is not met, see Section 612.0 on tiny homes). Multiple units may be combined to form a larger dwelling.
- b. Siding material shall be wood, masonry, composition board, or finish aluminum lap siding, or other material normally found on site-built homes.
- c. Roof may be a flat or pitch roof design meeting IRC design requirements. A minimum roof pitch of ~~2.5~~ 4-inches in height to 12 running inches for a pitched roof.
- d. Roofing materials shall be wood shingles, asphalt shingles, composition shingles, fiberglass shingles, clay or concrete tile, slate, metal, or TPO or rolled roofing.
- e. The dwelling shall be permanently mounted on a foundation or basement that complies with the Independence Building Code.
- f. All other interior and exterior conditions must be in compliance with dwelling requirements and the Independence Building Code.
- g. In a construction site, shipping containers may be used as temporary offices, but they must be removed within 30 days after a certificate of occupancy is issued.
- h. Industrial shipping containers are not permitted as dwellings in any district.

613.3. Shipping containers as storage: Shipping containers are permitted as storage in M-1 and M-2 industrial zones. Shipping containers are permitted as storage with a conditional use permit in C-1, C-2, C-3, C-4, O&P, A-1, R-1, R-2, R-3, R-4, and R-5 districts. Shipping containers can be used as permanent *or* temporary storage, and the following conditions shall apply:

- a. All permanent shipping containers used as an accessory building to a dwelling in A-1, R-1, R-2, R-3, R-4, and R-5 districts shall comply with the following:
 1. Siding material shall be wood, masonry, composition board, or finish aluminum lap siding, or other material normally found on site-built homes.
 2. Roof may be a flat or pitch roof design meeting IRC design requirements. A minimum roof pitch of ~~2.5~~ 4-inches in height to 12 running inches for a pitched roof.
 3. Roofing materials shall be wood shingles, asphalt shingles, composition shingles, fiberglass shingles, clay or concrete tile, slate, metal, or TPO or rolled roofing.

4. The shipping container shall be permanently mounted on a foundation or basement that complies with the Independence Building Code.
 - b. Must be in compliance with Section 607.0 regarding accessory buildings.
 - c. Must be in compliance with all of Independence City Code regarding storage and storage structures, both permanent and temporary.
 - d. In a construction site, shipping containers may be used as temporary storage, but they must be removed within 30 days after a certificate of occupancy is issued.
 - e. In a construction site, industrial shipping containers may be used as temporary storage, but they must be removed within 30 days after a certificate of occupancy is issued.
- 613.4. Shipping containers in general: Shipping containers are not permitted for use as dwellings or storage in GCI, general commercial and industrial districts or floodplain districts. Shipping containers, whether a permitted or conditional use under these regulations, must be installed and renovated in accordance with the then-current version of all applicable codes as adopted by the City, including those more general codes not mentioned in Section 613.0. The Code provided in Section 613.0 does not apply to the use of shipping containers in industrial or operational instances; it applies to using shipping containers as structures.

614.0. Accessory Dwelling Units

614.1 Standards: All accessory dwellings, when permitted, shall comply with the following:

- a. No more than a total of two (2) dwelling units (principal and accessory) are allowed on a single lot or parcel.
- b. An accessory dwelling may be contained within, attached to, or detached and separate from the principal dwelling and must be located wholly within the same lot or parcel of the principal dwelling.
- c. The lot or parcel, principal dwelling, and accessory dwelling shall all be under the same ownership and the owner must live on the property either in the principal dwelling or the accessory dwelling as their principal place of residency.
- d. The total gross floor area of the accessory dwelling cannot exceed the lesser of eight hundred square feet (800 sq. ft.) or eighty-percent (80%) of the total gross floor area of the principal dwelling.
- e. The accessory dwelling shall have its own bathroom and kitchen space.
- f. The accessory dwelling shall comply with the building setback and bulk regulations for a principal building as applicable for the zoning district in which its lot or parcel is located.

- g. The exterior design and appearance of the accessory dwelling, attached or detached, must compliment the design, features, exterior building materials, and level of finish of the principal dwelling building and shall otherwise comply with the requirements of the architectural design standards found in the City's zoning code regulations.
- h. The accessory dwelling may have its own entrance or share an entrance with the principal dwelling but cannot have its own separate entrance on the same façade as the front or street-facing entrance of the principal dwelling.
- i. The principal dwelling shall have no less than two (2) off-street parking spaces and one (1) additional off-street parking space shall be provided for the accessory dwelling. Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) shall not count towards meeting the parking requirements of this section. Unless specifically approved by the approval authority, accessory dwelling units shall not have a driveway separate from that of the principal dwelling.

614.2 Conditional Use Permit required:

- a. All accessory dwellings require approval of a Conditional Use Permit from the Planning and Zoning Commission and Governing Body in accordance with the procedures outlined within Article IX – Processing Procedures for Conditional Uses, Appendix B - Zoning.
- b. To approve a request for a Conditional Use Permit, after a public hearing, the approval authority shall consider and make favorable findings regarding the following requirements. Failure to make favorable findings for any or all of these requirements shall be cause to deny the request.
 - 1. The size, location, layout, and appearance of the principal dwelling and the proposed accessory dwelling do not negatively impact the adjoining properties and surrounding neighborhood.
 - 2. Adequate provisions for parking have been made for both the accessory dwelling and the principal dwelling.
 - 3. The property is appropriately zoned for an accessory dwelling and all city code requirements have been satisfied.

615.0. Flood Plain Management Regulations

All development within the City of Independence, Kansas, shall comply with the City's adopted Flood Plain Management Ordinance (see Article VIII of Chapter 42 of the Code of the City of Independence, Kansas).

616.0. Renewable Energy Power Generation

616.1. Small Wind Energy Conversion Systems.

- a. *Intent.* The intent of this section is to establish provisions for using an alternate source of energy apart from the prevailing energy sources of natural gas and electricity, namely wind energy, and to provide standards for the construction and use of small wind energy conversion systems. The City finds these regulations are necessary to ensure that small wind energy conversion systems are appropriately designed, sited and installed.
- b. *Definitions.* The following terms are defined for this section:
 1. "Accessory Wind Energy Conversion System (AWECS)" means a wind energy conversion system that is incidental and subordinate to a principal use on the same parcel and intended to primarily provide power for use on the site in which the system is located.
 2. "Height, total system" means the height above grade of the system, including the generating unit and the highest vertical extension of any blades or rotors.
 3. "Lot" (or parcel) means any legally established lot or parcel which contains or could contain a permitted or special use as provided by Chapter 165 of this Code of Ordinances.
 4. "Off grid" means an electrical system that is not connected to utility distribution and transmission facilities or to any building or structure that is connected.
 5. "Shadow flicker" means changing light intensity caused by sunlight through the moving blades of a wind energy conversion system.
 6. "Small Wind Energy Conversion System (SWECS)" means an accessory wind energy system which has a nameplate rated capacity of up to 15 kilowatts for residential uses and districts and up to 100 kilowatts for commercial and industrial districts and which is incidental and subordinate to a principal use on the same parcel. A system is considered a SWECS only if it supplies electrical power solely for use by the owner on the site, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed by the owner for on-site use may be used by the utility company.
 7. "Small Wind Energy Conversion System, free-standing" means a SWECS which is elevated by means of a monopole tower only and is not located on another supporting structure except that the tower shall have an appropriately constructed concrete base. Guyed, lattice, or other non-monopole style towers shall not meet this definition.
 8. "Small Wind Energy Conversion System, horizontal axis" means a small wind energy conversion system that has blades which rotate through a horizontal plane.
 9. "Small Wind Energy Conversion System, building mounted" means a SWECS which is securely fastened to any portion of a principal building in order to achieve desired

elevation, whether attached directly to the principal building or attached to a tower structure which is in turn fastened to the principal building. These systems are prohibited by this chapter.

10. "Small Wind Energy Conversion System, vertical axis" means a small wind energy conversion system that has blades which rotate through a vertical plane.
11. "Tower" means the vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground.
12. "Utility Scale Wind Energy Conversion System (USWECS)" means one or more wind energy conversion systems located together and used for production of electric power to be interconnected into the local utility electrical grid and primarily for consumption by on-grid utility customers located off the property. USWECS are typically the principal use of the parcel on which located but may include a dual use such as vegetable farming. Commonly referred to as a "wind farm."
13. "Wind Energy Conversion System (WECS)" means an aggregation of parts including the foundation, base, tower, generator, rotor, blades, supports, guy wires and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, e.g., wind charger, windmill or wind turbine.
14. "Wind turbine generator" means the component of a wind energy conversion system that transforms mechanical energy from the wind into electrical energy.

c. General Regulations.

1. Zoning. SWECS may be allowed in any zoning district subject to the provisions contained herein and elsewhere within this Code. All SWECS shall be an accessory use and free-standing. Utility Scale Wind Energy Conversion System (USWECS) are prohibited in all zoning districts.
2. Conditional Use Permit Required. A Small Wind Energy Conversion System (SWECS) shall be allowed only as an accessory use to a permitted principal use and with approval of a conditional use permit from the approval authority.
3. Permit Required. It shall be unlawful to construct, erect, install, alter or locate any SWECS within the City, unless a conditional use permit has been obtained from the City. The conditional use permit may be revoked by the approval authority any time the approved system does not comply with the rules set forth in this chapter and the conditions imposed by the approval authority. The owner/operator of the SWECS must also obtain any other permits required by other federal, state and local agencies/departments prior to constructing the system.

4. Application. Application for SWECS shall be made on forms provided by the City. No action may be taken regarding requests for SWECS until completed applications have been filed and fees paid.
5. Number of Systems per Zoning Lot. No more than one free-standing SWECS may be placed on any parcel or lot. Additional free-standing SWECS are prohibited.
6. Tower. Only monopole towers shall be permitted for free-standing SWECS. Lattice, guyed or towers of any other type shall not be considered to be in compliance with this chapter.
7. Color. Free-standing SWECS shall be a neutral color such as white, sky blue or light gray. Other colors may be allowed at the discretion of the approval authority. The surface shall be non-reflective.
8. Lighting. No lights shall be installed on the tower, unless required to meet FAA regulations.
9. Signage. No signage or advertising of any kind shall be permitted on the tower or any associated structures.
10. Climbing Apparatus. The tower must be designed to prevent climbing within the first 10 feet.
11. Maintenance. Facilities shall be well maintained in accordance with manufacturer's specifications and shall remain in an operational condition that poses no potential safety hazard nor is in violation of any provisions contained within this chapter or elsewhere within this City Code.
12. Utility Notification. The City shall notify the utility of receipt of an application to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this notification requirement.
13. Interconnection. The SWECS, if not off-grid, shall meet the requirements for interconnection and operation as set forth by the utility. No permit of any kind shall be issued until the City has been provided with a copy of an executed interconnection agreement. Off-grid systems shall be exempt from this requirement.
14. Restriction on Use of Electricity Generated. A SWECS shall be used exclusively to supply electrical power to the owner for on-site consumption, except that excess electrical power generated by the SWECS and not presently needed for use by the owner may be used by the utility company.
15. Noise. A SWECS shall be designed, installed and operated so that the noise generated does not cause a public nuisance.

16. Shadow Flicker. No SWECS shall be installed and operated so to cause a shadow flicker to fall on or in any existing residential structure.
17. Safety Controls. Each SWECS shall be equipped with both an automatic and manual braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine components. Said automatic braking system shall also be capable of stopping turbine rotation in the event of a power outage so as to prevent back feeding of the grid.
18. Shut Off. A clearly marked and easily accessible shut off for the wind turbine will be required as determined by the Building Official.
19. Electromagnetic Interference. All SWECS shall be designed and constructed so as not to cause radio and television interference. If it is determined that the SWECS is causing electromagnetic interference, the owner/operator shall take the necessary corrective action to eliminate this interference including relocation or removal of the facilities, subject to the approval of the appropriate City authority. A permit granting a SWECS may be revoked if electromagnetic interference from the SWECS becomes evident.
20. Wind Access Easements. The enactment of this chapter does not constitute the granting of an easement by the City. The SWECS owner/operator shall have the sole responsibility to acquire any covenants, easements, or similar documentation to assure and/or protect access to sufficient wind as may or may not be necessary to operate the SWECS.
21. Engineer Certification. Applications for any SWECS shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, and footings. An engineering analysis of all components of the SWECS showing compliance with the applicable regulations and certified by a Kansas licensed professional engineer shall also be submitted.
22. Installation. Installation must be done according to the manufacturer's recommendations. All wiring and electrical work must be completed according to the applicable building and electric codes. All electrical components must meet code recognized test standards.
23. Removal. If the SWECS remains nonfunctional or inoperative for a continuous period of six months, the system shall be deemed to be abandoned. The SWECS owner/operator shall remove the abandoned system at their expense. Removal of the system includes the entire structure, transmission equipment and fencing from the property excluding foundations. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an amp meter. The SWECS owner/operator and successors shall make available to the Zoning Administrator all reports to and from the purchaser of energy from the SWECS if requested. If removal of towers and appurtenant facilities is required, the Zoning

Administrator shall notify the SWECS owner/operator. Removal shall be completed within six months of written notice to remove being provided to the owner/operator by the City.

24. Right of Entrance. As a condition of approval of a special use permit an applicant seeking to install SWECS shall be required to sign a petition and waiver agreement which shall be recorded and run with the land granting permission to the City to enter the property to remove the SWECS pursuant to the terms of approval and to assure compliance with the other conditions set forth in the permit. Removal shall be at the expense of the owner/operator and the cost may be assessed against the property.

d. *Bulk Regulations.*

1. Setbacks. The minimum distance between any free-standing SWECS and any property line shall be a distance that is equivalent to 150 percent of the total system height. The setback shall be measured from the property line to the point of the SWECS closest to the property line.
2. Maximum Height. Height shall be measured from the ground to the top of the tower, including the wind turbine generator and blades.
3. For lots of more than one and fewer than three acres, the maximum height shall be 65 feet.
4. For lots of more than three and fewer than five acres, the maximum height shall be 80 feet.
5. For lots more than five acres, the maximum height shall be 100 feet.
6. Minimum Lot Size. The minimum lot size for a free-standing SWECS shall be one acre.
7. Clearance of Blade. No portion of a horizontal axis SWECS blade shall extend within 30 feet of the ground. No portion of a vertical axis SWECS shall extend within 10 feet of the ground. No blades may extend over parking areas, driveways or sidewalks. No blade may extend within 20 feet of the nearest tree, structure, or above ground utility facilities.

e. *Location.*

1. No part of a SWECS shall be located within or over drainage, utility or other established easements.
2. A SWECS shall be located entirely in the rear yard.
3. A SWECS shall be located in compliance with the guidelines of applicable Federal Aviation Administration (FAA) regulations as amended from time to time.

4. No SWECS shall be constructed so that any part thereof can extend within 20 feet laterally of an overhead electrical power line (excluding secondary electrical service lines or service drops). The setback from underground electric distribution lines shall be at least five feet.
5. Building mounted SWECS shall be prohibited.

616.2. Solar Energy Systems.

- a. *Intent.* The intent of this section is to establish provisions for using an alternate source of energy apart from the prevailing energy sources of natural gas and electricity, namely solar energy, and to provide standards for the construction and use of solar energy systems. The City finds these regulations are necessary to ensure that Solar Energy Systems are appropriately designed, sited and installed.
- b. *Definitions.* The following terms are defined for this section:
 1. "Accessory Solar Energy Conversion System (ASECS)" means a solar energy conversion system which is incidental and subordinate to a principal use on the same parcel and intended to primarily provide electrical power for use on the site in which the system is located. ASECS do not include concentrating solar power systems (CSPS).
 2. "Building-integrated Solar Energy Systems" means a solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.
 3. "Concentrating Solar Power System (CSPS)" means a power generation system that uses mirrors to concentrate the sun's energy to drive traditional steam turbines or engines that create electricity. The thermal energy concentrated in a CSPS plant is sometimes stored and later used to produce electricity.
 4. "Ground-mounted" means a solar energy system mounted on a rack or pole that rests or is attached to the ground. Ground-mounted systems are accessory to the principal use.
 5. "Roof-mount" means a solar energy system mounted on a rack that is fastened to or ballasted on a structure roof. Roof-mount systems are accessory to the principal use.
 6. "Solar Access" means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

7. "Solar Carport" means a solar energy system of any size that is installed on a carport structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities.
 8. "Solar Mounting Devices" means racking, frames, or other devices that allow the mounting of a solar collector onto a roof surface or the ground.
 9. "Utility Scale Solar Energy Conversion System (USSECS)" means a solar energy conversion system that is used to produce electrical power for the primary purpose of off-site use through the electrical grid or export to the wholesale market. USSECS do not include concentrating solar power systems (CSPS).
- c. *Restrictions.* Except as provided in this article, no solar energy system or solar collection device shall be erected, constructed, altered or maintained on any lot within the city, without first receiving a permit to do so and complying with the regulations herein this chapter.
- d. *General Regulations.*
1. Zoning. ASECS may be allowed in any zoning district subject to the provisions contained herein and elsewhere within this City Code. Utility Scale Solar Energy Conversion Systems (USSECS) and Concentrating Solar Power Systems (CSPS) are prohibited in all zoning districts.
 2. Building-integrated solar energy systems and roof-mounted and building-mounted solar energy systems are a permitted accessory use in all zoning districts where structures of any sort are allowed, subject to certain requirements as set forth below. Solar carports and associated electric vehicle charging equipment are a permitted accessory use on surface parking lots in all districts regardless of the existence of another building.
 3. Ground-mounted solar energy systems shall require approval of a Conditional Use Permit from the approval authority.
- e. *Standards.* All solar energy systems or solar collection devices shall meet the following standards and conditions:
1. Height – Solar energy systems must meet the following height requirements:
 - (a) Building-mounted or roof-mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For purposes for height measurement, solar energy systems other than building-integrated systems shall be given an equivalent exception to height standards as building-mounted mechanical devices or equipment.
 - (b) Ground-mounted or pole-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.

- (c) Solar carports shall not exceed 20 feet in height.
2. Setback - Solar energy systems must meet the accessory structure setback for the zoning district and principal land use associated with the lot on which the system is located, except as allowed below.
- (a) Roof-mounted or Building-mounted Solar Energy Systems - The collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side-yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.
 - (b) Ground-mounted Solar Energy Systems - Ground-mounted solar energy systems may not extend into the side-yard or rear setback when oriented at minimum design tilt, except as otherwise allowed for building mechanical systems.
3. Visibility - Solar energy systems shall be designed to minimize visual impacts from the public street right-of-way.
- (a) Building Integrated Photovoltaic Systems - Building integrated photovoltaic solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.
 - (b) Roof-mounted systems on pitched roofs that are visible from the nearest edge of the front right-of-way shall have the same finished pitch as the roof and be no more than ten inches above the roof.
 - (c) Roof-mount systems on flat roofs that are visible from the nearest edge of the front right-of-way shall not be more than five feet above the finished roof and are exempt from any rooftop equipment or mechanical system screening.
 - (d) Reflectors - All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties.
4. Lot Coverage - Ground-mounted systems total collector area shall not exceed half the building footprint of the principal structure. Ground-mounted systems shall be exempt from lot coverage or impervious surface standards if the soil under the collector is maintained in vegetation and not compacted.

5. All solar energy system components shall be located as to be accessible for required routine maintenance without trespassing on adjoining property or disassembling any major portion of the structure or building.
6. All solar energy system components must be obtained from manufacturers who regularly engage in production of solar energy apparatus. The design and drawings of any system or apparatus shall be completed and sealed by a licensed design professional.
- f. *Building Permit Required.* No solar energy system or solar collection device shall be constructed, erected, added to, or materially altered, structurally or otherwise changed, or improved nor any other work commenced upon any lot or parcel of land unless the owner, contractor or agent of either shall first have applied for and received from the Building Official a permit therefore as provided for in this section.
- g. *Application for Permit.* Any application for the building permit required hereunder shall show that the proposed construction meets the requirements set forth in this section. Should any submittal in the opinion of the Building Official contain design elements that are substantially unique and outside the normal configuration of typical solar array components, design or system requirements, the application for permit shall be forwarded to the City Council for action.
- h. *Issuance of Permit.* Any building permit issued pursuant to the provisions of this article for the construction, erection or modification of a solar energy system or solar collection device shall only be issued after the Building Official has determined the proposed construction meets the requirements of this section, the building code regulations, and that the design of the solar system or solar collection device is in general conformity with the style and design of surrounding structures.
- i. *Solar Access Easements.* Refer to Article XV of the Zoning Code regarding the provisions for the creation of solar access easements.
- j. *Removal.* If the solar energy system remains nonfunctional or inoperative for a continuous period of six months, the system shall be deemed to be abandoned. The solar energy system owner/operator shall remove the abandoned system at their expense. Removal of the system includes all panels, mounting devices, and appurtenant equipment and structures from the property. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an amp meter for photovoltaic systems or a thermometer for a solar collector system. The solar energy system owner/operator and successors shall make available to the Zoning Administrator all reports to and from the purchaser of energy from the solar energy system if requested. If removal of structures and appurtenant facilities is required, the Zoning Administrator shall notify the solar energy system owner/operator. Removal shall be completed within six months of written notice to remove being provided to the owner/operator by the City.

- k. *Right of Entrance.* As a condition of approval of a special use permit for a ground-mounted solar energy system, the applicant seeking to install the solar energy system shall be required to sign a petition and waiver agreement which shall be recorded and run with the land granting permission to the City to enter the property to remove the solar energy system pursuant to the terms of approval and to assure compliance with the other conditions set forth in the permit. Removal shall be at the expense of the owner/operator and the cost may be assessed against the property.

617.0. Battery Energy Storage Systems.

617.1. Intent. The intent of this section is to establish provisions for the installation of Battery Energy Storage Systems (BESS). The City finds these regulations are necessary to ensure that BESS are appropriately sited and installed.

617.2. Definitions. The following terms are defined for this section:

- a. *Battery Energy Storage Systems (BESS).* A bank of batteries or capacitors used to store electricity for later use primarily off-site through the electrical grid or export to the wholesale market – sometimes called a battery storage power station. This definition does not include a battery storage system which is incidental and subordinate to a principal use on the same parcel and intended to primarily provide electrical power for use on the site in which the system is located.

617.3. General Regulations.

- a. *Zoning Required.* A BESS may be allowed within the A-1 – Agricultural, M-1 – Light Industrial, and M-2 - Heavy Industrial Zoning Districts, subject to approval of a Conditional Use Permit from the approval authority.
- b. *Exceptions.* The provisions of this chapter do not apply to a battery energy storage system that is incidental and subordinate to a principal use on the same parcel and intended to primarily provide electrical power for use on the site in which the system is located.
- c. *Height.* BESS equipment, buildings, and related structures shall not exceed 25 feet in height.
- d. *Setbacks.* BESS equipment, including all accessory structures, shall be setback a minimum of 100 feet from all property lines and road right-of-way lines. No setback is required between participating lots.
- e. *Landscape Buffering.* All BESS equipment shall comply with the zoning buffers for the zoning district in which located. At the discretion of the approval authority, a landscaped buffer may be required along any of the project boundaries of the BESS to buffer adjoining residential land use and public views.
- f. *Ground Cover and Landscaping.* All area not hard surfaced shall be planted and maintained with a perennial ground cover.

- g. *Lot Coverage.* The total amount of impervious surfacing shall not exceed 25% of the site area. For the purpose of this chapter, impervious surfacing includes paved or gravel roads, parking areas, equipment pads, building footprints, and other similar non-vegetated areas.
- h. *Emergency Access.* Paved, all-weather access for emergency service equipment shall be provided and maintained to all BESS equipment and related structures.
- i. *Emergency Response Plan.* A plan for local emergency services on the procedures to respond to a fire or other event on site, the process of clean-up and recovery, and the development of regular training to be provided by the owner/operator of the facility shall be provided prior to installation of any BESS. The approval authority may require the owner/operator of any BESS to provide specialized equipment and training as may be deemed by the Fire Chief as necessary to safely respond to any emergencies at such facility.
- j. *Noise Levels.* The noise level measured at the property line of the property on which the BESS has been installed shall not cause a noise disturbance to an adjoining residential dwelling.

ARTICLE VII. OFF-STREET PARKING AND LOADING REGULATIONS**(Red text is proposed new language, deletions are shown strikethrough)**

- 701.0. Applicability.
- 702.0. Off-Street Parking Spaces Required.
- 703.0. Off-Street Loading Regulations.
- 704.0. General Provisions.
- 705.0. Design Requirements.

701.0. Applicability.

At the time of erection of a new structure, or at the time of enlargement to the extent of 25 percent or more, or change in use of an existing structure within any district in the city, off-street parking spaces shall be provided as in this section, unless the city commission deems it in the public interest to waive or modify this requirement. Parking shall be adequate to meet the demand in all cases. The following guidelines are offered but may be adjusted if sufficient evidence is presented to justify a change.

(Cross reference(s): Variances granted by the board of zoning appeals, § 2-116; off-street parking requirements for certain mobile homes, § 66-4.)

702.0. Off-street parking spaces required.

All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only ~~upon paved surfaces designed and constructed per~~ within a parking or storage area that is surfaced in accordance with Section 705.1 of this Article and otherwise is in conformance with the regulations contained herein this Article. Unlicensed or inoperable vehicles and equipment shall not be stored outside unless part of an approved storage area on a property located within the M-1 or M-2 zoning districts. In all zoning districts space for parking and storage of vehicles and trailers shall be provided in accordance with the Off-Street Parking Required Table and the standards contained herein this Article. Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons, or employees of the principal use served.

702.1. Off-Street Parking Required Table: The following table identifies the minimum number of parking spaces required for the specified use. The intent of these standards is to provide the appropriate number of parking spaces on site for the given use and to accommodate changes in uses over time. No off-street parking shall be required in the C-3 zoning district. The City Council may reduce or increase the amount of parking required for a site be based on the use or based upon parking study.

OFF-STREET PARKING SPACES REQUIRED		
USE		NUMBER OF PARKING SPACES REQUIRED
RESIDENTIAL USES		
Household Living		
	Single family dwelling, detached	2 per dwelling unit

OFF-STREET PARKING SPACES REQUIRED		
USE		NUMBER OF PARKING SPACES REQUIRED
	Single family dwelling, semi-detached	2 per dwelling unit
	Two family dwelling	2 per dwelling unit
	Townhouse dwelling (3+ units)	2 per dwelling unit
	Multiple family dwelling	1 per bedroom
	Manufactured home and mobile home park	2 per dwelling unit
	Accessory dwelling	1 per dwelling unit
	Dwelling units located above the ground floor (mixed use building)	1 per bedroom
Group Living		1 per 4 residents plus 1 per employee at max shift
	Family home / Group care facility	"
	Elder group home	"
	Assisted living residential facility	"
	Nursing or convalescent home	"
	Supervised group residence	"
PUBLIC AND CIVIC USES		
	College, university, or vocational school	1 per 4 student desks or seats at max capacity plus 1 per employee at max shift, additional parking required for stadium/theater type facilities and dorms/student housing
	Cultural exhibit, museum, or library	1 per 300 sq. ft. GFA, additional parking required for classroom, meeting space, and theater type facilities
	Membership or religions organization, social club or lodge, and other place of public assembly	1 per 4 seats at max capacity in the main assembly area
	Public or private elementary, middle, or high school	1 per 4 student desks or seats at max capacity plus 1 per max number of employees concurrently on site
	Public or private golf course, golf driving range, country club, swimming pool, and indoor or outdoor recreational facilities and fields	4 spaces per hole or driving range tee, parking required for restaurant and meeting spaces
	Public Utilities (not including gas and electrical power distribution stations, storage or maintenance yards or buildings)	1 per employee at max shift
	Government buildings and properties	1 per 200 sq. ft. GFA
	Hospital	3 per bed
COMMERCIAL USES		
Animal services		
	Kennel (including day kenneling)	1 per 400 sq. ft. GFA
	Veterinary services (without overnight kenneling)	1 per 200 sq. ft. GFA
	Art gallery	1 per 250 sq. ft. GFA
	Banks and financial services	1 per 250 sq. ft. GFA plus 3 vehicle queuing spaces per drive-up or ATM lane
	Body piercing studio or tattoo studio	1 per 250 sq. ft. GFA
	Child Care Center	1 per employee at max shift plus 1 per 10 children

OFF-STREET PARKING SPACES REQUIRED		
USE		NUMBER OF PARKING SPACES REQUIRED
Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use		1 per 250 sq. ft. GFA
Eating and drinking establishment		
	Restaurant (including fast food restaurants, coffee shops, and ice cream shops)	1 per 150 sq. ft. GFA plus 10 vehicle queuing spaces per drive-up lane
	Micro-brewery, micro-distillery, or winery with on-site tasting/sampling and sales	1 per employee at max shift plus 1 per 150 sq. ft. of patron space
	Tavern / Bar	1 per 100 sq. ft. GFA
Entertainment		
	Movie theater, performance hall, performing arts studio	1 per 4 seats
	Indoor: waterpark, miniature golf, bowling, video game arcades, commercial driving range, go-carts, trampoline park, playground play space or similar use	1 per 4 persons at max capacity
	Outdoor: drive-in theater, waterpark, miniature golf, commercial driving range, go-carts, trampoline park, playground play space or similar use	1 per 4 persons at max capacity
Funeral and interment services		1 per 250 sq. ft. of office space plus 1 per 4 seats at max capacity
Lodging		1 per bedroom
	Bed and breakfast inn	1 per bedroom
	Boarding or rooming house	1 per bedroom
	Extended stay or apartment hotel	1 per bedroom
	Hotel or motel	1 per bedroom
	Short-term rental	1 per bedroom
Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use		1 per 250 sq. ft. GFA
Mini warehouse or self-storage facility		1 per 20 storage units or spaces plus 1 per employee at max shift
Motor vehicle and motor equipment-oriented businesses		
	Automobile service center (auto parts sales)	2 per service bay plus 1 per employee at max shift
	Automotive washing, car wash (auto, manual, or attended), does not include truck or trailer washing or trailer washout	1 per employee at max shift plus 5 vehicle queuing spaces per wash bay or wash bay lane
	Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes), including the dispensing of liquified propane	1 per 250 sq. ft. GFA of retail space plus 2 per service bay plus 1 per employee at max shift
	Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)	2 per service bay plus 1 per employee at max shift
	Automobile sales, rental, storage lot, and off-street parking	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
	Automobile, truck and equipment auction facilities	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift

OFF-STREET PARKING SPACES REQUIRED		
USE		NUMBER OF PARKING SPACES REQUIRED
	Recreational vehicle, camper, boat, motorcycle, snowmobile, golf car, and similar sales, lease, and rental and ancillary repair and maintenance	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
	Light equipment sales, rental, or repair service	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
	Heavy equipment sales, rental or repair service	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
	Truck Stop, not including trailer washout	1 per 250 sq. ft. GFA plus 1 per 5,000 sq. ft. of lot area
Personal and consumer service		
	Beauty salon, barbershop	1 per 250 sq. ft. GFA
	Dry cleaner and laundry service	4 plus 1 per employee at max shift plus
	Laundry (self-serve laundromat)	1 per 250 sq. ft. GFA
	Fitness center, gym, health spa	1 per 150 sq. ft. GFA
	Tailor	1 per 250 sq. ft. GFA
	Print shop, copy center, retail shipping store	1 per 250 sq. ft. GFA
	Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)	1 per 250 sq. ft. GFA
	Television and radio broadcast studio, offices, and production facilities	1 per 250 sq. ft. GFA
	Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)	1 per 250 sq. ft. GFA
	Retail sale - intensive uses including multi-tenant commercial centers	1 per 250 sq. ft. GFA
	Convenience store with fuel sales	1 per 250 sq. ft. GFA
	Sexually oriented business	1 per 250 sq. ft. GFA
	Spectator sports	1 per 4 seats at max capacity
	Sports and recreation, participant	1 per 4 seats at max capacity
INDUSTRIAL USES		
	Animal feedlots, processing of animals or animal by-products	1 per employee at max shift
	Electrical power generation (utility scale for off-site use, distribution, or sale)	1 per employee at max shift
	Manufacturing, production and industrial services	1 per 1,000 sq. ft. GFA
	Repair service	1 per 250 sq. ft. GFA
	Research laboratory and testing	1 per 1,000 sq. ft. GFA
	Storage of equipment, data and records, electronic data center, furniture and similar	1 per 10,000 sq. ft. GFA or 1 per employee at max shift, whichever is greater
	Trucking/freight terminal	"
	Wholesale fuel storage, sales, or distribution	"
	Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)	"
	Waste related use	1 per employee at max shift

OFF-STREET PARKING SPACES REQUIRED	
USE	NUMBER OF PARKING SPACES REQUIRED
OTHER USES	
Agricultural uses	1 per employee at max shift
Boarding stables and riding schools	1 per employee at max shift
Gas and electrical power distribution station	1 per employee at max shift
Mining operation, sand and gravel extraction or processing, gas or oil well, or similar mineral or earth resource extraction	1 per employee at max shift
Wireless facility	1 per employee at max shift

703.0. Off-street loading regulations.

- 703.1. Schools: A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.
- 703.2. Merchandise, materials, or supplies: Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

704.0. General provisions.

- 704.1. Determination of required number of spaces:
- Fractional spaces: When determination of the number of off-street parking spaces required by this regulation results in a requirement of a fractional space, the fraction of one-half or less may be disregarded, and a fraction in excess of one-half shall be counted as one parking space.
 - Floor area: Floor area, when used as a measurement for determining the number of parking spaces for office, merchandising or service uses, shall mean the gross floor area used or intended to be used for service to the public as patrons or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not include areas used principally for nonpublic purposes such as storage, processing or packaging of merchandise, show windows, or restrooms or utilities, dressing, fitting or alteration rooms.
 - Beds: Bassinets shall not be counted as beds in determining the number of parking spaces based upon the number of beds.

- d. Places of assembly: In stadiums, sports areas, churches and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 20 inches of such seating facilities shall be counted as one seat for determining the number of off-street parking spaces required.
 - e. Mixed uses: When a building or development contains mixed uses, the off-street parking requirement shall be calculated for each individual use and the total parking requirement shall be the sum of the individual parking requirements.
 - f. Employees: Employees, when used as a measurement for determining the number of parking spaces for a new or established expanding business, shall be estimated in a manner approved by the governing body.
 - g. Unlisted uses: Requirements for types of buildings and uses not specifically listed herein shall be determined by the governing body, after a report and recommendation from the planning commission, based upon the requirements of comparable uses listed.
- 704.2. Parking for multiple uses: In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
- 704.3. Joint parking: Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the zoning administrator, in the form of deeds, leases, or contracts, to establish the joint use.
- 704.4. Use of required parking spaces: Required accessory off-street parking facilities provided for the uses hereinafter listed shall be solely for the parking of motor vehicles in operating condition of patrons, occupants, or employees of such uses and shall not be used for the storage of vehicles, boats, motor homes, campers, mobile homes or materials or for the parking of trucks used in conducting the business or use.
- 704.5. Location of parking and loading spaces:
- a. Off-street parking spaces for dwellings shall be located on the same lot or lots with the dwelling. Other required parking spaces shall be located no farther than 500 feet from the building they are required to serve, measured in a straight line from the building's nearest point to the nearest point of the off-street parking area. Provided, any off-street parking spaces not located on the same lot, as permitted by this ordinance, must be located in the same zone as required for the building or facility it serves.
- Exceptions:* Parking in conventional residential driveways connecting from the street to private garages or carports may be permitted. Also, short-term parking may be permitted on loop driveway located in the front yard of any public school.

- b. Parking in conventional residential areas shall not be permitted on unimproved areas of the front yard, and will only be permitted when meeting the requirements of this ordinance.
- c. Parking space provided in an enclosure or semi-enclosed structure shall not project beyond any required building line, except as provided in section 602.6, "Accessory Buildings."

704.6. Setbacks:

- (1) Parking is prohibited within the required parking lot setback areas. However, parking is permitted upon the individual driveway of a Single Family, Two-Family, or Townhouse or Row Dwelling, provided no vehicle or trailer overhangs, crosses, or encroaches upon a sidewalk or street right-of-way.
- (2) Parking Setback Table. The following table identifies the setback requirements for all parking and loading areas. All setbacks are measured from edge of paving.

OFF-STREET PARKING AND LOADING AREA SETBACK TABLE													
REQUIRED SETBACKS	ZONING DISTRICT												
	A-1	R-1	R-2	R-3	R-4	R-5	O&P	C-1	C-2	C-3	C-4	M-1	M-2
Front Yard Setback	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	15 ft	15 ft	5 ft	15 ft	15 ft	15 ft
Side Yard Setback¹	10 ft ²	10 ft ²	10 ft ²	10 ft ²	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	10 ft	10 ft	10 ft
Rear Yard Setback³	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	10 ft	10 ft	10 ft
¹ No side yard setback required between adjoining parcels that share a driveway or have interconnected parking lots. A 30 ft setback is required for all commercial and industrial uses that adjoin a residential use or residential zoning district.													
² Side yard setback is 1 ft for individual driveways of Single Family, Two-Family, and Townhouse or Row Dwellings.													
³ A 10 ft setback is required for garages that face an alley. A 30 ft setback is required for all commercial and industrial uses that adjoin a residential use or residential zoning district.													

704.7. Plan required: A plan, drawn to scale, indicating how the off-street parking and loading requirements are to be fulfilled shall accompany an application for a building permit. The plan shall show all elements necessary to indicate that the requirement is being fulfilled, including the following:

- a. Delineation of individual parking and loading spaces by adequate striping.
- b. Circulation area necessary to serve spaces.
- c. Access to streets and property to be served.
- d. Curb cuts.
- e. Dimensions, continuity, and substance of required screening.

- f. Grading, drainage, surfacing, and subgrading details.
- g. Delineation of obstacles to parking and circulation in finished parking area.
- h. Specification as to signs and bumper guards.
- i. Other pertinent details.

704.8. Completion time for parking lots: Required parking spaces shall be improved as required, and made available for use before the final inspection is completed by the building inspector.

705.0. Design requirements.

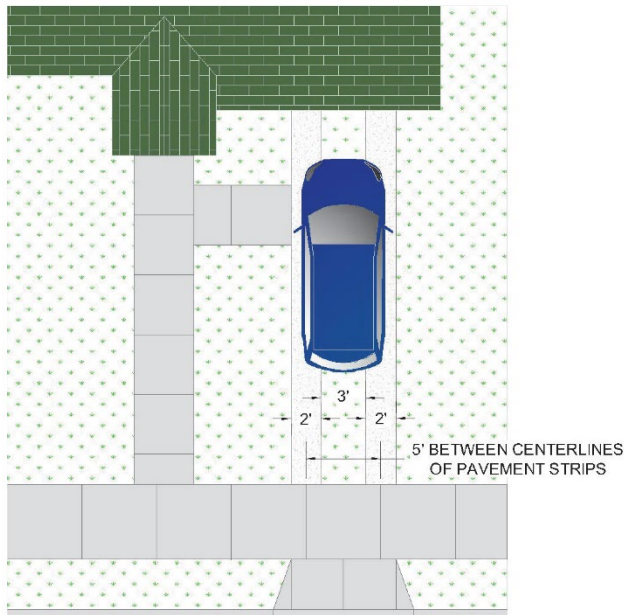
705.1 Surface material: All driveways, access drives, and off-street parking and loading areas shall be paved with hot mix asphalt (HMA), Portland cement concrete (PCC), or pavers (including permeable pavement and paver systems), or asphalt double-sealed paving (also known as double chip seal). The design and construction of said pavement or pavers shall be of sufficient thickness, reinforcement, and sub-base necessary to provide a durable, dustless surface designed and rated for the traffic it is anticipated to carry. All paved areas shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.

No vehicles, trailers, equipment, and materials shall be parked or storage upon an unpaved surface except as may be permitted within a designated and approved outdoor storage area. An unpaved outdoor storage area may be approved by the governing body provided the surface is properly maintained to prevent the growth of weeds, the ponding of water, and dust, silt, dirt, and gravel from leaving the site.

Exceptions:

Open parking spaces in the rear yard and accessed by an alley way for one- and two-family dwelling units may be gravel surfaced.

As an alternative to the surface material requirements in 705.1, open parking spaces in the front, side, or rear yard off a street for one- and two-family dwelling units may utilize a solid or ribbon driveway consisting of concrete, asphalt, mortar-set stone or brick, or solid or turf driveway pavers. If using turf pavers, they must be rated for driveway and parking lot use and installed and maintained per the manufacturer's specifications. If installing a ribbon driveway, the strips must be at least two feet wide and located so they are separated five feet on center (see schematic below). The space between the ribbons may be planted with grass or another ground cover, or filled with landscaping rocks or gravel.



Vehicle storage lots for the overnight storage or long-term warehousing of vehicles under one ownership.

~~In M-1 and M-2 districts other material may be substituted in lieu of concrete, asphalt concrete, or asphalt double-sealed surfaces for non-ADA off-street parking spaces for new parking areas and expansion of non-hard surfaced parking areas that are grandfathered in. If a business currently has a hard-surfaced parking lot, and needs to expand that parking area, they can expand it using a non-hard surfaced parking material for up to 2 years, at which time they will need to hard surface the expanded parking area [meeting the surface material requirements of 705.1 or remove the expanded parking area.~~

~~The exceptions only apply to new or expanded parking areas and do not allow for the removal and replacement of existing concrete, asphalt concrete, or asphalt double-sealed surfaces with other material.~~

The exceptions shall meet the following requirements:

705.2. Screening and buffer setback required:

- a. Except for parking to serve one- or two-family residential uses, parking and loading areas adjacent to or within residential districts or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five feet nor more than six feet in height, except where vision clearance is required.
- b. No off-street parking will be permitted within less than four feet of a property line under separate ownership.

705.3. Lighting: Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential district or on any adjacent dwelling.

705.4. Service drives:

- a. Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety for pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate the traffic to be anticipated. Service drives shall not be more than 30 feet in width, nor less than 25 feet for two-way drives, nor less than 16 feet for one-way drives. In the case of a corner lot, service drives shall be located not closer than 30 feet to the intersecting street line. Service drives shall be located not closer than four feet to a side lot line, except that a common service drive of two adjacent properties with width not exceeding 30 feet may be provided at the common lot line.

Exception: Residential service drives connecting from the street to private garages, carports or parking spaces [shall not exceed 24 feet unless approved by the city engineer].

- b. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points 30 feet from their intersection.
- c. Service drives shall be from the street to the parking and shall have concrete, asphalt concrete, or asphalt double-seal surfaces, maintained adequately for all-weather use, and so drained as to avoid flow of water across sidewalks.

705.5. Minimum parking space dimensions:

- a. If 90-degree parking space,
stall depth—19' 0"
stall width—9' 0"
aisle width—25' 0"
- b. If 60-degree parking space,
stall depth—19' 0"
stall width—9' 0"
aisle width—18' 6"
- c. If 45-degree parking space,
stall depth—19' 6"
stall width—9' 0"
aisle width—13' 6"
- d. If 30-degree parking space,
stall depth—19' 0"
stall width—9' 0"

aisle width—11' 0"

- e. If parallel parking space,
stall depth—8' 0"
curb length—23' 0"
aisle width—12' 0", or if adjacent to angle parking, use largest width
- f. If 90-degree ADA car accessible space,
stall depth—19' 0"
stall width—9' 0" with 5' 0" access aisle
aisle width—25' 0"
- g. If 90-degree ADA van accessible parking space,
stall depth—19' 0"
stall width—11' 0" with 5' 0" access aisle
Vertical clearance—8' 2"
aisle width—25' 0"

705.6. Striping required: Parking spaces for dwellings shall be delineated by pavement striping and must meet minimal parking stall sizes as described above in section 705.5.

Exceptions:

Open parking spaces for one- and two-family dwelling units.

Parking lots meeting an exception in 705.1, except for markings and identifying signage for any required ADA accessible stalls.

705.7. ADA Accessibility:

- a. All off-street parking lots or garages shall meet the minimum number of accessible parking spaces as required by the ADA.
- b. Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance.
- c. Accessible parking spaces shall have markings and identifying signage as required by the ADA.

Exception: Open parking spaces for one- and two-family dwelling units.

ARTICLE VIII. SIGN REGULATIONS

(This is a proposed complete rewrite of the existing sign regulations.)

- 801.0. Title.
- 802.0. Intent.
- 803.0. Severability.
- 804.0. Definitions.
- 805.0. General Requirements.
- 806.0. Prohibited Signs.
- 807.0. Exemptions to Sign Permit Requirement.
- 808.0. Sign Types.
- 809.0. Sign Regulations.
- 810.0. Projecting Signs.
- 811.0. Blade Signs.
- 812.0. Electronic Message Center Signs.
- 813.0. Sign Area Calculations.
- 814.0. Enforcement Authority.
- 815.0. Permit Required.
- 816.0. Nonconforming Signs.
- 817.0. Variances and Appeals.

801.0. Title.

The article shall be known as the “Sign Regulations” for the City of Independence, Kansas, and is adopted as part of the City’s Zoning Ordinance. Hereafter no sign shall be erected, constructed, altered, or modified except as regulated by the provisions of this article.

802.0. Intent.

This article is established to protect and promote health, safety, general welfare and order within the City of Independence through the establishment of comprehensive and uniform standards, regulations and procedures governing the type, number, size, structure, location, height, lighting, erection, use or display of devices, signs, or symbols serving as a visual communications media to persons situated within or upon public rights-of-way or private properties. The provisions of this article are intended to encourage opportunity for effective, aesthetically compatible, and orderly communications by reducing confusion and hazards resulting from unnecessary or indiscriminate use of communications facilities. It is the further intent of this article is to regulate signs by their physical characteristics and not by their message.

803.0. Severability.

If one or more provisions of this article is found by a court of jurisdiction to be unlawful, invalid, unenforceable, or preempted by applicable state or federal law or regulations, such provisions are deemed to be severed from this article. The remaining provisions of this article remain in full force and effect.

804.0. Definitions.

As used in this article, unless the context otherwise indicates, the following terms have the meanings ascribed herein:

1. "A-Frame sign" means a small, free-standing and portable sign that is typically designed as either A or T framed and to be used on daily basis and only during business hours. These signs are also referred to as a "sandwich board" sign or a "sidewalk" sign.
2. "Animated sign" means any sign with actual motion, the appearance or illusion of motion, or light or color changes by mechanical or electrical means.
3. "Air-Activated Graphics" means a sign, all or any part of, which is designed to be moved by action of forced air so as to make the sign appear to be animated or otherwise have motion.
4. "Awning" means any structure made of cloth type materials or metal with a metal frame attached to a building and projecting over a thoroughfare.
5. "Bag sign" is a sign made out of fabric, canvas or other flexible substrate, and designed to temporarily cover an existing, permanent sign of any kind, as to convey a different message for a short period of time of no more than 30 days.
6. "Balloon sign" is a sign that is an air-inflated or gas-inflated object, which may be of various shapes, made of flexible material meant to be inflated. Balloon signs can be resting on the ground or a structure and equipped with a portable blower, or inflated with a gas lighter than air and meant to float or hover at an altitude of no more than 25 feet while securely attached to the ground. See also the definition for air-activated graphics.
7. "Banner sign" is a sign composed of fabric or other flexible substrate that is fastened to the exterior of a building, exterior structure, wall, post, or similar upright structure and secured by all four corners so as to limit movement of the sign caused by movement of the atmosphere.
8. "Billboard" means a flat surface on which outdoor messages are conveyed and which size is equal or greater than four by six feet or 24 sq ft in any configuration. Such flat surface can be a self-supported structure or a wall part of a building or other structures. Murals are not considered billboards as long as the message they convey is not self-serving or have a conspicuous commercial purpose. Lettering without a solid background will be counted as 60% of the surface calculated using the Formula A 811.0.1.
9. "Blade sign" means a rigid projecting or suspended sign that is perpendicular to the building facade, that is mounted below the awning, canopy, or other first floor overhangs and/or over the building or store entryway and for which the primary audience is pedestrians.

10. "Building sign" means a sign which is wholly supported by the building wall, parallel to the plane thereof, and which does not extend beyond the surface of said building wall more than twelve (12) inches. This definition includes walls signs, awning signs, canopy signs, fascia signs, parapet signs, painted signs, and window signs as may be defined herein this Article. Internally illuminated color panels, strips, or bands and neon lighting shall be considered building signs.
11. "Business" means a place where different types of trade, commerce, etc., is carried on, usually under the ownership of one person, company or partnership.
12. "Canopy" means any structure, other than an awning, made of cloth type materials or metal with metal frames attached to a building, projecting over a thoroughfare, and carried by a frame supported by the ground or sidewalk.
13. "Canopy sign" is a building sign attached to or in any way incorporated with the face or underside of a canopy, marquee, or any other similar building projection, and which does not extend beyond the projection more than six inches.
14. "Changeable message sign" means a sign that has the capability of sign copy being changed manually or mechanically.
15. "Commercial sign" means any sign not defined herein as a "non-commercial sign."
16. "Corporate flag" means a flag, other than a government flag, that contains a logo, corporate name, or other identification.
17. "Internal sign" means any sign oriented internally intended to convey messages to internal users of a site and not design, located, or otherwise intended to convey messages to persons off-site. Examples include directional or wayfinding signs, traffic directions and signs that provide parking instructions, security warning signs, business directories, or similar communications that are accessory to the use of the site and any building located thereon.
18. "Directory sign" means a permanent diagrammed representation located near the entrance of a complex which shows the location and address of the unit designations within a complex.
19. "Electronic message center" means a sign that is electronically or electrically controlled that displays a message center or reader board composed of a series of lights that may be changed through electronic means including LED or LCD displays.
20. "Feather sign" is a temporary sign constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable structure.
21. "Flag" means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, or logos.
22. "Free standing signs," means any sign which is self-supported by one or more uprights or

braces in or upon the ground and not attached to any building or wall.

23. "Facing or surface" means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign. The square footage of a sign, wherever the same is required to be computed for the purposes of this Article, shall be determined by computing the square footage of the facing or surface of such sign.
24. "Government flag" means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, used as a symbol of a government or political subdivision, including flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction.
25. "Government sign" means any type of sign that is constructed, placed or maintained by or at the direction of the federal, state, county, or local government. Examples include traffic control and safety signs and devices, public notices and informational signs, all public parks and public facilities signs, and directional and identification signs such as tourist oriented directional signs approved and placed by the Kansas Department of Transportation, memorial plaques, signs of historical interest, signs designating hospitals, libraries, public parks, schools, colleges, airports, and other institutions or places of public interest or concern.
26. "Ground sign," see "free-standing sign."
27. "Illuminated sign" means any sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.
28. "Logo" means a stylized group of letters, words, symbols, or combination thereof used to identify and represent a business, organization, group, team, or product and to differentiate it from others.
29. "Marquee" means any hood or awning of permanent construction projecting from the wall of a building above an entrance and extending over a thoroughfare.
30. "Mobile sign" means a sign affixed, painted, or in any other way embedded to an automobile, truck, trailer, other vehicle, or wheeled structure of any kind including casters.
31. "Monument ground sign" means a free-standing sign which is anchored to the ground by means of a solid structure (normally masonry) with a low profile, which has a monolithic or columnar line and which maintains essentially the same contour from grade to top with the base of the sign being a minimum of 80% of the width of the widest component of the sign. Said signs may be doubled-sided, perpendicular or parallel to the adjoining roadway but in no case shall consist of more than 2 sign faces. The sign face shall cover no more than 80% of the total surface of the structure.
32. "Non-commercial sign" means any sign containing an ideological, political issue, religious or other message not related to the promotion of a commercial or business activity. All signs not defined as a "non-commercial sign" shall be defined as a "commercial signs."

33. "Off-premises sign" means a commercial sign installed, erected, constructed, or hung on a site or property that is not appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located, sometimes referred to as a billboard. This definition does not include non-commercial signs.
34. "On-premises sign" means a sign installed, erected, constructed, or hung on a site or property that is appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located.
35. "Other advertising structure" means any kind of surface area supported or not in which a message of any kind is displayed to the public by any means and for any period of time.
36. "Panel sign" means a sign consisting of a frame covered by a translucent material which may be internally illuminated. The entire sign structure is one unit and the copy is not intended to include three-dimensional individual letters.
37. "Permanent sign" means a sign constructed of durable materials and attached, painted, erected, or affixed to a wall or imbedded in or constructed on a foundation in the ground, that does not allow removal without special tools or equipment and which is intended to exist on more than a temporary basis for more than six (6) months.
38. "Pole sign" means a free-standing sign that is supported by one or more uprights not attached to, or braced by, any other structure. Pole signs shall have a clear open space of not less than ten (10) feet between the base line of said sign and the ground level.
39. "Political issue sign" means a sign announcing, promoting (for or against), or drawing attention to any personal or political issue or candidate(s) seeking public political office.
40. "Portable sign" means a free-standing sign not permanently anchored or secured to the ground or any building or wall, which may be moved from place to place, including, but not limited to, signs design to be transported by means of wheels, and is not expressly permitted under this Article as a temporary sign.
41. "Projected-image sign" means a sign which involves an image projected on the face of a wall, structure, sidewalk, or other surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, sidewalk, or other surface.
42. "Projecting sign" means any sign which is attached to a building or other structure and extends more than 12 inches beyond the building.
43. "Public school district sign" means any type of sign that is constructed or placed by a public school district on property owned or leased by that public school district.
44. "Raceway" means an enclosed channel designed expressly for holding wires, cables, or bus bars on which a sign is mounted.
45. "Raceway, pan style" is a sign raceway that is shaped and contoured to follow the outline

of the sign to which is mounted to the raceway.

46. "Roof sign" means any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure.
47. "Sandwich sign" see "A-Frame sign."
48. "Sidewalk sign" see "A-Frame sign."
49. "Sight triangle" means the clear vision zone required for corner lots as defined in City Code section 602.4 of Article VI.
50. "Sign" means any kind of surface, object, structure or lettering in which a message is conveyed, or attention is gained by any means, static or dynamic, permanent or temporary, by any length of time to advertise or promote the interests of any person when the same is placed out-of-doors in view of the general public.
51. "Sign area" means that area of a sign's exposed facing, determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants. Such area shall be measured using one of the formulas in subsection (k) of this article.
52. "Sign copy" means words, letters, logos figures, symbols, illustrations, or patterns that form a message or otherwise call attention to a business, product, service, or activity, or to the sign itself.
53. "Temporary sign" means any yard sign, portable sign, inflatable signs, bag or banner covering a permanent sign, or other sign, banner, pennant, valance or advertising display constructed of vinyl, cloth, canvass, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a short period of time only.
54. "Trailer sign" see "mobile sign."
55. "Vehicle sign" see "mobile sign."
56. "Wall sign" means any flat sign of solid face construction which is placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure.
57. "Window sign" means a sign posted, painted, placed, adhered, or affixed on the outside surface a window or door.
58. "Work of art" means any mural painting or decoration, inscription, mosaic, painted glass, base-relief, or other similar art form of a permanent character that is intended for decoration, ornament, or commemoration and that is applied to, placed upon, or erected on any lot or parcel or wall of any building or structure. A work of art shall not incorporate logos, advertisements, or other commercial speech nor shall a work of art contain images, letters, symbols or other representations designed to identify or market any commercial activities contained upon the site on which it is located.

59. "Yard sign" means a temporary, free-standing sign made of rigid materials that is supported by a frame, one or more poles or posts, or other support structure placed directly in the ground without foundation or other anchor. These signs may be single or double-sided (back-to-back).

805.0. General Requirements.

1. No sign shall be allowed except as permitted by this article.
2. Any permanent sign proposed within the jurisdiction of the Independence Historic Preservation and Resource Commission must receive approval from said Commission prior to installation.
3. No sign shall be located within the sight triangle, clear vision area of a driveway or street intersection as defined in City Code, section 602.4 of Article VI. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.
4. No person shall install, erect, construct, hang, or alter any sign within the City without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this article.
5. No person shall replace the sign copy or sign face without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this article.
6. Signs shall be properly erected or attached to a structure and kept in good repair. Any lettering, logo, design, and other markings placed upon the sign shall be clear, distinct, and readable and maintained in that condition.
7. Any permanent or temporary commercial sign allowed in this article may be utilized as a non-commercial or political issue sign subject to the regulations contained herein.
8. All signs and other advertising structures shall be designed and constructed to withstand a wind load and dead load as required in the Building Code or other ordinances of the City.
9. Sign Maintenance: All signs and sign structures shall be properly maintained and kept in a safe, orderly condition. In addition, all parts and supports shall be properly painted. Any sign or sign structure which is rotted, unsafe, deteriorated, defaced, or otherwise altered, shall be repainted, repaired, or replaced by the property owner or agent of the owner of the property upon which the sign is located, within thirty (30) days after written notice by the City.
10. Interference: No sign or attachment thereto shall be erected, placed or maintained by any person in such a manner as to interfere with the effective use of firefighting equipment or personnel, or any overhead electrical power, telephone, fiber optic, or cable wires or supports thereof.

11. Placement: No sign shall be erected, painted, attached or in any other way displayed on rocks, fences, trees, or any other public or private property not specifically meant to advertise.
12. Safe Ingress and Egress: No sign or part thereof shall be erected or maintained to prevent or deter free ingress and egress from any door, window, or fire escape. No sign or sign structure shall be attached to a standpipe or fire escape.
13. Illumination: All externally illuminated signs shall be constructed to direct the source of light away from adjacent properties or public streets.
14. Free-Standing Sign Height Computation: The height of free-standing signs (including all temporary and permanent signs) shall be computed to be the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to mean the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.
15. Free-Standing Sign Setback Measurement: The sign setback for free-standing signs (including all temporary and permanent signs) shall be measured from the nearest edge of the sign.

806.0. Prohibited Signs.

The following signs shall not be permitted, erected or maintained on any property within the City, unless located within the confines of a building, or not visible from outside the premises of the lot in which the sign is located.

1. Off-Premises Signs and Billboards. Commercial signs installed, erected, constructed, or hung on a site or property that is not appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located, sometimes referred to as a billboard. This does not include non-commercial signs and temporary signs, where permitted by the code.
2. Flashing or Glaring Lights. Flashing lights, strobe lights, or rotating beams shall be prohibited outside of a building or visible from the outside of a building in all zoning districts except when otherwise legally displayed as emergency lights or warning lights. Illumination of signs shall be designed in such a way as to reflect light away from residential properties and motorists' vision.
3. Moving Lights. Signs which incorporate in any manner any flashing, pulsating, rotating, beacons, or moving lights. Except for a special event approved by the City Council per the City's special event procedures.
4. Hazardous Sign. Any sign or sign structure which:
 - a. Is structurally unsafe;

- b. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment;
 - c. constitute an obstruction so as to prevent free ingress or egress through any door, window or fire escape;
 - d. Is not kept in good repair; or,
 - e. Is capable of causing electrical shocks to persons likely to come in contact with it.
5. Obscene Matter. Signs that display obscene matters in violation of any State or Federal statute.
6. Signs Projecting over Public Right-of-Way. It is unlawful to erect or maintain any sign on, over, or above any land or right-of-way belonging to City or other governmental entity unless specifically permitted by said entity and as provided herein this Article, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election.
7. Temporary Signs. All temporary signs except those that are specifically allowed by this Article.
8. Interference with Traffic. No sign or other advertising structure as regulated by this Article shall be erected at the intersection of any street or alley in such a manner as to obstruct free and clear vision, or at any location, where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device or which makes use of the words STOP, LOOK, DRIVE-IN, DANGER or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.
9. Unlawful Signs. Any sign unlawfully installed, erected or maintained in violation of this Article.

807.0. Exemptions to Sign Permit Requirement.

The following signs shall not require a sign permit:

- 1. Government signs and government flags and signs for public school districts, as defined herein this Article, are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.
- 2. Signs located within the confines of a building, except those that are defined as window signs.
- 3. Building street addresses on buildings and signs as required by the City are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.

4. Directory signs as required by the Fire Department for emergency identification are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.
5. Works of art that meet the definition as provided herein this article.
6. Temporary Signs, to the extent that they meet the standards herein this article, are exempt from the Sign Permits and Fees requirement.

808.0. Sign Types.

For the purposes of this article, the following sign types as defined herein are placed into the following categories.

1. Permanent Signs. Permanent signs may be commercial or non-commercial signs as defined herein this article, not including off-premise signs with a commercial message. Permanent signs are limited to the following permanent sign types as defined and further regulated herein this Article:
 - a. Building Signs
 - b. Projecting Signs
 - c. Blade Signs
 - d. Free-Standing Signs
 - e. Internal Signs
 - f. Drive-Thru Facility Signs
 - g. Signs on ATMS
 - h. Home Occupation Signs
 - i. Corporate Flags
2. Temporary Signs. Temporary signs may be commercial or non-commercial signs as defined herein this Article, and may include off-premise signs. Temporary signs are limited to the following temporary sign types as defined and further regulated herein this Article:
 - a. Free-standing signs
 - b. A-Frame signs

- c. Feather signs and flags
 - d. Banner signs attached to a building wall or exterior window or covering and affixed to an existing building sign
 - e. Bag signs covering and affixed to an existing free-standing sign
3. Temporary Sign Time Limit. No temporary sign shall be in place for a period greater than six (6) months unless removed and replaced with a new sign.

809.0. Sign Regulations.

Permanent signs permitted by zoning district.

PERMANENT SIGNS				
BUILDING SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Signs Permitted	1 sign per principal building facing a public street for all permitted multi-family residential developments with 12 or more units and non-residential uses.		Building signs may be located on any side of a building so long as the total sign area does not exceed the total allowed for the building. The area of all wall, awning, blade, and window signs shall be included in the total building signage area calculation.	
Maximum Sign Area	32 sq. ft.		10% of the total sq. ft. of the wall area of a principal building facing a public street. No more than two sides of a building facing a street shall be used to calculate the allowable signage. The sign area of all building signs (including wall, awning, blade, and window signs) shall be calculated using sign area Formula A as defined herein this article.	
Projecting Signs	Not Permitted		1 per main building entrance or storefront. Maximum of 48 sq. ft. (See Section 810.0 of this Article for design standards.)	
Blade Signs	Not permitted.		Limited to the C-3, Central Business District: 1 per main building entrance or storefront. Maximum 12 sq. ft. per sign face. (See Section 811.0 of this Article for design standards.)	Not permitted.
FREE-STANDING SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Signs Permitted	2 signs per public or private street entrance for single family residential subdivisions. 1 per public street frontage for each lot of record for all permitted multi-family residential developments with 12 or more units and non-residential uses.		1 per public street frontage for each lot of record. For lots with 500 ft or more of frontage, 1 sign shall be allowed for each 250 ft of frontage.	
Maximum Sign Height	6 ft.		30 ft.	
Maximum Sign Width	6 ft.		25 ft.	
Maximum Sign Area	20 sq. ft. calculated using sign area Formula B as defined herein this article.		150 sq. ft. calculated using sign area Formula B as defined herein this article.	
Minimum Sign Setback Requirements	10 ft. from all property lines.		Minimum setback from all property lines is 10 ft, and 200 ft. from any free-standing sign located on the same lot.	

INTERNAL SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Signs Permitted	5 per each lot of record for all permitted multi-family residential developments with 12 or more units and non-residential uses.		5 per each lot or record.	
Maximum Sign Height	8 ft.			
Maximum Sign Area	18 sq. ft. per sign calculated using sign area Formula B as defined herein this article.			
Sign Setback Requirements	10 ft. from all property lines.			
DRIVE-THRU FACILITY SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Signs Permitted	For sites with a permitted drive-thru facility, 2 drive-thru facility signs, as provided herein, shall be permitted for each drive-thru lane. Signs may be free-standing (one-sided only) or building/wall mounted.			
Maximum Sign Height	8 ft.			
Maximum Sign Area	Each sign shall be no greater than 36 sq. ft. using sign area Formula B as defined herein this article.			
SIGNS ON ATMS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Maximum Sign Area			Sign copy may be adhered or placed upon any surface of a permitted ATM or ATM kiosk; however, the total area of all signage shall not exceed 48 sq. ft.	
HOME OCCUPATION SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Sign Permitted	Any approved home occupation shall be permitted 1 sign no greater than 8 sq. ft. calculated using sign area Formula B as defined herein this article. Said sign may be a building sign or a free-standing sign. Free standing signs may be double sided, max 6 ft tall and setback no less than 5 ft from all property lines.			
CORPORATE FLAGS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number Permitted	Not Permitted.		1 per lot of record or 1 per principal building.	
Maximum Height			35 ft.	
Minimum Pole Setback			10 ft.	
Other Requirements			May only be displayed concurrent with the display of 1 or more government flag(s) attached either on a shared pole or separate pole located in close proximity to the pole(s) displaying the government flag(s).	

TEMPORARY SIGNS				
COMMERCIAL SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Signs Permitted	1 sign per public street frontage for each lot of record.		1 sign per public street frontage for each lot of record plus 1 per building or individual business. In addition, each building or individual business may also display 1 "A-frame" or 1 "feather sign" during the hours in which the business is open. Said "A-frame or feather sign must be placed within 20 ft of the main entrance and be located within that building's street frontage. No sign may be located within a street right-of-way with the exception that businesses within the C-3 zoning district may place 1 "A-frame" sign within the public sidewalk within the frontage of said business provided the sign does not create a hazard or otherwise conflict with any Americans with Disabilities Act (ADA) clearance standards.	
Maximum Sign Area	32 sq. ft. for permitted multi-family residential developments with 12 or more units and non-residential uses and 8 sq. ft. for all other uses. Sign area shall be calculated by using sign area Formula B as defined herein this article.		32 sq. ft. using sign area Formula B as defined herein this article.	
Maximum Free-Standing Sign Height	6 ft.		8 ft.	
Maximum Free-Standing Sign Setback Requirement	1 ft from the front property line/street right-of-way line and 5 ft. from all other property lines. No sign may be located within the sight triangle, clear vision zone as defined in City Code section 602.4 of Article VI, or otherwise cause a visual impairment by obscuring a driver's or pedestrian's vision			
NON-COMMERCIAL SIGNS	ZONING DISTRICT			
	A-1	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Signs Permitted	3 per lot of record, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election.			
Maximum Sign Area	32 sq. ft. for permitted multi-family residential developments with 12 or more units and non-residential uses and 8 sq. ft. for all other uses. Sign area shall be calculated by using sign area Formula B as defined herein this article.		32 sq. ft. using sign area Formula B as defined herein this article.	
Maximum Free-Standing Sign Setback Requirement	1 ft from the front property line/street right-of-way line and 5 ft. from all other property lines, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election. No sign may be located within the sight triangle, clear vision zone as defined in City Code section 602.4 of Article VI, or otherwise cause a visual impairment by obscuring a driver's or pedestrian's vision			

810.0. Projecting Signs.

Projecting signs permitted by this Article shall comply with the following design regulations:

1. Placement: The projecting sign shall provide a minimum 10 ft of clearance above any sidewalk and a minimum of 15 ft of clearance above any driveway or street over which the sign is located. The projecting sign shall not extend above the top of the parapet of the wall on which it is located nor above the roof line of the building.
2. Design: Signs shall be double-sided and shall project no further than 96 inches from the surface of the building façade on which it is mounted or attached.
3. Obstructions and Traffic Hazards. Every projecting sign shall be erected in a manner which does not constitute an obstruction or traffic hazard regulated by this Article.
4. Right-of-Way Encroachment: Any projecting sign proposing to encroach into a public street right-of-way shall first obtain approval from the City of Independence for said encroachment.

811.0. Blade Signs.

Blade signs permitted by this Article shall comply with the following design regulations:

1. Placement: The projecting sign shall provide a minimum 7ft of clearance above the sidewalk or ground over which the sign is located and shall be no higher than 10 ft above this sidewalk or ground.
2. Design: Signs shall be double-sided and shall project no farther than 48 inches from the surface of the building façade on which it is mounted or attached.
3. Right-of-Way Encroachment: Any blade sign proposing to encroach into a public street right-of-way shall first obtain approval from the City of Independence for said encroachment.

812.0. Electronic Message Center Signs.

Permitted free-standing signs may include an electronic message center sign that is double-sided (back-to-back), subject to the following design regulations:

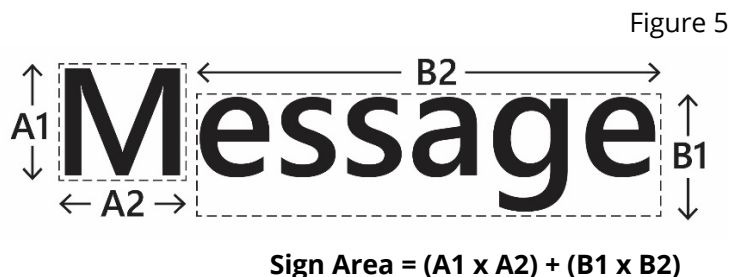
1. The maximum electronic message center sign size within any non-residential zoning district is 96 sq. ft., per sign face, for a double-sided (back-to-back) sign.
2. The maximum electronic message center sign size within any residential zoning district is 48 sq. ft., per sign face, for a double-sided (back-to-back) sign.

3. Electronic message center messages and images may not include video, animation, scroll, or flash and shall not display full-motion graphics in a series of frames to give the illusion of motion or video.
4. The images and messages displayed on an electronic message center must have a minimum dwell time of at least 8-seconds before changing to the next static image or message. The transition or change from one image or message to another may include up to 1-second of animation or special effects.
5. Electronic message centers shall be integral to and a part of an approved monument sign.
6. An approved monument sign may have more than one individual electronic display provided the total area of all such displays does not exceed the total allowable EMC sign area.
7. The brightness of any electronic message center shall not exceed 0.3 foot candles above the ambient light level measured at a distance of 60 feet from the face of the sign. Electronic message centers must be equipped with a light detector or photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

813.0. Sign Area Calculation.

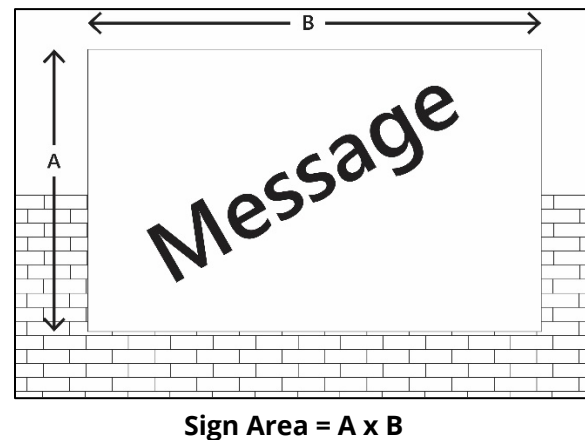
The area of a sign shall be as determined by the Zoning Administrator using actual dimensions where practical or approximate dimensions when irregularity of a sign shape warrants. The area of each sign type is to be measured with either Formula A or Formula B as noted below. The application of either Formula A or Formula B is established by sign type as defined elsewhere in this article.

1. **Formula A.** The sign area is the sum of the area of two (2) contiguous rectangles, squares or circles that enclose the extreme points or edges of all copy, logos and symbols of said sign.



2. **Formula B.** The sign area is the area of one rectangle, square or circle that encloses the extreme points or edges of all areas where copy may be placed on a sign. This area does not include structural or architectural features of the sign where copy will not be located.

Figure 6

**814.0. Enforcement Authority.**

The Zoning Administrator is hereby authorized and directed to enforce all the provisions of this article.

815.0. Permit Required.

Except those signs as expressly exempted herein this article, it is unlawful for any person to erect, alter, or relocate any sign or other advertising structure as defined in this article, without first obtaining a sign permit from the Zoning Administrator, and making payment of the sign permit fee as established by resolution of the City Council. Application for sign permits shall be made upon forms as determined by the Zoning Administrator and shall contain or have attached thereto information deemed necessary by the Zoning Administrator to determine compliance with this article. A permit is not required to maintain or repair an existing, legally permitted sign.

816.0. Nonconforming Signs.

Existing legal, nonconforming signs may continue to be maintained and used until they are removed under the terms of this article. Every sign or other advertising structure lawfully in existence on the date of the adoption of this ordinance, but which is prohibited by the terms and conditions of this article, shall not be altered or moved except in compliance with this article.

1. Modification: A legal nonconforming sign or sign structure shall be brought into conformity with this article if it is altered, reconstructed, replaced, expanded, or relocated. A change in sign copy, or the replacement of a sign face, is not an alteration or replacement for purposes of this article, but conditions may be placed on the approval to bring the sign closer to compliance with the intent of the provisions of this article.
2. Maintenance: Legal nonconforming signs must be maintained in good condition. Maintenance required by this subsection shall include replacing or repairing of worn or

damaged parts of a sign or sign structure in order to return it to its original state, and it is not a change or modification for purposes of subsection (3) herein below.

3. Removal: Removal of a nonconforming sign or replacement of a nonconforming sign with a conforming sign is required when:
 - a. Fifty percent (50%) or more of the entire sign structure of a legal nonconforming sign is damaged, destroyed, or for any reason or by any means taken down; or
 - b. The condition of the legal nonconforming sign or legal nonconforming sign structure has deteriorated without maintenance as required by this article; or the legal nonconforming sign structure or building it is mounted on is destroyed or damaged by a fire, flood, windstorm, or similar abnormal event; and the cost of restoration of the sign to its condition immediately prior to such deterioration or event exceeds fifty percent (50%) of the cost of reconstruction of the sign structure; or
 - c. The use of the legal nonconforming sign, or the property on which it is located, has ceased, become vacant, or been unoccupied for a period of ninety (90) consecutive days or more. An intent to abandon is not required as the basis for removal under this subsection.

817.0. Variances and Appeals.

Any variance from these regulations may be approved only by the Board of Zoning Appeals after an application for a permit has been denied for the proposed sign, by the Zoning Administrator or Building Inspector as provided in these regulations. Any person aggrieved by an order, requirement, decision or determination of the Zoning Administrator or Building Inspector in the enforcement of this article may file an appeal with the Board of Zoning Appeals in accordance with City Code.

ARTICLE X. - SPECIAL PROVISIONS APPLYING TO MISCELLANEOUS CONDITIONAL USES

(Red text is proposed new language, deletions are shown strikethrough)

- 1001.0. Purpose.
~~Churches.~~
- 1002.0. Day Care Facilities for more than Four Children.
~~Drugs, Retail and Pharmacies.~~
- 1003.0. Farm Animals.
- 1004.0. Golf Driving Ranges.
- 1005.0. Hospitals.
- 1006.0. Kennels—Breeding and Boarding.
- 1007.0. Mobile homes and mobile home parks.
- 1008.0. Salvage Yards, Scrap and Waste Material Yards, Auto Wrecking and Junkyards.
- 1009.0. Theaters, Outdoor Motion Picture.
- 1010.0. Quarries and Sand and Gravel Pits.
- 1011.0. Supplementary Parking.
- 1012.0. Cell Towers: Communication/Broadband Antenna, Communication/Broadband Towers, or Communication/Broadband Rooftop Sites.
- ~~1013.0. Accessory Uses Not Located on the Same Lot or Contiguous Lot as the Principal Building or Principal Use Served per 607.1.d.~~
- 1014.0. Delayed Deposit Service Businesses and Pawnshops.
- 1015.0. Medical or Recreational Cannabidiol (CBD) and Tetrahydrocannabinol (THC) Dispensaries and Manufacturing Facilities.
- 1016.0. Tiny Homes.

1001.0. Purpose.

- 1001.1. Purpose: In granting a conditional use, the city may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to reduce or minimize any potentially injurious effect of such conditional uses upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations. Any lessening or subverting of those limitations and requirements constitutes a variance and must be treated accordingly. The following additional conditions shall be a requirement for the approval of the following conditional uses.

1002.0. Day Care Facilities for more than Four Children.

- 1002.1. Special conditions: Day care facilities for more than four children shall meet the following provisions when authorized as a conditional use in any residential district:
 - a. *City, county and state standards*: All day care facilities shall be licensed by the state and shall meet all city, county and state health department requirements pertaining to facilities, equipment and other features.

- b. *Loading zone:* A loading zone capable of accommodating one car for every ten children shall be provided in addition to the required parking area in order to provide for easy pickup and discharge of passengers.
- c. *Operation:* Any day care facility shall be operated in a manner that will not adversely affect other properties and uses in the area.
- d. *Screening required:* Any day care facility located in a building other than a residential dwelling or any residential dwelling used for a day care facility for seven or more children shall provide a visual screen along all property lines abutting any residential use.

1003.0. Farm Animals.

1003.1. Special conditions: The raising of farm animals and livestock may be permitted as a conditional use, subject to the following requirements:

- a. The residential lot or tract shall contain a minimum of three acres. However, said minimum lot size may be reduced by the governing body if it can be shown that the use shall not constitute a nuisance or a hazard to adjoining property or uses.
- b. Any building or structure for the raising, feeding or housing of livestock or any enclosure or yard used to confine or feed poultry shall be located at least 100 feet from any property line abutting a residential zone.
- c. County and state health code standards shall be complied with.

1004.0. Golf Driving Ranges.

1004.1. Special conditions:

- a. *Location:* All golf driving ranges shall be located on major thoroughfares or nonresidential streets. The golf driving platform shall be not less than 200 feet from any adjacent "R" district or existing dwelling.
- b. *Lighting:* Floodlights used to illuminate the premises shall be so directed and shielded to minimize glare to motorists on public streets and residents of residential property.
- c. *Screening required:* Along all property lines abutting any "R" district there shall be provided a visual screen.

1005.0. Hospitals.

1005.1. Special conditions:

- a. *Entrances:* Hospitals and charitable institutions shall provide main entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion.

- b. *Screening required:* A visual screen shall be provided along all property lines abutting any residential district. Loading facilities shall be screened from adjoining properties, and insofar as practical, from the view of patients from their rooms.

1006.0. Kennels—Breeding and Boarding.

1006.1. Special conditions:

- a. *Minimum lot size:* Two acres.
- b. *Setback:* No kennel buildings or runs shall be located nearer than 75 feet to any property line.
- c. *Screening required:* All kennel runs or open areas shall be screened around such areas or at the property lines to prevent the distraction or excitement of the dogs.
- d. *[County and state health code standards:]* County and state health code standards shall be compiled with.

1007.0. Mobile homes and mobile home parks.

- 1007.1. Where permitted: Except as provided in the city Code as a "temporary use," a mobile home may be permitted in the jurisdictional area of these regulations only in an approved mobile home park as defined in Section 403.0. *of the Zoning Code regulations. See Chapter 66 of Part II of the Code of the City of Independence, Kansas, for additional provisions.*

- 1007.2. Minimum standards relating to mobile home parks design: Mobile home parks shall comply with the below minimum standards:

- a. *Intensity of use regulations:*

- 1. Minimum lot area: Four acres.
 - 2. Maximum mobile home park average density: Eight mobile homes per gross acre (including roads and parking areas).

- b. *Perimeter setback requirements:*

- 1. All mobile homes, parking and building structures shall be set back at least 20 feet from the perimeter property line.

Exception: When abutting a residential district, the minimum property line setback shall be increased to 30 feet.

- 2. Minimum setback from any public street right-of-way shall be the same as that required in the district [in which] the mobile home park is located.

c. *Street and parking requirements:*

1. Private streets: On-site driveways or undedicated streets may be developed when approved by the governing body [and] shall meet the below requirements:
 - (a) Design standards: Undedicated streets shall meet the design standards for pavement width, design and construction contained in the subdivision ordinance of Independence.
 - (b) Street signs: Street signs shall be provided on all undedicated streets and shall include street name and traffic signs. Such street signs shall meet city standards and shall be approved by the city engineer prior to installation.
2. *Parking:* Two parking spaces shall be provided for each mobile home dwelling unit. At least one of the two required parking spaces shall be located on or adjacent to each mobile home space.

Head-in parking bays may be permitted on private streets but shall be limited to cul-de-sac bays or other minor streets where fast moving traffic will not be a hazard.

All common parking areas shall be paved in accordance with city standards, including parking spaces located on individual mobile home spaces.

- d. *Recreation space required:* A recreation space of at least 300 square feet per mobile home site in the park shall be developed and maintained by the management. This area shall not be less than 100 feet in its smallest dimension and its boundary no further than 500 feet from any mobile home site served. Streets, sidewalks, parking areas and accessory buildings are not to be included as recreation space in computing the necessary area.

A minimum of 50 percent of the recreational facilities shall be constructed prior to the development of one-half of the project, and all recreational facilities shall be constructed by the time the project is 75 percent developed.

- e. *Storage facilities:* Each mobile home park shall include similarly designed enclosed storage structure or structures suitable for storage of goods and the usual effects of the inhabitants of such park; such storage space should not be less than 150 cubic feet for each mobile home site or in common structure with individual lockers.
- f. *Walkways:* Walkways shall be required on one side of all interior streets and shall provide connections between mobile home units and common areas such as recreational areas and laundry facilities. Walkways shall meet the design and construction requirements of the subdivision regulations of Independence.

g. *Water supply:*

1. All mobile home parks shall be connected to a public water supply.

2. The individual water service connections shall be provided at each mobile home space and the size, location and installation of water lines shall be in accordance with the requirements of the city plumbing code.
 - h. *Sewage disposal*: Individual sewer connections shall be provided for each mobile home space and shall be installed in accordance with the city plumbing code. All mobile home parks shall be connected to a public sewer system.
 - i. *Storm drainage facilities*: Shall be so constructed as to protect those that will reside in the mobile home park, as well as the property owners adjacent to the park. Such facilities shall be of such capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the park and shall meet the requirements of the subdivision ordinance and other pertinent ordinances.
 - j. *Fire extinguishing equipment*: Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size, and number and so located within the park to satisfy regulations of the state fire marshal and the city fire chief.
 - k. *Flammable liquid storage*: The use of individual fuel oil or propane gas storage tanks to supply each mobile home separately is prohibited. Any fuel oil and/or gas storage shall be centrally located in underground tanks, at a safe distance from any mobile home site. All fuel lines leading to [the] park and to mobile home sites shall be underground and so designed as to conform to the city building code and any state code that is applicable. When separate meters are installed, each shall be located in a uniform manner.
 - l. *Disposal of garbage and trash*: All garbage and trash containers should be placed in a conveniently located, similarly designed, enclosed structure(s). The removal of trash shall take place not less than once a week. Individual incinerators shall be prohibited.
 - m. *Perimeter screening and landscaping requirements*: A buffer of trees and shrubs shall be provided and maintained along all boundaries of each park except at established entrances and exits serving such park. When deemed necessary by the planning commission and governing body a fence may also be required to separate the park from adjacent property.
- 1007.3. Minimum standards for mobile homes and mobile home spaces: Mobile homes and spaces, when located within a mobile home park shall comply with the below standards.
- a. *Intensity of use regulations*:
 1. Minimum mobile home space area: 3,000 square feet per unit.
 2. Minimum mobile home space width: 40 feet.

- b. *Access:* Each space shall have access to a paved interior roadway. In no case shall access to mobile home spaces be provided from abutting property.
- c. *Clearance:* Each space shall be designed so that at least ten feet of clearance will be maintained between mobile home units and other structures located in the park.
- d. *Street setbacks:* Mobile home units shall be located so that a 50-foot setback is maintained from the centerline of any private interior roadway. Zoning district setback requirements shall be maintained on all public street frontages for mobile homes as well as buildings.
- e. *Skirting:* Uniform skirting of each mobile home base shall be required, within 30 days after initial placement, such skirting shall be of 26-gauge solid sheet metal, aluminum or other noncorrosive metal or material of equal strength and so constructed and attached to this mobile home so as to deter and prevent entry of rodents and insects. Storage of goods and articles underneath any mobile home or out-of-doors at any mobile home site shall be prohibited.
- f. *Stands:* Each mobile home site shall be provided with a stand consisting of a solid concrete pad not less than four inches thick, and not more or less than the length and width of the mobile home that will use this site. This pad shall be so constructed, graded, and placed to be durable and adequate for the support of the maximum anticipated load during all seasons.
- g. *Outdoor patio:* An all-weather, hard-surfaced outdoor patio area of not less than 180 square feet shall be provided at each mobile home site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable outdoor living space to supplement the limited interior spaces of a mobile home.
- h. *Canopies and awnings:* Canopies and awnings may be attached to any mobile home and may be enclosed and used for recreation or sunroom purposes. When enclosed for living purposes, such shall be considered as part of the mobile home and a permit required, issued by the chief building official, before such enclosure can be used for living purposes.
- i. *Utility hookup:* Each space shall have hookup facilities for water, sewer, electricity. All occupied mobile homes shall have and use sanitary facilities contained wholly within the mobile home.
- j. ~~FEMA Requirements: Each space located within a flood zone must meet FEMA requirements.~~ *Compliance with Flood Plain Management Ordinance Required: All mobile home installations and mobile home parks shall comply with the City's adopted Flood Plain Management Ordinance (see Article VIII of Chapter 42 of the Code of the City of Independence, Kansas).*

k. Storm Shelter Required: Every mobile home park constructed or expanded after the date of the adoption of this ordinance shall have within its confines a building serving as a shelter facility for the mobile home park residents in the event of inclement weather. The building shall be:

- 1. Designed and constructed to meet the standards of a FEMA-rated storm shelter or safe room.*
- 2. Well-lit at all times of the day or night.*
- 3. Well-ventilated with screened openings.*
- 4. Constructed of such moisture-proof material as shall permit repeated cleaning and washing.*
- 5. Constructed in compliance with all applicable codes to house residents in the event of threatening weather conditions and sized to adequately accommodate all residents of the manufactured home park with a minimum of thirty (30) square feet of floor area provided for each manufactured home planned.*
- 6. The floors of the community building shall be of water impervious material and shall slope to a floor drain connected with the sewage system.*
- 7. The building shall be maintained in a clean, sightly condition and kept free of any condition that will harm the health of any occupant or the public or constitute a menace.*

1007.4. Minimum standards for recreational vehicles located within a mobile home park: Recreational vehicles located within a mobile home park shall comply with the following standards:

- a. *Recreational Vehicles Allowed:* Any owner occupied vehicular-type unit built on, or for use on, a chassis and designed as living quarters, both permanent and temporary, for recreational, camping or travel use, and which has its own motive power, or is mounted on, or which can be drawn by, another vehicle such as motor homes, travel trailers, camper trailers, house trailers, pickup truck campers, hauling trailers and camper buses which shall have and use sanitary facilities contained wholly within the recreational vehicle.
- b. *Location:* Must be located on a space meeting the space requirements for mobile homes set forth in Section 1009.3.
- c. *Utility Hookups:* Each space shall have hookup facilities for water, sewer and electricity and each recreational vehicle shall be hooked up to all such utilities. All recreational vehicles shall have and use sanitary facilities contained wholly within the recreational vehicle. All spaces located within a flood zone shall have hookups that comply with FEMA requirements.

- d. *Prohibited Uses:* Nothing contained herein shall be construed to permit the owner or operator of a mobile home park to use or place recreational vehicles as rental units in a mobile home park. The provisions of the zoning code allowing recreational vehicles to be used, placed or located within a mobile home park shall apply only to owner occupied recreational vehicles.

1008.0. Salvage Yards, Scrap and Waste Material Yards, Auto Wrecking and Junkyards.

1008.1. Special conditions:

- a. *Setback:* All such uses shall be located on a tract of land at least 300 feet from a residential district zone.
- b. *Screening required:* The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a fence or wall at least eight feet high. The fence or wall shall be of uniform height, uniform texture and color, and shall be so maintained by the proprietor as to ensure maximum safety to the public, obscure the junk from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in such a manner as to retain all scrap, junk, or other materials within the yard. No scrap, junk or other salvaged materials may be piled so to exceed the height of this enclosing fence or wall.
- c. *Loading/unloading:* No junk shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the enclosed building, fence, or wall, or within the public right-of-way.

Cross reference— Screening of junked, wrecked and abandoned vehicles, § 42-131; junk and secondhand dealers, § 62-141 et seq.

1009.0. Theaters, Outdoor Motion Picture.

1009.1. Special conditions:

- a. *Location:* All drive-in theaters shall be located on major thoroughfares with ingress and egress so designed to minimize traffic congestion. Drive-in theaters shall be located not less than 300 feet from any "R" district or existing dwelling.
- b. *Picture screen orientation:* Outdoor motion picture theater screens shall be so located or screened that the view of projected images is not visible from the road.
- c. *Screening required:* A visual screen shall be provided along all property lines abutting any "R" district.
- d. *Lighting:* Lighted signs and floodlights used to illuminate the premises shall be so directed and shielded to minimize glare to motorists or public streets and residents or residential property.

1010.0. Quarries and Sand and Gravel Pits.

1010.1. Special conditions: The removal of soil, including topsoil, sand, gravel, stone and other earth materials shall be subject to the following conditions:

- a. *Entrances*: There shall be not more than one entranceway from a public road to said lot for each 660 feet of front lot line.
- b. *Time of operation*: Such removal shall not take place before sunrise or after sunset.
- c. *Setback*: No digging or excavating on said lot shall take place closer than 100 feet to any lot line.
- d. *Paved surfaces required*: On said lot all roads, driveways, parking lots and loading and unloading areas within 100 feet of any lot line shall be paved, oiled, watered or chemically treated so as to limit on adjoining lots and public roads the nuisance caused by wind-borne dust.
- e. *Air pollution*: Any odors, smoke, fumes, or dust generated on said lot by any digging, excavating or processing operation and borne or able to be borne by the wind shall be confined within the lines of said lot as much as is possible so as not to cause a nuisance or hazard on any adjoining lot or public road.
- f. *Water pollution*: Such removal shall not be conducted as to cause the pollution by any material of any surface or subsurface watercourse or body outside of the lines of the lot on which such use shall be located.
- g. *Soil erosion*: Such removal shall not cause the erosion by water of any land outside of said lot or of any land on said lot so that earth materials are carried outside of the lines, and that such removal shall not be conducted as to alter the drainage pattern of surface or subsurface waters on adjacent property, and that in the event that such removal shall cease to be conducted it shall be the continuing responsibility of the owner or operator thereof to assure that no erosion or alteration of drainage patterns, as specified in this paragraph, shall take place after the date of the cessation of operation.
- h. *Vibration*: No vibration shall be permitted which is discernible without instruments on any adjoining lots or property.
- i. *Equipment location*: All fixed equipment and machinery shall be located at least 100 feet from any lot line and 500 feet from any residential zoning district, but that in the event the zoning classification of any land within 500 feet of such equipment or machinery shall be changed to residential use subsequent to the operation of such equipment or machinery [it] may continue henceforth but in no case less than 100 feet from any lot line.

- j. *Fences:* There shall be erected a fence of not less than six feet in height around the periphery of the area being excavated. Fences shall be adequate to prevent trespass and shall contain warning signs adequately spaced to be visible along the entire length of said fence.

1011.0. Supplementary Parking.

1011.1. Conditional use of off-street parking: Off-street parking for buildings and facilities used for public assembly, commercial, industrial or institutional purposes may be permitted in any zone as a conditional use. The purpose of providing such off-street parking may be to comply with this Article, Article VII, or to meet supplemental off-street parking needs.

1011.2. Minimum standards: All off-street parking lots permitted under the provisions of this ordinance must meet the following minimum standards, unless the city commission deems it in the public good to waive such requirements:

- a. All requests for off-street parking to comply with the provisions of article VII of the zoning ordinance shall meet all provisions of article VII.
- b. All requests for supplemental off-street parking not required by article VII of the city zoning ordinance shall comply with the following minimum design criteria:
 - 1. *Surface material:* Areas used for standing and maneuvering of vehicles shall have concrete, asphalt concrete, or asphalt double-seal surfaces maintained adequately for all-weather use, and so drained as to avoid flow of water across sidewalks.
 - 2. *Screening and buffer setback required:*
 - (a) Parking and loading areas adjacent to or within residential districts or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscurer fence of not less than five feet nor more than six feet in height, except where vision clearance is required, in lieu of such sight-obscurer fence, shrubs, trees or hedges may be substituted as approved by the conditional use permit.
 - (b) No off-street parking will be permitted within less than four feet of the property line under separate ownership.
 - 3. *Lighting:* Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential district, on any adjacent dwelling, or create glare for oncoming traffic on city streets.
 - 4. *Service drives:*
 - (a) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety for pedestrians and vehicular traffic on the site. The

number of service drives shall be limited to the minimum that will allow the property to accommodate the traffic to be anticipated. Service drives shall not be more than 30 feet in width, nor less than 25 feet for two-way drives, nor less than 16 feet for one-way drives. In the case of a corner lot, service drives shall be located not closer than 30 feet to the intersecting street line. Service drives shall be located not closer than four feet to a side lot line, except that a common service drive of two adjacent properties with width not exceeding 30 feet may be provided at the common lot line.

- (b) Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points 30 feet from their intersection.
- (c) Service drives shall be from the street to the parking and shall have concrete, asphalt concrete, or asphalt double-seal surfaces, maintained adequately for all-weather use, and so drained as to avoid flow of water across sidewalks.

- 5. *[Facilities overlapping zones:]* All off-street parking facilities permitted to be located in a zone other than the zone required for the building or facility it serves shall be immediately adjacent or touching such lots on which such building or facility is located, excluding public rights-of-way.

1011.3. Approval process for conditional use permit; application: The approval process for a conditional use permit allowed for under this section will be processed following the procedures enumerated in article II [IX], sections 901.0—901.2, 902.2—902.7. The application for a conditional use permit shall be filed with the zoning administrator at least 20 days prior to the regular city planning and zoning commission meeting. The application shall include but not be limited to the below information:

- a. A diagram of surrounding land uses, including location of buildings or structures.
- b. A plan drawn to scale showing the following:
 - 1. Delineation of individual parking and loading spaces by adequate striping.
 - 2. Circulation area necessary to serve spaces.
 - 3. Access to streets and property to be served.
 - 4. Curb cuts.
 - 5. Dimensions, continuity, and substance of required screening.
 - 6. Grading, drainage, surfacing and subgrading details.
 - 7. Delineation of obstacles to parking and circulation in finished parking area.

8. Specification as to signs and bumper guards.
9. The nature and extent of landscaping and screening on the site.
- c. Name of the landowner, and firm preparing the plan.
- d. Legal description of the tract.
- e. Zone in which the parking will be located.

1012.0. Cell Towers: Communication/Broadband Antenna, Communication/Broadband Towers, or Communication/Broadband Rooftop Sites.

1012.1. Purpose: The general purpose of this section is to regulate the placement, construction and modification of rooftop communication/broadband towers, support structures and antennas (generally referred to as *Cell Towers*) in order to protect the health, safety, and welfare of the public, while at the same time not unreasonably interfering with the competitive communication and broadband marketplace in and around the City of Independence. Specifically, to the fullest extent allowed by applicable law, this section is intended to:

- a. Provide for the appropriate location and development of rooftop communication/broadband facilities and systems to serve the citizens and businesses of the City of Independence;
- b. Minimize adverse visual impacts of rooftop communication/broadband antennas and support structures to be architecturally compatible and aesthetically nonobtrusive through careful design, siting, landscape screening and innovative camouflaging techniques;
- c. Maximize the use of existing and new support structures to minimize the need to construct new or additional facilities or support structures;
- d. Maximize when possible the co-location of facilities on new and existing support structures;
- e. Ensure that any new rooftop communication/broadband tower or support structure is located in an area compatible with the neighborhood or surrounding community to the fullest extent possible; and
- f. Ensure that regulation of rooftop communication/broadband towers and support structures does not have the effect of prohibiting the provision of personal wireless services and does not unreasonably discriminate among functionally equivalent providers of such service.

1012.2. Conditional Use Approval Required: All cell towers, including rooftop communication/broadband towers, support structures and antennas, shall apply for and

obtain approval of a Conditional Use permit, in accordance with the provisions of this article, prior to construction and installation.

1012.3. Exceptions: The following are except from the provisions of this section:

- a. Antennas for amateur radio communication (HAM radio antennas), that are sixty-five (65) feet or less in height, owned and operated solely for use by an amateur radio operator, and licensed by the FCC.
- b. Small or Micro Wireless Facilities as defined herein this section.

1012.4. Definitions: As used in this section, the following terms shall have the meanings and usages indicated:

- a. **AGL (ABOVE GROUND LEVEL)** - Ground level shall be determined by the average elevation of the natural ground level within a radius of fifty (50) feet from the center location of measurement.
- b. **ANTENNA** – Communication and broadband devices including equipment designed for the purpose of transmitting or receiving electromagnetic radiofrequency (RF) signals, to be operated and operating from a fixed location pursuant to FCC authorization, for the purpose of wireless service and any comingled information services. Antenna does not include an unintentional radio mobile station or device.”
- c. **APPLICATION** - A written submission to the City requesting a permit for authorization of the deployment or collocation of an antenna, tower, small wireless facility or personal wireless facility at a specified location on a city building or structure.
- d. **CABINET** - A structure for the protection and security of communication/broadband equipment associated with one (1) or more antennas where direct access to equipment is provided from the exterior and that has horizontal dimensions that do not exceed four (4) feet by six (6) feet and vertical height that does not exceed six (6) feet.
- e. **CELL TOWER** – For the purposes of this section, cell tower means any Communication/Broadband Antenna, or Communication/Broadband Towers, or Communication/Broadband Rooftop Sites
- f. **CITY DEVELOPMENT SERVICES DIVISION WITHIN THE COMMUNITY DEVELOPMENT DEPARTMENT (CITY DEPARTMENT)** – City Department where applications for construction and collocation of rooftop communication/broadband antenna are submitted, and which is responsible for enforcement of the requirements of this Article.
- g. **DISGUISED SUPPORT STRUCTURE** – For purposes of this Article, a rooftop manmade structure designed for the support of antennas, the presence of which is camouflaged or concealed as an appropriately-placed architectural or natural feature. Depending on the location and type of disguise used, such concealment may require placement underground of the utilities leading to the structure.

- h. **FAA** - The Federal Aviation Administration.
- i. **FCC** - The Federal Communications Commission.
- j. **Ground Level** – Ground level shall be determined by the average elevation of the natural ground level within a radius of fifty (50) feet from the center location of measurement.
- k. **HEIGHT** - The vertical distance measured from the average grade of the base of the structure at ground level to its highest point and including the main structure and all attachments thereto.
- l. **HISTORIC STRUCTURE** - Any structure that is:
 - 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - 3. Individually listed on a State Inventory of Historic Places in States with historic preservation programs which have been approved by the Secretary of the Interior; or,
 - 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a.) By an approved State program as determined by the Secretary of the Interior, or
 - (b.) Directly by the Secretary of the Interior in States without approved programs.
- m. **INCIDENTAL USE** - Any use authorized herein that exists in addition to the principal use of the property.
- n. **MICRO WIRELESS FACILITY** - A small wireless facility with dimensions no larger than twenty-four inches in length, fifteen inches in width, and twelve inches in height and that has an exterior antenna, if any, that is no more than eleven inches in length.
- o. **ROOFTOP OR ROOF-MOUNTED COMMUNICATION/BROADBAND EQUIPMENT** - Material installed on the roof or side of an existing building constituting a communication/broadband antenna including, but not limited to, the following: VHF and UHF television, FM or AM radio, two-way radio, cellular telephone, PCS or other wireless telephony, internet, VOIP, fixed point microwave, low power television or other wireless communication/broadband and common carriers.

- p. **SHELTER** - A building for the protection and security of communication/broadband equipment associated with one (1) or more antennas and where access to equipment is gained from the interior of the building. Human occupancy for office or other uses or the storage of other materials and equipment not in direct support of the connected antennas is prohibited.
- q. **SMALL WIRELESS FACILITY** - A wireless facility that meets the following requirements:
1. Each antenna is no more than six cubic feet in volume.
 2. All other equipment associated with the small wireless facility is cumulatively no more than twenty-eight cubic feet in volume. For purposes of this subparagraph, volume shall be measured by the external displacement of the primary equipment enclosure, not the internal volume of such enclosure. An associated electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery backup power systems, grounding equipment, power transfer switch, cutoff switch, cable, conduit, and any equipment that is concealed from public view within or behind an existing structure or concealment may be located outside of the primary equipment enclosure and shall not be included in the calculation of the equipment volume.
- Small wireless facility includes a micro wireless facility as defined herein this section. Small wireless facility does not include any structure that supports or houses equipment described in this section.
- r. **SUPPORT STRUCTURE** - A rooftop shelter, tower, or disguised support structure.
- s. **TOWER** - A ground mounted or self-supported, guyed, lattice or monopole tower, constructed as a free-standing structure or in association with a building, other permanent structure or equipment, constructed to support one or more antennas.
1. Guyed tower - A communication tower that is supported, in whole or in part, by guy wires and ground anchors.
 2. Lattice tower - A guyed or self-supporting three or four sided, open, steel frame communication tower.
 3. Monopole tower - A communication tower consisting of a single pole, constructed without guy wires and ground anchors.
- t. **WIRELESS FACILITY** - Equipment at a fixed location that enables the transmission of wireless communications or information of any kind between user equipment and a communications network, except that "wireless facility" does not include coaxial or fiberoptic cable that is not immediately adjacent to, or directly associated with, a particular antenna.

1012.4. Conditional Use application-submission requirements:

- a. The following items shall be submitted in support of an application for a conditional use permit request pursuant to article IX of appendix B of the Code of the City of Independence.
 1. Legal description of the property that is covered by the application for a conditional use permit.
 2. Written authorization from the property owner of the cell tower site unless the site is owned by the applicant.
 3. A statement of the reasons why the conditional use permit is being requested.
 4. A site plan or preliminary development plan, whichever is in the opinion of the zoning administrator necessary in order for the city staff, planning commission and governing body to properly evaluate the application. If a preliminary development plan is not required the zoning administrator shall specify in writing the information to be included in the required site plan. notwithstanding a determination by the zoning administrator that only a site plan is required, the planning commission or governing body may require the submission of a preliminary development plan prior to taking action on the application. If required the development plan shall include, but not limited to, the following:
 - (a) A site plan drawn to a scale of one-inch equals 30' or larger and identifying the site boundary, tower location, guide wire anchors, existing and proposed structures, existing vegetation and proposed landscaping and use, structures and land use designations on the site and the abutting parcels.
 - (b) Location of access roads, fencing and type, parking area.
 - (c) Proposed lighting and exterior lighting specifications.
 - (d) Land elevation contours.
 - (e) Details of any proposed building, its elevations and proposed use of the building.
 - (f) A detailed elevation of the proposed cell tower and antennas from ground level to the top of the highest antenna.
 5. A statement that alternate sites or communication towers within ½ mile radius of the subject site are not available for one or more of the following reasons when such reasons are applicable.
 - (a) Unwillingness of the owners of the alternate sites or owners of existing or approved communication towers or structures capable of accommodating

~~applicant's planned equipment to entertain applicant's communication facility proposal.~~

~~(b) Topographic limitation of alternate sites.~~

~~(c) Impediments adjacent to existing or approved communication towers that would obstruct adequate communication tower transmission.~~

~~(d) Physical site constraints that would preclude the construction of a communication tower.~~

~~(e) Technical limitation of the communication transmission system.~~

~~(f) The applicant's planned equipment would exceed the structural capacity of existing and approved towers, facilities and structures, generally capable of accommodating a communication transmission system, considering existing and planned use of such communication towers and facilities and structures.~~

~~(g) The applicant's planned equipment would cause radio or frequency interference with other existing or planned communication towers or facilities, which cannot be reasonably prevented.~~

~~(h) Existing or approved communication towers or facilities do not have space on which applicant's planned equipment can be placed so it can function effectively and reasonably.~~

~~(i) That the applicant demonstrates that there are other limiting factors that render existing communication towers, facilities and structures unsuitable.~~

~~(j) The owner's facilities and transmission demands on structures.~~

~~6. Assurance of adequate public facilities.~~

b. Each application for a conditional use permit for a **cell** tower shall be accompanied by the following information:

~~A preliminary development plan as required above in section 1.d.i.~~

1. A report from a licensed professional engineer that describes the **cell** tower's proposed capacity, including the number and type of antennas it can accommodate.

2. **For rooftop sites, a licensed professional engineer's structural analysis report on the proposed building rooftop demonstrating sufficiency to support the cell tower, including, but not limited to wind analysis, along with snow and ice analysis.**

~~A study comparing all potential host sites within an approximate ½ mile radius of the subject site. Potential sites shall include existing structures and communication towers in excess of 100' and properties on which communication towers are~~

~~permitted by right or by conditional use permit. The zoning administrator, the planning commission or the governing body may require the review of additional sites pending review of the initial study. The study shall include a description of the surrounding sites, a discussion of the ability or inability of the site to host a communication facility and the reason why the site was excluded from consideration.~~

3. A photo simulation of the proposed facility of a type and quality as determined by the city to be appropriate.
 4. A map identifying the service area of the proposed cell tower ~~and an explanation of the need for the tower to maintain the integrity of the system.~~
 5. A signed statement from the applicant indicating its intention to share space on the cell tower with other providers at reasonable cost, **provided there is sufficient capacity**, and its acknowledgment that the conditional use permit shall be issued subject to the condition that the applicant make good faith efforts to offer space on the cell tower at reasonable cost and that the governing body shall have the right to revoke the conditional use permit if it determines at a public hearing that offers to share space at a reasonable cost are not made.
 6. An engineer certification that anticipated levels of electromagnetic radiation to be generated by the communication facilities on the site including the effective radiated power (ERP) or the communication's antenna shall be within the guidelines established by the Federal Communications Commission.
- c. The following performance standards shall apply to all cell towers allowed by a conditional use permit:
1. The maximum cell tower height that may be approved is 175'. A lightning rod, not to exceed ten feet shall not be included within the height limitations. All new communication towers in excess of 100' shall be designed to accommodate at least two additional providers. The location of additional communication antennas on a legally existing communication tower shall not require additional approval from the planning commission or governing body.
 2. **The maximum height for all rooftop sites shall not exceed ninety (90) feet from ground level and shall not exceed fifteen (15) feet in height as measured from the roof of the building.**
 3. **All cell towers, excluding rooftop sites, shall be monopole style and designed without guy wires and anchors. Lattice type and guyed-wire type towers shall be prohibited.**
 4. **All cell tower antennas, cables, and other equipment shall be contained and concealed within the monopole and shall not project from the exterior surface of the pole.**

5. For rooftop sites, all antennas shall be mounted behind a screen wall that matches the building design and colors or otherwise designed and mounted to blend into the building design and colors. All wiring and conduits connecting to the antenna from the rooftop shall be contained and concealed with the wall cavity. No exposed wire or conduits are permitted, other than the antenna wall brackets.
6. For rooftop sites, a durable sign shall be conspicuously posted near the main building electrical panel, on the side of the bulkhead or rooftop hatch, and on or near any equipment closet, roof base station or similar communication/broadband facility, identifying the owner of such communication/broadband facility, providing a 24-hour/7-day per week telephone number by which such owner can be contacted, and identifying the installation, including antennas and other powered equipment associated with the installation, by number or other unique designation.
7. Except as provided in paragraph 6 above, no signage, graphics, or lighting shall be permitted on the tower except as may be required by the Federal Aviation Administration or Federal Communications Commission, in which case a description of the required lighting scheme will be made as part of the application. Equipment cabinets and shelters may have lighting only as approved.
8. The placement of advertising on City structures regulated by this Article is prohibited.
9. All cell towers shall maintain a galvanized finish to be painted gray or light blue unless otherwise required by the governing body or if other standards are required by the Federal Aviation Administration.
10. For rooftop sites all equipment shelters in non-residential districts shall be either be completely enclosed or fully screened from the rooftop elevation, All equipment shelters in residential districts must be located within the primary structure on which the antenna are mounted or below ground level so as to minimize the visibility from the outside.
11. All cell towers and facilities shall be sited to have the least practical adverse affect on the surrounding environment. In addition, cell towers should be designed to avoid whenever possible, the application of the Federal Aviation Administration lighting and painting requirements.
12. Site location development should preserve the preexisting character of the site as much as possible. Existing vegetation should be preserved or improved and disturbance of the existing topography of the site should be minimized unless such disturbance would result in less visual impact on the site on the surrounding area.
13. The area covered by the application for a cell tower special use permit shall be sufficient to accommodate all cell facilities that can be accommodated on the proposed communication tower.

14. Cell towers shall be setback from all property lines an amount equal to 1.5 times the total height of the tower to include the highest antenna. Accessory buildings shall meet the setback requirements of the zoning district in which they are located, unless greater setbacks are required by the governing body. ~~The setback requirements for communication towers locating on or adjoining residentially zoned property shall be determined at the time at the consideration of the conditional use permit. All communication towers, except those designed as an architecturally compatible elements in terms of material design and height of the existing or proposed use of the property shall be set back a minimum of 200' from any surrounding property that is zoned for single family residences, duplex residences or multifamily residences. Provided however that the distance may be reduced or waived by the governing body.~~
15. All cell towers except those designed as an architecturally compatible element in terms of material, design and height of the existing or proposed use of the property shall comply with the following separation requirements from all other towers:
 - (a) Towers more than 100 feet in height: 1,500 feet of separation.
 - (b) Towers 100 feet or less in height: 750 feet of separation.
 - (c) Rooftop sites; 100 feet from any other residential structure line, except with approval of adjacent property owners.
16. The governing body may grant a deviation from the height, setback and/or separation requirements. In support of a request for a deviation from the separation requirements the applicant shall submit a technical study acceptable to the city which confirms that there are no other suitable sites available within the separation requirements. A deviation shall only be granted if the governing body determines that the deviation will not undermine the spirit and intent of this ordinance.
17. All parking areas and drives associated with the communication/broadband facility shall comply with article VII of the zoning ordinance and shall meet all provisions of article VII of the zoning ordinance.
18. Mobile or immobile equipment not used in direct support of a communication/broadband facility shall not be stored or parked on the site unless repairs to the communication/broadband facility are being made.
19. Accessory uses shall include only such buildings and facilities necessary for transmission functions and satellite ground stations associated with them, but shall not include broadcast studios, offices, vehicle storage areas or other similar uses not necessary for the transmission function. All accessory buildings shall be constructed of building materials consistent with the primary use of the site, if the site has a primary use other than a cell tower and shall be subject to site plan approval. The site plan requirements shall contain the information as required in this ordinance.
20. Cell towers shall only be illuminated as required by the Federal Communication Commission and/or the Federal Aviation Administration. Security lighting around

the base of the cell tower may be provided if the lighting is shielded so that no light is directed towards adjacent properties or rights-of-way.

21. All cell towers must meet or exceed current standards, applicable safety codes, and regulations of the Federal Aviation Administration, the Federal Communications Commission and any other agency of the federal or state government with the authority to regulate cell towers and antennas. As such standards, applicable safety codes, and regulations change the owners of such cell towers and antennas governed by this ordinance shall bring such cell towers and antennas into compliance with such revised standards, applicable safety codes, and regulations within six months of the effective date of such standards, applicable safety codes, and regulations unless a more stringent compliance schedule is mandated by the controlling agency of the federal or state government. Failure to bring such cell towers and antennas into compliance with such revised standards, applicable safety codes, and regulations shall constitute grounds for removal of such cell tower or antennas at the owner's expense.
22. In areas of the city where the cables, wires and other facilities of public utilities exist underground or are required by the city to be placed underground, the applicant shall also place all cables, wires and other facilities associated with the communication/broadband facility underground.
23. The base of the cell tower shall be screened from view with a solid screening fence a minimum of six feet in height. The materials of the fence, including any proposed razor wire or other security wire, shall be subject to the review of the planning commission and approval of the governing body. The governing body may waive the required screening if the design of the accessory building is architecturally compatible with the primary use of the property.
24. For rooftop sites, all antennas and support structures shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any application to install, build or modify the antenna or support structures. Additional measures may be required as a condition of the conditional use permit as deemed necessary.
25. A landscape plan shall be required which will provide a continuous landscaped area around the perimeter of the accessory building or screening wall. All plant materials shall include a mixture of deciduous and coniferous planting materials. Drought tolerant plant materials are encouraged. The visual impact of the equipment building would be minimal, the landscaping requirement may be reduced or waived by the governing body.
26. Any cell tower or antenna or that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such cell tower or antenna shall remove the same within 90 days of receipt of notice notifying the owner of such abandonment. If such cell tower or antenna is not removed within 90 days the city may remove such communication antenna or tower at the owner's expense. If there

are two or more users on a single cell tower then this provision shall not become effective until all users cease using the cell tower.

27. To ensure the structural integrity of cell towers, the owners of the cell tower shall ensure that it is constructed and maintained in compliance with the standards contained in applicable and local building codes and the applicable standards and safety codes for towers that are imposed by the Electronics Industries Association as amended from time to time. If, upon inspection, the building inspector concludes that the cell tower fails to comply with such codes and standards and constitute a danger to persons or property, then upon notice being provided to the owner of the cell tower, the owner shall have 30 days to bring such communication tower into compliance with such standards. If the owner fails to bring such cell tower into compliance within the 30 days the city may cause removal of such cell tower at the owner's expense.
28. At least every 12 months the communication tower shall be inspected by an expert who is regularly involved in the maintenance, inspection and/or erection of communication towers as approved by the city. At a minimum this inspection shall be conducted in accordance with the tower inspection checklist provided in the Electronic Industries Association (EIA) Standard 222; "Structural Standards for Steel Antennas Towers and Antenna Support Structures". A copy of such inspection record shall be provided to the city.
29. In the case of any disturbance to a street or other public property, caused by an applicant during the course of constructing or maintaining a communication facility the applicant shall at its own expense, replace or restore all paving, sidewalk, driveway, landscaping, or surface of any street or other public property damaged to as good or better condition as before the disturbance and in accordance with applicable federal, state and local laws, rules, regulations or administrative decisions. The duty to restore the street or public property shall include the repair of any area identified by the city as being weakened or damaged as a result of cutting or other invasion of the pavement of a street or other public property.

~~Every communication tower shall be subject to administrative review by the city after three years regardless of the approved term (if any) of the conditional use permit or the date such communication tower was installed. Reviews will subsequently be required every three years or thereafter. At the time of this review the holder of the conditional use permit shall demonstrate to the satisfaction of the city that:~~

- ~~1. The general appearance of the communication tower has been adequately maintained. This shall include landscaping, fencing, surfacing, communication tower appearance, etc.~~
- ~~2. The structural integrity of the communication tower is uncompromised. A report from a licensed professional engineer shall be submitted by the holder of the conditional use permit certifying such structural integrity.~~

- ~~3. A good faith effort has been made to cooperate with other providers to establish co-location at the tower site. A good faith effort shall include, but is not limited to, a timely response to co-location inquiries from other providers and sharing of technical information to evaluate the feasibility of establishing co-location.~~
 - ~~4. The city may request that the holder of the conditional use permit hire a qualified third party to prepare a report providing measurements of radio frequency radiation emissions and certifying compliance with all applicable regulations.~~
- d. A tower permit may not be sold, transferred, leased nor assigned by any other person without the prior notification of the governing body.
 - e. In addition to the factors for consideration of a conditional use permit application under section 902.2 of the zoning ordinance, the planning commission may recommend approval of the conditional use permit, and the governing body may approve such permit for a cell tower, utilizing, but not limited to, the following factors as guidelines:
 1. Whether approval of the conditional use would be consistent with the intent and purpose of, and meets the requirements of, these regulations.
 2. The aesthetic impact of the proposed communication tower on the surrounding neighborhood.
 3. Whether the relative gain to the public health, safety and general welfare outweighs the hardship imposed upon the applicant by not granting the permit.
 4. Whether the positions of the applicant and/or the opponents are substantiated by substantial competent evidence or rather generalized concerns or unsubstantiated claims are made to the planning and zoning commission and/or city commission.
 5. Whether a Federal Communications Commission license has been granted to the applicant authorizing provision of services to the community and whether radio frequency emissions will comply with Federal Communications Commission regulations.
 6. Whether there is an existing tower upon which the applicant can co-locate and if so, what substantiated efforts have been made by applicant for co-location and upon what basis were any such towers deemed unacceptable by the applicant.
 7. Will the tower adversely impact adjoining property values, present a hazard to air space, negatively impact the environment, traffic or in any other manner create negative impacts upon the neighborhood or community.
 8. The recommendation of professional planning staff.
 9. The expert testimony presented on behalf of and in opposition to the application.

10. Such other factors as may be relevant to the facts and evidence presented in the application.

- f. Failure to adequately demonstrate adequate compliance on any one of these items **may result in a conditional use permit not being granted** shall subject the holder of the permit to revocation of the conditional use permit. The determination of whether or not to **deny** revoke the conditional use permit shall be made by the governing body after a public hearing requiring 30 days notice unless an emergency situation exists.
- g. **Penalty:** Any person found in violation of any of the provisions of this article shall be subject to a fine not to exceed \$500.00 per day. A separate offense shall be deemed committed each day during or upon which a violation occurs or is permitted to continue.

~~1013.0. Accessory Uses Not Located on the Same Lot or Contiguous Lot as the Principal Building or Principal Use Served per 607.1.d.~~

~~1013.1. *Special conditions:* Accessory uses not located on the same lot or contiguous lot as the principal building or principal use served per 607.1.d shall meet the following provisions when authorized as a conditional use in any district:~~

- ~~a. Must be located on an adjacent lot to the principal building or principal use served, excluding public rights-of-way.~~
- ~~b. Must be located in the same zone as required for the principal building or principal use it serves.~~
- ~~c. Must be under the same ownership as the principal building or principal use served.~~
- ~~d. Must be located at the rear of the adjacent lot if there is access thereto.~~

~~1013.2. *Revocation:* Accessory uses granted by conditional use permit per Section 1015 will be required to continue to meet all special conditions per 1015.1. If the accessory uses no longer comply with one or more of the special conditions contained in 1015.1, then the conditional use permit will be revoked, and the accessory uses previously allowed will be required to either be removed or otherwise come into compliance with City code.~~

1014.0. Delayed Deposit Service Businesses and Pawnshops.

1014.1. Special Conditions: The following regulations shall apply to all delayed deposit services businesses (commonly known as check cashing, payday lending, or car title loan businesses) and pawnshops.

- a. May only be located on a property that is zoned for such a business and for which a Conditional Use has been approved by the approval authority.
- b. Shall not be located within 1,000 feet of any public or private elementary, secondary or high schools, residential property, or residentially zoned property that is in place at the

time of application. The distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted to the property line of the protected use.

- c. Shall not be located within 1,000 feet of any other such business as measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted.
- d. The hours of operation shall be no earlier than 8:00 a.m. and no later than 8:00 p.m.

1015.0. Medical or Recreational Cannabidiol (CBD) and Tetrahydrocannabinol (THC) Dispensaries and Manufacturing Facilities.

1016.1. Limitations: The following regulations are in response to current and possible future state regulations that may permit these establishments. Nothing within these regulations herein or elsewhere within the City's zoning ordinance shall be construed as an official endorsement or recognition that medical and/or recreational CBD or THC dispensaries or manufacturing facilities are legal uses as it may pertain to state or federal law. The intent of these regulations is to address the negative secondary impacts these uses may create. No medical and/or recreational CBD or THC dispensary or manufacturing facility shall occupy a building, begin operation, or otherwise conduct business within the City until such time the proposed facility has received approval of a Conditional Use from the City.

1015.2. Special Conditions for Dispensaries: The following regulations shall apply to all medical and/or recreational CBD or THC dispensaries and similar businesses.

- a. Shall be licensed by the State of Kansas and comply with all State rules and regulations.
- b. Shall only be located on a property that is zoned for such a facility and for which a Conditional Use has been approved by approval authority.
- c. Shall not be located within 1,000 feet of any public or private elementary, secondary or high schools that is in place at the time of application. Shall not be located within 1,000 feet of residential property or residentially zoned property that is in place at the time of application. The distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted to the property line of the protected use.
- d. Shall not be located within 1,000 feet of any other such facility as measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted.
- e. The hours of operation shall be no earlier than 8:00 a.m. and no later than 8:00 p.m.
- f. All operations shall be contained within an enclosed building, and shall not be located within a trailer, tent, temporary structure, or motor vehicle.

- g. Vehicle drive-up or drive-thru service is prohibited.
- h. Off-site delivery is prohibited.
- i. No outdoor display of merchandise is allowed, and no outdoor seating shall be permitted.
- j. No facility shall permit any person to consume a CBD or THC containing product on the facility premises or property.
- k. No facility shall permit any person not directly affiliated with the facility to loiter on the facility premises or property.
- l. There shall be no emission of dust, fumes, vapors, or odors into the environment from the facility.
- m. Signage shall comply with the City's sign code regulations. Temporary signage shall be prohibited.
- n. Shall provide for adequate security including adequate site lighting, a monitored security alarm system with battery back-up power, and a video surveillance system that at all times records all interior areas and the exterior perimeter of the premises.

1015.3. Special Conditions for Manufacturing Facilities: The following regulations shall apply to all CBD or THC manufacturing facilities.

- a. All facilities shall be licensed by the State of Kansas and shall comply with all State rules and regulations.
- b. Facilities may only be located on a property that is zoned for such a facility and for which a Conditional Use has been approved by the approval authority.
- c. No facility shall be located within 2,000 feet of any public or private elementary, secondary or high schools that is in place at the time of application. No facility shall be located within 2,000 feet of residential property or residentially zoned property that is in place at the time of application. The distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted to the property line of the protected use.
- d. All operations shall be contained within an enclosed building, and may not be located within a trailer, tent, temporary structure, or motor vehicle.
- e. No facility shall permit any person to consume a CBD or THC containing product on the facility premises or property.
- f. There shall be no emission of dust, fumes, vapors, or odors into the environment from the facility.

- g. Signage for a manufacturing facility shall comply with the City's sign code regulations. Temporary signage shall be prohibited.
- h. All facilities shall provide for adequate security including adequate site lighting, a monitored security alarm system with battery back-up power, and a video surveillance system that at all times records all interior areas and the exterior perimeter of the premises.

1016.0. Tiny Homes.

1016.1. Purpose: The intent of this section is to regulate the placement and use of tiny homes through the conditional use process, ensuring compatibility with surrounding neighborhoods, adequate infrastructure, and compliance with health, safety, and welfare standards.

1016.2. Applicability: Tiny homes may be permitted only with approval of a Conditional Use Permit, in the following contexts:

- a. *Accessory use:* A single tiny house may be permitted as an accessory use to a principal dwelling, subject to the provisions of Article VI.
- b. *Primary development:* Tiny homes may also be permitted as a primary development (tiny home neighborhood or community) under the conditions of this section.

1016.3. Special Conditions for Tiny Home Developments:

- a. *Permitted Use:* Only tiny homes are allowed within a tiny home development.
- b. *Minimum Development Size:* Minimum lot area shall be one acre. The City Commission may vary the minimum area if it finds that such variation will not negatively impact adjacent property.
- c. *Density:* The maximum number of permitted units shall be twice the number allowed in the underlying zoning district (R-1 through R-5), as calculated by the minimum average land area per dwelling unit in that district.
- d. *Height:* Tiny homes must comply with the height limits of the underlying zoning district. The City Commission may allow variation if necessary to achieve compatibility with adjacent property.
- e. *Yards and Setbacks:* Interior yard setbacks may be modified if adequate emergency vehicle access is provided. Perimeter setbacks must meet the requirements of the underlying zoning district unless the governing body approves a reduction that will not harm adjacent property.
- f. *Parking:* Off-street parking shall comply with the requirements of Article VII.

- g. *Open Space:* A portion of the site shall be reserved as common open space for residents. Open space must be owned and maintained by a homeowners' association, with provisions ensuring maintenance and City intervention if neglected.
- h. *Homes Association:* A homeowners' association shall be created for the maintenance of common facilities, including open space, streets, parking areas, and recreation areas.
- i. *Landscaping and Screening:* The City Commission may require additional landscaping or screening where necessary to protect surrounding property values.
- j. *Construction Standards:* Tiny homes must be constructed and installed in compliance with the current version of all applicable building codes adopted by the City.
- k. *Financial Guarantees:* The developer may be required to provide bonds, escrow deposits, or other financial assurances to guarantee completion and protect public interests.

ARTICLE XIX. OPEN SPACE AND LANDSCAPING REGULATIONS**This is a proposed new Article in the Zoning Code)**

- 1900.0. Statement Of Intent
- 1901.0. Applicability
- 1902.0. Definitions
- 1903.0. Open Space And Landscaping Required
- 1904.0. Buffering
- 1905.0. Plant Materials Standards
- 1906.0. Review And Approval Process
- 1907.0. Maintenance And Replacement

1900.0. STATEMENT OF INTENT

Landscaping and landscaped open spaces provide multiple benefits including energy conservation, increased property values, and an enhanced aesthetic quality throughout the City. Combined, these benefits promote the health and general welfare of the citizens of Independence. The purpose of this Article is to establish minimum standards to achieve the following objectives: preservation of existing vegetation and topsoil; protection of water quality and wildlife habitat; reduction of heat generated from paved surfaces, buffering of incompatible land uses and screening negative site elements; and, enhancement of the overall appearance and natural beauty of the community.

1901.0. APPLICABILITY

These regulations shall apply to new development, the redevelopment of existing sites, all site modifications including building additions and expansions, new parking lots and paved area expansions, and the subdivision of land within all zoning districts.

The approval authority can approve alternative landscaping standards in order to address special or unique circumstances provided the overall intent of this section is met.

1902.0. DEFINITIONS

The following terms are defined for this Article:

- 1902.1. Deciduous Ornamental Tree. A deciduous tree (often an ornamental type tree) that reaches a mature height of less than 30 feet.
- 1902.2. Deciduous Shade Tree. Defined as a deciduous tree with one vertical stem or trunk which begins branching at a height of six (6) feet or more and has a distinct crown that reaches a mature height of at least 30 feet.
- 1902.3. Evergreen / Coniferous Tree. Defined as a tree that has needle-shaped or scale like leaves that remain green throughout the year; commonly referred to as pine, fir, and spruce trees. These trees generally reach a mature height of over 25 feet.

- 1902.4. Invasive Plant Species. A plant reproducing outside its native range and outside cultivation that disrupts naturally occurring native plant communities by altering structure, composition, natural processes or habitat quality.
- 1902.5. No Mow and Low Maintenance Grasses. Defined as cultivated grasses that do not grow taller than 12 inches or require limited mowing to maintain a height of 12 inches or less.
- 1902.6. Open Space. Any area not covered by a building, structure, parking lot, loading area, driveway, or other similarly paved area. Open space may include sidewalks, trails, pedestrian plazas and patios, and landscaped parking lot islands.
- 1902.7. Ornamental Grasses. Defined as tall perennial grasses, generally over 24-inches at mature height, that are specifically grown and cultivated for their decorative properties. Most of the commonly used ornamental grasses are non-native, introduced species such as: Feather Reed Grass, Blue Oat Grass, Silvergrass, and Fountain Grass.
- 1902.8. Prairie Grass Plantings. Native grasses and forbs (flowering plants) found within the native prairie environment typical for the area prior to clearance and cultivation of the land by European settlers. For the purposes of this Article, prairie plantings may contain native grasses without forbs to simplify prairie plant installation and maintenance.
- 1902.9. Turf Grass. A continuous plant coverage consisting of a grass species that is mowed or maintained at an established height of 6 inches or less and can include native and non-native vegetation, e.g., Kentucky Blue Grass, Perennial Ryegrass, Tall Fescue, Fine Fescue, Buffalo Grass.

1903.0. OPEN SPACE AND LANDSCAPING REQUIRED

- 1903.1. Open Space. All sites shall provide no less than the minimum amount of landscaping as required for each zoning district.
- 1903.2. Landscaping.
- a. *Ground Cover*. All area unencumbered by buildings, paving or hard-surfaced, shall be landscaped with turf grass, low maintenance grasses, prairie grass plantings, plant beds, shrubs, and trees.
 - b. *Use of Mulch*. Except for single-family and two-family dwellings, wood-based mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that do not contain plantings shall not be permitted except when used around play structures. Inorganic ground cover material, including rock, chip brick, and synthetic turf (unless part of a designated sport field or play surface), is prohibited except along building foundations, around drainage structures, and in other limited applications as may be deemed acceptable by the Zoning Administrator.

- c. *Minimum Open Space Landscape Requirements.* The following minimum open space plantings shall be required for all sites except for except for single-family and two-family dwellings and industrial uses within an industrial zoning district.
 - 1. One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 6,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs.
 - 2. This landscaping is in addition to landscaping required for off-street parking lot landscaping and open space plant materials shall not count towards the fulfillment of any other landscaping requirement.
- d. *Off-Street Parking, Driveways and Loading Areas.* The following standards shall apply to all off-street parking and loading areas with 60 or more parking stalls, with the exception for industrial uses within an industrial zoning district. Off-street and loading area required landscaping shall not count towards the fulfillment of any other landscaping requirement.
 - 1. *Parking Lot Interior Landscaping:* At least 5 percent (5%) of the interior of the parking lot must be landscaped with a combination of deciduous shade trees, deciduous ornamental trees, shrubs.
 - 2. *Parking Lot Perimeter Landscaping:* An average of one deciduous shade tree shall be planted every 50 feet within the parking lot setback area along the public street frontage, whenever an off-street parking area is adjacent to a public street.

1904.0. BUFFERING

- 1904.1. Buffers Required. Buffers are required, as provided in this Article, for the following conditions. Properties separated by a public street right-of-way are not considered adjoining for the purposes of this section.
- a. Between any residentially zoned or developed property and any adjoining commercial, office, or industrial uses.
 - b. Between any single-family residentially zoned or developed property and any multi-family residential use.
 - c. Between any commercial or office zoned or developed property and any industrial use.
 - d. Double Frontage Lots. Any proposed single-family residential lot that has both its front and rear lines abutting a street shall have a buffer from the street along its rear yard. No fences or structures shall be permitted within this buffer and the rear yard building setback shall be measured from the buffer yard line.
- 1904.2. Burden of Providing a Required Buffer. The burden of constructing and maintaining a required buffer shall be determined as follows:

- a. In the case of a buffer required between two (2) undeveloped properties, the property with the more intensive zoning shall be burdened with the buffer requirements.
- b. In the case of a buffer required between an undeveloped and a developed property, the property proposing the development shall be burdened with the buffer requirements.
- c. In the case of a buffer required between a property proposed for redevelopment and a developed property, the property proposed for redevelopment shall be burdened with the buffer requirements.
- d. Two properties may agree to transfer or share the burden of a required buffer.

1904.3. General Buffer Provisions.

- a. All building and parking lot setbacks shall be measured from the closest edge any required buffer yard.
- b. No structures or parking lots or loading areas may be permitted within a required buffer. Fences, sidewalks, and trails may be permitted within a required buffer except that no fence may be constructed within a buffer that fronts along a street.
- c. Buffer plantings should be in small groupings to appear more natural versus evenly spaced in a line.
- d. Earth berming required within a buffer may vary and undulate to accommodate drainage and to provide a more nature appearance.

1904.4. Buffer Options. The following buffer options may be utilized to meet the buffering requirements of this Article, unless an alternate standard is established by the approval authority.

- a. 15-Foot Wide Buffer.
 - a. Minimum Width: 15 feet.
 - b. Landscape Requirements: For every 25 linear feet of required buffer a minimum of 1-overstory tree, 1-evergreen trees, and 3-shrubs shall be planted.
- b. Screen Fence or Wall. A minimum six (6) foot tall privacy fence or masonry screen wall.

1905.0. PLANT MATERIALS STANDARDS

1905.1. Plant Materials. All plants shall be of the type and species appropriate for the climate and location being planted. All plant material shall be commercially produced and meet the minimum standards recognized by landscape professionals.

- a. To reduce the threat and impact of plant disease, multiple plant types and species shall be utilized on each site.

- b. No less than 100% of the plant material on an individual site shall be species and cultivars native to Kansas.
- c. Ornamental and prairie grass plantings must be appropriate in size, scale, quantity, and type for the location they are being placed so not to appear unkept or encroach walkways and driveways.
- d. *Prohibited Trees*. Any trees prohibited by the City as invasive or nuisances.
- e. *Minimum Plant Sizes*. All plant sizes shall meet the following size and design requirements:
 - 1. Deciduous Shade Trees – minimum 2.0-inch caliper, measured six (6) inches above the immediate ground level.
 - 2. Deciduous Ornament Trees – minimum 1.5-inch caliper, measured six (6) inches above the immediate ground level.
 - 3. Evergreen / Coniferous Tree – minimum 5-feet in height.
 - 4. Shrubs – minimum three (3) gallon container.
 - 5. Ornamental Grasses – minimum one (1) gallon container.
- f. *Plant Locations*. All plantings shall comply with the following:
 - 1. In general, all plants shall be sited and spaced in a manner to allow for appropriate growth to mature size.
 - 2. Trees shall be located no closer than six (6) feet to the back of curb along any street or driveway and no closer than four (4) feet to the edge of any parking lot, sidewalk or walkway.
 - 3. Ornamental and prairie grasses with a mature height of over four (4) feet shall not be permitted within the front yard area of any residential property.
 - 4. Landscaping must meet minimum clearances from all fire hydrants and building sprinkler systems as required by the fire department.
 - 5. Deciduous shade trees should not be placed within any public sanitary sewer, storm sewer or watermain utility easement.
 - 6. No landscaping shall be planted in violation of the City's street intersection vision clearance requirements.

7. A permit must be obtained prior to planting any street tree or landscape material in the public right-of-way and shall comply with all City clearance and setback requirements.

g. *Plant Substitutions.* Substitution of required plant materials may be made as follows:

1. One (1) deciduous shade tree may be substituted in place of 10 required shrubs.
2. One (1) deciduous ornamental tree may be substituted in place of five (5) required shrubs.
3. One (1) evergreen/coniferous tree may be substituted in place of one (1) required deciduous shade tree.
4. One (1) deciduous shade tree may be substituted in place of two (2) required deciduous ornamental trees. Deciduous ornamental trees may not be substituted for required deciduous shade trees.
5. Three (3) ornamental grasses may be substituted for one (1) required shrub.

1905.2. Existing Trees and Tree Preservation Credit. The preservation of existing trees on a site is encouraged when they are in good condition and at least 2-inch caliper in size. Such trees may be counted as part of the required number of trees on a site. A credit of two (2) trees toward the number trees shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over ten (10) inch caliper in size measured six (6) inches above the immediate ground level.

1906.0. REVIEW AND APPROVAL PROCESS

1906.1. Plan Approval Required. A landscape plan that follows the provisions of this Article shall be submitted as part of any application for approval of a Site Plan and as part of any application for approval of a Preliminary Plat that is for a single-family residential subdivision. No building permit shall be issued without an approved landscape plan in accordance with this Article.

1906.2. Final Approval. Prior to approval of a Final Plat for any single-family residential subdivision and prior to issuance of a Certificate of Occupancy for any building, all landscaping must be installed in accordance with the approved landscape plan. Should any of the required landscaping not be installed prior to a request for Final Plat approval or Certificate of Occupancy, due to weather conditions or time of the year, the Zoning Administrator, at their sole discretion, may accept a cash surety or performance bond as a guarantee of installation and approve the Final Plat or issue a temporary Certificate of Occupancy. The surety amount shall be no less than one and one-half (1½) times the cost of installation.

1906.3. Modifications. The Zoning Administrator may administratively review and approve requests for minor changes to any approved landscape plan, such as changes in plant materials or plant locations, provided those changes comply with the requirements of this Article and do not materially alter the appearance of the site.

1906.4. Nonconformities. Existing developed sites seeking approval of a building permit or site plan approval for any site modifications including building additions and paving expansions shall attempt to bring the entire property into full compliance with the requirements of this Article. At a minimum, all new buildings, building additions, new parking lots, and new paved areas shall comply with the regulations of this Article. No site plan or building permit shall be approved that causes or increases a site's nonconformity with this Article.

1907.0. MAINTENANCE AND REPLACEMENT

1907.1. Maintenance. All property owners shall maintain all landscaping including regular mowing, trimming, and pruning and removal of dead, dying, or diseased plant material and keep the property clear from weeds, debris, and litter. Plant material shall be regularly trimmed and pruned to keep from encroaching sidewalks, walkways, driveway, and parking areas.

1907.2. Replacement. The owner of any lot or parcel for which a landscape plan has been approved under this section shall further be responsible for the replacement of any dead, dying, or diseased plant material to remain in compliance with the approved landscape plan. Should a tree for which a landscape credit was given, die, become diseased, or is otherwise removed, the owner of the property on which the tree is located shall replace the tree at the same ratio at which the credit was originally given. Failure to maintain the landscaping in accordance with this provision shall constitute a violation of the site's site plan and/or building permit approval and certificate of occupancy.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider Main Street's request to place (3) dual EV charging units on City property.

SUMMARY RECOMMENDATION City Staff recommends approval of the request.

BACKGROUND

On July 10, 2025, the City Commission approved applying for an EV charger grant, which has since been awarded for the installation of the units. The federal grant covers the costs of labor, equipment, and installation, as well as the first year of operational expenses.

The group's original plan was to place the EV chargers in the City parking lot on North 6th Street and at two privately owned locations downtown. However, concerns arose regarding the placement of chargers on private property. City staff has worked with the group to identify suitable locations on City-owned property. The group will now present their request to the Commission, seeking approval for the City to assume ownership of the three charging units.

The 0% cost share grant will cover all costs associated with equipment purchase, installation, and first year maintenance and service fees. The City Commission would need to approve the upfront cost that the grant will fully reimburse.

Lori Kelley will be present along with representatives to discuss the options and answer any questions the Commission may have regarding accepting the EV chargers, costs of installation, and ongoing cost of operations of the units.

FINANCIAL INFORMATION The City Commission would need to approve the upfront cost that the grant will fully reimburse. The Federal grant covers the purchase, installation and first year of operations of the EV chargers. During the first year of operations, City staff should be able to determine the ongoing costs associated with the units and set charging rates to cover the expenses associated with them. The unknown factor is the amount of usage the EV chargers will have and if that will ultimately cover the expenses of the EV units year to year after the first year.

SUGGESTED MOTION I move to approve the recommendation to accept the EV charging units as recommended by Lori Kelley.

SUPPORTING DOCUMENTS

1. EV Parking Locations - CDL
2. City of Independence EV Station
3. EV Charger Budget for Commission
4. July 10, 2025 Agenda Item

5. Letter of Support - EV Charging Stations
6. Combined Letters of Support
7. City of Independence EV Station additional location options
8. Letter of Support.Zywietz
9. Letter of Support.Kusiak

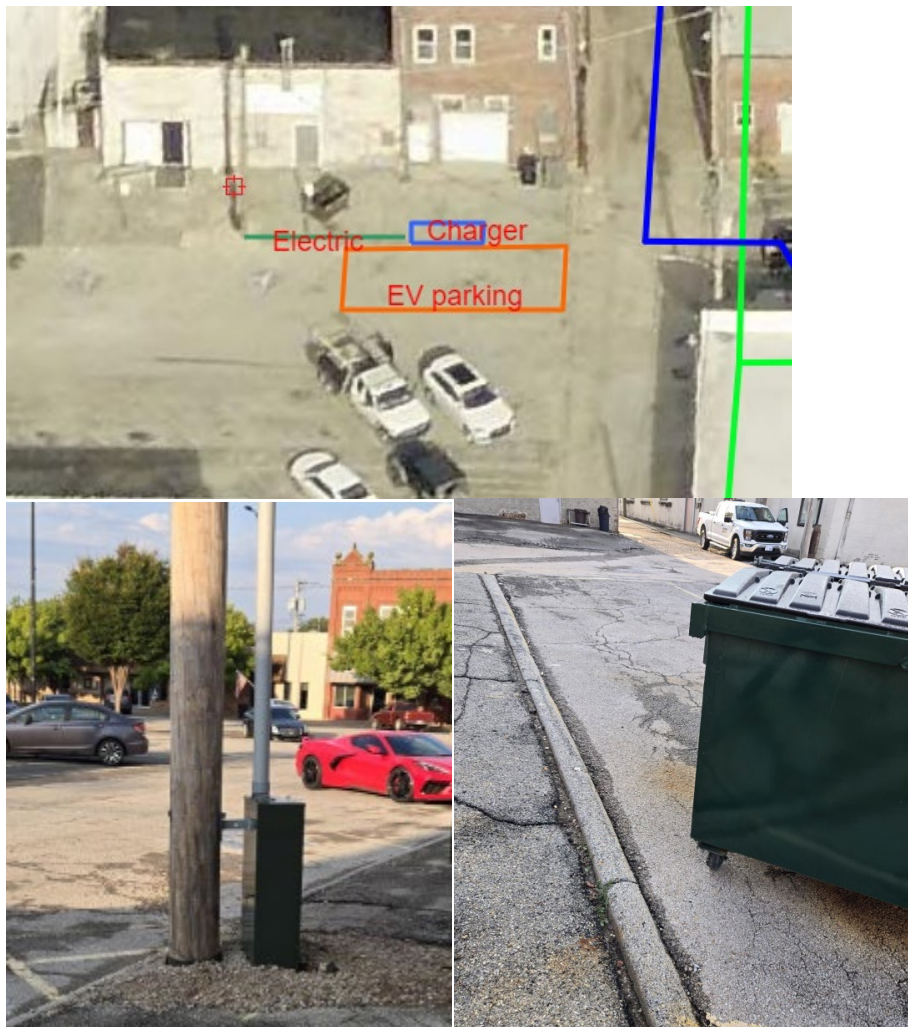
September 11, 2025

TO: Lori Kelley
RE: EV Charger Locations

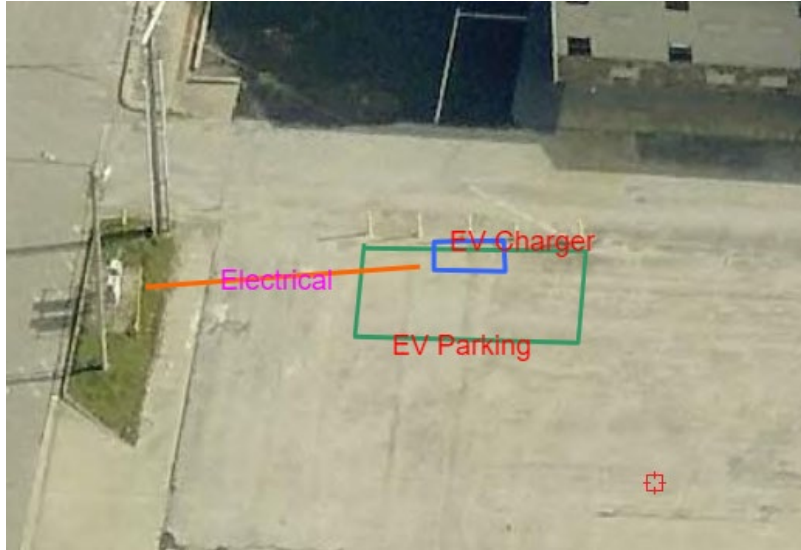
Lori,

Locations we looked at today for potential EV charging locations.

Location #1: City Parking Lot 100 blk S. Penn – behind High Roads Coffee.



Location #2: City Parking behind Apple Tree Inn



Potential Location: Ane Mae



Picture of City Parking Lot:

There are currently (3) stalls available at the City Hall Parking Lot Location





Electrical • Railroad Signal Services • HVAC • Plumbing • Boring • Signs • Security • Sirens • Generators

Customer: City of Independence
Address: 120 N. 6th Street
City: Independence
Date: 7/1/2025

Project: EV Station
Contact: Lori Kelley
Phone: 620-330-3206

We propose hereby to furnish material and labor—complete in accordance with specifications below, for the sum of:

\$20,957.08

Does not include sales tax, freight, or overtime. (Regular business hours M-F, 8-5)

Payment to be made as follows: 100% at completion of work.

We hereby submit specifications and estimate for:

- Labor and materials necessary to install an appropriately sized meter pedestal to supply power to EV station.
- Cutting and removing asphalt, digging trenches necessary for conduit installation. Asphalt and unwanted dirt to be hauled off by City of Independence. Price also does not include back filling trenches.
- Installation of conduit and service wiring from pedestal to customer provided EV station.
- Installation of customer supplied EV station.

***Excavation rock clause.**

If the contractor encounters rock formations that make excavation materially more difficult and more costly, Contractor will stop work immediately and notify the Owner. Work will only proceed with an agreed price change.

***This proposal is subject to change due to the volatility & availability of equipment and materials in the current market.**

Thank you for this opportunity.

Sincerely,

Cody Taylor
911 Industrial Rd
Humboldt, Ks 66748
Electrical Manager-Humboldt Division
Cell 620-490-0310

LEGAL NOTICE: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Acceptance of Proposal – the above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance: _____

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 10 days.

EV Dual Charger Estimates based on Current Rates (as of July 1, 2025)

Vendor	Description	Name of Purchased Item	Amount
LilyPad	Equipment	Dual Port Charger CP6021B	7819
Lilypad	Equipment	Mounting Template CP6K-CMT	125
		Prepaid Commercial Cloud Plan	
Lilypad	Service	Subscription	730
		Prepaid year of Charge Point Assure for CP6000 stations (parts & labor warranty, tech support, onsite repairs when needed)	
Lilypad	Service	Initial Station Activation & Configuration	430
Lilypad	Service	Services	249
Lilypad	Delivery	Freight	260
TOTAL COST PER DUAL PORT CHARGER			
		(excluding sales tax)	\$ 9,613.00
		Second Charger	\$ 9,613.00
		Third Charger	\$ 9,613.00
CDL Electric	Labor	Labor Independence Municipal Lot	\$ 20,957.08
CDL Electric	Labor	Labor Parking Lot # 2	\$ 26,196.35
CDL Electric	Labor	Labor Parking Lot # 3	\$ 26,196.35
		Install Contingency Lot 1	\$ 10,000.00
		Install Contingency Lot 2	\$ 10,000.00
		Install Contingency Lot 3	\$ 10,000.00
TOTAL UPFRONT COSTS FOR 3 DUAL PORT CHARGERS INSTALLED			\$132,188.78

The grant application request for City of Independence was \$157,500, and budget modifications can be requested if actual costs increase.

ONGOING SERVICE COSTS

Vendor	Description	Name of Maintenance Item	Amount
Lilypad	Service	<i>Prepaid Commercial Cloud Plan Subscription for Dual Port Charger</i>	730
Lilypad	Service	<i>Prepaid year of Charge Point Assure for CP6000 stations (parts & labor warranty, tech support, onsite repairs when needed)</i>	430
		<i>TOTAL ANNUAL COSTS PER CHARGER</i>	\$ 1,160.00
		<i>Second Charger</i>	\$ 1,160.00
		<i>Third Charger</i>	<u>\$ 1,160.00</u>
		<i>TOTAL ANNUAL MAINTENANCE COSTS FOR 3 CHARGERS starting year 2</i>	\$ 3,480.00
		Year 2 Costs for 3 Chargers	\$ 3,480.00
		Year 3 Costs for 3 Chargers	\$ 3,480.00
		Year 4 Costs for 3 Chargers	\$ 3,480.00
		Year 5 Costs for 3 Chargers	<u>\$ 3,480.00</u>
		TOTAL MAINTENANCE FOR 3 DUAL PORT CHARGERS FOR THE FIRST 5 YEARS	\$ 13,920.00
		Note: Evergy Rebates totaling \$15,000 could offset	



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
July 10, 2025

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider applying for a grant for the installation of an electric vehicle charging station.

SUMMARY RECOMMENDATION Approve application.

BACKGROUND The City has reviewed the concept of installing electric vehicle (EV) charging stations on several occasions in the past. As of 2025, there appears to be little appetite for private industry to install many of these units, especially in smaller towns.

The Metropolitan Energy Center has apparently become the administrator of \$1.4 million in federal money for the funding of grants through a program called, “Electric Vehicles for Underserved Markets” program. This is available to a wide spectrum (businesses, non-profits, communities) of organizations to provide them with the funds for the labor, equipment and installation of EV charging stations.

There is no required match, and the grant covers costs for labor, equipment, and installation.

This grant is on a fairly fast timeline, as it was released on June 13 with grant applications due on July 16. The Montgomery County Action Council has offered to write the grant application for the City.

As currently contemplated, the City would take ownership of the charging unit(s). This would require the City to have the necessary electricity accounts with Evergy, and the City would pay for meter and usage fees associated with power consumed by the charger. The City would also be responsible for payment for the warranty on the charging station(s) as well as any required repairs or maintenance.

The City would, however, also be charging fees to users who wish to charge their vehicles. It is unknown if there is a market sufficient to cover the base costs of the units (approximately \$120/month per charging unit) at reasonable rates per kW-hr. The City would assume any profits or losses under this scenario.

The current scope of the project is to install one EV charging unit, which can charge two vehicles at the same time. The most likely location would be in the Municipal Parking Lot located at the northeast corner of Myrtle and 6th Street. During the design of the rebuilt lot, two parking spaces were selected for future EV charging stalls. These two spaces could be served by one EV charging unit.

A preliminary estimate has been created for this area for use in the grant process:

Lillypad charger: \$13,000

Installation (CDL, Inc.):	\$21,000
Evergy (Estimate):	\$ 5,000
Contingency (25%):	\$10,000
Total	\$49,000

FINANCIAL INFORMATION In theory, there is no cost to the City but in practice, there are ongoing operations and maintenance costs, as well as some capital cost risk associated with the project since there is no experience in the City building a unit such as this and the design. The contingency associated with the estimate will lower cost risk but not eliminate it.

Lori Kelly had previously been awarded grants from Evergy for the installation of this work, and if those grants are still valid and applicable, those funds would be used as offsetting funds for the grant.

SUGGESTED MOTION I move to approve applying for the Metropolitan Energy Center grant for installation of a charging unit at the Municipal Parking Lot.

SUPPORTING DOCUMENTS



September 16, 2025

Subject: Support for EV Charging Stations in Historic Downtown Independence

Dear Commissioners,

On behalf of the Independence Chamber of Commerce, I am writing to express our strong support for the installation of electric vehicle (EV) charging stations in our historic downtown district.

The addition of this infrastructure aligns with our community's economic development goals and prepares Independence for a future in which electric vehicles will play a central role in transportation. By offering convenient downtown charging options, we can attract EV drivers to our local shops, restaurants, and attractions thereby increasing foot traffic and boosting spending at small businesses.

Beyond economic growth, EV chargers support key environmental goals by reducing emissions, improving air quality, and lowering noise pollution, all of which enhance the quality of life for residents and visitors alike. Public charging stations also ensure greater accessibility to clean transportation, especially for those without access to at-home charging.

As EV adoption continues to rise nationwide, communities that embrace this shift will be better positioned to attract new business, residents, and investment. A visible commitment to sustainability reinforces our city's forward-thinking image and helps maintain the vibrancy of our historic downtown.

We respectfully urge the City Commission to support the installation and future costs of three EV chargers in downtown Independence and invest in the long-term prosperity and sustainability of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Wilson", is written over a faint, larger version of the same signature.

Lisa Wilson

President, Independence Chamber of Commerce

Independence Chamber of Commerce
PO Box 386
616 North Pennsylvania Avenue
Independence, KS 67301

Phone: 620-331-1890 Toll Free: 800-882-3606 Fax: 620-331-1899 E-mail: chamber@indkschamber.org

Executive Summary

To streamline processes and ensure the availability and proper maintenance of EV charging stations in downtown Independence, we, the parties listed in this packet, humbly request the City of Independence approves the ownership, installation and first-year costs of associated software, maintenance and communication services for three dual EV charging units in three City-owned parking lots in the downtown corridor, subject to verification of grant funding through the Metro Energy 0 cost share reimbursement grant which was awarded to the Cities of Independence and Coffeyville in August 2025.

The City of Independence should support the installation of EV chargers in its downtown for a variety of compelling reasons that span economic, environmental, and social benefits. By investing in this infrastructure, a city can prepare for the future, attract new business, and improve the quality of life for its residents.

Economic Benefits:

- **Attracting Customers and Boosting Business:** EV drivers often plan their stops around the availability of charging stations. By placing chargers in the downtown area, a city can draw these drivers in, increasing foot traffic and encouraging them to spend time and money at local restaurants, shops, and attractions while their vehicle charges. Studies have shown that installing a charging station can boost spending at nearby businesses.
- **Generating Revenue:** Cities can create revenue streams from the chargers themselves through charging fees. The installation costs are fully covered under the Metro Energy grant.
- **Increasing Property Value:** The presence of EV charging infrastructure makes commercial and residential properties more desirable, which can lead to higher property values and attract new businesses and residents.

Environmental Benefits:

- **Improving Air Quality:** Electric vehicles produce zero tailpipe emissions, which significantly reduces the levels of harmful pollutants like carbon monoxide and nitrogen oxides in the air. By supporting EV adoption, a city can improve the air quality for its residents, leading to better public health outcomes.

- Reducing Greenhouse Gas Emissions: Transportation is a major source of greenhouse gas emissions. Encouraging the use of EVs helps a city reduce its carbon footprint and meet its climate and sustainability goals.
- Reducing Noise Pollution: EVs operate much more quietly than gasoline-powered cars, contributing to a significant reduction in noise pollution in busy urban areas.
- Supporting Renewable Energy: EV charging stations can be integrated with renewable energy sources like solar or wind power, further reducing reliance on fossil fuels.

Social Benefits:

- Enhancing Accessibility and Convenience: Public charging stations make EV ownership more accessible for residents who don't have access to at-home charging, such as those living in upper-story housing, apartments or multi-family housing. This helps to promote social equity and allows a broader demographic to benefit from clean transportation.
- Preparing for the Future: As the adoption of EVs continues to grow, a city with a robust downtown charging network will be better prepared to meet the needs of residents and visitors.
- Building a Sustainable Image: By investing in EV infrastructure, a city demonstrates its commitment to a sustainable future, attracting environmentally conscious residents and businesses and fostering a sense of community around green initiatives.

Please review the attached letters of support and revised installation quote from CDL Electric.

Respectfully Submitted,

Melissa Johnson

Miranda Bruening

Matt & Amanda Hoover

Terry Trout

Tony Vowell

Lori Kelley

Jason Elmore

April Nutt

Matt Turner

Lisa Wilson

Tabatha Snodgrass

Brian Hight

Les Puderbaugh

Anthony Vaughan

Joslyn Kusiak



109 East Main Street
PO Box 611
Independence, KS 67301

Thursday, September 18, 2025

Independence City Commission
Independence, Kansas

Subject: Support for Downtown EV Charging Stations

Dear Commissioners,

As Executive Director of Independence Main Street, I am writing to express our enthusiastic support for installing six electric vehicle (EV) charging units at three locations in our historic downtown district.

While Independence has a proud history of forward-thinking initiatives, we are admittedly late to the EV infrastructure game. Now we have a unique opportunity—secured through a competitive regional grant we helped pursue—to install these chargers at no cost to the City for equipment or installation. The units require only minimal maintenance and upkeep, and funding for their installation will not be available indefinitely.

Independence's location near major highways U.S. 75, U.S. 169, and U.S. 400 makes downtown charging an obvious step in our long-term economic development strategy. Even drawing one additional motorist into our community for an hour or two each day—or even each week—can translate into meaningful foot traffic for our shops, restaurants, and attractions, encouraging repeat visits and positive word-of-mouth.

Independence Main Street not only supports this project but strongly encourages the City Commission to be the key owner and operator of these chargers. This initiative aligns perfectly with our shared goal of a vibrant, future-ready downtown.

Thank you for your time and thoughtful consideration. We look forward to working together to bring this exciting project to fruition.

Sincerely,

Tabatha Snodgrass, Executive Director
Independence Main Street

 indyksmnst@gmail.com

 www.independencemainstreet.com

 620-331-2300

Independence Main Street, Inc. is a non-profit 501(c)(3) organization focusing on the preservation of historic buildings and their cultural heritage, while fostering economic vitality and community engagement through strategic partnerships.

Page 227 of 378



September 16, 2025

To Independence City Commissioners,

Montgomery County Action Council (MCAC) is pleased to submit this letter in support of the City of Independence's expansion of EV infrastructure and ownership of three dual-station chargers in downtown Independence.

We recognize the significance of regional collaboration to advance electric vehicle (EV) infrastructure in underserved areas. MCAC is committed to working with the City of Independence to develop, implement, and support EV charging infrastructure as part of this regional project. Our community sees this initiative as a key opportunity to improve transportation equity, reduce emissions, and promote economic development in downtown Independence. Public lots avoid the complications that come with private property and ensure this investment benefits the community broadly.

I see no reason why the City of Independence should not take advantage of Metro Energy's fully reimbursable and 0 cost share grant by authorizing placement of three dual-stations in the City's downtown lots located behind Ane Mae's, Big Cheese Pizza, and the Municipal Lot north of City Hall, maximizing both the grant award and the City's own recent investment.

As a project partner, MCAC agrees to:

- Collaborate with the City of Independence to support project planning, implementation, and reporting efforts.
- Participate in outreach and engagement activities to ensure residents and businesses are informed and supported.
- Assist in marketing efforts to promote the availability of EV charging stations in the downtown corridor to attract visitors to the community.

From an economic development perspective, this is an easy win. The lots are ready, the funding is awarded, and the demand is growing. Adding three dual-chargers to city-owned lots makes Independence more competitive and attractive for business, with essentially no added risk. I strongly urge you to authorize all three.

We appreciate the opportunity to be part of this important initiative and fully support the regional approach to increasing EV access across Montgomery County.

Sincerely,

Melissa Johnson, Executive Director
Montgomery County Action Council
director@actioncouncil.com

To: City Commission, City of Independence
From: Miranda Bruening, Echelon Arch + Design
Re: Support for Downtown EV Chargers
Date: September 17, 2025

Dear City of Independence Commissioners:

I work directly with developers who are investing in upper story housing in downtown Independence. These are sophisticated developers who can choose anywhere to put their money. They have chosen Independence because they see opportunity here. But with that opportunity comes an expectation that our community can deliver on the amenities they and their future residents require.

Equally important, the residents envisioned for these upper story units are likely to be those who may drive EVs. Chargers in downtown public lots are not just a convenience, they are a necessity if we want to attract both developers and the residents who will occupy these living spaces.

I want to recognize that the City Commission has already supported EV chargers in downtown, including recently unanimously approving one dual station when the grant application was submitted. That was an important step forward. Since then, the grant has been awarded for three dual stations in total. Initially, two of those were tied to private owners. However, it makes more sense for the City to accept ownership and management of all three. Doing so ensures consistency, visibility, and long-term reliability, exactly what developers and future residents expect when they consider Independence.

The grant is already awarded and pays the full cost of equipment, installation, and labor. Expanding from one dual station to all three is the simple next step that will strengthen our competitiveness and downtown's future.

I fully support the City's ownership and placement of three, dual EV charge stations in downtown public lots.

Respectfully,



Miranda Bruening
Echelon Arch + Design

To: City Commission, City of Independence
From: Matt & Amanda Hoover, Independence Residents and EV Owners
Re: Support for Downtown EV Chargers
Date: September 17, 2025

Dear Commissioners,

As a lifelong resident of Independence and owner of multiple electric vehicles for several years. I fully support EV chargers being added to downtown public lots.

I want to explain how EV drivers like me plan our trips, because it's important to understand how Independence fits into that picture and where we have an opportunity to improve.

When you drive an EV, you don't just head out and hope there's a charger. You use apps like *ChargePoint* and *PlugShare* that scientifically map your route and schedule your charging stops. The app factors in your vehicle range, driving conditions, and available chargers, and then it builds your trip around those stops.

Naturally, EV drivers prefer to stop in places where they can do something while charging. A nice restaurant, a coffee shop, or gift shopping. Independence is perfectly suited for that kind of stop. But because there are no public chargers downtown, the apps don't route drivers here. Right now, those apps route drivers around Independence, which means travelers are missing the chance to stop here.

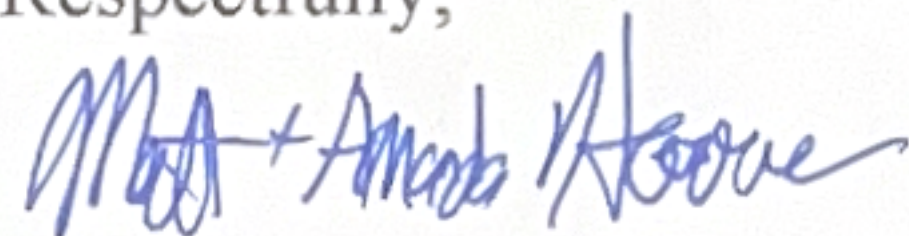
Adding chargers would turn those missed opportunities into new visitors, more stops, and more dollars flowing into our local economy

The scale of this opportunity is only growing. In the United States today, there are more than 4 million EVs on the road, and sales are increasing every year. More EV drivers means more people using these apps to plan their trips. If Independence wants to capture that traffic, we need to be on the map, literally.

The City Commission was requested to approve, and did unanimously approve, one dual-station charger when the parties were applying for the grant. That was a good step. However, the grant provides for three in total. It makes the most sense for the City to own and host all of these chargers in public-facing lots. That ensures they are reliable, visible, and clearly welcoming to travelers, while positioning Independence as a forward-looking community. The grant that has already been awarded covers 100% of the cost for the equipment, the installation, and the labor for three dual-station chargers downtown. This is a simple, no-cost win for Independence.

I fully support the City's ownership and placement of three, dual EV charge stations in downtown public lots. This is the kind of decision that makes Independence look good and pays off for our economy.

Respectfully,



Matt & Amanda Hoover
Independence Residents and EV Owners

700 W Beech
Independence, KS 67301

September 17, 2025

To the City Commissioners of Independence:

I am writing this letter today, in collaboration with others, hoping to bring electrical vehicle charging stations to our vibrant and growing downtown community of Independence. As a business and property owner, I believe adding multiple EV stations is a great investment for our community and would add another reason for many to stop, visit, and shop.

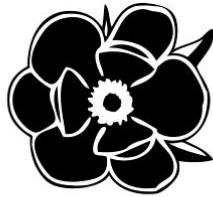
My wife and I own High Road Coffee Roasters, located at 107 E Main. We offer in-house roasted coffee, energy drinks, and baked goods, in a space that has caused countless travelers, many to drive out of their way, to our shop. Like many small business owners, our offerings are designed to appeal to our guests in hopes they will walk through our doors. An additional amenity we had considered adding was an EV charging station to the back portion of our property. When the potential opportunity for a community grant for charging stations arose in July, we wrote our letter of interest and support. After hearing our site had been awarded a portion of the grant and upon further consideration into the responsibilities as a private operator, we believe it would be better for the City of Independence to possess sole ownership and operation of all awarded EV charging stations. This would maximize the effectiveness, efficiency, and costs for an amenity desperately needed in the downtown business district. The EV charging stations would be utilized by both residents and travelers, in areas of our downtown that are already destination locations, only adding another reason to experience Independence.

As owners of 107 E. Main, we are more than willing to work with the City of Independence towards placing one of these three awarded EV charging stations on our property, which is adjacent to a city owned parking lot. This parking lot is near both current and future downtown housing, multiple restaurants, two economic development organizations and a funeral home. These destinations make this site location the most consistently utilized city lot in the downtown district.

Thanks for your consideration of these matters.

Sincerely,

Jason Elmore
High Road Coffee Roasters



M A G N O L I A

Scents by Design

106 N Pennsylvania Avenue | Independence, KS 67301
620.331.8900 | www.MagnoliaScents.com

To: City Commission, City of Independence
From: Brian Hight, Magnolia Scents by Design
Re: Support for Downtown EV Chargers
Date: September 16, 2025

Dear Commissioners,

As a long-time downtown business owner and past president of Independence Main Street, I have seen firsthand the difference that thoughtful investments make in the life of our community. When we strengthen downtown, we strengthen Independence as a whole.

The installation of City owned EV chargers in our downtown is one of those investments whose value is both practical and symbolic. Practically, it encourages visitors to stop, linger, and support our restaurants and shops while charging their vehicles. Symbolically, it sends a message that Independence is a community that welcomes progress, embraces innovation, and is preparing itself for the future.

What makes this opportunity remarkable is that the grant has already been awarded. It covers the complete cost of equipment, installation, and labor for three dual-station chargers. This is a zero-cost opportunity for the city to take the lead on an amenity that will benefit residents, businesses, and visitors alike.

The city's ownership and placement of these chargers in public lots is essential. Public stewardship ensures visibility, accessibility, and long-term reliability. It also demonstrates the kind of leadership that builds confidence among businesses, developers, and the next generation of residents.

I wholeheartedly support the city's ownership and installation of three dual EV charge stations in downtown public lots. This is an investment that will yield dividends not only for downtown, but for the vitality of Independence for years to come.

With appreciation for your leadership,

Brian Hight
Magnolia Scents by Design



To: City Commission, City of Independence
From: April Nutt, Executive Director – Independence Housing Authority

Re: Support for Downtown EV Chargers

Date: September 16, 2025

Dear Commissioners,

At the Independence Housing Authority, our mission is to strengthen the community by ensuring quality, accessible housing. A key part of that vision is the City's current effort to increase housing in our downtown. We are working hard to attract developers and create opportunities for more people to live in the heart of Independence.

Adding EV chargers downtown directly supports this goal. For today's residents, particularly those we hope to draw into new upper story housing, chargers are not a luxury but an expectation. Communities across the country are already integrating this infrastructure into their downtowns. Independence must do the same if we want to remain competitive.

The benefits extend beyond housing. EV chargers will bring more people into downtown to dine, shop, and spend time, reinforcing the mixed-use vibrancy that makes downtown living appealing in the first place. This is a clear win for residents, businesses, and developers alike.

The City Commission has consistently supported the idea of EV charging stations downtown. In fact, recently it unanimously approved one dual station chargers when the parties were in the process of applying for the grant. Since the grant was awarded, it makes the most sense for the City to own and host all three dual stations in public facing lots.

This grant covers 100% of the cost of equipment, installation, and labor. There is no financial burden on the City. What is needed now is the City's ownership and placement of these chargers in three different locations spread across downtown public lots, where they will be visible, reliable, and accessible to all.

I fully support the City's ownership and installation of three, dual EV charge stations in downtown Independence. This simple "yes" will send a strong message to developers and residents alike: Independence is committed to a vibrant downtown, to housing growth, and to preparing for the future.

With Respect,

A handwritten signature in cursive script, appearing to read 'April Nutt'.

April Nutt
Executive Director
Independence Housing Authority

Dear Commissioners,

As someone who has operated a business downtown for many years, I know how important strong infrastructure is to the success of our community. When people stop in Independence, the amenities we provide help determine whether they stay, dine, shop, and return again.

Adding EV chargers downtown is a practical and positive step forward. Across Kansas and beyond, communities are providing this resource, and it is time for Independence to do the same. This already sought after and awarded grant makes it possible at no cost to the City, covering equipment, installation, and labor. It is an opportunity to strengthen downtown and showcase Independence as a community that invests in its future.

I understand that when the grant application was presented, the City Commission was asked to approve, and did unanimously approve, one dual-station charger. That was excellent news. Now, the grant has not only been awarded but awarded for three dual-station chargers. What an opportunity for Independence! It simply makes sense for the City to take responsibility for all of them. This is a chance for the City to show leadership and keep the positive momentum in downtown moving.

The parking lot behind my restaurant, often called the “Big Cheese lot,” is City-owned and an ideal location for chargers. It is visible, central, and will serve residents and visitors alike. I welcome their placement there and believe they will benefit not only my business, but every business downtown.

I want you to know that the downtown business community is behind you in this effort. You have our support to help make this a success for Independence.

I fully support the City’s ownership and installation of three, dual EV charge stations in downtown public lots, including the City-owned parking lot behind my business.

With appreciation,



Les Puderbaugh
Big Cheese Restaurant



To: City Commission, City of Independence
From: Terry Trout, Ane Mae's
Re: Support for Downtown EV Chargers
Date: September 16, 2025

Commissioners:

I want to thank you for all the work you do for Independence. I know these decisions don't always come easy and I truly appreciate your time and care in working through them. As a longtime business owner downtown, I've seen firsthand how the small improvements we make as a community add up to something really special. When people stop in Independence, whether they're passing through or coming home, what they see and experience can make all the difference in whether they stick around, tell their friends, or come back again.

That's why I wanted to speak up in support of the City of Independence putting EV chargers in our downtown. We have a great opportunity here without putting a burden on the City's budget. From what I understand, this grant that's already been awarded will fully cover the cost of equipment, installation, and labor for three dual-station chargers. And while one dual-station charger was initially approved by the City Commission during the rush of applying, the grant actually allows for three dual stations. That seems like an even better opportunity to me. No extra cost, more benefit. It just makes sense for the City to take advantage of what's already on the table.

There have been talks of placing a charger in the City-owned parking lot behind Ane Mae's. I think that's a great idea. I fully support that. It's a busy lot, centrally located, and easy to spot from Chestnut. Locals and visitors both use it regularly. I'd be glad to see chargers go in there. I believe it'll be good for my business. Even better, it'll be good for the entire downtown. At the end of the day, I think we all want the same thing: to see Independence grow, to keep folks coming downtown, and to show that we're paying attention to what people need. This is one of those cases where we can do something positive without overcomplicating it. We've got the support, we've got the funding, and we've got the space.

Thank you again for your service and your leadership. The downtown business community is behind you on this. We're proud of Independence and we're ready to work together to keep it moving forward.

With appreciation,

Terry Trout - Ane Mae's

To: City Commission, City of Independence
From: Matt Turner, Owner – Uncle Jack’s Restaurant
Re: Support for Downtown EV Chargers
Date: September 16, 2025

Dear City of Independence Commissioners:

At Uncle Jack’s, we serve locals every day, but we also see many customers who travel into Independence for various day trips to attractions like our park and zoo or to shop downtown.

EV chargers downtown will only increase that traffic, and therefore more customers to my business. It will also increase customers to my fellow business owners.

That is a direct boost to my business and to the economy of Independence.

What makes this even better is that local community leaders have already done the hard work. They secured a grant that pays 100% of the cost for equipment, installation, and labor for three dual-station chargers, or six total chargers. This is a rare, no-cost opportunity for Independence.

I fully support the City accepting ownership of three, dual EV charge stations and installing them in downtown public parking lots. It’s the right move for our businesses, our visitors, and our community.

In full support,



Matt Turner
Uncle Jack’s Restaurant

Freedom Payee Service

P.O. Box 283 Independence, KS 67301
Office: (620) 577-5118 Mobile: (918) 914-2182
Fax: (620) 577-5210

To: City Commission, City of Independence

From: Anthony Vaughan, Property Manager & Business Owner

Re: Support for Downtown EV Chargers

Date: September 16, 2025

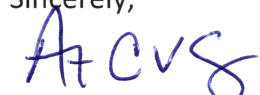
Dear Commissioners,

I manage commercial properties in downtown Independence that include upper story housing. The city has rightly made upper story development a priority.

More and more, prospective tenants are increasingly expecting amenities like EV charging. Placing chargers across the downtown in City lots will directly support this housing growth. It will make it easier to attract and retain residents. It is another step toward a stronger, more livable downtown.

I fully support the City accepting ownership and installation of three dual EV charge stations under the awarded grant.

Sincerely,



Anthony Vaughan

To: City Commission, City of Independence
From: Tony Vowell, Turbo's Owner
Re: Support for Downtown EV Chargers
Date: September 16, 2025

Dear Commissioners,

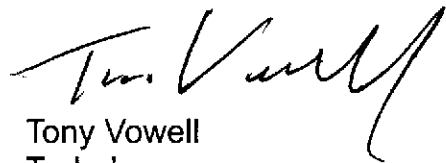
I have owned Turbo's for many years. Keeping up with current technology and keeping downtown strong is essential.

City owned and managed EV chargers are one of those things that makes sense. This is a chance for the City of Independence to step up. What's good for downtown is good for Turbo's. It means more people stopping, more people spending time here, and more energy for all of our businesses.

I'm told that the grant is already awarded to add three, dual charge stations across our downtown city lots and it covers all costs of the chargers, installation, and labor. This is an incredible opportunity for the City to make a visible investment in downtown's future.

I fully support the City's ownership and installation of three, dual EV charge stations in downtown public lots.

Respectfully,

A handwritten signature in black ink, appearing to read "Tony Vowell", with a stylized flourish at the end.

Tony Vowell
Turbo's



September 16, 2025

Subject: Support for EV Charging Stations in Historic Downtown Independence

Dear Commissioners,

On behalf of the Independence Chamber of Commerce, I am writing to express our strong support for the installation of electric vehicle (EV) charging stations in our historic downtown district.

The addition of this infrastructure aligns with our community's economic development goals and prepares Independence for a future in which electric vehicles will play a central role in transportation. By offering convenient downtown charging options, we can attract EV drivers to our local shops, restaurants, and attractions thereby increasing foot traffic and boosting spending at small businesses.

Beyond economic growth, EV chargers support key environmental goals by reducing emissions, improving air quality, and lowering noise pollution, all of which enhance the quality of life for residents and visitors alike. Public charging stations also ensure greater accessibility to clean transportation, especially for those without access to at-home charging.

As EV adoption continues to rise nationwide, communities that embrace this shift will be better positioned to attract new business, residents, and investment. A visible commitment to sustainability reinforces our city's forward-thinking image and helps maintain the vibrancy of our historic downtown.

We respectfully urge the City Commission to support the installation and future costs of three EV chargers in downtown Independence and invest in the long-term prosperity and sustainability of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Wilson", is written over a faint, larger version of the same signature.

Lisa Wilson

President, Independence Chamber of Commerce

Independence Chamber of Commerce
PO Box 386
616 North Pennsylvania Avenue
Independence, KS 67301

Phone: 620-331-1890 Toll Free: 800-882-3606 Fax: 620-331-1899 E-mail: chamber@indkschamber.org



Electrical • Railroad Signal Services • HVAC • Plumbing • Boring • Signs • Security • Sirens • Generators

Customer: City of Independence
Address: 120 N. 6th Street
City: Independence
Date: 9/17/2025

Project: EV Station additional locations
Contact: Lori Kelley
Phone: 620-330-3206

We propose hereby to furnish material and labor—complete in accordance with specifications below, for the sum of:

Location 1(behind High Roads Coffee): \$8,150.57

Location 2(behind Appletree Inn): \$6,441.69

Location 3(behind Anne Mae): \$6,186.50

Does not include sales tax, freight, or overtime. (Regular business hours M-F, 8-5)

Payment to be made as follows: 100% at completion of work.

We hereby submit specifications and estimate for:

Location 1:

- Installation of a new meter pedestal and disconnect adjacent to existing power pole. (pending Evergy's approval)
- Trench and install conduit and wiring to EV charging location approximately 50'.
- Install customer supplied EV charging station and terminate electrical connections.
- Does not include hauling off trenched debris or any gravel or concrete work required. Must be supplied by city.

Location 2:

- Install additional breaker box on existing 200-amp pedestal. (Appears to be supplying power to the streetlights.)
- Trench and install conduit and wiring to EV charging station location approximately 50'.
- Install customer supplied EV charging station and terminate electrical connections.
- Does not include hauling off trenched debris or any gravel or concrete work required. Must be supplied by city.

Location 3:

- Installation of a 12 space, 200-amp breaker box on existing meter pole to accommodate additional load requirements.
- Trench and install conduit and wiring to EV charging station location approximately 20'.
- Install customer supplied EV charging station and terminate electrical connections.
- Does not include hauling off trenched debris or any gravel or concrete work required. Must be supplied by city.

***Excavation rock clause.**

If the contractor encounters rock formations that make excavation materially more difficult and more costly, Contractor will stop work immediately and notify the Owner. Work will only proceed with an agreed price change.

***This proposal is subject to change due to the volatility & availability of equipment and materials in the current market.**

Thank you for this opportunity.

Sincerely,

Cody Taylor
911 Industrial Rd
Humboldt, Ks 66748
Electrical Manager-Humboldt Division
Cell 620-490-0310

LEGAL NOTICE: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Acceptance of Proposal – the above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance: _____

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 10 days.



Electrical • Railroad Signal Services • HVAC • Plumbing • Boring • Signs • Security • Sirens • Generators

Customer: City of Independence
Address: 120 N. 6th Street
City: Independence
Date: 9/17/2025

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Humboldt, Ks 66748
Electrical Manager-Humboldt Division
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Date of Acceptance: _____

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 10 days.

To: City Commission, City of Independence
From: Daniel Zywietz, SEK Solar
Re: Support for Downtown EV Chargers



September 18, 2025

Dear Commissioners,

As the owner of SEK Solar, I work throughout southeast Kansas, including here in Independence. I also drive an electric vehicle (we are a two EV household). I'm going to be plain: The lack of charging stations downtown has made it more difficult for me to do business here, as I regularly have to watch my range when going to Independence as the only charger is at the Evergy office and it's way too slow and out of the way to be useful.

I have been told that the City of Independence is supportive of EV chargers. However, currently, none exist downtown. I have also heard that when Independence partners applied for the Metropolitan Energy Center *Electrifying Transportation in Local Communities* grant, the City Commission was presented with, and unanimously approved, applying for one dual station charger that the City would take ownership of if the grant was awarded. That's a positive step.

Thanks to community partners, the grant has been approved, which is incredible, and for three dual stations for downtown Independence. As the grant application was on a short timeline, two of those were initially tied to private ownership. However, chargers are public infrastructure, not something private owners should have to manage. That is why it makes sense for the City to take responsibility for all three.

From my perspective as someone who works with new energy infrastructure, this grant is an once in a lifetime opportunity. It covers 100% of the cost for labor, equipment, and installation. It doesn't require a local match. It positions Independence to gain the benefits with no financial burden to the City. Few grants deliver that kind of return.

The City of Independence should take ownership of all three dual charging stations funded by this grant. This is a great opportunity that the City of Independence should fully embrace.

Respectfully,

A handwritten signature in blue ink, appearing to read "Daniel Zywietz", is written over a faint, larger version of the same signature.

Daniel Zywietz
SEK Solar

KELLY & KUSIAK

LAW OFFICE LLC



113 S. 8th | P.O. Box 331
Independence, Kansas 67301
www.kellykusiaklaw.com

JOSLYN M. KUSIAK | jkusiak@kellykusiaklaw.com
WILLIAM J. KELLY | (Retired)

T: 620-331-2071
F: 620-331-4779

To: City Commission, City of Independence, Kansas
From: Joslyn M. Kusiak
Owner of Commercial Property in Downtown Independence
Owner of Kelly & Kusiak Law Office LLC
Re: Support for City of Independence to Own and Manage
Three Dual Station EV Chargers Awarded through
Electrifying Transportation in Local Communities Grant
Date: September 16, 2025

Dear Independence City Commission:

From Application to Award

This past July, Independence leaders acted quickly to pursue a grant opportunity through the Metropolitan Energy Center's *Electrifying Transportation in Local Communities* program. The grant covers one hundred percent of the costs for equipment, installation, technology, and outreach for EV charging stations, with no local match required. It represents a rare chance to secure critical infrastructure at no upfront capital cost to our community.

When this grant opportunity arose, it moved very fast. The City Commission was asked to approve, and did unanimously approve, one dual charging station. Later, two private business owners, including myself, were asked, and we agreed, to host stations on our properties. Our private business owners responded quickly to meet the grant deadline, and our collaboration enabled Independence to capitalize on the grant opportunity.

I am thrilled that the effort succeeded and the grant program announced that downtown Independence has been approved for three dual charging stations. With the grant secured, we now have the chance to refine that quick plan and place all three of these chargers where they naturally belong: under City leadership in public lots.

The Private Business Burden

Once the grant was awarded, I looked closely at what it would mean to host a public charging station on my property. As much as I support bringing EV infrastructure downtown, the further research I did, the more it became clear that doing so on a private lot like mine would be a poor fit. My office parking lot is located behind my business and is accessed through an alley. It has no striping or signage. Trying to manage it as both private parking for my business and public parking for chargers would be awkward and confusing.

Opening my private lot for public use would also create new responsibilities and risks: enforcement, liability, insurance adjustments, electricity management, signage, and technology upkeep. These are not small matters to a small business owner already carrying a full plate of responsibilities, and they are especially ill-suited to a law office that is not open to the public.

While I remain a strong supporter of EV charging stations downtown, the comparison is clear: for a private business, the burdens are significant and mismatched. For the City, with its existing public lots, staff, and systems already in place, hosting and managing these stations is natural and efficient.

The City's Natural Role

The City already manages downtown parking lots, with responsibilities that include signage, enforcement, insurance, and maintenance. Adding EV chargers into that system is seamless. It avoids confusion about public access, it maximizes visibility, and it ensures that this infrastructure belongs to the community.

Equally important, the City Commission has consistently voiced support for EV chargers and it already unanimously committed to one station under this grant. Expanding the commitment to all three is an efficient and logical approach. With one integrated system, the City can scale its efforts without significant added cost or complication. It spares private businesses from responsibilities that do not fit their operations while ensuring the public receives the full benefit of these grant-funded resources.

Finally, placing all three chargers on City-owned property sends a strong message that the City of Independence is serious about investing in the future. It demonstrates that the City is forward-looking, that the City values collaboration, and that the City is committed to making downtown a place where visitors and residents alike see modern, thoughtful infrastructure at work.

A Moment for the City of Independence to Lead

This is a rare opportunity to bring valuable infrastructure to Independence at no upfront capital cost. By placing all three dual charging stations awarded through the grant in City-owned public lots, we can strengthen downtown, protect private businesses from unnecessary burdens, and maximize the benefit of this grant for the entire community.

The grant application moved quickly. Now is the time to refine the approach and make the long-term decision that serves Independence.

I urge you to seize this opportunity and make the City of Independence a leader by taking ownership and management of all three dual charging stations awarded through this grant.

Respectfully,

A handwritten signature in black ink, appearing to read "Joslyn M. Kusiak". The signature is fluid and cursive, with the first name "Joslyn" being more prominent.

Joslyn M. Kusiak



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider awarding construction of the replacement Beech Street culvert to J Graham Construction, Inc. in the amount of \$92,838.00.

SUMMARY RECOMMENDATION Approve award.

BACKGROUND The Beech Street culvert is failing to the point that traffic was shut down over the culvert. Replacement is required, and a replacement culvert bid on September 18 at 2:30pm.

There were two bidders. A bid tab is attached. The low bidder was J. Graham Construction, Inc., with a unit price bid amount of \$92,838.00.

The engineer, GFT (formerly TranSystems), has reviewed the bids and recommended award to Graham.

The Engineer's Estimate is \$80,000.

FINANCIAL INFORMATION The City has no stormwater repair fund. Therefore, these funds will come from the street capital reserve fund cash balances, reducing available funds for other future projects.

SUGGESTED MOTION I move to award a contract in the unit price amount of \$92,838.00 for construction of a replacement culvert on Beech Street to J. Graham Construction, Inc. and for the execution of any necessary documents.

SUPPORTING DOCUMENTS

1. J Graham Construction
2. Beech Street Culvert Replacement Bid Tab

BID SCHEDULE

Bid Prices shall be written in both words and numerals. In case of discrepancy, the bid price as written in words shall govern. Bidder understands and acknowledges in offering this Bid that the bid price in the Bid Schedule represents a summary price of all major items of construction required for the proposed work. Bidder further assures and acknowledges that each unit or lump sum bid price includes the cost of all adjacent, incidental, related, and companion items which are shown on the drawings, called for in the specifications, or otherwise necessary to provide a complete and functioning facility.

The OWNER reserves the right to increase, decrease, or delete from the Project quantities of work at the Unit Bid Price or Lump Sum Price to bring the total contract price to the budgeted project expenditures.

<u>Item No.</u>	<u>Units</u>	<u>Prices Written in Words</u>	<u>Dollars</u> <u>Cents</u>	<u>Dollars</u> <u>Cents</u>
1-1	1 LS	Mobilization		
Six Thousand Dollars		+ Zero Cents /LS	\$ 6,000.00	\$ 6,000.00
1-2	1 LS	Removal of Existing structures and pipes		
Six Thousand Dollars		+ Zero Cents /LS	\$ 6,000.00	\$ 6,000.00
1-3	11 CY	Rock Excavation		
Two Hundred Dollars		+ Zero Cents /CY	\$ 200.00	\$ 2,200.00
1-4	62 SY	Reinforced Concrete Pavement, 6"		
One Hundred + Ten Dollars		+ Zero Cents /SY	\$ 110.00	\$ 6,820.00
1-5	69 SY	Aggregate Base		
Twenty Two Dollars		+ Zero Cents /SY	\$ 22.00	\$ 1,518.00
1-6	1 LS	Grate Inlet (1.5' x 3.0')		
Eight Thousand Dollars		+ Zero Cents /LS	\$ 8,000.00	\$ 8,000.00
1-7	46 LF	Edge Curb 6 »		
Fifty Dollars		+ Zero Cents /LF	\$ 50.00	\$ 2,300.00
1-8	1 LS	2-cell, 2'x5' precast RCB.		
Fifty Two Thousand Dollars		+ Zero Cents /LS	\$ 52,000.00	\$ 52,000.00

1-9 1 LS Drainage Structure Transition Box

Five Thousand Dollars & Zero Cents /LS \$ 5,000.00 \$ 5,000.00

1-10 75 SY Slope Protection 6 »

Twenty Dollars & Zero Cents /LS \$ 20.00 \$ 1,500.00

1-11 1 LS All other work and materials required for
The Beech Street Culvert replacement

One Thousand Five Hundred Dollars /LS \$ 1,500.00 \$ 1,500.00
& Zero Cents

Total Bid Amount, Beech Street Culvert Replacement

Ninety Two Thousand Eight Hundred & Thirty Eight Dollars ^{& Zero Cents} Dollars (\$ 92,838.00)

Amounts are to be shown in both words and figures. In case of discrepancy, the amounts written in words will govern.

BIDDER understands and acknowledges that the bid items shown in this proposal represent a summary of all major components of construction required; and is set forth to facilitate the comparison of bids; and to provide a basis for any future negotiations that may be necessary.

BIDDER further understands and acknowledges that the bids on the different items on the Bid Schedule must be balanced within reasonable limits.

ATTEST:

By

Title

(SEAL)
(If Bid is a corporation)

2017

Respectfully submitted,

Name of Contractor

Address (including zip code)

BID BOND

00409

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

Beech Street Culvert Replacement

J Graham Construction	\$ 92,838.00
Tri-Star Utilities Inc	\$ 167,940.00



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider authorizing award of the sanitary sewer installation for the housing development along Rainbow Drive to Koehn Construction Services, LLC in the unit price amount of \$131,365.43.

SUMMARY RECOMMENDATION Authorize award.

BACKGROUND In conjunction with the Independence Housing Authority, the City is developing sanitary sewer for lots south of Rainbow Drive so that they may be developed into housing. The Commission previously approved bidding of this project, and bids were opened at 2PM, September 18, 2025.

Two bids were received. The low bid was \$131,365.43 by Koehn Construction Services, LLC (attached). One other bid, from Tri-Star Utilities, Inc., was received, and it was in the unit price bid amount of \$184,130.00.

The engineer, GFT (formerly TranSystems), has reviewed the bids and recommended award to Koehn.

The Engineer's Estimate was \$100,000.

FINANCIAL INFORMATION Funding will come from 2025 budgeted water/sewer funds transferred to the water/sewer capital reserve funds in the amount of \$100,000. The remaining \$31,365.43 was not budgeted and will be taken from the fund balance of the capital reserve fund.

SUGGESTED MOTION I move to authorize award for construction of a sanitary sewer line for the lots south of Rainbow Drive to Koehn Construction Services, LLC in the amount of \$131,365.43 and for the execution of any necessary documents.

SUPPORTING DOCUMENTS

1. Koehn Construction Services LLC

PROPOSAL of Koehn Construction Services, LLC hereinafter referred to as BIDDER,
 ✓ * a ^{LLC} ~~corporation~~ arranged under the laws of the State of Kansas
 * a partnership consisting of
 * An individual d/b/a

TO: The City of Independence, Kansas, referred to as OWNER,

In response to your Invitation to Bid and having carefully examined the drawings, specifications, related contract documents, all addenda thereto, the project site and conditions related thereto, the BIDDER hereby proposes to perform all work for Rainbow Drive Sanitary Sewer in strict accordance with these Contract Documents, within the period(s) of time set out herein, and for the price(s), stated hereinafter.

By submission of this Bid, BIDDER certifies, and in the case of a joint Bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently without consultation, communication, agreement, collusion, or understanding with any other Bidder submitting a Bid for this Project.

BIDDER hereby agrees that if this Bid is accepted, BIDDER will, within fourteen (14) consecutive calendar days, after the date of Notice of Award, enter into an Agreement of form attached herein, and will at that time deliver to the Owner the prescribed Performance Bond, Payment Bond, Insurance Certificates, and all other documents as required in these documents.

As bid security, BIDDER provides herewith, *Bid Bond, *Cashier's check, *Certified check, in the amount of five percent (5%) of the total bid amount, to become the property of the Owner as liquidated damages without condition, at the Owner's option in the event the BIDDER fails to enter into an Agreement, and/or deliver the Bonds and other contract documents within the period of time herein previously established. BIDDER agrees to provide to the Owner, the certificates of insurance specified in these Documents, and to maintain the scope of insurance throughout the term of the Agreement.

BIDDER, in submitting this Bid, agrees to commence work under the Agreement on or before a date to be specified in the Notice to Proceed and to complete the Agreement within 30 consecutive calendar days, thereafter. BIDDER acknowledges understanding of terms for liquidated damages as provided by Section 15 of the General Conditions and agrees to pay liquidated damages in the amount(s) and by the term(s) established in the Agreement, without condition or recourse.

BIDDER acknowledges receipt of the following ADDENDA:

<u>NO.</u>	<u>DATE</u>
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____
_____	_____

BID SCHEDULE

Bid Prices shall be written in both words and numerals. In case of discrepancy, the bid price as written in words shall govern. Bidder understands and acknowledges in offering this Bid that the bid price in the Bid Schedule represents a summary price of all major items of construction required for the proposed work. Bidder further assures and acknowledges that each unit or lump sum bid price includes the cost of all adjacent, incidental, related, and companion items which are shown on the drawings, called for in the specifications, or otherwise necessary to provide a complete and functioning facility.

The OWNER reserves the right to increase, decrease, or delete from the Project quantities of work at the Unit Bid Price or Lump Sum Price to bring the total contract price to the budgeted project expenditures.

<u>Item</u> <u>No.</u>	<u>Units</u>	<u>Prices Written in Words</u>	<u>Dollars</u> <u>Cents</u>	<u>Dollars</u> <u>Cents</u>
1-1	1 LS	Mobilization		
		<u>Eleven Thousand Six Hundred Twelve and 80/100</u> /LS	\$ <u>11,612.80</u>	\$ <u>11,612.80</u>
1-2	1 LS	Construction Staking		
		<u>Two Thousand Six Hundred Twenty Eight and 46/100</u> /LS	\$ <u>2,628.46</u>	\$ <u>2,628.46</u>
1-3	1 LS	Clearing and Grubbing		
		<u>Nine Thousand Three Hundred One and 46/100</u> /LS	\$ <u>9,301.46</u>	\$ <u>9,301.46</u>
1-4	1 LS	Tree Removal		
		<u>Eleven Thousand Four Hundred Eight and 58/100</u> /LS	\$ <u>11,408.58</u>	\$ <u>11,408.58</u>
1-5	795 LF	8-inch Sanitary Sewer		
		<u>Forty One Thousand Eight Hundred Twenty Four and 95/100</u> /LF	\$ <u>52.61</u>	\$ <u>41,824.95</u>
1-6	258 LF	Trenching 0'-6'		
		<u>Four Thousand Four Hundred Eighty Four and 04/100</u> /LF	\$ <u>17.38</u>	\$ <u>4,484.04</u>
1-7	396 LF	Trenching 6'-8'		
		<u>Eight Thousand Nine Hundred Sixty Nine and 40/100</u> /LF	\$ <u>22.65</u>	\$ <u>8,969.40</u>
1-8	141 LF	Trenching 8'-10'		
		<u>Eight Thousand Nine Hundred Sixty Seven and 60/100</u> /LF	\$ <u>63.60</u>	\$ <u>8,967.60</u>

1-9	3 EA	Standard Manhole, 4' Diameter		
		Twenty <u>Thousand Three Hundred Sixty Six and 07/100</u> /EA	\$ <u>6,788.69</u>	\$ <u>20,366.07</u>
1-10	5.47 VF	Extra Depth Standard Manhole		
		Six <u>Thousand Three Hundred Eighty One and 47/100</u> /VF	\$ <u>1,166.63</u>	\$ <u>6,381.47</u>
1-11	1 LS	Connect to Existing Lift Station		
		Four <u>Thousand Eight Hundred Thirty Five and 23/100</u> /LS	\$ <u>4,835.23</u>	\$ <u>4,835.23</u>
1-12	1 LS	Traffic Control		
		<u>Five Hundred Eighty Five and 37/100</u> /LS	\$ <u>585.37</u>	\$ <u>585.37</u>

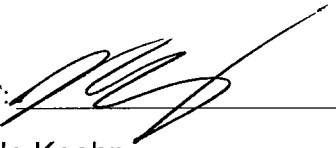
Total Bid Amount, Rainbow Drive Sanitary Sewer:

One Hundred Thirty One Thousand Three Hundred Sixty Five and 43/100 Dollars (\$ 131,365.43)

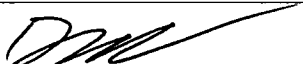
Amounts are to be shown in both words and figures. In case of discrepancy, the amounts written in words will govern.

BIDDER understands and acknowledges that the bid items shown in this proposal represent a summary of all major components of construction required; and is set forth to facilitate the comparison of bids; and to provide a basis for any future negotiations that may be necessary.

BIDDER further understands and acknowledges that the bids on the different items on the Bid Schedule must be balanced within reasonable limits.

ATTEST: 
Lyle Koehn
 By
CEO
 Title

(SEAL)
 (If Bid is a corporation)

Respectfully submitted,
Koehn Construction Services, LLC
 Name of Contractor 
Brandon Koehn Corporate Secretary
1111 N. 2nd St. Fredonia, KS 66736
 Address (including zip code)



Employers Mutual
Casualty Company

BID BOND

KNOW ALL MEN BY THESE PRESENTS: That we, _____

Koehn Construction Services LLC 1111 N 2nd Street Fredonia KS 66736

as Principal, and the EMPLOYERS MUTUAL CASUALTY COMPANY, a corporation organized and existing under the laws of the State of Iowa and authorized to do business in the State of Kansas

_____, as Surety, are held and firmly bound unto the

City of Independence 120 N 6th St Independence KS 67301

as obligee, in the sum of Five Percent of Amount Bid (5%)

DOLLARS, lawful money of the United States of America, to the payment of which sum of money well and truly to be made, the said Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and assigns, jointly and severally, by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Obligee shall make any award to the Principal for:

Rainbow Drive Sanitary Sewer

according to the terms of the proposal or bid made by the Principal therefor, and the Principal shall duly make and enter into a contract with the Obligee in accordance with the terms of such proposal or bid and award and shall give bond for the faithful performance thereof, with the EMPLOYERS MUTUAL CASUALTY COMPANY as Surety or with other Surety or Sureties approved by the Obligee; or if the Principal shall, in case of failure so to do, pay to the Obligee the damages which the Obligee may suffer by reason of such failure not exceeding the penalty of this bond, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

Signed, Sealed and Dated this 18th day of September, 20 25.



Noah Daley

Witness

Koehn Construction Services LLC

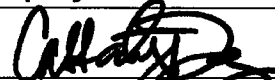
Principal

By: 

Employers Mutual Casualty Company

Surety



By: 

Cassandra J. Daley - Attorney In Fact

Attorney-in-Fact

Questions regarding this bond should be directed to the EMC H.O. Bond Department at 515-345-2689.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Cassandra Daley

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

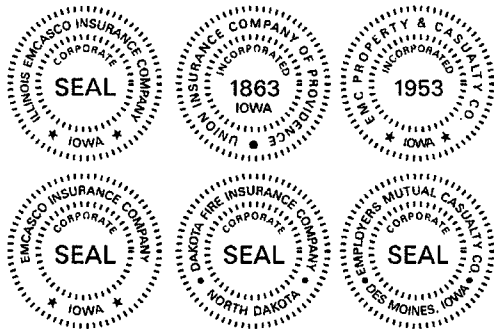
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September, 2022.

Seals



Scott R. Jean
Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother
Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 22nd day of September, 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September, 2022, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 18th day of September, 2025.

Ryan J. Springer
Vice President



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider rescheduling the start time and location of the Wednesday, October 8, 2025 City Commission meeting.

SUMMARY RECOMMENDATION Adjust the start time and location of the Wednesday, October 8, 2025 City Commission meeting due to the candidates' forum that evening.

BACKGROUND City staff has recently learned that the candidates forum is also scheduled for the evening of Wednesday, October 8, 2025 at 5:30 PM. Due to one of the Commissioners being involved in the forum, it is recommended to hold the Commission meeting earlier to avoid any conflicts. Also, since that afternoon is also Municipal Court, the Commission/Court Room will not be available that afternoon, so we would suggest moving the meeting to the Veterans Room of Memorial Hall.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to modify the start time of the October 8, 2025 City Commission meeting to 3:30 p.m. and change the location to the Veterans Room of Memorial Hall.

SUPPORTING DOCUMENTS



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider awarding a Downtown Independence Building Grant for improvements to 117 S. 8th Street.

SUMMARY RECOMMENDATION City Staff recommends awarding the grant.

BACKGROUND

B&Z Enterprises, the owner of the property at 117 S. 8th Street, has submitted an application for a Downtown Building Grant. The project includes exterior renovations to the property, specifically the installation of new exterior doors, tuckpointing, window frames, awnings, and new guttering. The owner would like to start the project as soon as possible and to complete it by October 20, 2025.

The estimated total cost of the improvements is \$17,500.00, of which \$11,000.00 qualifies as eligible expenses. The grant fund request is \$2,750.00.

117 S. 8th Street is in the Downtown Historic District and a meeting of the IHPRC Board to review this request is set to occur in the next week. The Downtown Building Grant funding would be contingent on the approval of the IHPRC.

The Downtown Grant Committee has reviewed the application and voted to approve it. The committee further requests that, should additional materials be required during the course of the project, the City be authorized to approve additional grant funding, if available.

FINANCIAL INFORMATION City Clerk has provided a balance of \$116,739.10 available in the fund and this expenditure would leave a balance of \$113,989.10

SUGGESTED MOTION I move to approve the Downtown Building grant for 117 S. 8th pending the approval of the IHPRC and to allow for expenditure of \$2,750.00 and if additional approved material is required and approved by staff to the maximum allowed by the grant.

SUPPORTING DOCUMENTS

1. 117 S 8th Renovation (002)_Redacted
2. 117 S. 8th - Current
3. 117 S. 8th Insurance & Taxes



INDEPENDENCE DOWNTOWN BUILDING GRANT APPLICATION

To be completed by the applicant:

Owner of Record (must be applicant): B&Z ENTERPRISES

Phone: [REDACTED]

Email: [REDACTED]

Property Address: 117 S. 8TH

Mailing Address: 1921 N. Penn Ave

Independence KS 67301

Independence Ks 67301

Description of Proposed Improvements:

S door Replacement, Point Tuck mortar on Blocks,
repaint, Window Frames/Awnings, Guttering

Estimated Total Cost of Improvements: \$ 17,500

Estimated Cost of Eligible Improvements: \$ \$11,000⁰⁰

Grant Funding Requested: \$ \$2750⁰⁰

Anticipated Project Start Date: 10/1/25

Anticipated Project Completion Date: 10/20/2025

Required Supplemental Documentation Checklist:

- ☐ Detailed breakdown of estimated project expenses, including non-eligible work
- ☐ Bids/Quotes/Estimates to support estimated project cost
- ☐ Architectural/Engineer stamped drawings and/or Contractor drawings with description of work
- ☐ Contact Information for lending institution, if financed by a loan
- ☐ Copy of current insurance policy
- ☐ Property Tax Statement
- ☐ Proof of Property Tax Payment/Good Standing



Architect / Engineer / Contractor Information:

Service: Construction/Painting Contact: Rob Eisenhart
Phone: _____ Email: roberteisenhartconstruction@yahoo.com
Business Name: Rob Eisenhart Const. City License #: _____

Service: _____ Contact: _____
Phone: _____ Email: _____
Business Name: _____ City License #: _____

Service: _____ Contact: _____
Phone: _____ Email: _____
Business Name: _____ City License #: _____

By agreeing to participate in this program, the applicant or their architects, engineers, contractors, or others will not seek to hold the City or their agents, employees, officers, and/or Commissioners liable for any property damage, personal injury, or other loss related in any way to the Independence Downtown Building Grant Program.

By signing below, I agree to participate in the program as outlined, to provide all required information and verifications of work, and to maintain the property and improvements, including but not limited to, promptly removing graffiti, sweeping, and shoveling in front of the property. I certify that to the best of my knowledge, all the information provided is truthful and factual. I understand that by participating in this program, I give my consent for City staff to enter my property to make inspections related to the program and that photos taken of my property can be used in City promotional materials. Monies granted through this program will be reported on IRS Form 1099-G.

Signature of applicant (owner): [Signature] Date: 9/22/25
Entity Tax Identification Number or Social Security Number: 81-1423331

Applications may be emailed to davidc@independenceks.gov or sent to:
City Hall, 120 N. 6th St., Independence, KS 67301, Attn: Downtown Building Grant

117 S. 8th

Repairs / Painting / Modernization

Problems:

- Mortar breaking down between blocks
- Grossly chipping paint
- S. Front door in need of replacement
- Ugly Façade - Lacks modern architectural highlights

Solution

- Point Tuck Mortar
- Power Wash and Scrape Textured Blocks
- Remove and Replace Front Door (South) with current commercial door entry.
- Add Architectural Awnings
- Paint Building

Awnings to not stick out any further than 28"

Awnings will be high than doorway and not obstruct any pedestrians

See Image next pages for style and construction

Color shown next pages

- Please note, potential Dark Blue to be exchanged for Dark gray/charcoal
- Highlights to match Roof (beige)
- Cedar trim (or comparable) to surround window and doors.

Potential Cost for entire project: \$17,500 (approx.)

wish to have completed prior to Neewollah

*WAITING ON FINAL BID
FROM ROB EISENHARTZ CONSTRUCT.*







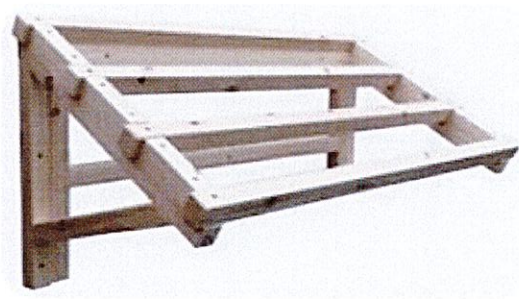
Potential Color format of Building



NOTE WOOD STRUCTURE

Proposed Awning

*To Be Placed over doors
Slight modification over windows*



Awning Structure layout





Montgomery County Treasurer's Office
Nancy Clubine, Treasurer

Page # 1

217 E. Myrtle / P.O. Box 767
Independence, Kansas 67301
620.330.1100

PAID TAX RECEIPT

Receipt #	635930-001
Taxpayer ID	BZEN0001
Tax Year	2024
Property Type	Real Estate
Tax Statement #	1242808
Entry/Posting Date	2025/09/22
Penalty Date	2025/09/22

B & Z ENTERPRISES LLC
1921 N PENN AVE
INDEPENDENCE, KS 67301-0000

	1st Half <i>PD2024/12/10</i>	2nd Half	Fees & Penalty	TOTAL
ORIGINAL Taxes Due	\$2,048.50	\$2,048.50		\$4,097.00
Paid This Receipt	\$0.00	\$2,048.50	\$120.50	\$2,169.00
Amount Due	\$0.00	\$0.00		\$0.00
Payer: B & Z ENTERPRISES LLC		ck#1867/walk in		

THANK YOU FOR YOUR PAYMENT

PROPERTY DESCRIPTION - REAL ESTATE

Owner..B & Z ENTERPRISES LLC Clrk Legal:IC 000881
Parcel.108-0000044550
CAMA #.099-31-0-20-20-012-00-0-01 CERT.2400426
Sec....31 Twn.32 Rng.16
Subdiv.W49 - Orig Plat Blk. Lots. St. Addr. 117S 8TH ST



PAID

PRINTED 2025/09/22 14:25:45 MGKJP



Coverage Is Provided In:
Ohio Security Insurance Company

Policy Number:
BKS (26) 57 42 30 13

Policy Period:
From 06/30/2025 To 06/30/2026
12:01 am Standard Time
at Insured Mailing Location

Common Policy Declarations

Named Insured**Agent**

B & Z ENTERPRISES LLC
1921 N PENN AVE
INDEPENDENCE, KS 67301

(844) 310-7679
INFINITY INSURANCE GROUP
755 N Regal St
Post Falls, ID 83854

SUMMARY OF LOCATIONS

This policy provides coverage for the following under one or more coverage parts. Please refer to the individual Coverage Declarations Schedules, or, the individual Coverage Forms for locations or territory definition for that specific Coverage Part.

0001 117 S 8th St, Independence, KS 67301-3503

0002 677 S Highway 69, Pittsburg, KS 66762-8600

POLICY FORMS AND ENDORSEMENTS

This section lists the Forms and Endorsements for your policy. Refer to these documents as needed for detailed information concerning your coverage.

FORM NUMBER**TITLE**

CG 00 01 04 13	Commercial General Liability Coverage Form - Occurrence
CG 01 09 11 85	Kansas & Oklahoma Changes - Transfer of Rights Endorsement
CG 21 06 12 23	Exclusion - Access Or Disclosure Of Confidential Or Personal Material Or Information
CG 21 47 12 07	Employment-Related Practices Exclusion
CG 21 65 12 04	Total Pollution Exclusion with a Building Heating, Cooling and Dehumidifying Equipment Exception and a Hostile Fire Exception
CG 21 67 12 04	Fungi or Bacteria Exclusion

In witness whereof, we have caused this policy to be signed by our authorized officers.

Damon Hart
Secretary

Hamid Mirza
President

To report a claim, call your Agent or 1-844-325-2467
DS 70 21 11 16



Coverage Is Provided In:
Ohio Security Insurance Company

Policy Number:
BKS (26) 57 42 30 13
Policy Period:
From 06/30/2025 To 06/30/2026
12:01 am Standard Time
at Insured Mailing Location

Common Policy Declarations

Named Insured	Agent
B & Z ENTERPRISES LLC 1921 N PENN AVE INDEPENDENCE, KS 67301	(844) 310-7679 INFINITY INSURANCE GROUP 755 N Regal St Post Falls, ID 83854

POLICY FORMS AND ENDORSEMENTS - CONTINUED

This section lists all of the Forms and Endorsements for your policy. Refer to these documents as needed for detailed information concerning your coverage.

FORM NUMBER	TITLE
CG 21 70 01 15	Cap on Losses from Certified Acts of Terrorism
CG 21 76 01 15	Exclusion of Punitive Damages Related to a Certified Act of Terrorism
CG 21 88 01 15	Conditional Exclusion of Terrorism Involving Nuclear, Biological or Chemical Terrorism (Relating to Disposition of Federal Terrorism Risk Insurance Act)
CG 21 96 03 05	Silica or Silica-Related Dust Exclusion
CG 22 29 11 85	Exclusion-Property Entrusted
CG 24 26 04 13	Amendment of Insured Contract Definition
CG 40 35 12 23	Exclusion - Cyber Incident
CG 84 99 08 09	Non-Cumulation Liability Limits Same Occurrence
CG 85 15 08 20	Exclusion - Professional Services
CG 88 10 04 13	Commercial General Liability Extension
CG 88 60 12 08	Each Location General Aggregate Limit
CG 88 61 12 08	Property Damage - Customers' Goods
CG 88 66 12 08	Property Damage - Borrowed Equipment
CG 88 77 12 08	Medical Expense At Your Request Endorsement
CG 88 86 12 08	Exclusion - Asbestos Liability
CG 92 48 01 16	Sexual Misconduct or Abuse Exclusion
CG 93 74 03 22	Exclusion - PFC/PFAS
CG 93 81 11 22	Exclusion - Biometric Information Privacy Claim
CG 94 33 05 24	Amendment Of Representations Condition
CP 00 10 10 12	Building and Personal Property Coverage Form
CP 00 30 10 12	Business Income (And Extra Expense) Coverage Form
CP 00 90 07 88	Commercial Property Conditions
CP 01 01 06 19	Kansas Changes

To report a claim, call your Agent or 1-844-325-2467

DS 70 21 11 16



Coverage Is Provided In:
Ohio Security Insurance Company

Policy Number:
BKS (26) 57 42 30 13
Policy Period:
From 06/30/2025 To 06/30/2026
12:01 am Standard Time
at Insured Mailing Location

Common Policy Declarations

Named Insured

B & Z ENTERPRISES LLC
1921 N PENN AVE
INDEPENDENCE, KS 67301

Agent

(844) 310-7679
INFINITY INSURANCE GROUP
755 N Regal St
Post Falls, ID 83854

POLICY FORMS AND ENDORSEMENTS - CONTINUED

This section lists all of the Forms and Endorsements for your policy. Refer to these documents as needed for detailed information concerning your coverage.

FORM NUMBER	TITLE
CP 01 40 07 06	Exclusion of Loss Due to Virus or Bacteria
CP 03 29 10 12	Deductibles By Location
CP 10 30 10 12	Causes of Loss - Special Form
CP 10 34 10 12	Exclusion of Loss Due To By-Products of Production or Processing Operations (Rental Properties)
CP 88 04 03 10	Removal Permit
CP 88 44 02 15	Equipment Breakdown Coverage Endorsement
CP 90 00 01 15	Custom Protector Endorsement
CP 92 12 12 20	Cyber Incident Exclusion
CP 92 15 07 23	Windstorm Or Hail Loss Notification
CP 92 17 07 23	Roof Surfacing Cosmetic Loss Exclusion
CP 92 19 07 23	Actual Cash Value - Roofs
IL 00 17 11 98	Common Policy Conditions
IL 00 21 09 08	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
IL 01 60 01 16	Kansas Changes - Concealment, Misrepresentation or Fraud
IL 02 61 09 07	Kansas Changes - Cancellation and Nonrenewal
IL 09 35 07 02	Exclusion of Certain Computer-Related Losses
IL 09 52 01 15	Cap On Losses From Certified Acts Of Terrorism
IL 09 96 01 07	Conditional Exclusion of Terrorism Involving Nuclear, Biological or Chemical Terrorism (Relating to Disposition of Federal Terrorism Risk Insurance Act)
IL 88 61 03 22	Kansas - Actual Cash Value

To report a claim, call your Agent or 1-844-325-2467

DS 70 21 11 16



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 25, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider approval of an easement in the vacated 15th Street south of Laurel, between Myrtle and Laurel Streets.

SUMMARY RECOMMENDATION City Staff recommends approval of the easement.

BACKGROUND The alley behind Building D was vacated in 1990 to accommodate the former Mercy Hospital's facility expansion. To ensure continued access for the Fire/EMS Department, now located at 900 W. Myrtle, the City has requested that the City Attorney prepare the attached easement for filing with Montgomery County.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to approve the easement for the right to continued use and access of the vacated portion of 15th Street, which intersects with West Laurel Street, so that the City's fire department vehicles, ambulances, and other emergency vehicles will have access to the Fire/EMS building adjacent thereto.

SUPPORTING DOCUMENTS

1. 2025.9.15 Easement
2. Ordinance 3581, Vacate N 15th S of Laurel

EASEMENT

Comes Now, the City of Independence, Kansas, a municipal corporation, (hereafter City), and hereby grants and reserves an easement as set forth below:

1. **Property.** City currently owns the following property:

Blocks 2 and 3, Concannon's Addition, City of Independence, Montgomery County, Kansas.

2. **Previously Vacated Street.** Pursuant to ordinance 3581 recorded April 26, 1990, in Book 78 of Miscellaneous Page 283, City vacated 15th Street between Myrtle and Laurel Streets but in doing so, made it subject to certain conditions including that City service vehicles could continue to use that portion of 15th street connecting to Laurel Street to provide services in the area.

3. **Easement.** As owner of all property abutting the vacated 15th street, and by operation of law owner of that portion of 15th street which was vacated, City hereby grants and reserves unto itself, an easement for the right to continued use and access of the vacated portion of 15th street which intersects with West Laurel Street so that City's fire department vehicles, ambulances, and other emergency vehicles will have access to the fire/EMS building adjacent thereto.

4. **Binding Effect.** This grant and reservation of easement shall constitute a covenant running with the land and shall be binding upon the heirs, successors and assigns of the City.

City of Independence, Kansas

By: _____
W.S. Smith, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk

ACKNOWLEDGMENTS

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

Be It Remembered that on this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came **City of Independence, Kansas, W.S. Smith, Mayor and David W. Schwenker, City Clerk**, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same as the act and deed of said company.

In Witness Whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My commission expires:

NOTARY PUBLIC

Original Compared With Record

ORDINANCE NO: 3581

CITY OF INDEP
STATE OF KANSAS } SS
MONTGOMERY COUNTY, }

NO FEE

This instrument was filed for record on
the 26 day of April A.D., 19 90 at
9:30 o'clock A.M. and duly recorded

In book 78 of Misc. page 2836

By JEANNE BURTON Register
Deputy

AN ORDINANCE VACATING A CERTAIN STREET BELONGING
TO THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS,
PURSUANT TO THE PROVISIONS OF K.S.A. 14-423.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF
INDEPENDENCE, KANSAS:

SECTION 1: For good cause shown, the Governing Body of
the City of Independence, Kansas, does hereby vacate the
following street belonging to the City of Independence,
Kansas, to wit:

Fifteenth Street, between Myrtle and
Laurel Streets, Independence, Kansas.

SECTION 2: The vacation herein ordered is under and
pursuant to the provisions of K.S.A. 14-423.

SECTION 3: This ordinance is executed upon the
following conditions:

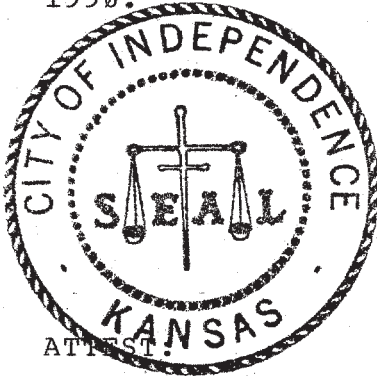
- a. Mercy Hospital will reimburse the City for the
cost of relocating the water line running
parallel to 15th St.
- b. The City will not be responsible for
maintenance of the portion of 15th Street that
is left open for a service drive.
- c. City service vehicles and other users of the
alley will be permitted to use the 15th St.
service drive in order to provide services
in the area and for access to the alley
between 15th and 16th St. which will remain
open.
- d. As a minimum, Mercy Hospital will relocate the
information signs at 14th and Laurel Street
and 14th and Myrtle Street as well as any
other signs located on City right-of-way
which the City believes may cause a sight
distance problem, all at the Hospital's
expense.
- e. The hospital will contact other utility companies
to determine if closing 15th Street will create
any other hardships.

- f. Mercy Hospital will provide all necessary easements for utilities, whether public or private.

SECTION 4: The City Clerk of the City of Independence shall cause this Ordinance to be published, and shall file certified copies thereof in the Office of the Register of Deeds and the County Clerk of Montgomery County, Kansas, as provided by law.

SECTION 5: This ordinance shall take effect and be in full force from and after its passage and approval, and within thirty-days of the publication thereof, provided that no sufficient protest is filed against the same with the City Clerk of Independence, Kansas, as provided by law.

PASSED AND APPROVED, this 25th day of April 1990.



THE CITY OF INDEPENDENCE, KANSAS

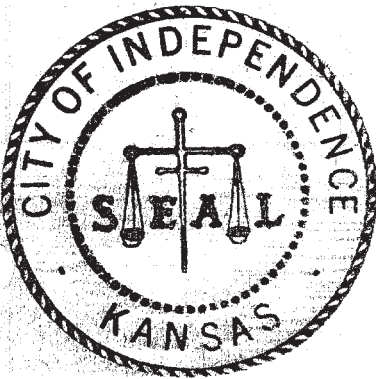
Stephen M. Barnett
MAYOR

Anthony D. Royse
CITY CLERK

State of Kansas)
)ss
Montgomery County)

I, Anthony D. Royse, duly appointed and qualified Clerk of the City of Independence, Kansas, do hereby certify that the foregoing is a true and correct copy of Ordinance #3581; and that said ordinance was passed and adopted on the 25th day of April, 1990. In witness hereof, I hereunto subscribe my name and affix the seal of said City, this 25th day of April, 1990.

(seal)



Anthony D. Royse

Anthony D. Royse
City Clerk

MERCY HOSPITAL
P.O. BOX 388
800 W. MYRTLE STREET
INDEPENDENCE, KANSAS 67301
316-331-2200
FAX 316-331-0152

MERCY

April 23, 1990

Mr. Paul Sasse
Independence City Manager
City Hall Building
6th and Myrtle Streets
Independence, KS 67301

Subject: Street Closing
Ordinance

Dear Paul:

The purpose of this letter is to confirm that Mercy Hospitals of Kansas agrees to the following stipulations which are part of the ordinance closing Fifteenth Street between Myrtle and Laurel Streets in Independence, Kansas. The stipulations are as follows:

1. Mercy Hospital will reimburse the City for the cost of relocating the water line running parallel to Fifteenth Street.
2. The City will not be responsible for maintenance of the portion of Fifteenth Street that is left open for a service drive.
3. City service vehicles and other users of the alley will be permitted to use the Fifteenth Street service drive in order to provide services in the area and for access to the alley between Fifteenth and Sixteenth Streets which will remain open.
4. As a minimum, Mercy Hospital will relocate the information signs at Fourteenth and Laurel Streets and Fourteenth and Myrtle Streets as well as any other signs located on City right-of-way which the City believes may cause a sight distance problem, all at the Hospital's expense.



MEMBER OF MERCY HOSPITALS OF KANSAS, INC. AND SISTERS OF MERCY HEALTH SYSTEM, ST. LOUIS, MISSOURI

Mr. Paul Sasse
April 23, 1990

Page 2

5. The Hospital will contact other utility companies to determine if closing Fifteenth Street will create any other hardships.
6. Mercy Hospital will provide all necessary easements for utilities, whether public or private.

Please let us know at your earliest convenience the effective date of this ordinance.

Thank you for your assistance.

Sincerely,



Jerry Stevenson
Vice President and
Chief Operating Officer

pr



Report
CITY OF INDEPENDENCE
September 25, 2025

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Monthly Project and Public Works Report

BACKGROUND

SUPPORTING DOCUMENTS

1. Project Status 9-2025cc

	Project Title	Project Description/Scope	Approx. Cost (000's)	Grant Portion	Arch. or Eng. Partner	Status	Last Month Progress	Next Month Plan/Issues	Projected Const Start	Projected Compl.
1	SS4A	Safe Streets for All grant.	\$1,605	\$1,605	TranSystems	Pre-grant.	Awaiting response from national FHWA headquarters.	Awaiting response from national FHWA headquarters.	TBD	TBD
2	Whiskey Creek	Artificial lake for runoff water impoundment	TBD	TBD	TranSystems	Conceptual Design.	Working preliminary application for USDA grant.	Completion of preliminary application for USDA grant.	TBD	TBD
3	Water Distribution Strategic Plan	Review water distribution system for repairs and replacement.	\$50	TBD	EBH	Engineering in progress.	Engineering in progress, loan application process started.	Engineering in progress, loan application submittal.	3Q26	4Q36
4	KAIP - Apron Rehab	Apron rehab near Textron operations.	\$840	\$756	Lochner	Design.	Engineering contract RCA approved.	Initial field work started.	2027	2027
5	CCLIP Grant - 10th	Reconstruct 10th between Main and Laurel	\$1,700	\$1,500	TranSystems	Design.	Preparing field check plans.	60% design review held.	3Q26	2Q27
6	Penn and Chestnut	Rebuild corner to accommodate drainage.	TBD	TBD	TranSystems	Design.	Start design.	Review preliminary plans.	4Q25	1Q26
7	Memorial Hall HVAC	Cooling system replacement at Memorial Hall.	\$500	TBD	LSA	Design.	Preliminary alternatives determined.	Stage HVAC repaired, excluded from scope. Preparing bid documents.	3Q25	1Q26
8	Water Plant Next Phase	Water Plant Capital Work Per Master Plan	\$7,000	n/a	PEC	Design.	Await KDHE approval.	Await KDHE approval.	1Q25	4Q28
9	Transp. Alt. Grant	8' sidewalk to Wal-Mart and Labette	\$1,350	\$980	TranSystems	Pre-bid.	Final plan review to KDOT.	Bid letting scheduled for December.	1Q26	2Q26
10	Dam Review And Repair	Design dam diversion structure and bid required repairs.	\$750	n/a	WRS	Pre-bid.	Plan review held, preparing bid documents.	RCA for bidding approval, bid documents released.	4Q25	1Q26
11	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	\$3,000	TBD	TranSystems	Pre-bid.	KDHE approval received! Will request approval to bid next meeting.	RCA for bidding approved.	4Q25	2Q26
12	SPCC - Airport	Containment upgrades for fueling	\$150	n/a	TranSystems	Post-bid.	No bids received, RCA issued to rebid.	One bid received - substantially in excess of budgeted funds, will review scope.	1Q26	2Q26
13	Rainbow Sanitary	New sanitary sewer section at Rainbow Drive.	\$150	n/a	TranSystems	Pre-award.	RCA for bidding approved.	Bids received, RCA created.	3Q25	4Q25
14	Beech St. Culvert	Culvert replacement at Beech St.	\$115	TBD	TranSystems	Pre-award.	Documents out for bid.	Bids received, RCA created.	4Q25	4Q25
15	2025 Water Tower	Perform required periodic maintenance on the Laurel Street Tower.	\$250	n/a		Preconstruction.	RCA to recommend award in progress.	Project awarded, November start.	TBD	TBD
16	Big Straw	Water pipeline to Bartlett.	\$11,000	All (via Bartlett)	EBH	Preconstruction.	Preparing for preconstruction meeting.	Construction start.	4Q23	1Q26
17	Enterprise Drive	Buildout of street, utilities	\$1,700	\$1,300	TranSystems	In construction.	Schedule work.	Schedule work, waiting on AT&T.	1Q22	3Q25
18	Central Park	Central Park.	\$10,700	\$7,200	Indigo	In construction.	Construction completion this phase, end of August.	Construction completion this phase, end of August.	4Q23	3Q25 (Phase II)
19	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	\$3,780	\$1,600	TranSystems	In construction.	Prepare for construction.	Construction restart conference.	1Q22	3Q25
20	Precision Rail	Rail work to be paid for by KDOT grant and precision, contract with City.	\$1,000	\$1,000	(Precision)	In construction.	Nearly complete.	Working on closeout.	3Q23	3Q25?
21	Waterline/Meter Project	New Water Meters, Replace Some Water Main	\$3,600	n/a	PEC	In construction.	Meters mainly installed.	Meters mainly installed.	1Q24	3Q25
22	2025 Mill and Overlay	Mill and Overlay Selected Locations	TBD	TBD	N/A	Complete.	Bid awarded, preconstruction conference held, likely pave mid-September.	Paving complete, project complete.	3Q25	3Q25
A	2025 ADA	ADA work at various locations.	TBD	TBD	TranSystems	Developing.	New.	Awaiting proposal.	4Q25	2Q26
Green shade denotes changed/new information from last month.										



Report
CITY OF INDEPENDENCE
September 25, 2025

Department Finance

Director Approval

AGENDA ITEM Appropriations

BACKGROUND

SUPPORTING DOCUMENTS

1. AP 7-15-2025
2. AP 7-31-2025
3. JULY 2025 DRAFT
4. PAYROLL 7-3-2025
5. PAYROLL 7-18-2025

APPROPRIATIONS 2025

Accounts payable paid from July 1st, 2025, through July 15th, 2025.

Total: \$1,517,537.30



City of Independence

Payment Register

APPKT01189 - July 2025 1st of the month bills

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount
	Void	0.00
Payment Type	Payment Number	Payment Date
**Void Check	<u>79963</u>	07/01/2025
		0.00

Vendor Number	Vendor Name					Total Vendor Amount	
<u>035778</u>	8th & Main Historic					1,104.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	<u>7776</u>					07/01/2025	1,104.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
	123 W. Main #303	07/01/2025	07/10/2025	0.00	341.00		
	123 W MAIN #205	07/01/2025	07/10/2025	0.00	340.00		
	123 W. Main #101	07/01/2025	07/10/2025	0.00	423.00		

Vendor Number	Vendor Name					Total Vendor Amount
<u>002100</u>	A.W.O.L.					3,150.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7777</u>			07/01/2025	3,150.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002824</u>	AWOL CONTRACT	07/01/2025	07/01/2025	0.00	3,150.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>037559</u>	Alisha Florio					265.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	<u>7778</u>				07/01/2025	265.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1004 W COTTONWOOD	07/01/2025	07/10/2025	0.00	265.00	

Vendor Number	Vendor Name					Total Vendor Amount	
<u>034882</u>	Christopher David Mitchell					324.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	<u>7779</u>					07/01/2025	324.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
	917 E HILL	07/01/2025	07/10/2025	0.00	324.00		

Vendor Number	Vendor Name					Total Vendor Amount
<u>035632</u>	Class Ltd					43.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	<u>7780</u>				07/01/2025	43.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	309 CEMENT	07/01/2025	07/01/2025	0.00	43.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>019290</u>	Crain Management					983.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7781</u>			07/01/2025	983.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	2325 N 20TH PL #6	07/01/2025	07/10/2025	0.00	185.00	
	2350 N 20th Pl #2	07/01/2025	07/10/2025	0.00	798.00	

Payment Register

APPKT01189 - July 2025 1st of the month bills

Vendor Number		Vendor Name				Total Vendor Amount	
038113		Elizabeth Hager				605.00	
Payment Type		Payment Number				Payment Date	Payment Amount
EFT		7782				07/01/2025	605.00
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
		415 S. 14th St.		07/01/2025	07/10/2025	0.00	605.00
Vendor Number		Vendor Name				Total Vendor Amount	
035721		Emert Chubb LLC				3,441.38	
Payment Type		Payment Number				Payment Date	Payment Amount
EFT		7783				07/01/2025	3,441.38
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
INV0002821		MUNICIPAL COURT PROSECUTOR		07/01/2025	07/01/2025	0.00	3,441.38
Vendor Number		Vendor Name				Total Vendor Amount	
033777		Independence Gun Club				121.59	
Payment Type		Payment Number				Payment Date	Payment Amount
EFT		7784				07/01/2025	121.59
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
INV0002816		Monthly Payment		07/01/2025	07/01/2025	0.00	121.59
Vendor Number		Vendor Name				Total Vendor Amount	
032735		Independence Historical				1,425.00	
Payment Type		Payment Number				Payment Date	Payment Amount
EFT		7785				07/01/2025	1,425.00
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
INV0002820		HISTORICAL MUSEUM SUPPORT		07/01/2025	07/01/2025	0.00	1,425.00
Vendor Number		Vendor Name				Total Vendor Amount	
030108		Independence Housing Authority				4,699.00	
Payment Type		Payment Number				Payment Date	Payment Amount
Check		79962				07/01/2025	4,699.00
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
		922 E COFFEYVILLE #C		07/01/2025	07/10/2025	0.00	234.00
		916 E CEDAR #3		07/01/2025	07/10/2025	0.00	166.00
		708 N. 13TH		07/01/2025	07/01/2025	0.00	367.00
		710 N 13TH ST		07/01/2025	07/01/2025	0.00	771.00
		704 N 13TH ST		07/01/2025	07/10/2025	0.00	372.00
		1008 E. Coffeyville #A		07/01/2025	07/10/2025	0.00	87.00
		702 N 13th		07/01/2025	07/10/2025	0.00	355.00
		1009 E CEDAR #A		07/01/2025	07/10/2025	0.00	230.00
		916 E CEDAR #2		07/01/2025	07/10/2025	0.00	166.00
		1009 E CEDAR #B		07/01/2025	07/10/2025	0.00	174.00
		706 N 13TH ST		07/01/2025	07/10/2025	0.00	555.00
		915 E EDISON #3		07/01/2025	07/10/2025	0.00	133.00
		923 E CEDAR #C		07/01/2025	07/10/2025	0.00	168.00
		923 E CEDAR #B		07/01/2025	07/01/2025	0.00	375.00
		718 N 13TH		07/01/2025	07/10/2025	0.00	147.00
		720 N. 13th		07/01/2025	07/31/2025	0.00	165.00
		923 E CEDAR #A		07/01/2025	07/10/2025	0.00	234.00
Vendor Number		Vendor Name				Total Vendor Amount	
011215		Independence Main Street				2,915.50	
Payment Type		Payment Number				Payment Date	Payment Amount
EFT		7786				07/01/2025	2,915.50
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
INV0002823		FUNDING FOR INDEP. MAIN STR.		07/01/2025	07/01/2025	0.00	2,915.50

Payment Register

APPKT01189 - July 2025 1st of the month bills

Vendor Number	Vendor Name					Total Vendor Amount
<u>011280</u>	Independence Recreation Commission					2,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7787</u>			07/01/2025	2,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002819</u>	ASH ALLOTMENT	07/01/2025	07/10/2025	0.00	2,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038074</u>	Jason Michael Simms-Lee					311.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7788</u>			07/01/2025	311.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1200 1/2 N 6th	07/01/2025	07/10/2025	0.00	311.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>004497</u>	Jeff Chubb - C/O Emert					5,899.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7789</u>			07/01/2025	5,899.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002825</u>	CITY ATTORNEY'S FEES	07/01/2025	07/01/2025	0.00	5,899.50	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038129</u>	Jeffrey Wheat					150.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79964</u>			07/01/2025	150.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002822</u>	Penn Terrace On - Call	07/01/2025	07/10/2025	0.00	150.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037363</u>	Joslyn M Kusiak					3,146.40
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7790</u>			07/01/2025	3,146.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002818</u>	MUNICIPAL COURT JUDGE	07/01/2025	07/01/2025	0.00	3,146.40	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032485</u>	Kelly C. Passauer					107.70
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7791</u>			07/01/2025	107.70	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002826</u>	KPERS OGLI REIMBURSEMENT	07/01/2025	07/01/2025	0.00	107.70	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038221</u>	Lotus Investment Fund LLC					259.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7792</u>			07/01/2025	259.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	213 W. Locust	07/01/2025	07/01/2025	0.00	259.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036893</u>	Martin Estates LLC					552.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7793</u>			07/01/2025	552.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	824 LANDON	07/01/2025	07/01/2025	0.00	552.00	

Payment Register

APPKT01189 - July 2025 1st of the month bills

Vendor Number	Vendor Name					Total Vendor Amount
<u>015680</u>	Mid Continent Band					700.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7794</u>			07/01/2025	700.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002817</u>	MONTHLY PAYMENT	07/01/2025	07/01/2025	0.00	700.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038195</u>	Rural Housing of Independence, LP					387.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7795</u>			07/01/2025	387.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1701 N. 10th Apt. 32	07/01/2025	07/01/2025	0.00	387.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038099</u>	Ted A. Kuehl					380.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7796</u>			07/01/2025	380.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	512 Charlotte	07/01/2025	07/10/2025	0.00	380.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037725</u>	Terry Hon					625.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7797</u>			07/01/2025	625.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1600 HALSEY AVE	07/01/2025	07/10/2025	0.00	625.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037258</u>	Washington Historic Residences, LLC					780.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7798</u>			07/01/2025	780.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	300 E. Myrtle #202	07/01/2025	07/10/2025	0.00	329.00	
	300 E. Myrtle #204	07/01/2025	07/10/2025	0.00	146.00	
	300 E MYRTLE #111	07/01/2025	07/10/2025	0.00	305.00	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	18	2	0.00	4,849.00
General	Voided **Void Check	0	1	0.00	0.00
General	EFT	28	23	0.00	29,525.07
Packet Totals:		46	26	0.00	34,374.07

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-34,374.07
Packet Totals:		-34,374.07



City of Independence

Payment Register

APPKT01224 - 7/9/25 AP

01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount	
038226	Jodi Wright	2,000.00	
Payment Type	Payment Number	Payment Date	Payment Amount
Check	79987	07/09/2025	2,000.00
Payable Number	Description	Payable Date	Due Date
0001	16' Livestock Trailer	07/07/2025	07/07/2025
		Discount Amount	Payable Amount
		0.00	2,000.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	1	1	0.00	2,000.00
Packet Totals:		1	1	0.00	2,000.00

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-2,000.00
Packet Totals:		-2,000.00



Bank: General - Community National Bank

Vendor Number	Vendor Name			Total Vendor Amount
	Void			0.00
Payment Type	Payment Number	Payment Date	Payment Amount	
**Void EFT	<u>7803</u>	07/03/2025	0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
				0.00 0.00

Vendor Number	Vendor Name			Total Vendor Amount
<u>038075</u>	Affordable Autos, Inc			326.42
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	<u>79965</u>	07/03/2025	326.42	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<u>INV0002901</u>		07/03/2025	07/03/2025	0.00 326.42

Vendor Number	Vendor Name			Total Vendor Amount
<u>034736</u>	AT&T Mobility			175.45
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	<u>79966</u>	07/03/2025	175.45	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<u>287348209881X06272025</u>	Acct# 287348209881	06/19/2025	07/19/2025	0.00 98.46
<u>287348366225X06272025</u>	Acct #287348366225 - Memorial Hall	06/19/2025	07/19/2025	0.00 76.99

Vendor Number	Vendor Name			Total Vendor Amount
<u>003190</u>	Beachner Grain Inc.			72.50
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	<u>79967</u>	07/03/2025	72.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<u>00148716</u>	weed and grass killer for sports complex	06/25/2025	07/25/2025	0.00 72.50

Vendor Number	Vendor Name			Total Vendor Amount
<u>038222</u>	Bell Finance			108.81
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	<u>79968</u>	07/03/2025	108.81	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<u>INV0002905</u>		07/03/2025	07/03/2025	0.00 108.81

Vendor Number	Vendor Name			Total Vendor Amount
<u>037601</u>	Butler & Associates, P.A.			49.12
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT	<u>7799</u>	07/03/2025	49.12	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<u>175130</u>	Ambulance Fees	07/02/2025	08/01/2025	0.00 49.12

Vendor Number	Vendor Name			Total Vendor Amount
<u>038215</u>	Campbell Construction			1,337.50
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	<u>79969</u>	07/03/2025	1,337.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<u>INV0002868</u>	Sheet Rock Repairs	07/01/2025	07/01/2025	0.00 1,337.50

Payment Register

APPKT01203 - 7/3/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount	
<u>035142</u>	Coffeyville Reg. Medical Center					738.05	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>79970</u>			07/03/2025	738.05		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>INV0002903</u>		07/03/2025	07/03/2025	0.00	361.91		
<u>INV0002904</u>		07/03/2025	07/03/2025	0.00	376.14		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>034984</u>	Evco Wholesale Food Corp					366.28	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>79971</u>			07/03/2025	366.28		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>0866168</u>	Breakfast	06/13/2025	07/13/2025	0.00	366.28		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>037519</u>	Fab Creative Services					1,412.50	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	<u>7800</u>			07/03/2025	1,412.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>07.01.2025</u>	PIO	07/01/2025	07/31/2025	0.00	1,412.50		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>037015</u>	Fab Lab ICC					126.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>79972</u>			07/03/2025	126.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>3323</u>	zoo exhibit signs	07/01/2025	07/31/2025	0.00	126.00		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>032155</u>	Family Support Payment Center					173.08	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>79973</u>			07/03/2025	173.08		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>INV0002900</u>		07/03/2025	07/03/2025	0.00	173.08		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>032095</u>	Fisher, Patterson, Sayler & Smith					427.50	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	<u>7801</u>			07/03/2025	427.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>113718</u>	HR Attorney	06/30/2025	07/30/2025	0.00	427.50		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>037139</u>	Fleet Fuels, LLC					4,179.24	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	<u>7802</u>			07/03/2025	4,179.24		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>CFSI-7706</u>	Animal Control Fuel	06/29/2025	07/29/2025	0.00	69.62		
<u>CFSI-7708</u>	Fire/EMS Fuel	06/30/2025	07/30/2025	0.00	945.35		
<u>CFSI-7709</u>	Fuel	06/29/2025	07/29/2025	0.00	47.94		
<u>CFSI-7711</u>	Police Fuel	06/29/2025	07/29/2025	0.00	751.86		
<u>CFSI-7712</u>	Public Safety Director Fuel	06/29/2025	07/29/2025	0.00	34.65		
<u>CFSI-7713</u>	Sewer Collection Fuel	06/29/2025	07/29/2025	0.00	195.30		
<u>CFSI-7714</u>	Street Fuel	06/29/2025	07/29/2025	0.00	323.19		
<u>CFSI-7715</u>	Water Distribution Fuel	06/29/2025	07/29/2025	0.00	217.18		
<u>CFSI-7716</u>	Water/Sewer Administration Fuel	06/29/2025	07/29/2025	0.00	100.66		
<u>CFSI-7717</u>	Sanitation Fuel	06/29/2025	07/29/2025	0.00	740.70		
<u>SI-6398</u>	Water Treatment Fuel	06/27/2025	07/27/2025	0.00	752.79		

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Vendor Number	Vendor Name					Total Vendor Amount
<u>037737</u>	Gateway Wireless & Network Services					813.00
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7804</u>		07/03/2025	813.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>056335</u>	Security, Alarms	07/01/2025	07/31/2025	0.00	813.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>010440</u>	Hugo's Industrial Supply					8.86
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7805</u>		07/03/2025	8.86		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>337770</u>	Pencil cups	06/24/2025	07/24/2025	0.00	8.86	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011180</u>	Independence Community					5.00
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7806</u>		07/03/2025	5.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002874</u>	Charitable Contribution - Employee Direct	07/03/2025	07/03/2025	0.00	5.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032140</u>	Independence Community College					1,032.17
Payment Type	Payment Number		Payment Date	Payment Amount		
Check	<u>79974</u>		07/03/2025	1,032.17		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0034656- McCleary Spring 2</u>	M. McCleary Spring 2025 Advanced EMT Classes	06/05/2025	07/05/2025	0.00	1,032.17	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011211</u>	Independence Fire Fighter					142.50
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7807</u>		07/03/2025	142.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002876</u>	Fire Insurance	07/03/2025	07/03/2025	0.00	142.50	
Vendor Number	Vendor Name					Total Vendor Amount
<u>033149</u>	Independence Firemen's Association					190.00
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7808</u>		07/03/2025	190.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002875</u>	Funding/ Firemen's Association	07/03/2025	07/03/2025	0.00	190.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011212</u>	Independence Heating & Air					1,406.00
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7809</u>		07/03/2025	1,406.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>45331</u>	HVAC Repairs	05/27/2025	06/26/2025	0.00	1,406.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035677</u>	Independence Rotary Club					250.00
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	<u>7810</u>		07/03/2025	250.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002913</u>	Firework Donation	06/17/2025	07/17/2025	0.00	250.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>036117</u>	Industrial Plumbing					20,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79975</u>			07/03/2025	20,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>770</u>	PT Hotwater Heater/Boiler	06/19/2025	07/19/2025	0.00	20,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037321</u>	Internal Revenue Service					242.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79976</u>			07/03/2025	242.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002882</u>	Tax Levy	07/03/2025	07/03/2025	0.00	242.88	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035182</u>	Johnson Controls Fire Protection Lp					1,300.40
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79977</u>			07/03/2025	1,300.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>52772646</u>	Service Call Fire Alarm	03/10/2025	04/09/2025	0.00	1,300.40	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032474</u>	Kansas One-Call System, Inc.					174.23
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7811</u>			07/03/2025	174.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5060320</u>	Locates	06/30/2025	07/30/2025	0.00	174.23	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032449</u>	Kansas Payment Center					760.14
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79978</u>			07/03/2025	760.14	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002895</u>		07/03/2025	07/03/2025	0.00	282.46	
<u>INV0002896</u>		07/03/2025	07/03/2025	0.00	84.92	
<u>INV0002897</u>		07/03/2025	07/03/2025	0.00	90.92	
<u>INV0002898</u>		07/03/2025	07/03/2025	0.00	94.15	
<u>INV0002899</u>		07/03/2025	07/03/2025	0.00	207.69	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035750</u>	Kansas Secretary Of State					105.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79979</u>			07/03/2025	105.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>53273</u>	Publication - summary notice of bond sale	06/26/2025	07/26/2025	0.00	105.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037935</u>	Marmic Fire And Safety Co Inc					113.37
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79980</u>			07/03/2025	113.37	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>D340395</u>	Fire Ext Service	06/30/2025	07/30/2025	0.00	113.37	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038152</u>	Pappas Hayden Westberg & Jackson PC					498.79
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79981</u>			07/03/2025	498.79	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002902</u>		07/03/2025	07/03/2025	0.00	498.79	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>038209</u>	Peeling Productions, LLC					117.26
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79982</u>			07/03/2025	117.26	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0459</u>	shipping for millipedes	05/06/2025	05/06/2025	0.00	117.26	
Vendor Number	Vendor Name					Total Vendor Amount
<u>021300</u>	Resource Recovery Div 4392					13,310.78
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7812</u>			07/03/2025	13,310.78	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>4392-000009115</u>	Landfill	06/30/2025	07/30/2025	0.00	13,310.78	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037888</u>	Rincks Dwood Plumbing					120.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7813</u>			07/03/2025	120.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>3836</u>	Drain blocked	06/23/2025	07/23/2025	0.00	120.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036748</u>	RLI Surety					180.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79983</u>			07/03/2025	180.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>1140163 2025</u>	D. Schwenker bond renewal	06/30/2025	07/30/2025	0.00	180.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036137</u>	Romans Outdoor Power					143.28
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7814</u>			07/03/2025	143.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>100-1006425</u>	equipment repair parts	07/01/2025	07/31/2025	0.00	143.28	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038224</u>	Sam Hilger					100.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79984</u>			07/03/2025	100.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>7/1/2025</u>	Variance - duplicate payment	07/01/2025	07/01/2025	0.00	100.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>022110</u>	Sayers Ace Hardware Inc.					15.56
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79985</u>			07/03/2025	15.56	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>068201</u>	building maint supplies	06/30/2025	07/30/2025	0.00	15.56	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035913</u>	Waters Hardware					34.87
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7815</u>			07/03/2025	34.87	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5914/P</u>	IT Equipment	06/27/2025	07/27/2025	0.00	34.87	

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Vendor Number	Vendor Name	Total Vendor Amount			
<u>038154</u>	WCD Enterprises, LLC	1,143.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	<u>79986</u>	07/03/2025	1,143.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>432609</u>	City Hall & Bldg D	06/30/2025	07/30/2025	0.00	1,143.00

Vendor Number	Vendor Name	Total Vendor Amount			
<u>034744</u>	Woods Lumber Company	34.93			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7816</u>	07/03/2025	34.93		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>606883</u>	grounds supplies	06/28/2025	07/28/2025	0.00	34.93

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	28	22	0.00	29,032.66
General	EFT	27	17	0.00	22,701.81
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		55	40	0.00	51,734.47

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-51,734.47
Packet Totals:		-51,734.47



City of Independence

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Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount	
	Void					0.00	
Payment Type	Payment Number					Payment Date	Payment Amount
**Void EFT	<u>7839</u>					07/11/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7841</u>					07/11/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7843</u>					07/11/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7844</u>					07/11/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7865</u>					07/11/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void Check	<u>79999</u>					07/11/2025	0.00
**Void Check	<u>80007</u>					07/11/2025	0.00
Vendor Number	Vendor Name					Total Vendor Amount	
<u>035789</u>	1st Due					422.30	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	<u>7817</u>					07/11/2025	422.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>1113</u>	Bunker Boots for Jasmine McManus	07/02/2025	08/01/2025	0.00	422.30		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>032951</u>	Accurate Environmental					120.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	<u>7818</u>					07/11/2025	120.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>HF19008</u>	Chlorite EPA 300.1 water testing	07/07/2025	08/06/2025	0.00	120.00		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>034553</u>	Action Communications					1,031.30	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	<u>7819</u>					07/11/2025	1,031.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>13838</u>	Radio install on new Medic 3	01/14/2025	02/13/2025	0.00	579.96		
<u>14125</u>	Radio Install Tanker 1	04/21/2025	05/21/2025	0.00	451.34		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>019370</u>	Airgas USA LLC					470.89	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	<u>7820</u>					07/11/2025	470.89
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
9161968222	Medical o2	06/11/2025	07/11/2025	0.00	470.89		

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Vendor Number	Vendor Name					Total Vendor Amount	
037733	Allied USA Medical Waste					50.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7821					07/11/2025	50.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
358736A	Medical Waste	06/30/2025	07/30/2025	0.00	50.00		
Vendor Number	Vendor Name					Total Vendor Amount	
002510	Ashcraft Tire Company Inc					781.65	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7822					07/11/2025	781.65
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
049178	Mount & Balance Tire	05/28/2025	06/27/2025	0.00	171.14		
049273	Flat Repair	06/09/2025	07/09/2025	0.00	58.97		
049381	Tires, Alignment, Labor, Medic 1	06/19/2025	07/19/2025	0.00	298.83		
049428	Medic 4 alignment and Caster Bushing	06/24/2025	07/24/2025	0.00	190.91		
049432	Tire Repair Tanker 1	06/23/2025	07/23/2025	0.00	61.80		
Vendor Number	Vendor Name					Total Vendor Amount	
036926	AT&T Long Distance					55.98	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	79988					07/11/2025	55.98
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
861850574 July 2025	AT&T Long Distance Acct #861850574	07/01/2025	07/31/2025	0.00	55.98		
Vendor Number	Vendor Name					Total Vendor Amount	
037126	Autozone, Inc					217.41	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	79989					07/11/2025	217.41
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
01605553830	Supplies	05/27/2025	06/26/2025	0.00	156.31		
01605560619	Vapor Can Sol	06/12/2025	07/12/2025	0.00	37.07		
01605560707	Hopkins End 7 Way Vehicle	06/12/2025	07/12/2025	0.00	19.39		
01605565570	Spark Plug	06/23/2025	07/23/2025	0.00	4.64		
Vendor Number	Vendor Name					Total Vendor Amount	
037918	Baker Services Inc					763.80	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7823					07/11/2025	763.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
70215	Ammonium Sulfate	06/23/2025	07/23/2025	0.00	763.80		
Vendor Number	Vendor Name					Total Vendor Amount	
032299	Barta Animal Hospital					121.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	79990					07/11/2025	121.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
7/1/25 City Stmt	Acct no 2739 - ACO Cremation	07/01/2025	07/31/2025	0.00	121.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037618	Bills Tree Service					800.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	79991					07/11/2025	800.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0002866	Tree Limb Removal	05/25/2025	06/24/2025	0.00	800.00		

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Vendor Number	Vendor Name					Total Vendor Amount
<u>003460</u>	Bound Tree Medical LLC					82.90
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7824</u>	07/11/2025	82.90			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>85817490</u>	Port Access Needles	06/23/2025	07/23/2025	0.00	82.90	

Vendor Number	Vendor Name					Total Vendor Amount
<u>0032744</u>	Brenntag Southwest Inc.					8,447.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>79992</u>	07/11/2025	8,447.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>BSW628934</u>	Chlorine	06/06/2025	07/06/2025	0.00	2,177.50	
<u>BSW628935</u>	Oxpure AQM	06/05/2025	07/05/2025	0.00	4,092.00	
<u>BSW631810</u>	Chlorine	06/19/2025	07/19/2025	0.00	2,177.50	

Vendor Number	Vendor Name					Total Vendor Amount
<u>0033027</u>	Cintas Corporation					1,202.44
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7825</u>	07/11/2025	1,202.44			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5275818509</u>	Street First Aid	06/16/2025	07/16/2025	0.00	156.80	
<u>5275818510</u>	Water/Sewer First Aid Supplies	06/16/2025	07/16/2025	0.00	373.64	
<u>9327250305</u>	Case of Water	06/30/2025	07/30/2025	0.00	672.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>0032159</u>	CJ'S Threads					1,834.50
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7826</u>	07/11/2025	1,834.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>24902</u>	New Chief Uniforms	06/04/2025	07/04/2025	0.00	612.00	
<u>24918</u>	Uniform Shorts/Shirts	06/05/2025	07/05/2025	0.00	1,222.50	

Vendor Number	Vendor Name					Total Vendor Amount
<u>0034221</u>	Core & Main					11,702.80
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7827</u>	07/11/2025	11,702.80			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>W955025</u>	Gaskets	06/05/2025	07/05/2025	0.00	2,842.82	
<u>X067205</u>	Repair and maintenance supplies	06/05/2025	07/05/2025	0.00	1,711.46	
<u>X090457</u>	Meter Box	06/09/2025	07/09/2025	0.00	1,821.60	
<u>X124009</u>	Supplies	06/24/2025	07/24/2025	0.00	5,196.92	
<u>X124423</u>	MTR Washer	06/24/2025	07/24/2025	0.00	130.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>0038082</u>	CPI Financing LLC					470.44
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7828</u>	07/11/2025	470.44			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CPIF26690</u>	Printing	06/29/2025	07/29/2025	0.00	470.44	

Vendor Number	Vendor Name					Total Vendor Amount
<u>0032078</u>	CPR Pest Management, Inc.					75.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7829</u>	07/11/2025	75.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>46924</u>	Monthly Pest Control	06/13/2025	07/13/2025	0.00	75.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>0337497</u>	Crafco, Inc.					4,960.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7830</u>			07/11/2025	4,960.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>9403466052</u>	Jet-Dry Waterborne	06/11/2025	07/11/2025	0.00	4,960.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>033174</u>	Crossland Construction Co					1,169,729.30
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7831</u>			07/11/2025	1,169,729.30	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CPSC Phase 2 Application 4</u>	CPSC Phase 2 Construction	07/08/2025	08/07/2025	0.00	1,169,729.30	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036349</u>	D&A Electrical Systems, LLC					52.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7832</u>			07/11/2025	52.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>250239</u>	Security Monitoring	07/01/2025	07/31/2025	0.00	52.50	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035070</u>	D&F Services, LLC					44,618.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7833</u>			07/11/2025	44,618.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>7272</u>	DFLOC	06/12/2025	07/12/2025	0.00	2,850.00	
<u>7276</u>	DFLOC	06/16/2025	07/16/2025	0.00	40,968.00	
<u>7306</u>	Chlorine Dioxide System Maintenance Repair	06/30/2025	07/30/2025	0.00	800.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036611</u>	Design Mechanical, Inc.					505.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7834</u>			07/11/2025	505.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>258051</u>	Flow Switch	03/31/2025	04/30/2025	0.00	505.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037312</u>	Echelon Arch and Design					843.75
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7835</u>			07/11/2025	843.75	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>1367</u>	Design	05/01/2025	05/31/2025	0.00	437.50	
<u>1417</u>	Design	06/02/2025	07/02/2025	0.00	406.25	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035721</u>	Emert Chubb LLC					1,890.85
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7836</u>			07/11/2025	1,890.85	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>11236</u>	Eminent Domain	07/01/2025	07/31/2025	0.00	1,098.60	
<u>11237</u>	City Attorney Fees	07/01/2025	07/31/2025	0.00	705.25	
<u>2025 Health Fair Refund</u>	2025 Health Fair Registration Refund	07/02/2025	08/01/2025	0.00	87.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035115</u>	Express Services, Inc.					36,518.71
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7837</u>			07/11/2025	36,518.71	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>32482820</u>	Express Employment	06/18/2025	07/18/2025	0.00	13,121.20	
<u>32511428</u>	Express Employment Payroll	06/25/2025	07/25/2025	0.00	10,256.31	

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<u>32550342</u>	Express Employment	07/01/2025	07/31/2025	0.00	13,141.20
Vendor Number	Vendor Name	Total Vendor Amount			
033119	Fastenal Company	644.33			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7838	07/11/2025	644.33		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>KSIND67471</u>	Sign	06/11/2025	07/11/2025	0.00	4.44
<u>KSIND67510</u>	HCS	06/16/2025	07/16/2025	0.00	199.09
<u>KSIND67520</u>	Supplies	06/17/2025	07/17/2025	0.00	236.42
<u>KSIND67549</u>	Supplies	06/17/2025	07/17/2025	0.00	56.60
<u>KSIND67582</u>	Repair & Maintenance Supplies	06/20/2025	07/20/2025	0.00	74.70
<u>KSIND67644</u>	AA Batteries	06/27/2025	07/27/2025	0.00	31.10
<u>KSIND67704</u>	AA and C batteries for Flashlights, SCBA's	07/02/2025	08/01/2025	0.00	41.98
Vendor Number	Vendor Name	Total Vendor Amount			
037139	Fleet Fuels, LLC	6,536.41			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7840	07/11/2025	6,536.41		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>CFSI-10788</u>	Animal Control Fuel	07/06/2025	08/05/2025	0.00	74.83
<u>CFSI-10789</u>	Fire/EMS Fuel	07/06/2025	08/05/2025	0.00	712.17
<u>CFSI-10791</u>	Police Fuel	07/06/2025	08/05/2025	0.00	784.20
<u>CFSI-10792</u>	Public Safety Director Fuel	07/06/2025	08/05/2025	0.00	18.50
<u>CFSI-10793</u>	Sewer Collection Fuel	07/06/2025	08/05/2025	0.00	190.20
<u>CFSI-10794</u>	Street Fuel	07/06/2025	08/05/2025	0.00	498.01
<u>CFSI-10795</u>	Water Distribution Fuel	07/06/2025	08/05/2025	0.00	429.72
<u>CFSI-10796</u>	Water/Sewer Administration Fuel	07/06/2025	08/05/2025	0.00	109.70
<u>CFSI-10797</u>	Sanitation Fuel	07/06/2025	08/05/2025	0.00	947.80
<u>SI-7404</u>	Water Treatment Fuel	07/01/2025	07/31/2025	0.00	1,028.20
<u>SI-7556</u>	Water Treatment Fuel	07/03/2025	08/02/2025	0.00	490.29
<u>SI-8285</u>	Water Treatment Fuel	07/08/2025	08/07/2025	0.00	1,252.79
Vendor Number	Vendor Name	Total Vendor Amount			
033568	Galaxie Business	5,466.25			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7842	07/11/2025	5,466.25		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>147801</u>	Monthly Subscriptions	07/09/2025	08/08/2025	0.00	5,258.75
<u>147802</u>	Monthly Subscription - PD/Dispatch	07/09/2025	08/08/2025	0.00	207.50
Vendor Number	Vendor Name	Total Vendor Amount			
009330	Grainger	995.80			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7845	07/11/2025	995.80		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>9536651376</u>	Hammer Masonry Drill Carbide Tip	06/11/2025	07/11/2025	0.00	41.74
<u>9549387067</u>	Small Tools	06/23/2025	07/23/2025	0.00	954.06
Vendor Number	Vendor Name	Total Vendor Amount			
032879	Grass Roots Design Group, Inc.	170.40			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	79993	07/11/2025	170.40		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>1357</u>	Printing	06/18/2025	07/18/2025	0.00	170.40

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Vendor Number	Vendor Name					Total Vendor Amount
<u>008200</u>	Harry Bass Attorney					1,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79994</u>			07/11/2025	1,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>7/3/2025 Stmt</u>	Court Appointment Attorney Fees	07/03/2025	08/02/2025	0.00	1,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036697</u>	HFE Process					2,114.95
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79995</u>			07/11/2025	2,114.95	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>9821</u>	Repair Supplies	06/13/2025	07/13/2025	0.00	2,114.95	
Vendor Number	Vendor Name					Total Vendor Amount
<u>010440</u>	Hugo's Industrial Supply					1,697.74
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7846</u>			07/11/2025	1,697.74	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>337988</u>	Large Trash Bags, Disinfectant Spray	06/26/2025	07/26/2025	0.00	155.28	
<u>338202</u>	Cleaning Supplies	07/02/2025	08/01/2025	0.00	261.01	
<u>338262</u>	Clerk Office Supplies	07/03/2025	08/02/2025	0.00	723.12	
<u>338337</u>	Clerk Office Supplies	07/07/2025	08/06/2025	0.00	558.33	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011240</u>	Independence Overhead Door, Inc					400.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79996</u>			07/11/2025	400.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>49176</u>	Emergency Call out on Medic 5 Bay Door	03/31/2025	04/30/2025	0.00	400.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>034284</u>	Indigo Design, Inc.					2,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7847</u>			07/11/2025	2,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CPSC Grassing Package</u>	Additional Services for CA Phase - 1	07/08/2025	08/07/2025	0.00	2,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038227</u>	Johnni Kaiser					75.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79997</u>			07/11/2025	75.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6/30/25 Park Refund</u>	Park Building Rental Refund	06/30/2025	06/30/2025	0.00	75.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036340</u>	Kansas Health & Environmental Laboratories					1,705.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>79998</u>			07/11/2025	1,705.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>73393</u>	Chemicals	07/01/2025	07/31/2025	0.00	1,705.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>014250</u>	Lee's Cooling & Heating					8,240.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7848</u>			07/11/2025	8,240.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>51158407</u>	Materials and Labor	06/06/2025	07/06/2025	0.00	8,240.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>014400</u>	Linns Air Cooled Engines LLC					125.99
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80000</u>			07/11/2025	125.99	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>465965</u>	Chains	06/18/2025	07/18/2025	0.00	125.99	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035268</u>	Mega LLC					9,653.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80001</u>			07/11/2025	9,653.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>1423</u>	Dumpsters	06/15/2025	07/15/2025	0.00	9,653.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032556</u>	Midwest Minerals, LLC					2,738.97
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7849</u>			07/11/2025	2,738.97	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>791104</u>	Grandular Base	06/03/2025	07/03/2025	0.00	203.98	
<u>791105</u>	Grandular Base	06/03/2025	07/03/2025	0.00	1,243.01	
<u>791207</u>	Grandular Base	06/05/2025	07/05/2025	0.00	913.23	
<u>793448</u>	CS-2	06/16/2025	07/16/2025	0.00	378.75	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038098</u>	Midwest Wheel Companies, Inc.					756.23
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80002</u>			07/11/2025	756.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>4200260-00</u>	Cleaning Products	06/11/2025	07/11/2025	0.00	177.12	
<u>4200260-01</u>	Mule Wipes	06/11/2025	07/11/2025	0.00	148.68	
<u>4218730-00</u>	Supplies	06/25/2025	07/25/2025	0.00	251.43	
<u>4218730-01</u>	Cordless Tire Inflater	06/25/2025	07/25/2025	0.00	179.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>034873</u>	Montgomery County Chronicle					168.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80003</u>			07/11/2025	168.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002918</u>	Rental Ad	06/19/2025	07/19/2025	0.00	168.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035314</u>	Montgomery County Register Of Deeds					24.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80004</u>			07/11/2025	24.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002955</u>	Mortgage release	07/10/2025	08/09/2025	0.00	24.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035503</u>	National Screening Bureau					218.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7850</u>			07/11/2025	218.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2506160</u>	Background Checks	07/01/2025	07/31/2025	0.00	218.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>027225</u>	Oil Patch Pump & Supply Inc.					90.18
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7851</u>			07/11/2025	90.18	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>3005512</u>	Kamlock	06/03/2025	07/03/2025	0.00	18.12	

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<u>3005537</u>	Union Brass 2" 125s-250WOG	06/09/2025	07/09/2025	0.00	72.06
Vendor Number	Vendor Name	Total Vendor Amount			
<u>036608</u>	One Stop Pack N Ship	54.93			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	<u>80005</u>	07/11/2025	54.93		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>79828</u>	Postage	06/18/2025	07/18/2025	0.00	54.93
Vendor Number	Vendor Name	Total Vendor Amount			
<u>018120</u>	O'Reilly Auto Parts	235.92			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	<u>80006</u>	07/11/2025	235.92		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>0154-230796</u>	Vacuum tank	01/10/2025	02/09/2025	0.00	-23.74
<u>0154-231308CM</u>	LED cubes - duplicate payment	01/14/2025	02/13/2025	0.00	-80.54
<u>0154-247863CM</u>	Gloss black - duplicate payment	04/22/2025	05/22/2025	0.00	-39.81
<u>0154-254588</u>	Capsule	05/30/2025	06/29/2025	0.00	12.26
<u>0154-256557</u>	HI-PWR Belt	06/11/2025	07/11/2025	0.00	12.91
<u>0154-256775</u>	Supplies	06/12/2025	07/12/2025	0.00	61.68
<u>0154-256875</u>	Fuel Filter	06/12/2025	07/12/2025	0.00	13.18
<u>0154-257164</u>	train repair	06/13/2025	07/13/2025	0.00	45.98
<u>0154-257354</u>	Window Crank Knob	06/15/2025	07/15/2025	0.00	4.98
<u>0154-257617</u>	Equipment	06/17/2025	07/17/2025	0.00	78.17
<u>0154-257811</u>	1 Gallon Car Wash	06/18/2025	07/18/2025	0.00	6.99
<u>0154-257877</u>	Belt	06/23/2025	07/23/2025	0.00	43.82
<u>0154-257891</u>	Belt CM	06/23/2025	07/23/2025	0.00	-43.82
<u>0154-258554</u>	Windshield Wiper Fluid, Motor Oil	06/22/2025	07/22/2025	0.00	71.94
<u>0154-259495</u>	Light Bulbs for interior ambulance box Medic 1	06/27/2025	07/27/2025	0.00	5.00
<u>0154-260347</u>	JB Weld for Engine 1 window	07/02/2025	08/01/2025	0.00	10.99
<u>0154-260357</u>	Windshield Washer Fluid	07/02/2025	08/01/2025	0.00	41.94
<u>0154-261036</u>	Seafoam for Med 2	07/07/2025	08/06/2025	0.00	13.99
Vendor Number	Vendor Name	Total Vendor Amount			
<u>037121</u>	P.B. Hoidale Co. Inc.	1,734.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	<u>80008</u>	07/11/2025	1,734.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>INV20306</u>	Equipment Repair	06/24/2025	07/24/2025	0.00	1,734.00
Vendor Number	Vendor Name	Total Vendor Amount			
<u>032859</u>	Pace Analytical Services	1,171.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7852</u>	07/11/2025	1,171.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>2560229428</u>	Analytical Charges	06/23/2025	07/23/2025	0.00	422.00
<u>2560229713</u>	Analytical Charges	06/26/2025	07/26/2025	0.00	749.00
Vendor Number	Vendor Name	Total Vendor Amount			
<u>038165</u>	Platinum Chemicals Inc.	448.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	<u>80009</u>	07/11/2025	448.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>12182-01</u>	Disinfectant Pipes	06/01/2025	06/01/2025	0.00	448.00
Vendor Number	Vendor Name	Total Vendor Amount			
<u>033876</u>	Plumb-Crazy Plumbing	2,643.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7853</u>	07/11/2025	2,643.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>INV0002952</u>	Repaired water leak	05/02/2025	06/01/2025	0.00	1,315.00

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<u>INV0002953</u>	Bathroom repair	04/21/2025	05/21/2025	0.00	1,328.00		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>038225</u>	Pocket Press, LLC				35.97		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>80010</u>			07/11/2025	35.97		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>146605</u>	KS Criminal Laws Pocket Books	06/06/2025	06/06/2025	0.00	35.97		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>034712</u>	Prairie Fire Coffee & Roasters				65.90		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	<u>7854</u>			07/11/2025	65.90		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>1661072</u>	Coffee	07/01/2025	07/31/2025	0.00	65.90		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>037023</u>	Quality Paint & Body				2,014.63		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>80011</u>			07/11/2025	2,014.63		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>21466</u>	Truck Repair	07/09/2025	08/08/2025	0.00	2,014.63		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>033732</u>	Quest Diagnostics				172.95		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>80012</u>			07/11/2025	172.95		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>9216058611</u>	City Drug Test	06/25/2025	07/25/2025	0.00	172.95		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>021040</u>	R.E. Pedrotti Co., Inc.				1,282.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	<u>7855</u>			07/11/2025	1,282.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>17730</u>	Clearwell Level Reading	06/18/2025	07/18/2025	0.00	1,282.00		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>037404</u>	Red Tiger Tire & Auto Inc.				417.35		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	<u>7856</u>			07/11/2025	417.35		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>11133</u>	Spark Plugs, Coil, Labor, Medic 2	06/19/2025	07/19/2025	0.00	177.35		
<u>11186</u>	Medic 5 Oil Change	06/26/2025	07/26/2025	0.00	175.00		
<u>11195</u>	Oil Change Medic 2	06/27/2025	07/27/2025	0.00	65.00		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>038103</u>	Royal Refuse Recycling				2,874.30		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>80013</u>			07/11/2025	2,874.30		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>007135</u>	Tire Removal	06/07/2025	07/07/2025	0.00	2,874.30		
Vendor Number	Vendor Name				Total Vendor Amount		
<u>022110</u>	Sayers Ace Hardware Inc.				117.94		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	<u>80014</u>			07/11/2025	117.94		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>67808</u>	Hose	05/15/2025	06/14/2025	0.00	109.98		
<u>K93489</u>	Keys	06/06/2025	07/06/2025	0.00	7.96		

Payment Register
APPKT01225 - 7/11/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount
<u>036180</u>	SEK Garage Doors					350.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80015</u>	07/11/2025	350.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>661093</u>	Adjust door timers, service call	03/28/2025	04/27/2025	0.00	350.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>022240</u>	Sektam Inc.					490.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7857</u>	07/11/2025	490.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>S33034</u>	Material Removal	06/25/2025	07/25/2025	0.00	490.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>024137</u>	The Car Shop, Inc.					532.52
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7858</u>	07/11/2025	532.52			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16875</u>	Power Steering	06/16/2025	07/16/2025	0.00	532.52	
Vendor Number	Vendor Name					Total Vendor Amount
<u>034515</u>	Tidy Whitie's Laundromat					22.50
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7859</u>	07/11/2025	22.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6039</u>	Wash & Fold	06/23/2025	07/23/2025	0.00	22.50	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032956</u>	TLC Nursery & Outdoor Living					42.75
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7860</u>	07/11/2025	42.75			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>#1-1536</u>	Shield Blade Bolt	05/19/2025	06/18/2025	0.00	42.75	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037865</u>	Total Electronics Contracting, Inc					186.88
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7861</u>	07/11/2025	186.88			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>114567</u>	Lights for Tanker 1	03/17/2025	04/16/2025	0.00	186.88	
Vendor Number	Vendor Name					Total Vendor Amount
<u>026097</u>	Volz Welding And Machine					955.20
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7862</u>	07/11/2025	955.20			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>14453</u>	Pin installation	05/15/2025	06/14/2025	0.00	632.50	
<u>14459</u>	Reweld Front Bar on Container	05/27/2025	06/26/2025	0.00	115.00	
<u>14467</u>	HYD Hose and End	06/03/2025	07/03/2025	0.00	207.70	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035913</u>	Waters Hardware					249.82
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7863</u>	07/11/2025	249.82			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5748/P</u>	Cust no 72177 - Galv items	06/10/2025	07/10/2025	0.00	32.96	
<u>5750/P</u>	Cust no 72177 - Blades	06/10/2025	07/10/2025	0.00	76.98	
<u>5855/P</u>	Cust no 72178 - Bolt Snap for Flag Pole	06/20/2025	07/20/2025	0.00	6.49	
<u>5861/P</u>	Cust no 72178 - Water Hose for Gear Extractor	06/21/2025	07/21/2025	0.00	123.08	
<u>5862/P</u>	Cust no 72178 - 3/8-7/8 Hose Clamp	06/21/2025	07/21/2025	0.00	9.87	

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APPKT01225 - 7/11/2025 AP

<u>5912/P</u>	Cust no 72178 - Misc. Bolts and Screws	06/26/2025	07/26/2025	0.00	0.44
Vendor Number	Vendor Name	Total Vendor Amount			
<u>038162</u>	Westport Pools LLC	4,995.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	<u>80016</u>	07/11/2025	4,995.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>148932</u>	Hair Lint Strainers	04/03/2025	04/03/2025	0.00	4,995.00
Vendor Number	Vendor Name	Total Vendor Amount			
<u>034744</u>	Woods Lumber Company	748.43			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7864</u>	07/11/2025	748.43		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>577668</u>	Stump Grinder	10/16/2024	11/15/2024	0.00	198.00
<u>582786</u>	Rental Final Contract Trencher	11/27/2024	12/27/2024	0.00	198.00
<u>593453</u>	Supplies	03/12/2025	04/11/2025	0.00	81.78
<u>595780</u>	Concrete	03/31/2025	04/30/2025	0.00	5.39
<u>603630</u>	5 gallon plastic bucket	06/02/2025	07/02/2025	0.00	11.98
<u>604809</u>	Titanium Bit	06/11/2025	07/11/2025	0.00	24.99
<u>604927</u>	Supplies	06/11/2025	07/11/2025	0.00	26.54
<u>604948</u>	Brass Nipple	06/12/2025	07/12/2025	0.00	8.29
<u>605102</u>	Corrugated Econ	06/13/2025	07/13/2025	0.00	144.00
<u>607226</u>	Drywall Patch Kit	07/01/2025	07/31/2025	0.00	6.58
<u>607336</u>	Angle Iron to secure Gear Washer to Floor	07/02/2025	08/01/2025	0.00	28.69
<u>607510</u>	Bulletin Board	07/03/2025	08/02/2025	0.00	14.19

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	42	18	0.00	7,967.44
General	Voided **Void Check	0	1	0.00	0.00
General	Check	1	1	0.00	4,995.00
General	Voided **Void Check	0	1	0.00	0.00
General	Check	10	8	0.00	25,905.16
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	4	2	0.00	2,237.20
General	Voided **Void EFT	0	2	0.00	0.00
General	EFT	98	39	0.00	1,310,576.46
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	9	3	0.00	2,747.50
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		164	78	0.00	1,354,428.76

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-1,354,428.76
Packet Totals:		-1,354,428.76



City of Independence

Payment Register

APPKT01243 - 7/15/2025 AP
01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount	
038228	First American Title Insurance Company	75,000.00	
Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7866	07/15/2025	75,000.00
Payable Number	Description	Payable Date	Due Date
NCS-1266768-PHX1- 2143 E	Public Works Facility	07/15/2025	07/15/2025
		Discount Amount	Payable Amount
		0.00	75,000.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	EFT	1	1	0.00	75,000.00
Packet Totals:		1	1	0.00	75,000.00

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-75,000.00
Packet Totals:		-75,000.00

APPROPRIATIONS 2025

Accounts payable paid from July 15th, 2025, through July 31st, 2025.

Total: \$760,850.12



City of Independence

Payment Register

APPKT01251 - 7/21/2025 AP

01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount
<u>037126</u>	Autozone, Inc					117.41
Payment Type	Payment Number					Payment Date Payment Amount
Check	<u>80035</u>					07/21/2025 117.41
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>01605568460</u>	Battery & Core for Kabota	06/30/2025	07/30/2025	0.00	180.99	
<u>01605568461</u>	Battery & Core for Kabota rebate	06/30/2025	07/30/2025	0.00	-22.00	
<u>01605568478</u>	Battery & Core for Kabota	06/30/2025	07/30/2025	0.00	139.41	
<u>01605568480</u>	Battery & Core for Kabota - Rebate	06/30/2025	07/30/2025	0.00	-22.00	
<u>01605568481</u>	Battery & Core for Kabota refund	06/30/2025	07/30/2025	0.00	-158.99	

Vendor Number	Vendor Name					Total Vendor Amount
<u>032518</u>	Avaya Financial Services					76.67
Payment Type	Payment Number					Payment Date Payment Amount
EFT	<u>7913</u>					07/21/2025 76.67
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CD_001154386</u>	New phone lines for Sgt's office	07/01/2025	07/31/2025	0.00	76.67	

Vendor Number	Vendor Name					Total Vendor Amount
<u>032159</u>	CJ'S Threads					23.00
Payment Type	Payment Number					Payment Date Payment Amount
EFT	<u>7914</u>					07/21/2025 23.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>24989</u>	uniform embroidery	06/24/2025	07/24/2025	0.00	23.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>033671</u>	Coffeyville Feed & Farm Supply					1,116.50
Payment Type	Payment Number					Payment Date Payment Amount
EFT	<u>7915</u>					07/21/2025 1,116.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>934024</u>	animal feed	07/07/2025	08/06/2025	0.00	1,116.50	

Vendor Number	Vendor Name					Total Vendor Amount
<u>032078</u>	CPR Pest Management, Inc.					160.00
Payment Type	Payment Number					Payment Date Payment Amount
EFT	<u>7916</u>					07/21/2025 160.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>47186</u>	monthly pest control	06/27/2025	07/27/2025	0.00	80.00	
<u>47187</u>	monthly pest control	06/27/2025	07/27/2025	0.00	80.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>036536</u>	Derek Bryant					52.48
Payment Type	Payment Number					Payment Date Payment Amount
EFT	<u>7917</u>					07/21/2025 52.48
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>06/25/2025</u>	KCMO training meal receipts	06/25/2025	07/25/2025	0.00	52.48	

Vendor Number	Vendor Name					Total Vendor Amount
<u>038233</u>	Hawkins Taylor					20.28
Payment Type	Payment Number					Payment Date Payment Amount
EFT	<u>7918</u>					07/21/2025 20.28
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6/16/2025</u>	Fuel - travel to Emporia	06/16/2025	06/16/2025	0.00	20.28	

Payment Register

APPKT01251 - 7/21/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount	
038232	Janet Leasure					688.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80036					07/21/2025	688.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6/11/2025	Shirt patches	06/11/2025	06/11/2025	0.00	688.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037366	Joe Smith Company					1,228.77	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7919					07/21/2025	1,228.77
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
362073-0407515	concessions product	05/12/2025	06/11/2025	0.00	598.51		
364372-0410601	concessions product	06/09/2025	07/09/2025	0.00	412.15		
365174-0410998	missing product	06/16/2025	07/16/2025	0.00	-36.83		
365613-0412230	concessions product	06/23/2025	07/23/2025	0.00	147.30		
366847-0413868	concessions	07/07/2025	08/06/2025	0.00	107.64		
Vendor Number	Vendor Name					Total Vendor Amount	
037005	John Anderson					38.01	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7920					07/21/2025	38.01
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
06/16/2025	Gas to training in Colorado	06/16/2025	07/16/2025	0.00	38.01		
Vendor Number	Vendor Name					Total Vendor Amount	
014250	Lee's Cooling & Heating					312.74	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7921					07/21/2025	312.74
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
51243145	Cooling for evidence building	06/11/2025	07/11/2025	0.00	312.74		
Vendor Number	Vendor Name					Total Vendor Amount	
036179	Lisa Helkenberg					60.49	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7922					07/21/2025	60.49
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
07072025	Food for PD gathering	07/07/2025	08/06/2025	0.00	60.49		
Vendor Number	Vendor Name					Total Vendor Amount	
016030	Montgomery County Dept. of Corrections					220.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80037					07/21/2025	220.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INPD 05/25	Inmate Housing C. Ross & L. Darnell	06/04/2025	07/04/2025	0.00	220.00		
Vendor Number	Vendor Name					Total Vendor Amount	
035731	Priority Dispatch					6,075.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80038					07/21/2025	6,075.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
SIN408495	Annual Maintenance & ProQA License	06/11/2025	07/11/2025	0.00	6,075.00		
Vendor Number	Vendor Name					Total Vendor Amount	
032898	Stericycle, Inc.					98.18	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7923					07/21/2025	98.18
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
8011096575	IPD Shredding services	06/18/2025	07/18/2025	0.00	98.18		

Payment Register

APPKT01251 - 7/21/2025 AP

Vendor Number	Vendor Name	Total Vendor Amount			
<u>037100</u>	TBS Electronics, Inc	3,600.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7924</u>	07/21/2025	3,600.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>S228609</u>	Maintenance Agreement 07/25-06/26	06/25/2025	07/25/2025	0.00	3,600.00

Vendor Number	Vendor Name	Total Vendor Amount			
<u>034744</u>	Woods Lumber Company	22.40			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7925</u>	07/21/2025	22.40		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>607308</u>	buffer fence	07/02/2025	08/01/2025	0.00	22.40

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	8	4	0.00	7,100.41
General	EFT	18	13	0.00	6,809.52
Packet Totals:		26	17	0.00	13,909.93

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-13,909.93
Packet Totals:		-13,909.93



Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount	
	Void					0.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
**Void EFT	<u>7876</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7885</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7886</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7887</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7888</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7889</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7890</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7891</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7892</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7893</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7894</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7895</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7896</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7897</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	<u>7898</u>			07/18/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		

Payment Register

APPKT01239 - 7/18/2025 AP

**Void EFT <u>7899</u>					07/18/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
				0.00	0.00	
**Void EFT <u>7900</u>					07/18/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
				0.00	0.00	
**Void EFT <u>7901</u>					07/18/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
				0.00	0.00	
**Void Check <u>80021</u>					07/18/2025	0.00
Vendor Number <u>038071</u>		Vendor Name		Total Vendor Amount		
		Acrisure Midwest Trust		21,012.00		
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80017</u>			07/18/2025	21,012.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>17653</u>	Airport Liability - (3 year rate lock)	07/09/2025	08/08/2025	0.00	21,012.00	
Vendor Number <u>038075</u>		Vendor Name		Total Vendor Amount		
		Affordable Autos, Inc		326.42		
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80018</u>			07/18/2025	326.42	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0003004</u>		07/18/2025	07/18/2025	0.00	326.42	
Vendor Number <u>038229</u>		Vendor Name		Total Vendor Amount		
		American Pavement Solutions, Inc		154,841.46		
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7867</u>			07/18/2025	154,841.46	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>Estimate No 1</u>	Taxiway Rehabilitation Project	07/03/2025	07/03/2025	0.00	154,841.46	
Vendor Number <u>037126</u>		Vendor Name		Total Vendor Amount		
		Autozone, Inc		214.01		
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80019</u>			07/18/2025	214.01	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>01605564158</u>	Car Fan and USB	06/20/2025	07/20/2025	0.00	25.20	
<u>01605568401</u>	6 Wire Round Adaptor	06/30/2025	07/30/2025	0.00	20.85	
<u>01605571432</u>	Duralast Belt	07/07/2025	08/06/2025	0.00	9.74	
<u>01605571433</u>	Duralast Belt	07/07/2025	08/06/2025	0.00	9.74	
<u>01605571927</u>	Sydra STP	07/08/2025	08/07/2025	0.00	148.48	
Vendor Number <u>037918</u>		Vendor Name		Total Vendor Amount		
		Baker Services Inc		763.80		
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7868</u>			07/18/2025	763.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>70231</u>	Ammonium Sulfate	07/02/2025	08/01/2025	0.00	763.80	
Vendor Number <u>037093</u>		Vendor Name		Total Vendor Amount		
		Chemrite Incorporated		6,216.97		
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7869</u>			07/18/2025	6,216.97	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>318447</u>	K-Ox Potassium Permanganate	07/09/2025	08/08/2025	0.00	6,216.97	

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Vendor Number	Vendor Name					Total Vendor Amount	
033027	Cintas Corporation					367.86	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7870					07/18/2025	367.86
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5277572214	Supplies	06/25/2025	07/25/2025	0.00	321.84		
5280100606	WTP First Aid Supplies	07/10/2025	08/09/2025	0.00	46.02		
Vendor Number	Vendor Name					Total Vendor Amount	
004645	City Of Independence					6,222.78	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80020					07/18/2025	6,222.78
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0002957	Housing Water Bills	05/15/2025	07/18/2025	0.00	6,222.78		
Vendor Number	Vendor Name					Total Vendor Amount	
035142	Coffeyville Reg. Medical Center					569.69	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80022					07/18/2025	569.69
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003006		07/18/2025	07/18/2025	0.00	193.55		
INV0003007		07/18/2025	07/18/2025	0.00	376.14		
Vendor Number	Vendor Name					Total Vendor Amount	
032078	CPR Pest Management, Inc.					87.50	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7871					07/18/2025	87.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
47248	PEST CONTROL	07/11/2025	08/10/2025	0.00	27.50		
47249	PEST CONTROL	07/11/2025	08/10/2025	0.00	60.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037312	Echelon Arch and Design					500.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7872					07/18/2025	500.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1450	Jefferson Subdivision Construction Admin	07/02/2025	08/01/2025	0.00	62.50		
1451	Jefferson Subdivision Construction Admin	07/02/2025	08/01/2025	0.00	437.50		
Vendor Number	Vendor Name					Total Vendor Amount	
037822	Evans, Bierly, Hutchison & Associates, P.A.					10,189.75	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7873					07/18/2025	10,189.75
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
16021	WATER TRANSMISSION LINE	06/30/2025	07/30/2025	0.00	9,689.75		
16028	Water Study	06/30/2025	07/30/2025	0.00	500.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037979	Evergy					75.26	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80023					07/18/2025	75.26
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6799611042 May 2025	Acct #6799611042 - 412 S. Penn	05/12/2025	05/12/2025	0.00	36.44		
9103034205 May 2025	9103034205 - 922 Coffeyville Ave, Apt B	05/12/2025	05/12/2025	0.00	38.82		
Vendor Number	Vendor Name					Total Vendor Amount	
035115	Express Services, Inc.					11,826.69	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7874					07/18/2025	11,826.69
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
32574063	Express Employment	07/09/2025	08/08/2025	0.00	11,826.69		

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Vendor Number	Vendor Name					Total Vendor Amount
<u>032155</u>	Family Support Payment Center					173.08
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80024</u>			07/18/2025	173.08	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0003003</u>		07/18/2025	07/18/2025	0.00	173.08	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037139</u>	Fleet Fuels, LLC					5,666.51
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7875</u>			07/18/2025	5,666.51	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CFSI-10790</u>	Fuel	07/06/2025	08/05/2025	0.00	65.60	
<u>CFSI-11895</u>	Animal Control Fuel	07/13/2025	08/12/2025	0.00	67.61	
<u>CFSI-11896</u>	Fire/EMS Fuel	07/13/2025	08/12/2025	0.00	900.40	
<u>CFSI-11897</u>	Park Dept. Fuel	07/13/2025	08/12/2025	0.00	113.98	
<u>CFSI-11898</u>	Police Fuel	07/13/2025	08/12/2025	0.00	766.26	
<u>CFSI-11899</u>	Sewer Treatment Fuel	07/13/2025	08/12/2025	0.00	65.14	
<u>CFSI-11900</u>	Street Fuel	07/13/2025	08/12/2025	0.00	528.28	
<u>CFSI-11901</u>	Water Distribution Fuel	07/13/2025	08/12/2025	0.00	188.96	
<u>CFSI-11902</u>	Water/Sewer Administration Fuel	07/13/2025	08/12/2025	0.00	127.57	
<u>CFSI-11903</u>	Water Treatment Fuel	07/13/2025	08/12/2025	0.00	65.14	
<u>CFSI-11904</u>	Sanitation Fuel	07/13/2025	08/12/2025	0.00	802.17	
<u>SI-9380</u>	Water Treatment Fuel	07/11/2025	08/10/2025	0.00	800.27	
<u>SI-9869</u>	Water Treatment Fuel	07/15/2025	08/14/2025	0.00	1,175.13	
Vendor Number	Vendor Name					Total Vendor Amount
<u>034904</u>	Good News Publishing					198.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80025</u>			07/18/2025	198.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>63968</u>	PUBLICATION	06/18/2025	07/18/2025	0.00	198.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037669</u>	Gordon CPA LLC					6,615.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7877</u>			07/18/2025	6,615.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>391-24-2</u>	Auditing Services - Cities	07/15/2025	08/14/2025	0.00	6,615.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>009330</u>	Grainger					40.14
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7878</u>			07/18/2025	40.14	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>9561457905</u>	Equipment Parts	07/03/2025	08/02/2025	0.00	40.14	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037549</u>	GSI Engineering, LLC					6,544.70
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7879</u>			07/18/2025	6,544.70	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0242503120</u>	CPSC Phase 2	07/15/2025	08/14/2025	0.00	6,544.70	
Vendor Number	Vendor Name					Total Vendor Amount
<u>008200</u>	Harry Bass Attorney					800.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80026</u>			07/18/2025	800.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>7/11/2025 Stmt</u>	Court Appointment Attorney Fees	07/11/2025	08/10/2025	0.00	800.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>038171</u>	Highway Man Signs, LLC					6,547.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80027</u>	07/18/2025	6,547.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>74007-2</u>	Signage	07/14/2025	07/14/2025	0.00	6,547.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011120</u>	Independence Chamber of Commerce					600.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80028</u>	07/18/2025	600.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>3757</u>	IHA Sponsored Golf Team	07/03/2025	08/02/2025	0.00	600.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011180</u>	Independence Community					5.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7880</u>	07/18/2025	5.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002978</u>	Charitable Contribution - Employee Direct	07/18/2025	07/18/2025	0.00	5.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011200</u>	Independence Daily Reporter					954.39
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7881</u>	07/18/2025	954.39			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>93012</u>	Hydrant Testing Classified	06/03/2025	07/03/2025	0.00	216.45	
<u>94187</u>	2025 VAR03 Legal Notice	05/03/2025	06/02/2025	0.00	34.76	
<u>94191</u>	Res 2025-022 Legal Notice	05/04/2025	07/17/2025	0.00	101.12	
<u>94192</u>	2025 VAR04 Legal Notice	05/05/2025	06/04/2025	0.00	34.76	
<u>94193</u>	Ord 4483 Legal Notice	05/06/2025	07/18/2025	0.00	56.88	
<u>94195</u>	Legal notice 510 E Maple	05/12/2025	06/11/2025	0.00	28.44	
<u>94196</u>	Legal notice 418 E Maple	05/12/2025	06/11/2025	0.00	28.44	
<u>94198</u>	102 S 1st Legal notice	05/13/2025	06/12/2025	0.00	28.55	
<u>94199</u>	Legal notice 215 S. 5th	05/13/2025	06/12/2025	0.00	28.55	
<u>94223</u>	Memorial Hall rental display	06/14/2025	07/14/2025	0.00	210.00	
<u>94254</u>	Ord 4454 legal notice	06/17/2025	07/17/2025	0.00	37.92	
<u>94255</u>	Summary Ord 4485 legal notice	06/30/2025	07/30/2025	0.00	15.80	
<u>94258</u>	SNOBS Legal Notice	06/26/2025	07/26/2025	0.00	132.72	
Vendor Number	Vendor Name					Total Vendor Amount
<u>011211</u>	Independence Fire Fighter					150.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7882</u>	07/18/2025	150.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002980</u>	Fire Insurance	07/18/2025	07/18/2025	0.00	150.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>033149</u>	Independence Firemen's Association					200.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7883</u>	07/18/2025	200.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002979</u>	Funding/ Firemen's Association	07/18/2025	07/18/2025	0.00	200.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037321</u>	Internal Revenue Service					242.88
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80029</u>	07/18/2025	242.88			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002986</u>	Tax Levy	07/18/2025	07/18/2025	0.00	242.88	

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Vendor Number		Vendor Name				Total Vendor Amount					
037483		J & S Enterprises				23,520.50					
Payment Type		Payment Number				Payment Date		Payment Amount			
EFT		7884				07/18/2025		23,520.50			
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
3606		NUISANCE LOT MOWING		07/14/2025		08/13/2025		0.00		2,630.00	
3607		Mowing Contract		07/14/2025		08/13/2025		0.00		6,288.75	
3608		Mowing Contract		07/14/2025		08/13/2025		0.00		4,119.25	
3609		Mowing Contract		07/14/2025		08/13/2025		0.00		5,294.00	
3610		Mowing Contract		07/14/2025		08/13/2025		0.00		5,188.50	
Vendor Number		Vendor Name								Total Vendor Amount	
032449		Kansas Payment Center								580.61	
Payment Type		Payment Number						Payment Date		Payment Amount	
Check		80030						07/18/2025		580.61	
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
INV0002999				07/18/2025		07/18/2025		0.00		282.46	
INV0003000				07/18/2025		07/18/2025		0.00		84.92	
INV0003001				07/18/2025		07/18/2025		0.00		90.92	
INV0003002				07/18/2025		07/18/2025		0.00		122.31	
Vendor Number		Vendor Name								Total Vendor Amount	
038065		KWIKOM Communications								330.00	
Payment Type		Payment Number						Payment Date		Payment Amount	
EFT		7902						07/18/2025		330.00	
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
B58176-11		Internet Service		07/12/2025		08/11/2025		0.00		330.00	
Vendor Number		Vendor Name								Total Vendor Amount	
036883		Labette Health								268.50	
Payment Type		Payment Number						Payment Date		Payment Amount	
EFT		7903						07/18/2025		268.50	
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
4 - 2025		Drug Testing - Physicals		07/07/2025		08/06/2025		0.00		268.50	
Vendor Number		Vendor Name								Total Vendor Amount	
037408		Let's Talk Locks								60.00	
Payment Type		Payment Number						Payment Date		Payment Amount	
EFT		7904						07/18/2025		60.00	
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
1539		PT Lock replacement		07/01/2025		07/31/2025		0.00		60.00	
Vendor Number		Vendor Name								Total Vendor Amount	
035478		Lochner, H.W. Inc.								4,031.93	
Payment Type		Payment Number						Payment Date		Payment Amount	
EFT		7905						07/18/2025		4,031.93	
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
CO0121584 - CO1		Rehabilitate Nornern Portion of Rwy 17-35		07/01/2025		07/31/2025		0.00		4,031.93	
Vendor Number		Vendor Name								Total Vendor Amount	
034298		Mid-American Research Chemical								2,938.16	
Payment Type		Payment Number						Payment Date		Payment Amount	
EFT		7906						07/18/2025		2,938.16	
Payable Number		Description		Payable Date		Due Date		Discount Amount		Payable Amount	
0851866-IN		Asphalt Softener		06/18/2025		07/18/2025		0.00		2,938.16	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>033575</u>	Modern Copy Systems					600.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7907</u>			07/18/2025	600.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0002956</u>	Penn Terrace -PT Copy Machine Maintenance Contract	05/03/2025	07/18/2025	0.00	600.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037677</u>	Munihub					1,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7908</u>			07/18/2025	1,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6343</u>	Electronic posting of bonds	07/15/2025	08/14/2025	0.00	1,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037078</u>	National Industrial & Safety Supply					215.64
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7909</u>			07/18/2025	215.64	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>46648</u>	Gloves	06/23/2025	07/23/2025	0.00	215.64	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035799</u>	Omni Billing					6,352.46
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7910</u>			07/18/2025	6,352.46	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6302025</u>	EMS Billing	07/01/2025	07/31/2025	0.00	6,352.46	
Vendor Number	Vendor Name					Total Vendor Amount
<u>018120</u>	O'Reilly Auto Parts					64.03
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80031</u>			07/18/2025	64.03	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0154-258659</u>	HYD Hose	06/23/2025	07/23/2025	0.00	64.03	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038152</u>	Pappas Hayden Westberg & Jackson PC					498.79
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80032</u>			07/18/2025	498.79	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0003005</u>		07/18/2025	07/18/2025	0.00	498.79	
Vendor Number	Vendor Name					Total Vendor Amount
<u>034820</u>	Philadelphia Insurance					3,023.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80033</u>			07/18/2025	3,023.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2008252896</u>	McKinley Liability non profit umbrella/package	06/30/2025	07/30/2025	0.00	3,023.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036591</u>	Premier Truck Group Of Tulsa					1,304.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80034</u>			07/18/2025	1,304.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>12585105</u>	Mobile Service	06/23/2025	07/23/2025	0.00	1,304.88	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035684</u>	Tyler Technologies, Inc					5,293.10
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7911</u>			07/18/2025	5,293.10	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>025-516915</u>	Insite Transaction Fees	06/30/2025	07/30/2025	0.00	5,173.10	

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<u>025-518322</u>	Smart Meter Access	06/30/2025	07/30/2025	0.00	120.00
Vendor Number	Vendor Name	Total Vendor Amount			
<u>034744</u>	Woods Lumber Company	155.44			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	<u>7912</u>	07/18/2025	155.44		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>606661</u>	Sm Screws	06/26/2025	07/26/2025	0.00	13.99
<u>606685</u>	Galv plug & bushing	06/26/2025	07/26/2025	0.00	17.48
<u>607068</u>	Rake	07/01/2025	07/31/2025	0.00	63.98
<u>607414</u>	Rake	07/03/2025	08/02/2025	0.00	59.99

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	6	5	0.00	28,628.19
General	Voided **Void Check	0	1	0.00	0.00
General	Check	20	12	0.00	13,824.24
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	2	2	0.00	7,615.00
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	154,841.46
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	4,031.93
General	Voided **Void EFT	0	13	0.00	0.00
General	EFT	55	20	0.00	65,184.58
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	5	4	0.00	18,062.53
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		90	64	0.00	292,187.93

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-292,187.93
Packet Totals:		-292,187.93



City of Independence

Payment Register

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Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount	
	Void					0.00	
Payment Type	Payment Number					Payment Date	Payment Amount
**Void EFT	7935					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	7955					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	7956					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	7957					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	7958					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	7959					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	7960					07/25/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void Check	80066					07/25/2025	0.00
Vendor Number	Vendor Name					Total Vendor Amount	
038236	Ace Transports LLC					1,367.50	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7926					07/25/2025	1,367.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV-18	Blown Hydraulic Line	07/11/2025	08/10/2025	0.00	676.19		
INV-19	Loader repair	07/18/2025	08/17/2025	0.00	691.31		
Vendor Number	Vendor Name					Total Vendor Amount	
038071	Acrisure Midwest Trust					13,728.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80039					07/25/2025	13,728.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
15300	General/Professional Liability - 11 day renewal	05/23/2025	06/22/2025	0.00	2,882.00		
15302	Umbrella - 11 days	05/29/2025	06/28/2025	0.00	599.00		
15358	Property & Inland Marine & Business Auto	05/27/2025	06/26/2025	0.00	10,247.00		
Vendor Number	Vendor Name					Total Vendor Amount	
034025	Administrative Assistants Of Kansas Cities					50.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80040					07/25/2025	50.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003034	Fall conference fee	07/15/2025	08/14/2025	0.00	50.00		

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Vendor Number	Vendor Name						Total Vendor Amount	
002510	Ashcraft Tire Company Inc						2,480.97	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	7927						07/25/2025	2,480.97
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
048910	Unit 711 repair	06/11/2025	07/11/2025	0.00	2,341.92			
049085	Unit 603 flat repair	05/20/2025	06/19/2025	0.00	25.75			
049478	Unit 605 flat repair	06/26/2025	07/26/2025	0.00	56.65			
049632	Unit 605 flat repair	07/09/2025	08/08/2025	0.00	56.65			
Vendor Number	Vendor Name						Total Vendor Amount	
036623	AT&T						209.21	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80041						07/25/2025	209.21
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
8915356013	Acct #831-001-4887-638 - Memorial Hall	07/07/2025	08/06/2025	0.00	209.21			
Vendor Number	Vendor Name						Total Vendor Amount	
037126	Autozone, Inc						10.44	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80042						07/25/2025	10.44
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
01605572705	Light bulbs	07/10/2025	08/09/2025	0.00	10.44			
Vendor Number	Vendor Name						Total Vendor Amount	
037925	Bartlett Cooperative Association						2,810.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80043						07/25/2025	2,810.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
611179	Supplies	06/04/2025	07/04/2025	0.00	2,810.00			
Vendor Number	Vendor Name						Total Vendor Amount	
035073	Blankinship Electric, LLC						2,969.63	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80044						07/25/2025	2,969.63
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
4057	zoo freezer electrical	07/01/2025	07/31/2025	0.00	1,992.96			
4071	4H restrooms	07/22/2025	08/21/2025	0.00	976.67			
Vendor Number	Vendor Name						Total Vendor Amount	
037580	Bleacher Gear Inc.						730.50	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80045						07/25/2025	730.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
3651	merchandise shirts	07/17/2025	08/16/2025	0.00	730.50			
Vendor Number	Vendor Name						Total Vendor Amount	
038237	Bradley May						1,593.85	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80046						07/25/2025	1,593.85
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
5197	Sewer replacement 415 S. 8th	07/21/2025	07/21/2025	0.00	1,593.85			
Vendor Number	Vendor Name						Total Vendor Amount	
032744	Brenntag Southwest Inc.						2,180.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80047						07/25/2025	2,180.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
BSW634849	Chlorine	07/03/2025	08/02/2025	0.00	2,180.00			

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Vendor Number	Vendor Name					Total Vendor Amount
<u>038174</u>	Casey's Automotive LLC					562.72
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80048</u>	07/25/2025	562.72			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>20448</u>	Unit 601 repair	06/20/2025	06/20/2025	0.00	562.72	
Vendor Number	Vendor Name					Total Vendor Amount
<u>033027</u>	Cintas Corporation					920.74
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7928</u>	07/25/2025	920.74			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>4233927317</u>	Cleaning supplies	06/17/2025	07/17/2025	0.00	76.81	
<u>4235422103</u>	Cleaning supplies	07/01/2025	07/31/2025	0.00	105.72	
<u>4236844691</u>	Cleaning supplies	07/15/2025	08/14/2025	0.00	76.81	
<u>5275818511</u>	Sanitation First Aid	06/16/2025	07/16/2025	0.00	197.86	
<u>5279687204</u>	Airport first aid supplies	07/09/2025	08/08/2025	0.00	47.03	
<u>5280100608</u>	Supplies	07/10/2025	08/09/2025	0.00	212.70	
<u>5280837202</u>	Sanitation First Aid	07/15/2025	08/14/2025	0.00	203.81	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037780</u>	Clean Uniform Company					389.66
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7929</u>	07/25/2025	389.66			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>22278565</u>	Airport Uniform Cleaning	06/17/2025	07/17/2025	0.00	97.00	
<u>22280385</u>	Airport Uniform Cleaning	06/24/2025	07/24/2025	0.00	97.00	
<u>22282459</u>	Airport Uniform Cleaning	07/01/2025	07/31/2025	0.00	97.00	
<u>22284089</u>	Airport Uniform Cleaning	07/08/2025	08/07/2025	0.00	98.66	
Vendor Number	Vendor Name					Total Vendor Amount
<u>032078</u>	CPR Pest Management, Inc.					85.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7930</u>	07/25/2025	85.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>46540</u>	Monthly Pest Control	05/16/2025	06/15/2025	0.00	85.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036349</u>	D&A Electrical Systems, LLC					124.35
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7931</u>	07/25/2025	124.35			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>250233</u>	Security Monitoring	07/01/2025	07/31/2025	0.00	124.35	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037190</u>	Eck Heat A/C Inc.					90.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80049</u>	07/25/2025	90.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>146840</u>	Service call	07/10/2025	08/09/2025	0.00	90.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035770</u>	Emc Insurance Company					208.26
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80050</u>	07/25/2025	208.26			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>GW-Y23086</u>	Water Line Failure - Christensen	07/22/2025	08/21/2025	0.00	208.26	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>037979</u>	Evergy					80.62
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80051</u>	07/25/2025	80.62			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6799611042</u> - July 2025	Acct #6799611042 - 412 S. Penn	07/11/2025	07/11/2025	0.00	29.06	
<u>9103034205</u> - July 2025	Acct 9103034205 - 922B Coffeyville	07/16/2025	07/16/2025	0.00	51.56	

Vendor Number	Vendor Name					Total Vendor Amount
<u>035115</u>	Express Services, Inc.					14,680.21
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7932</u>	07/25/2025	14,680.21			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>32599875</u>	Express Employment	07/16/2025	08/15/2025	0.00	14,680.21	

Vendor Number	Vendor Name					Total Vendor Amount
<u>033119</u>	Fastenal Company					440.50
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7933</u>	07/25/2025	440.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>KSIND67468</u>	Supplies	06/11/2025	07/11/2025	0.00	44.96	
<u>KSIND67700</u>	Bottled Water	07/11/2025	08/10/2025	0.00	395.54	

Vendor Number	Vendor Name					Total Vendor Amount
<u>037139</u>	Fleet Fuels, LLC					6,874.94
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7934</u>	07/25/2025	6,874.94			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CFSI-13427</u>	Fire/EMS Fuel	07/20/2025	08/19/2025	0.00	707.44	
<u>CFSI-13428</u>	Fuel	07/20/2025	08/19/2025	0.00	61.29	
<u>CFSI-13429</u>	Police Fuel	07/20/2025	08/19/2025	0.00	877.05	
<u>CFSI-13430</u>	Sewer Collection Fuel	07/20/2025	08/19/2025	0.00	197.97	
<u>CFSI-13431</u>	Street Fuel	07/20/2025	08/19/2025	0.00	437.36	
<u>CFSI-13432</u>	Water Distribution Fuel	07/20/2025	08/19/2025	0.00	239.69	
<u>CFSI-13433</u>	Water/Sewer Administration Fuel	07/20/2025	08/19/2025	0.00	137.12	
<u>CFSI-13434</u>	Water Treatment Fuel	07/20/2025	08/19/2025	0.00	39.36	
<u>CFSI-13435</u>	Sanitation Fuel	07/20/2025	08/19/2025	0.00	811.61	
<u>S1-10589</u>	Equipment fuel	07/17/2025	08/16/2025	0.00	1,836.24	
<u>S1-10590</u>	equipment fuel	07/17/2025	08/16/2025	0.00	717.72	
<u>S1-11097</u>	Water Treatment Fuel	07/18/2025	08/17/2025	0.00	812.09	

Vendor Number	Vendor Name					Total Vendor Amount
<u>038239</u>	Georgia Department of Driver Services					6.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	<u>80052</u>	07/25/2025	6.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0003029</u>	Georgia MVR request	07/22/2025	07/22/2025	0.00	6.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>037467</u>	Gfr-Gene's Forklift Repair					2,459.73
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7936</u>	07/25/2025	2,459.73			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0001855</u>	Unit 602 repair	07/14/2025	08/13/2025	0.00	2,459.73	

Vendor Number	Vendor Name					Total Vendor Amount
<u>009330</u>	Grainger					40.14
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	<u>7937</u>	07/25/2025	40.14			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>9571468249</u>	Grass Weed Blade and Replacement Bar	07/14/2025	08/13/2025	0.00	40.14	

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Vendor Number	Vendor Name	Total Vendor Amount			
037488	Healy Law Offices, LLC	437.50			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7938	07/25/2025	437.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
22963	Penn Terrace Cellular	06/30/2025	07/30/2025	0.00	437.50

Vendor Number	Vendor Name	Total Vendor Amount			
010440	Hugo's Industrial Supply	720.65			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7939	07/25/2025	720.65		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10693CM	Flags & highlighters	07/21/2025	08/20/2025	0.00	-23.10
338485	Penn Terrace Toilet Paper	07/09/2025	08/08/2025	0.00	110.20
338754	Office Supplies	07/15/2025	08/14/2025	0.00	212.34
338862	Toner & Coffee	07/17/2025	08/16/2025	0.00	379.33
338949	Flags & highlighters	07/18/2025	08/17/2025	0.00	23.10
338987	Flags & highlighters	07/21/2025	08/20/2025	0.00	18.78

Vendor Number	Vendor Name	Total Vendor Amount			
011215	Independence Main Street	600.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7940	07/25/2025	600.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
206	2025 Health Fair Participation Raffle	06/27/2025	07/27/2025	0.00	600.00

Vendor Number	Vendor Name	Total Vendor Amount			
011260	Independence Public Library	100,258.61			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7941	07/25/2025	100,258.61		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
June 2025	Ad Valorem Tax	07/22/2025	08/21/2025	0.00	100,258.61

Vendor Number	Vendor Name	Total Vendor Amount			
036025	Ironworks Welding And Fabrication	1,283.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7942	07/25/2025	1,283.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4052	Rebuild Yellow Roll Off	06/04/2025	07/04/2025	0.00	1,283.00

Vendor Number	Vendor Name	Total Vendor Amount			
038242	James P. Kelly	5,000.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80053	07/25/2025	5,000.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003037	Neighborhood Ext Grant Reim 309 S. 5th	07/24/2025	07/24/2025	0.00	5,000.00

Vendor Number	Vendor Name	Total Vendor Amount			
038210	Jimmy Greer	180.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	7943	07/25/2025	180.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
212111	hoof trim	05/23/2025	05/23/2025	0.00	45.00
212112	hoof trim	06/20/2025	06/20/2025	0.00	45.00
767080	hoof trim	07/19/2025	07/19/2025	0.00	90.00

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Vendor Number	Vendor Name					Total Vendor Amount
<u>037366</u>	Joe Smith Company					184.28
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7944</u>			07/25/2025	184.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>368268-0415721</u>	Concession food	07/21/2025	08/20/2025	0.00	184.28	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037005</u>	John Anderson					73.06
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7945</u>			07/25/2025	73.06	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>INV0003021</u>	Training reimbursements	07/10/2025	08/09/2025	0.00	73.06	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035647</u>	John Deere Financial					12,586.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80054</u>			07/25/2025	12,586.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>1001711942</u>	Hose fitting	06/04/2025	07/04/2025	0.00	24.57	
<u>1001714460</u>	Service	06/05/2025	07/05/2025	0.00	8,087.47	
<u>1001743996</u>	Service Call	06/24/2025	07/24/2025	0.00	4,473.96	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037569</u>	John Garris					555.03
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7946</u>			07/25/2025	555.03	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>Q2 2025</u>	Mileage Reimbursement	07/01/2025	07/31/2025	0.00	555.03	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035259</u>	K-State Research & Extension					42.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80055</u>			07/25/2025	42.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>MG-27</u>	soil test	07/10/2025	08/09/2025	0.00	42.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>038065</u>	KWIKOM Communications					165.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7947</u>			07/25/2025	165.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>B58201-11</u>	Internet Memorial Hall	07/20/2025	08/19/2025	0.00	165.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>036883</u>	Labette Health					4,872.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	<u>7948</u>			07/25/2025	4,872.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2</u>	2025 Biometric Screenings	07/14/2025	08/13/2025	0.00	4,872.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>033182</u>	Lakeland Office Systems					94.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	<u>80056</u>			07/25/2025	94.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>IN660472</u>	Mthly Service + overage	07/11/2025	08/10/2025	0.00	94.50	

Payment Register

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Vendor Number	Vendor Name					Total Vendor Amount
038128	Latimer, Sommers & Associates P.A.					3,800.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	7949	07/25/2025	3,800.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
22953	Memorial Hall HVAC Design	07/16/2025	07/16/2025	0.00	3,800.00	
Vendor Number	Vendor Name					Total Vendor Amount
014250	Lee's Cooling & Heating					384.70
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	7950	07/25/2025	384.70			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
51474079	HVAC repair	07/08/2025	08/07/2025	0.00	384.70	
Vendor Number	Vendor Name					Total Vendor Amount
014400	Linns Air Cooled Engines LLC					57.60
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80057	07/25/2025	57.60			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4042742	Repair	07/15/2025	08/14/2025	0.00	42.85	
465970	Mix Oil	07/07/2025	08/06/2025	0.00	14.75	
Vendor Number	Vendor Name					Total Vendor Amount
036179	Lisa Helkenberg					234.14
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	7951	07/25/2025	234.14			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003022	Training reimbursements	07/16/2025	08/15/2025	0.00	234.14	
Vendor Number	Vendor Name					Total Vendor Amount
035478	Lochner, H.W. Inc.					884.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	7952	07/25/2025	884.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
000021602-7	ENGINEERING FOR BEACON	12/29/2023	01/28/2024	0.00	884.00	
Vendor Number	Vendor Name					Total Vendor Amount
037950	Medical Air Services Association					641.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	7953	07/25/2025	641.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2126233	B2BNETCIK - Medical Air Services Premium	07/18/2025	07/31/2025	0.00	641.00	
Vendor Number	Vendor Name					Total Vendor Amount
037915	Metropolitan Life Insurance Company					6,568.22
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	7954	07/25/2025	6,568.22			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0002870	5391110 - Accident Insurance	07/03/2025	07/03/2025	0.00	431.02	
INV0002871	5391110 - Critical Illness Premium	07/03/2025	07/31/2025	0.00	285.25	
INV0002877	5391110 - Basic Group AD&D Premium	07/03/2025	07/03/2025	0.00	58.24	
INV0002878	5391110 - Basic Group Life Insurance Premium	07/03/2025	07/03/2025	0.00	515.41	
INV0002880	5391110 - Hospital Indemnity Premium	07/03/2025	07/31/2025	0.00	117.63	
INV0002891	5391110 - Short Term Disability Premium	07/03/2025	07/31/2025	0.00	531.90	
INV0002892	5391110 - Vision Insurance Premium	07/03/2025	07/31/2025	0.00	767.36	
INV0002893	5391110 - Voluntary AD&D Premium	07/03/2025	07/31/2025	0.00	43.88	
INV0002894	5391110 - Voluntary Life Ins Premium	07/03/2025	07/31/2025	0.00	439.16	
INV0002974	5391110 - Accident Insurance	07/18/2025	07/18/2025	0.00	447.61	
INV0002975	5391110 - Critical Illness Premium	07/18/2025	07/31/2025	0.00	315.35	
INV0002981	5391110 - Basic Group AD&D Premium	07/18/2025	07/18/2025	0.00	0.33	
INV0002982	5391110 - Basic Group Life Insurance Premium	07/18/2025	07/18/2025	0.00	443.38	
INV0002984	5391110 - Hospital Indemnity Premium	07/18/2025	07/31/2025	0.00	146.83	

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APPKT01258 - 7/25/2025 AP

INV0002995	5391110 - Short Term Disability Premium	07/18/2025	07/31/2025	0.00	542.70
INV0002996	5391110 - Vision Insurance Premium	07/18/2025	07/31/2025	0.00	928.97
INV0002997	5391110 - Voluntary AD&D Premium	07/18/2025	07/31/2025	0.00	51.23
INV0002998	5391110 - Voluntary Life Ins Premium	07/18/2025	07/31/2025	0.00	501.97

Vendor Number 036060	Vendor Name Montgomery County Sherri's Office	Total Vendor Amount 1,045.00			
Payment Type Check	Payment Number 80058	Payment Date 07/25/2025	Payment Amount 1,045.00		
Payable Number INPD 06/25	Description Prisoner Care	Payable Date 07/07/2025	Due Date 08/06/2025	Discount Amount 0.00	Payable Amount 1,045.00

Vendor Number 016021	Vendor Name Montgomery County Treasurer	Total Vendor Amount 250.00			
Payment Type Check	Payment Number 80059	Payment Date 07/25/2025	Payment Amount 250.00		
Payable Number INV0003014	Description Cyber Seminar	Payable Date 07/18/2025	Due Date 08/17/2025	Discount Amount 0.00	Payable Amount 250.00

Vendor Number 037078	Vendor Name National Industrial & Safety Supply	Total Vendor Amount 237.00			
Payment Type EFT	Payment Number 7961	Payment Date 07/25/2025	Payment Amount 237.00		
Payable Number 46908	Description Ear Plugs	Payable Date 07/10/2025	Due Date 08/09/2025	Discount Amount 0.00	Payable Amount 237.00

Vendor Number 038234	Vendor Name Nichols Interiors	Total Vendor Amount 9,950.00			
Payment Type Check	Payment Number 80060	Payment Date 07/25/2025	Payment Amount 9,950.00		
Payable Number 689	Description Fix Stage floor, holes, sand, stain and seal	Payable Date 07/15/2025	Due Date 07/15/2025	Discount Amount 0.00	Payable Amount 9,950.00

Vendor Number 038189	Vendor Name Oregon DMV	Total Vendor Amount 3.00			
Payment Type Check	Payment Number 80061	Payment Date 07/25/2025	Payment Amount 3.00		
Payable Number INV0003017	Description Request for records	Payable Date 07/22/2025	Due Date 07/22/2025	Discount Amount 0.00	Payable Amount 3.00

Vendor Number 018120	Vendor Name O'Reilly Auto Parts	Total Vendor Amount 158.04			
Payment Type Check	Payment Number 80062	Payment Date 07/25/2025	Payment Amount 158.04		
Payable Number 0154-260060	Description RTD Belt	Payable Date 07/01/2025	Due Date 07/31/2025	Discount Amount 0.00	Payable Amount 21.20
0154-262282	Wiper FLD	07/14/2025	08/13/2025	0.00	19.14
0154-262421	Safety Flag	07/14/2025	08/13/2025	0.00	71.79
0154-262493	Belt	07/15/2025	08/14/2025	0.00	18.92
0154-262516	20" LUG SAE	07/15/2025	08/14/2025	0.00	26.99

Vendor Number 036802	Vendor Name Otis Elevator Company	Total Vendor Amount 2,061.84			
Payment Type Check	Payment Number 80063	Payment Date 07/25/2025	Payment Amount 2,061.84		
Payable Number TMD15655001	Description Repair	Payable Date 06/27/2025	Due Date 07/27/2025	Discount Amount 0.00	Payable Amount 629.34
TMD15679001	Elevator Repair	07/09/2025	08/08/2025	0.00	1,432.50

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Vendor Number	Vendor Name					Total Vendor Amount	
035669	Palmer Johnson Power Systems LLC					2,196.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7962					07/25/2025	2,196.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5647786	Service call	07/16/2025	08/15/2025	0.00	2,196.00		
Vendor Number	Vendor Name					Total Vendor Amount	
038240	Peaceful Pastures Donkey Rescue					427.23	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80064					07/25/2025	427.23
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
PPER-T-109	Purchase of donkey	07/12/2025	07/12/2025	0.00	427.23		
Vendor Number	Vendor Name					Total Vendor Amount	
036591	Premier Truck Group Of Tulsa					11,012.47	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80065					07/25/2025	11,012.47
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
12584448	#603 repair	05/29/2025	06/28/2025	0.00	3,038.92		
12584472	#602 repair	05/22/2025	06/21/2025	0.00	506.00		
12584636	#609 repair	05/27/2025	06/26/2025	0.00	23.72		
12584793	#605 repair	05/28/2025	06/27/2025	0.00	1,706.56		
12585062	#605 repair	06/23/2025	07/23/2025	0.00	1,311.50		
12585076	#602 repair	06/23/2025	07/23/2025	0.00	802.50		
12585081	#603 repair	06/23/2025	07/23/2025	0.00	2,548.02		
12585291	#602 Repair	06/25/2025	07/25/2025	0.00	1,075.25		
Vendor Number	Vendor Name					Total Vendor Amount	
020010	Quality Motors Of Independence					52.87	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80067					07/25/2025	52.87
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
191073	Oil Filter & Motorcraft	07/02/2025	08/01/2025	0.00	52.87		
Vendor Number	Vendor Name					Total Vendor Amount	
037404	Red Tiger Tire & Auto Inc.					3,510.05	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7963					07/25/2025	3,510.05
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
11229	Mower Repair	07/16/2025	08/15/2025	0.00	169.19		
11234	Unit 3 repair	07/08/2025	08/07/2025	0.00	434.95		
11241	Unit 1 repair	07/08/2025	08/07/2025	0.00	683.07		
11309	Tires	07/15/2025	08/14/2025	0.00	1,272.00		
11352	Unit 804 - 2020 Dodge Ram tires	07/23/2025	08/22/2025	0.00	950.84		
Vendor Number	Vendor Name					Total Vendor Amount	
038103	Royal Refuse Recycling					3,543.99	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80068					07/25/2025	3,543.99
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
007154	Bailer repair	07/14/2025	08/13/2025	0.00	3,543.99		
Vendor Number	Vendor Name					Total Vendor Amount	
022030	Safety-Kleen Corp					177.46	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7964					07/25/2025	177.46
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
97566789	oil disposal	06/20/2025	07/20/2025	0.00	177.46		

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Vendor Number	Vendor Name						Total Vendor Amount	
022110	Sayers Ace Hardware Inc.						580.58	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80069						07/25/2025	580.58
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
K93089	PT Trash Bags	05/27/2025	07/25/2025	0.00	464.88			
K93893	Plumbing Supplies	06/17/2025	07/25/2025	0.00	61.33			
K93895	PT Plumbing	06/17/2025	07/25/2025	0.00	12.49			
K94785	electric fuse	07/16/2025	08/15/2025	0.00	41.88			
Vendor Number	Vendor Name						Total Vendor Amount	
038241	Shirley Linden						505.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80070						07/25/2025	505.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
INV0003038	Security Deposit Refund	07/14/2025	07/14/2025	0.00	505.00			
Vendor Number	Vendor Name						Total Vendor Amount	
035067	Statewide Termite						670.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80071						07/25/2025	670.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
23011	McKinley Pest Control	05/09/2025	07/25/2025	0.00	140.00			
23218	McKinley Pest Control 722 North 13th	06/23/2025	07/25/2025	0.00	140.00			
23219	McKinley Pest Control 704/706 North 13th	06/23/2025	07/25/2025	0.00	140.00			
23262	Cedar Pointe Pest Control 916 East Cedar	07/02/2025	08/01/2025	0.00	125.00			
23263	Cedar Point Pest Control 915 E Edison	07/02/2025	08/01/2025	0.00	125.00			
Vendor Number	Vendor Name						Total Vendor Amount	
022876	Strukel Electric Corporation						12,850.77	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	7965						07/25/2025	12,850.77
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
4071	Service call to repair lights	07/07/2025	08/06/2025	0.00	12,850.77			
Vendor Number	Vendor Name						Total Vendor Amount	
014210	The League Of KS Municipalities						1,320.26	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	7966						07/25/2025	1,320.26
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
200015272	UPOC	07/15/2025	08/14/2025	0.00	1,070.26			
200015471	League Conference - David	07/18/2025	08/17/2025	0.00	250.00			
Vendor Number	Vendor Name						Total Vendor Amount	
034515	Tidy Whitie's Laundromat						20.50	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	7967						07/25/2025	20.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
6122	Wash & Fold	07/15/2025	08/14/2025	0.00	20.50			
Vendor Number	Vendor Name						Total Vendor Amount	
032956	TLC Nursery & Outdoor Living						72.33	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	7968						07/25/2025	72.33
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
1-1771	mower belt	07/23/2025	08/22/2025	0.00	72.33			

Payment Register
APPKT01258 - 7/25/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount	
038037	Trident Partnerships LLC					12,500.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7969					07/25/2025	12,500.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003025	106-110 North 8th Upper Story Housing	07/25/2025	07/25/2025	0.00	12,500.00		
Vendor Number	Vendor Name					Total Vendor Amount	
035684	Tyler Technologies, Inc					3,782.08	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7970					07/25/2025	3,782.08
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
025-512780	Municipal Justice Professional Services	05/28/2025	06/27/2025	0.00	3,380.00		
025-519584	ERP Pro Annual SaaS fees	07/10/2025	08/09/2025	0.00	402.08		
Vendor Number	Vendor Name					Total Vendor Amount	
035459	USD # 446					203,051.58	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7971					07/25/2025	203,051.58
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
June 2025	Sales tax	07/22/2025	08/21/2025	0.00	203,051.58		
Vendor Number	Vendor Name					Total Vendor Amount	
035378	Verizon Wireless					80.08	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80072					07/25/2025	80.08
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6118035763	SE Liftstation	07/08/2025	08/07/2025	0.00	80.08		
Vendor Number	Vendor Name					Total Vendor Amount	
038238	Virginia DMV					9.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80073					07/25/2025	9.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003030	Driving Record Request	07/22/2025	07/22/2025	0.00	9.00		
Vendor Number	Vendor Name					Total Vendor Amount	
033317	Walmart Com - Ap					84.19	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80074					07/25/2025	84.19
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1663375788	Acct #634720 - Monthly CC bill	06/24/2025	07/24/2025	0.00	84.19		
Vendor Number	Vendor Name					Total Vendor Amount	
035913	Waters Hardware					766.88	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7972					07/25/2025	766.88
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5402/P	Cust no 72183 - Water Heater and Supplies	05/07/2025	07/25/2025	0.00	640.96		
5419/P	Cust no 72183 - Concrete Sealant	05/08/2025	07/25/2025	0.00	39.96		
6073/P	Cust no 72177 - Supplies	07/15/2025	08/14/2025	0.00	85.96		
Vendor Number	Vendor Name					Total Vendor Amount	
037670	Wenger Corporation					1,580.43	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	7973					07/25/2025	1,580.43
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
896084	Rigging	07/16/2025	08/15/2025	0.00	1,580.43		

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Vendor Number		Vendor Name	Total Vendor Amount			
<u>034744</u>		Woods Lumber Company	537.99			
Payment Type		Payment Number	Payment Date	Payment Amount		
EFT		<u>7974</u>	07/25/2025	537.99		
Payable Number		Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>604734</u>		Penn Terrace Door Locks	06/10/2025	07/25/2025	0.00	525.00
<u>609410</u>		mini golf maint	07/21/2025	08/20/2025	0.00	12.99

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	36	24	0.00	30,730.45
General	Voided **Void Check	0	1	0.00	0.00
General	Check	25	11	0.00	42,712.17
General	EFT	3	2	0.00	104,040.69
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	2	2	0.00	4,400.00
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	5	3	0.00	801.78
General	Voided **Void EFT	0	3	0.00	0.00
General	EFT	70	31	0.00	264,897.87
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	20	4	0.00	20,167.92
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		161	85	0.00	467,750.88

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-467,750.88
Packet Totals:		-467,750.88



City of Independence

Payment Register

APPKT01286 - 7/30/2025 AP
01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount			
038095	Montgomery County Auto Tag Office	28.75			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80075	07/30/2025	28.75		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003135	Tags & Registration - Pumper truck	07/30/2025	08/29/2025	0.00	28.75

Vendor Number	Vendor Name	Total Vendor Amount			
036060	Montgomery County Sherrif's Office	20.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80076	07/30/2025	20.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003134	Vin Verification - Pumper truck	07/30/2025	08/29/2025	0.00	20.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	2	2	0.00	48.75
Packet Totals:		2	2	0.00	48.75

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-48.75
Packet Totals:		-48.75



City of Independence

Payment Register

APPKT01288 - 7/30/2025-2 AP
01 - City of Independence

Bank: General - Community National Bank							
Vendor Number	Vendor Name					Total Vendor Amount	
038095	Montgomery County Auto Tag Office					28.75	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80077			07/30/2025	28.75		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003136	Tags & Registration City Van	07/30/2025	08/29/2025	0.00	28.75		

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	1	1	0.00	28.75
Packet Totals:		1	1	0.00	28.75

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-28.75
Packet Totals:		-28.75

JULY 2025 DRAFT

\$ 348,076.23



City of Independence

Vendor History Report

By Vendor Name

Posting Date Range -

Payment Date Range 07/31/2025 - 07/31/2025

Payable Number	Description			Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount							
Vendor Set: 01 - City of Independence													
037209 - First National Bank Of Omaha								35,305.17	85.79	64.51	0.00	35,455.47	35,455.47
00051503	Mark McCleary AEMT Test Application			7/31/2025		DFT0003948	7/31/2025	50.00	0.00	0.00	0.00	50.00	50.00
	Mark McCleary AEMT T	1.00	50.00	50.00	001-026-60760		Training		50.00				
0083	705 North Penn Project			7/31/2025		DFT0004116	7/31/2025	15.51	0.00	0.00	0.00	15.51	15.51
	705 North Penn project	1.00	15.51	15.51	990-070-80491		705 N 8Th Project		15.51				
0154-256565	vehicle and train maint			7/31/2025		DFT0004021	7/31/2025	285.90	0.00	0.00	0.00	285.90	285.90
	vehicle and train maint	1.00	285.90	285.90	001-041-70270		Amusement Repair & Maintenance		67.00				
					001-042-70240		Vehilcle Repair & Maintenance Sup		218.90				
0154-257009	Fuel pump & anitifreeze			7/31/2025		DFT0003893	7/31/2025	248.59	0.00	0.00	0.00	248.59	248.59
	Fuel pump & anitifreeze	1.00	248.59	248.59	001-043-70240		Vehicle Repair & Maintenance Supl		248.59				
0154-257642	vehicle maint			7/31/2025		DFT0004010	7/31/2025	108.95	0.00	0.00	0.00	108.95	108.95
	vehicle maint	1.00	108.95	108.95	001-041-70240		Vehicle Repair & Maintenance Supl		108.95				
0160556119	mini train maint			7/31/2025		DFT0003995	7/31/2025	27.78	0.00	0.00	0.00	27.78	27.78
	mini train maint	1.00	27.78	27.78	001-041-70270		Amusement Repair & Maintenance		27.78				
01605561463	train maint			7/31/2025		DFT0003997	7/31/2025	34.64	0.00	0.00	0.00	34.64	34.64
	train maint	1.00	34.64	34.64	001-041-70270		Amusement Repair & Maintenance		34.64				
0277349945042380731	concession product			7/31/2025		DFT0004007	7/31/2025	69.36	0.00	0.00	0.00	69.36	69.36
	concession	1.00	69.36	69.36	001-042-70082		Concessions		69.36				
028122552494036806237	office fridge and other items			7/31/2025		DFT0004023	7/31/2025	325.30	0.00	0.00	0.00	325.30	325.30
	office fridge and other it	1.00	325.30	325.30	001-041-70000		Other Operational Supplies		297.00				
					001-042-70000		Other Operational Supplies		28.30				
03931280002396424146	Supplies			7/31/2025		DFT0004048	7/31/2025	59.08	0.00	0.00	0.00	59.08	59.08
	Supplies	1.00	59.08	59.08	001-041-70000		Other Operational Supplies		10.32				
					001-042-70000		Other Operational Supplies		10.32				
					001-042-70020		Janitorial Supplies		38.44				
06655881391980078592	Supplies			7/31/2025		DFT0003930	7/31/2025	63.49	0.00	0.00	0.00	63.49	63.49
	HT 3/8	2.00	8.98	17.96	033-061-70020		Janitorial Supplies		17.96				
	Purple	1.00	12.42	12.42	033-061-70020		Janitorial Supplies		12.42				
	GV Reg	2.00	6.16	12.32	033-061-70020		Janitorial Supplies		12.32				
	Multi 1 Gal	1.00	11.97	11.97	033-061-70020		Janitorial Supplies		11.97				
	Vinegar	2.00	2.48	4.96	033-061-70020		Janitorial Supplies		4.96				
	Gvvine	1.00	3.86	3.86	033-061-70020		Janitorial Supplies		3.86				

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070413	Fuel		7/31/2025		DFT0003924	7/31/2025	77.49	0.00	0.00	0.00	77.49	77.49
Diesel	1.00	77.49	77.49	001-033-70030	Diesel		77.49					
095756	Diesel		7/31/2025		DFT0003961	7/31/2025	81.68	0.00	0.00	0.00	81.68	81.68
Diesel	25.14	3.25	81.68	037-067-70030	Diesel		81.68					
100147627	glow golf items		7/31/2025		DFT0004014	7/31/2025	215.40	0.00	0.00	0.00	215.40	215.40
glow golf	1.00	215.40	215.40	001-041-60370	Amusement Repair & Maintenance		215.40					
1001704898	Screws		7/31/2025		DFT0003942	7/31/2025	8.40	0.00	0.00	0.00	8.40	8.40
Screws	1.00	8.40	8.40	031-066-70230	Equipment Repair & Maintenance !		8.40					
1001723226	Hydr. Quick Coupler Plug		7/31/2025		DFT0003923	7/31/2025	208.77	0.00	0.00	0.00	208.77	208.77
1/2in 4000 PSI Bulk Hyd	1.00	73.44	73.44	001-033-70230	Equipment Repair & Maintenance !		73.44					
Hydr. Quick Coupler Soc	2.00	25.28	50.56	001-033-70230	Equipment Repair & Maintenance !		50.56					
Hose Fitting	4.00	8.51	34.02	001-033-70230	Equipment Repair & Maintenance !		34.02					
Elbow Fitting	2.00	13.81	27.62	001-033-70230	Equipment Repair & Maintenance !		27.62					
Hydr. Quick Coupler Plu	2.00	11.57	23.13	001-033-70230	Equipment Repair & Maintenance !		23.13					
1001748146	Fitting		7/31/2025		DFT0003932	7/31/2025	6.40	0.00	0.00	0.00	6.40	6.40
Fitting	1.00	6.40	6.40	033-064-70230	Equipment Repair & Maintenance !		6.40					
1066441	subscription		7/31/2025		DFT0004024	7/31/2025	348.00	0.00	0.00	0.00	348.00	348.00
subscription	0.00	0.00	348.00	001-041-60220	Software Subscriptions		348.00					
10912	Land Bank Legal Work		7/31/2025		DFT0004123	7/31/2025	654.00	0.00	0.00	0.00	654.00	654.00
Land Bank Legal Work	0.00	0.00	654.00	038-071-70000	Other Operational Supplies		654.00					
11074	Land Bank Legal Work		7/31/2025		DFT0004119	7/31/2025	494.00	0.00	0.00	0.00	494.00	494.00
Land Bank Legal Descrip	0.00	0.00	494.00	038-071-70000	Other Operational Supplies		494.00					
111-9953294-8520220	USB cable		7/31/2025		DFT0003856	7/31/2025	16.18	0.00	0.00	0.00	16.18	16.18
Cable for computer	1.00	16.18	16.18	001-004-70000	Other Operational Supplies		16.18					
112-0525391-6085041	Clutch		7/31/2025		DFT0003894	7/31/2025	119.95	0.00	0.00	0.00	119.95	119.95
Clutch	1.00	119.95	119.95	001-043-70230	Equipment Repair & Maintenance !		119.95					
112-1159472-2864243	animal training		7/31/2025		DFT0004032	7/31/2025	14.99	0.00	0.00	0.00	14.99	14.99
animal training	1.00	14.99	14.99	001-042-70000	Other Operational Supplies		14.99					
112-2035509-4956212	concession items		7/31/2025		DFT0004003	7/31/2025	55.98	0.00	0.00	0.00	55.98	55.98
concession items	1.00	55.98	55.98	001-042-70082	Concessions		55.98					
112-32553151-9053050	Radio Mics for Hand Held Radios x2		7/31/2025		DFT0003947	7/31/2025	47.48	0.00	0.00	0.00	47.48	47.48
Radio Mics for Hand Hel	1.00	47.48	47.48	001-026-60330	Equipment Repair & Maintenance		47.48					
112-3390191-3819406	fountain maint		7/31/2025		DFT0004013	7/31/2025	179.99	0.00	0.00	0.00	179.99	179.99
fountain maint	1.00	179.99	179.99	001-041-70220	Grounds Repair & Maintenance Su		179.99					
112-4559686-2048220	boot program		7/31/2025		DFT0004009	7/31/2025	99.95	0.00	0.00	0.00	99.95	99.95
boot program	1.00	99.95	99.95	001-041-70060	Uniforms		99.95					
112-5515202-5278636	Christmas decor for train		7/31/2025		DFT0003998	7/31/2025	38.43	0.00	0.00	0.00	38.43	38.43

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Christmas decor for tra	1.00	38.43	38.43	001-041-70220	Grounds Repair & Maintenance Suj	38.43					
112-6661399-4969826	Sherley work boots	7/31/2025		DFT0004058	7/31/2025	132.95	0.00	0.00	0.00	132.95	132.95
Sherley work boots	1.00	132.95	132.95	001-042-70060	Uniforms	132.95					
112-72278035-1614640	Tubing	7/31/2025		DFT0003965	7/31/2025	185.60	0.00	0.00	0.00	185.60	185.60
Tubing	1.00	185.60	185.60	033-062-70230	Equipment Repair & Maintenance !	185.60					
112-7359940-2822667	mini golf supplies	7/31/2025		DFT0003999	7/31/2025	45.99	0.00	0.00	0.00	45.99	45.99
mini golf supplies	1.00	45.99	45.99	001-041-70270	Amusement Repair & Maintenance	45.99					
112-8312894-3971450	Chemicals	7/31/2025		DFT0003982	7/31/2025	41.78	0.00	0.00	0.00	41.78	41.78
Chemicals for Mosquito	1.00	41.78	41.78	001-041-70220	Grounds Repair & Maintenance Suj	41.78					
112-8335255-3016249	animal diets	7/31/2025		DFT0004035	7/31/2025	25.68	0.00	0.00	0.00	25.68	25.68
animal diets	1.00	25.68	25.68	001-042-70083	Animal Food	25.68					
112-8385367-3676206	exhibit and animal care items	7/31/2025		DFT0004043	7/31/2025	45.77	0.00	0.00	0.00	45.77	45.77
exhibit and animal care	1.00	45.77	45.77	001-042-70000	Other Operational Supplies	5.78					
				001-042-70220	Grounds Repair & Maintenance Suj	39.99					
112-8419096-2688236	grounds supplies	7/31/2025		DFT0004038	7/31/2025	37.48	0.00	0.00	0.00	37.48	37.48
grounds supplies	1.00	37.48	37.48	001-042-70220	Grounds Repair & Maintenance Suj	37.48					
112-8615037-7000255	insect box	7/31/2025		DFT0004047	7/31/2025	56.98	0.00	0.00	0.00	56.98	56.98
insect box	1.00	56.98	56.98	001-042-70000	Other Operational Supplies	56.98					
112-8616266-5781800	EMS Duty Pants B. Jones	7/31/2025		DFT0003950	7/31/2025	59.98	0.00	0.00	0.00	59.98	59.98
EMS Duty Pants B. Jone:	1.00	59.98	59.98	001-026-70060	Uniforms	59.98					
112-8995892-0393860	taxidermy beetles	7/31/2025		DFT0004054	7/31/2025	105.44	0.00	0.00	0.00	105.44	105.44
taxidermy beetles	1.00	105.44	105.44	001-042-70000	Other Operational Supplies	105.44					
112-9036570-3733847	Water Filters for FD Fridges x3	7/31/2025		DFT0003953	7/31/2025	137.97	6.99	0.00	0.00	144.96	144.96
Water Filters for FD Frid	1.00	137.97	144.96	072-026-70000	Other Operational Supplies	144.96					
112-9092735-9084208	concession product	7/31/2025		DFT0004006	7/31/2025	67.90	0.00	0.00	0.00	67.90	67.90
concession product	1.00	67.90	67.90	001-042-70082	Concessions	67.90					
112-9123229-5043409	Cooler	7/31/2025		DFT0003960	7/31/2025	129.99	0.00	0.00	0.00	129.99	129.99
Cooler	1.00	129.99	129.99	037-067-70100	Other Small Tools & Equipment	129.99					
113-0599131-7565066	Cooler Bag	7/31/2025		DFT0003920	7/31/2025	115.96	12.89	0.00	0.00	128.85	128.85
Cooler Bag	1.00	115.96	128.85	001-033-70100	Other Small Tools & Equipment	128.85					
113-1174727-6110630	Task Wipers	7/31/2025		DFT0003927	7/31/2025	142.30	0.00	0.00	0.00	142.30	142.30
Task Wipers	1.00	123.71	123.71	033-061-70020	Janitorial Supplies	123.71					
Sink Water Faucet	1.00	18.59	18.59	033-061-70210	Building Repair & Maintenance Sup	18.59					
113-1927576-4637059	Hydraulic flow control valve	7/31/2025		DFT0003925	7/31/2025	99.98	0.00	0.00	0.00	99.98	99.98
Hydraulic flow control v	2.00	49.99	99.98	001-033-70230	Equipment Repair & Maintenance !	99.98					
113-4301413-7679451	Hip wader boots	7/31/2025		DFT0003933	7/31/2025	36.99	0.00	0.00	0.00	36.99	36.99
Hip wader boots	1.00	36.99	36.99	033-064-70000	Other Operational Supplies	36.99					

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113-4422842-4319455	No Littering Sign		7/31/2025		DFT0003921	7/31/2025	19.98	0.00	0.00	0.00	19.98	19.98
	No Littering Sign	1.00	19.98	001-033-70080	Signs			19.98				
113-5717344-4032200	Hip Wader Boot		7/31/2025		DFT0003934	7/31/2025	36.99	0.00	0.00	0.00	36.99	36.99
	Hip Wader Boot	1.00	36.99	033-064-70000	Other Operational Supplies			36.99				
113-7279684-2380213	Headwind EZRead		7/31/2025		DFT0003936	7/31/2025	23.99	0.00	0.00	0.00	23.99	23.99
	Rain Gauge	1.00	23.99	033-064-70220	Grounds Repair & Maintenance Sup			23.99				
113-7691624-2321863	Battery		7/31/2025		DFT0003926	7/31/2025	47.45	0.00	0.00	0.00	47.45	47.45
	Mighty Max Battery	1.00	47.45	033-061-70230	Equipment Repair & Maintenance !			47.45				
113-9337737-969405	Air Filter		7/31/2025		DFT0003929	7/31/2025	49.13	0.00	0.00	0.00	49.13	49.13
	Air Filter	1.00	49.13	033-061-70230	Equipment Repair & Maintenance !			49.13				
113-9454198-4049839	Work Gloves		7/31/2025		DFT0003959	7/31/2025	50.25	8.64	0.00	0.00	58.89	58.89
	Gloves	3.00	16.75	037-067-70000	Other Operational Supplies			58.89				
113-9886488-9326606	Key Lock Box		7/31/2025		DFT0003928	7/31/2025	33.26	0.00	0.00	0.00	33.26	33.26
	Key Lock Box	1.00	33.26	033-061-70210	Building Repair & Maintenance Sup			33.26				
114-0284394-1087438	equipment maint		7/31/2025		DFT0004008	7/31/2025	82.56	0.00	0.00	0.00	82.56	82.56
	equipmngt maint	1.00	82.56	001-041-70230	Equipment Repair & Maintenance !			5.95				
				001-042-70230	Equipment Repair & Maintenance !			76.61				
114-0515209-2775417	Gloves		7/31/2025		DFT0004002	7/31/2025	53.86	0.00	0.00	0.00	53.86	53.86
	Gloves	1.00	53.86	001-041-70020	Janitorial Supplies			26.93				
				001-042-70020	Janitorial Supplies			26.93				
114-0614031-4938666	Office Chair		7/31/2025		DFT0003909	7/31/2025	186.98	0.00	0.00	0.00	186.98	186.98
	Office Chair	2.00	93.49	001-021-70010	Office Supplies			186.98				
114-0682949-9730658	Replacement roasters		7/31/2025		DFT0004072	7/31/2025	269.97	0.00	0.00	0.00	269.97	269.97
	Replacement roasters	1.00	269.97	001-009-70100	Other Small Tools & Equipment			269.97				
114-1834196-0237033	ice maker filter cemetery		7/31/2025		DFT0004011	7/31/2025	109.50	0.00	0.00	0.00	109.50	109.50
	ice maker filter cemeter	1.00	109.50	001-043-70230	Equipment Repair & Maintenance !			109.50				
114-2029561-7813837	brake cleaner		7/31/2025		DFT0003896	7/31/2025	273.98	0.00	0.00	0.00	273.98	273.98
	brake cleaner	1.00	273.98	001-041-70230	Equipment Repair & Maintenance !			82.19				
				001-042-70230	Equipment Repair & Maintenance !			82.19				
				001-043-70230	Equipment Repair & Maintenance !			109.60				
114-2384650-1836232	Radio Holster		7/31/2025		DFT0003875	7/31/2025	18.88	0.00	0.00	0.00	18.88	18.88
	Holster	1.00	18.88	001-026-70000	Other Operational Supplies			18.88				
114-2440471-5649862	animal diets		7/31/2025		DFT0003987	7/31/2025	12.64	0.00	0.00	0.00	12.64	12.64
	animal diets	1.00	12.64	001-042-70083	Animal Food			12.64				
114-2732660-8121841	Multiport adapter		7/31/2025		DFT0003869	7/31/2025	21.43	0.00	0.00	0.00	21.43	21.43
	HDMI Adapter	1.00	21.43	001-001-70010	Office Supplies			21.43				
114-2994397-9585023	Garden hose		7/31/2025		DFT0003861	7/31/2025	65.95	0.00	0.00	0.00	65.95	65.95

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Hose	1.00	65.95	65.95	001-046-70100	Other Small Tools & Equipment	65.95						
114-3412969-0983426	Amazon camera		7/31/2025		DFT0003871	7/31/2025	232.01	0.00	0.00	0.00	232.01	232.01
Code and Building	1.00	232.01	232.01	001-027-70000	Other Operational Supplies	232.01						
114-3857082-7002654	Belt clip		7/31/2025		DFT0003867	7/31/2025	16.48	0.00	0.00	0.00	16.48	16.48
Belt Clips	1.00	16.48	16.48	001-026-70000	Other Operational Supplies	16.48						
114-4286505-7081845	Pruning shears		7/31/2025		DFT0004000	7/31/2025	49.92	0.00	0.00	0.00	49.92	49.92
Pruning shears	1.00	49.92	49.92	001-041-70100	Other Small Tools & Equipment	49.92						
114-4607462-8123427	Paper towels		7/31/2025		DFT0004012	7/31/2025	160.99	0.00	0.00	0.00	160.99	160.99
Paper towels	1.00	160.99	160.99	001-041-70020	Janitorial Supplies	80.49						
				001-042-70020	Janitorial Supplies	80.50						
114-4867885-7157033	handsoap		7/31/2025		DFT0004005	7/31/2025	62.52	0.00	0.00	0.00	62.52	62.52
handsoap	1.00	62.52	62.52	001-041-70210	Building Repair & Maintenance Sup	62.52						
114-4875129-4711457CM	Paper organizer		7/31/2025		DFT0003891	7/31/2025	-19.89	0.00	0.00	0.00	-19.89	-19.89
Paper organizer	-1.00	19.89	-19.89	001-011-70010	Office Supplies	-19.89						
114-4908255-9773022	City Hall Board		7/31/2025		DFT0003874	7/31/2025	624.99	0.00	0.00	0.00	624.99	624.99
City Hall Bulletin Board	1.00	624.99	624.99	001-004-70000	Other Operational Supplies	624.99						
114-5033954-3361017	Mower blades		7/31/2025		DFT0004016	7/31/2025	242.52	0.00	0.00	0.00	242.52	242.52
Mower blades	1.00	242.52	242.52	001-042-70230	Equipment Repair & Maintenance '	242.52						
114-5533481-6741868	office printer		7/31/2025		DFT0004026	7/31/2025	879.99	0.00	0.00	0.00	879.99	879.99
office printer	1.00	879.99	879.99	001-041-70100	Other Small Tools & Equipment	439.99						
				001-042-70100	Other Small Tools & Equipment	440.00						
114-6673065-2794646	mower replacement tires		7/31/2025		DFT0004015	7/31/2025	234.88	0.00	0.00	0.00	234.88	234.88
mower replacement tire	1.00	234.88	234.88	001-043-70230	Equipment Repair & Maintenance '	234.88						
114-6673065-2794646CM	damaged product refund		7/31/2025		DFT0003984	7/31/2025	-29.98	0.00	0.00	0.00	-29.98	-29.98
damaged product refun	-1.00	29.98	-29.98	001-041-70220	Grounds Repair & Maintenance Su	-29.98						
114-7562527-2514620	Electronics protection plan		7/31/2025		DFT0003904	7/31/2025	99.98	0.00	0.00	0.00	99.98	99.98
Electronics protection p	0.00	0.00	99.98	008-020-60220	Software Subscriptions	99.98						
114-8062688-9554610	hand soap		7/31/2025		DFT0004018	7/31/2025	257.60	0.00	0.00	0.00	257.60	257.60
hand soap for rr's	1.00	257.60	257.60	001-041-70210	Building Repair & Maintenance Sup	128.80						
				001-042-70210	Building Repair & Maintenance Sup	128.80						
114-8222840-5366665	Mower tires		7/31/2025		DFT0004025	7/31/2025	386.94	0.00	0.00	0.00	386.94	386.94
Mower tires	1.00	386.94	386.94	001-043-70230	Equipment Repair & Maintenance '	386.94						
114-8434496-3793060	Batteries		7/31/2025		DFT0003906	7/31/2025	125.00	6.99	0.00	0.00	131.99	131.99
Batteries	5.00	25.00	131.99	001-021-70000	Other Operational Supplies	131.99						
114-8496555-7712211	Backup battery		7/31/2025		DFT0003916	7/31/2025	672.98	0.00	0.00	0.00	672.98	672.98
Backup Battery	1.00	492.99	492.99	008-020-70010	Office Supplies	492.99						
BackupBattery	1.00	179.99	179.99	008-020-70010	Office Supplies	179.99						

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Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
114-8701819-6095415	Replacement cookers and serving items	7/31/2025		DFT0004070	7/31/2025	249.83	0.00	0.00	0.00	249.83	249.83
Replacement cookers ar	1.00	249.83	249.83	001-009-70100	Other Small Tools & Equipment	249.83					
114-9483955-7585829	Amazon - Adapter	7/31/2025		DFT0003870	7/31/2025	98.99	0.00	0.00	0.00	98.99	98.99
Laptop adapater	1.00	98.99	98.99	001-001-70000	Other Operational Supplies	98.99					
115012853	Toner & portable hard drive	7/31/2025		DFT0003914	7/31/2025	375.58	0.00	0.00	0.00	375.58	375.58
Hard drive	2.00	99.69	199.38	001-021-70010	Office Supplies	199.38					
Toner	2.00	88.10	176.20	001-021-70010	Office Supplies	176.20					
1-1662	mower maint	7/31/2025		DFT0004001	7/31/2025	53.19	0.00	0.00	0.00	53.19	53.19
mower parts	1.00	53.19	53.19	001-043-70230	Equipment Repair & Maintenance !	53.19					
1200188687	Rent Units	7/31/2025		DFT0003912	7/31/2025	292.43	0.00	0.00	0.00	292.43	292.43
#B05	0.00	0.00	162.00	001-021-60310	Building Repair & Maintenance	162.00					
#A49	0.00	0.00	130.43	001-021-60310	Building Repair & Maintenance	130.43					
12110	Tire	7/31/2025		DFT0003963	7/31/2025	149.98	0.50	14.25	0.00	164.73	164.73
Tire White	1.00	99.99	109.99	033-062-70230	Equipment Repair & Maintenance !	109.99					
Tire NA	1.00	49.99	54.74	033-062-70230	Equipment Repair & Maintenance !	54.74					
12331	diets	7/31/2025		DFT0004076	7/31/2025	721.68	0.00	0.00	0.00	721.68	721.68
diets	1.00	721.68	721.68	001-042-70083	Animal Food	721.68					
1532	Vending Machine Keys for Medics/AEMTS	7/31/2025		DFT0003954	7/31/2025	150.00	0.00	0.00	0.00	150.00	150.00
Vending Machine Keys f	1.00	150.00	150.00	001-026-70081	Medical Supplies	150.00					
1604916	People Mover Tarps x5	7/31/2025		DFT0003951	7/31/2025	108.35	0.00	0.00	0.00	108.35	108.35
People Mover Tarps x5	1.00	108.35	108.35	001-026-70081	Medical Supplies	108.35					
1605065	Trauma Tourniquets, Needle Decompressio	7/31/2025		DFT0003956	7/31/2025	328.48	0.00	0.00	0.00	328.48	328.48
Trauma Tourniquets, Ne	1.00	328.48	328.48	001-026-70081	Medical Supplies	328.48					
1605301	Stat Pads, Neb Masks, Neb Mouth Pieces	7/31/2025		DFT0003955	7/31/2025	295.76	0.00	0.00	0.00	295.76	295.76
Stat Pads, Neb Masks, N	1.00	295.76	295.76	001-026-70081	Medical Supplies	295.76					
1610606	Cot Bedding Supplies, Gloves, IV Supplies,	7/31/2025		DFT0003957	7/31/2025	639.98	0.00	0.00	0.00	639.98	639.98
Cot Bedding Supplies, G	1.00	639.98	639.98	001-026-70081	Medical Supplies	639.98					
17477728929841375701	Shop Rags	7/31/2025		DFT0003949	7/31/2025	57.28	0.00	0.00	0.00	57.28	57.28
Shop Rags	1.00	57.28	57.28	001-026-70020	Janitorial Supplies	57.28					
17673	Project Content	7/31/2025		DFT0003873	7/31/2025	50.00	0.00	0.00	0.00	50.00	50.00
Project Content	0.00	0.00	50.00	001-046-60220	Software Subscriptions	50.00					
178536	Fuel	7/31/2025		DFT0003862	7/31/2025	17.75	0.00	0.00	0.00	17.75	17.75
Fuel	1.00	17.75	17.75	001-046-70220	Grounds Repair & Maintenance Suj	17.75					
187765	Shop Tools	7/31/2025		DFT0003968	7/31/2025	409.96	9.84	26.65	0.00	446.45	446.45
12K Winch	1.00	349.99	372.74	033-062-70100	Other Small Tools & Equipment	372.74					
Wrench	1.00	49.98	53.23	033-062-70100	Other Small Tools & Equipment	53.23					
Towels	1.00	9.99	20.48	033-062-70100	Other Small Tools & Equipment	20.48					
189391785002395499186	Supplies	7/31/2025		DFT0003864	7/31/2025	257.54	0.00	0.00	0.00	257.54	257.54

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Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
Goods	1.00	257.54	257.54	001-046-70000	Other Operational Supplies	257.54					
189528	postage		7/31/2025	DFT0004030	7/31/2025	4.08	0.00	0.00	0.00	4.08	4.08
postage	0.00	0.00	4.08	001-041-60000	Other Professional Services	4.08					
195918	diets		7/31/2025	DFT0004067	7/31/2025	244.45	0.00	0.00	0.00	244.45	244.45
diets	1.00	244.45	244.45	001-042-70083	Animal Food	244.45					
196769	diets		7/31/2025	DFT0004063	7/31/2025	195.61	0.00	0.00	0.00	195.61	195.61
diets	1.00	195.61	195.61	001-042-70083	Animal Food	195.61					
2000131-34802628	Supplies		7/31/2025	DFT0004039	7/31/2025	37.65	0.00	0.00	0.00	37.65	37.65
Supplies	1.00	37.65	37.65	001-041-70000	Other Operational Supplies	6.88					
				001-041-70220	Grounds Repair & Maintenance Sup	23.89					
				001-042-70000	Other Operational Supplies	6.88					
2000131-87540833	meetings and office supplies		7/31/2025	DFT0004040	7/31/2025	42.92	0.00	0.00	0.00	42.92	42.92
meetings and office sup	1.00	42.92	42.92	001-009-70050	Meetings	19.92					
				001-042-70000	Other Operational Supplies	23.00					
2000132-26258876	diets and grounds supplies		7/31/2025	DFT0004079	7/31/2025	293.85	0.00	0.00	0.00	293.85	293.85
diets and grounds suppl	1.00	293.85	293.85	001-042-70083	Animal Food	248.66					
				001-042-70220	Grounds Repair & Maintenance Sup	45.19					
2000132-34067767	diets		7/31/2025	DFT0004061	7/31/2025	189.11	0.00	0.00	0.00	189.11	189.11
diets	1.00	189.11	189.11	001-042-70083	Animal Food	189.11					
2000132-72906854	animal diets		7/31/2025	DFT0004073	7/31/2025	279.06	0.00	0.00	0.00	279.06	279.06
animal diets	1.00	279.06	279.06	001-042-70083	Animal Food	279.06					
2000132-74723297	diets and pest control		7/31/2025	DFT0004064	7/31/2025	197.99	0.00	0.00	0.00	197.99	197.99
diets and pest control	1.00	197.99	197.99	001-042-70000	Other Operational Supplies	31.29					
				001-042-70083	Animal Food	166.70					
2000133-52814976	safety committee		7/31/2025	DFT0004044	7/31/2025	51.60	0.00	0.00	0.00	51.60	51.60
safety committee	1.00	51.60	51.60	001-009-70050	Meetings	51.60					
2000133-52814976-2	Health fair		7/31/2025	DFT0004065	7/31/2025	221.83	0.00	0.00	0.00	221.83	221.83
Health fair	1.00	221.83	221.83	001-009-50200	Other Employee Benefits	221.83					
2000133-69237620	diets and misc items		7/31/2025	DFT0004068	7/31/2025	246.44	0.00	0.00	0.00	246.44	246.44
diets and other misc	1.00	246.44	246.44	001-042-70000	Other Operational Supplies	54.51					
				001-042-70083	Animal Food	191.93					
2000134-52968026	Batteries & tape		7/31/2025	DFT0003994	7/31/2025	26.35	0.00	0.00	0.00	26.35	26.35
Batteries & tape	1.00	26.35	26.35	001-041-70000	Other Operational Supplies	13.17					
				001-042-70000	Other Operational Supplies	13.18					
20004	Breakfast for Firefighters after Structure Fi		7/31/2025	DFT0003958	7/31/2025	55.62	0.00	0.00	0.00	55.62	55.62
Breakfast for Firefighter	1.00	55.62	55.62	001-026-70050	Meetings	55.62					
20041	Meal - training		7/31/2025	DFT0003882	7/31/2025	47.46	0.00	0.00	0.00	47.46	47.46
Meal - training	0.00	0.00	47.46	001-021-60760	Training	47.46					

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Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount						
211318458	Wildcard Certificate		7/31/2025		DFT0003876	7/31/2025	589.95	0.00	0.00	0.00	589.95	589.95
	Wildcard Certificate - Ci	0.00	0.00	589.95	001-009-60220	Software Subscriptions		589.95				
246719	Diesel		7/31/2025		DFT0003962	7/31/2025	157.56	0.00	0.00	0.00	157.56	157.56
	Diesel	1.00	157.56	157.56	037-067-70030	Diesel		157.56				
24862251223	Boots		7/31/2025		DFT0003922	7/31/2025	174.97	0.00	0.00	0.00	174.97	174.97
	Boots	1.00	174.97	174.97	001-033-70060	Uniforms		174.97				
24865775298	Boots		7/31/2025		DFT0003966	7/31/2025	246.34	0.00	0.00	0.00	246.34	246.34
	Boots	1.00	246.34	246.34	001-033-70060	Uniforms		246.34				
249250711154	Ezell boots		7/31/2025		DFT0004066	7/31/2025	224.97	0.00	0.00	0.00	224.97	224.97
	Ezell Boots	1.00	224.97	224.97	001-042-70060	Uniforms		224.97				
24950758102	Fletcher boots		7/31/2025		DFT0004020	7/31/2025	274.99	0.00	0.00	0.00	274.99	274.99
	Fletcher boots	1.00	274.99	274.99	001-041-70060	Uniforms		274.99				
24950806282	Young boots		7/31/2025		DFT0003983	7/31/2025	239.97	0.00	0.00	0.00	239.97	239.97
	Young boots	1.00	239.97	239.97	001-042-70060	Uniforms		239.97				
24951253626	Johnson boots		7/31/2025		DFT0004019	7/31/2025	259.97	0.00	0.00	0.00	259.97	259.97
	Johnson boots	1.00	259.97	259.97	001-041-70060	Uniforms		259.97				
24951331298	Fonseca boots		7/31/2025		DFT0004017	7/31/2025	244.97	0.00	0.00	0.00	244.97	244.97
	Fonseca boots	1.00	244.97	244.97	001-041-70060	Uniforms		244.97				
27881369	concessions		7/31/2025		DFT0004074	7/31/2025	322.52	0.00	0.00	0.00	322.52	322.52
	concessions	1.00	322.52	322.52	001-042-70082	Concessions		322.52				
27890470	concessions		7/31/2025		DFT0004060	7/31/2025	160.04	0.00	0.00	0.00	160.04	160.04
	concessions	1.00	160.04	160.04	001-042-70082	Concessions		160.04				
29527688	Shirts		7/31/2025		DFT0003907	7/31/2025	135.72	12.99	0.00	0.00	148.71	148.71
	Shirts	3.00	45.24	148.71	001-021-70060	Uniforms		148.71				
323555785301981049562	Supplies		7/31/2025		DFT0004056	7/31/2025	126.70	0.00	0.00	0.00	126.70	126.70
	Supplies	1.00	126.70	126.70	001-042-70000	Other Operational Supplies		36.70				
					001-042-70083	Animal Food		90.00				
32743984100578294394	Supplies		7/31/2025		DFT0004045	7/31/2025	54.46	0.00	0.00	0.00	54.46	54.46
	Supplies	1.00	54.46	54.46	001-042-70083	Animal Food		3.14				
					001-042-70210	Building Repair & Maintenance Sup		21.94				
					001-042-70220	Grounds Repair & Maintenance Sup		29.38				
334	Meal - training		7/31/2025		DFT0003881	7/31/2025	29.92	0.00	0.00	0.00	29.92	29.92
	Meal - training	0.00	0.00	29.92	001-021-60760	Training		29.92				
34125	Helmet Shields x2		7/31/2025		DFT0003952	7/31/2025	104.00	8.00	0.00	0.00	112.00	112.00
	Helmet Shields x2	2.00	52.00	112.00	001-026-70060	Uniforms		112.00				
355414	Meal - training		7/31/2025		DFT0003883	7/31/2025	51.46	0.00	0.00	0.00	51.46	51.46
	Meal - training	0.00	0.00	51.46	001-021-60760	Training		51.46				

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Payable Number	Description	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units		Amount	Account Number	Account Name		Dist Amount					
36044	Drug Test Pouch		7/31/2025		DFT0003910	7/31/2025	199.20	18.94	0.00	0.00	218.14	218.14
Test Pouch	1.00	124.50	124.50	001-021-70000	Other Operational Supplies		124.50					
Test Pouch	1.00	74.70	93.64	001-021-70000	Other Operational Supplies		93.64					
36088127749627531803	Supplies		7/31/2025		DFT0004051	7/31/2025	66.81	0.00	0.00	0.00	66.81	66.81
Supplies	1.00	66.81	66.81	001-041-70000	Other Operational Supplies		12.05					
				001-042-70000	Other Operational Supplies		54.76					
37111	Bubbler faucet cartridge		7/31/2025		DFT0003991	7/31/2025	23.52	0.00	0.00	0.00	23.52	23.52
Bubbler faucet cartridge	1.00	23.52	23.52	001-041-70220	Grounds Repair & Maintenance Su		23.52					
38020153214153675038	concessions		7/31/2025		DFT0003992	7/31/2025	24.74	0.00	0.00	0.00	24.74	24.74
concessions	1.00	24.74	24.74	001-042-70082	Concessions		24.74					
4	Tidy Whites		7/31/2025		DFT0003863	7/31/2025	54.88	0.00	0.00	0.00	54.88	54.88
Linen Cleaning	0.00	0.00	54.88	001-046-60000	Other Professional Services		54.88					
46143381140576296314	Printer Cartridge Medics Office		7/31/2025		DFT0003946	7/31/2025	11.47	0.00	0.00	0.00	11.47	11.47
Printer Cartridge Medic:	1.00	11.47	11.47	001-026-70000	Other Operational Supplies		11.47					
47355962381980036572	concessions		7/31/2025		DFT0003989	7/31/2025	14.19	0.00	0.00	0.00	14.19	14.19
concessions	1.00	14.19	14.19	001-042-70082	Concessions		14.19					
52	donation basket		7/31/2025		DFT0004049	7/31/2025	59.80	0.00	0.00	0.00	59.80	59.80
donation basket	1.00	59.80	59.80	040-041-80000	Other Capital Outlay		59.80					
5290541253	Google		7/31/2025		DFT0003854	7/31/2025	290.40	0.00	0.00	0.00	290.40	290.40
Google - Admin	0.00	0.00	145.20	001-001-60220	Software Subscriptions		145.20					
Google	0.00	0.00	145.20	979-070-70000	Other Operational Supplies		145.20					
566935	Cookies		7/31/2025		DFT0003903	7/31/2025	28.00	0.00	2.66	0.00	30.66	30.66
Cookies	2.00	14.00	30.66	001-021-70050	Meetings		30.66					
57188917797620509883	concessions and other supplies		7/31/2025		DFT0004078	7/31/2025	70.66	0.00	0.00	0.00	70.66	70.66
concessions and other it	1.00	70.66	70.66	001-042-70000	Other Operational Supplies		18.77					
				001-042-70082	Concessions		51.89					
60504656668213742439	Supplies		7/31/2025		DFT0004053	7/31/2025	76.26	0.00	0.00	0.00	76.26	76.26
Supplies	1.00	76.26	76.26	001-042-70000	Other Operational Supplies		76.26					
611963	diets		7/31/2025		DFT0004028	7/31/2025	261.09	0.00	0.00	0.00	261.09	261.09
diets	1.00	261.09	261.09	001-042-70083	Animal Food		261.09					
61931997012393489176	Concession operational items		7/31/2025		DFT0004046	7/31/2025	56.73	0.00	0.00	0.00	56.73	56.73
Concession operational	1.00	56.73	56.73	001-042-70082	Concessions		56.73					
62369564563768181910	test strips		7/31/2025		DFT0003986	7/31/2025	9.44	0.00	0.00	0.00	9.44	9.44
test strips	1.00	9.44	9.44	001-041-70220	Grounds Repair & Maintenance Su		9.44					
630867	Training - Jordan		7/31/2025		DFT0003886	7/31/2025	655.00	0.00	0.00	0.00	655.00	655.00
Training - Jordan	0.00	0.00	655.00	008-020-60760	Training		655.00					
630869	Online Self-paced training		7/31/2025		DFT0003905	7/31/2025	129.00	0.00	0.00	0.00	129.00	129.00

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										Posting Date Range -	
Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	
Item Description	Units	Price	Amount	Account Number	Account Name		Dist Amount				Net Payment
Self Paced training	1.00	129.00	129.00	008-020-60760	Training		129.00				
633653	Training - Hammer		7/31/2025	DFT0003885	7/31/2025	129.00	0.00	0.00	0.00		129.00 129.00
	Training - Hammer	0.00	0.00	129.00	008-020-60760	Training	129.00				
694479	Meeting		7/31/2025	DFT0003892	7/31/2025	38.99	0.00	0.00	0.00		38.99 38.99
	Food for meeting	1.00	38.99	38.99	001-011-70050	Meetings	38.99				
6947656102	Staples - Business Cards		7/31/2025	DFT0003857	7/31/2025	123.96	0.00	0.00	0.00		123.96 123.96
	business cards clerk's of	2.00	35.99	71.98	033-063-70010	Office Supplies	71.98				
	Admin - Kayla	1.00	35.99	35.99	001-001-70010	Office Supplies	35.99				
	Business cards - finance	1.00	35.99	35.99	001-011-70010	Office Supplies	35.99				
	Business card discount -	-1.00	5.00	-5.00	001-001-70010	Office Supplies	-5.00				
	Business cards - finance	-1.00	5.00	-5.00	001-011-70010	Office Supplies	-5.00				
	Business card discount -	-2.00	5.00	-10.00	033-063-70010	Office Supplies	-10.00				
6D7FF850-0002	Chat GPT Subscription		7/31/2025	DFT0003980	7/31/2025	265.21	0.00	0.00	0.00		265.21 265.21
	Chat GPT Subscription	0.00	0.00	265.21	037-067-60220	Software Subscriptions	265.21				
7090744	Boots		7/31/2025	DFT0003964	7/31/2025	159.99	0.00	15.20	0.00		175.19 175.19
	Boots	1.00	159.99	175.19	001-033-70060	Uniforms	175.19				
70943683100578267334	Cleaning supplies		7/31/2025	DFT0003941	7/31/2025	42.76	0.00	0.00	0.00		42.76 42.76
	Swif 24CT	2.00	14.44	28.88	031-066-70020	Janitorial Supplies	28.88				
	Swifter	2.00	6.94	13.88	031-066-70020	Janitorial Supplies	13.88				
72220774244150603068	Supplies for PD gathering		7/31/2025	DFT0003898	7/31/2025	19.22	0.00	0.00	0.00		19.22 19.22
	Supplies for PD gatherin	1.00	19.22	19.22	001-021-70050	Meetings	19.22				
725888746229022510863	Supplies		7/31/2025	DFT0004055	7/31/2025	123.75	0.00	0.00	0.00		123.75 123.75
	Supplies	1.00	123.75	123.75	001-042-70020	Janitorial Supplies	123.75				
737525	Badge		7/31/2025	DFT0003908	7/31/2025	179.40	0.00	0.00	0.00		179.40 179.40
	Musgrove badge	1.00	179.40	179.40	001-021-43100	Reimbursements	179.40				
75420775236158630058	AE Gain		7/31/2025	DFT0003938	7/31/2025	5.48	0.00	0.00	0.00		5.48 5.48
	AE Gain	1.00	5.48	5.48	031-066-70020	Janitorial Supplies	5.48				
76843880161572200384	Health Fair		7/31/2025	DFT0004050	7/31/2025	66.09	0.00	0.00	0.00		66.09 66.09
	Health Fair	1.00	66.09	66.09	001-009-50200	Other Employee Benefits	66.09				
776848400765629598833	small fridge		7/31/2025	DFT0004059	7/31/2025	148.00	0.00	0.00	0.00		148.00 148.00
	temp fridge	1.00	148.00	148.00	001-042-70100	Other Small Tools & Equipment	148.00				
78677629905848380741	Supplies		7/31/2025	DFT0004041	7/31/2025	45.33	0.00	0.00	0.00		45.33 45.33
	Supplies	1.00	45.33	45.33	001-042-70220	Grounds Repair & Maintenance Sup	45.33				
795250	diets		7/31/2025	DFT0004071	7/31/2025	262.64	0.00	0.00	0.00		262.64 262.64
	diets	1.00	262.64	262.64	001-042-70083	Animal Food	262.64				
803038	Uncle Jack's KMIT Inspection meeting		7/31/2025	DFT0003868	7/31/2025	48.84	0.00	0.00	0.00		48.84 48.84
	Meeting - KMIT Inspecti	0.00	0.00	48.84	001-009-60000	Other Professional Services	48.84				
80677427955842359731	Supplies		7/31/2025	DFT0003939	7/31/2025	44.80	0.01	4.25	0.00		49.06 49.06

Vendor History Report

Posting Date Range -

Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
ROV	2.00	16.97	37.16	031-066-70010	Office Supplies	37.16					
Ra FIK 2CT	1.00	10.86	11.90	031-066-70010	Office Supplies	11.90					
830555de808c4afdbdf7ef	HULU		7/31/2025	DFT0003872	7/31/2025	101.81	0.00	0.00	0.00	101.81	101.81
City Hall TV	0.00	0.00	101.81	001-009-60220	Software Subscriptions	101.81					
85012537416037877217	diets and misc supplies		7/31/2025	DFT0004037	7/31/2025	34.88	0.00	0.00	0.00	34.88	34.88
diets and misc supplies	1.00	34.88	34.88	001-042-70000	Other Operational Supplies	31.41					
				001-042-70083	Animal Food	3.47					
85138129	Hotel - Stafford Training		7/31/2025	DFT0003878	7/31/2025	291.60	0.00	0.00	0.00	291.60	291.60
Hotel - Stafford Training	0.00	0.00	291.60	001-021-60760	Training	291.60					
8539	Cancelled training		7/31/2025	DFT0003899	7/31/2025	-700.00	0.00	0.00	0.00	-700.00	-700.00
Cancelled training	0.00	0.00	-700.00	001-021-60760	Training	-700.00					
85924552	concessions license		7/31/2025	DFT0004052	7/31/2025	71.75	0.00	0.00	0.00	71.75	71.75
concessions license	0.00	0.00	71.75	001-042-70082	Concessions	71.75					
86	Coffee		7/31/2025	DFT0003902	7/31/2025	15.80	0.00	1.50	0.00	17.30	17.30
Coffee	1.00	5.75	6.30	001-021-70050	Meetings	6.30					
Coffee	1.00	5.50	6.02	001-021-70050	Meetings	6.02					
Pie	1.00	4.55	4.98	001-021-70050	Meetings	4.98					
8713	Training		7/31/2025	DFT0003900	7/31/2025	700.00	0.00	0.00	0.00	700.00	700.00
Training	0.00	0.00	700.00	001-021-60760	Training	700.00					
87759601	Hotel - Lloyd Training		7/31/2025	DFT0003877	7/31/2025	291.60	0.00	0.00	0.00	291.60	291.60
Hotel - Lloyd Training	0.00	0.00	291.60	001-021-60760	Training	291.60					
884797040945044367741	Walmart		7/31/2025	DFT0003860	7/31/2025	315.45	0.00	0.00	0.00	315.45	315.45
Goods	1.00	315.45	315.45	001-046-70000	Other Operational Supplies	315.45					
88945EE048519	Hotel for training		7/31/2025	DFT0003917	7/31/2025	729.63	0.00	0.00	0.00	729.63	729.63
Hotel for training	1.00	729.63	729.63	001-021-60760	Training	729.63					
88945EE048519	Tax credit		7/31/2025	DFT0003901	7/31/2025	-75.00	0.00	0.00	0.00	-75.00	-75.00
Tax credit	-1.00	75.00	-75.00	001-021-60760	Training	-75.00					
894946717837400903685	diets and concessions		7/31/2025	DFT0004057	7/31/2025	131.55	0.00	0.00	0.00	131.55	131.55
diets and concessions	1.00	131.55	131.55	001-042-70082	Concessions	130.65					
				001-042-70083	Animal Food	0.90					
89512696446034897257	Misc supplies		7/31/2025	DFT0004027	7/31/2025	66.71	0.00	0.00	0.00	66.71	66.71
Misc supplies	1.00	66.71	66.71	001-042-70000	Other Operational Supplies	66.71					
912487	Meal - training		7/31/2025	DFT0003879	7/31/2025	38.27	0.00	0.00	0.00	38.27	38.27
Meal - training	0.00	0.00	38.27	001-021-60760	Training	38.27					
9226	Land Bank Legal Work		7/31/2025	DFT0004113	7/31/2025	50.00	0.00	0.00	0.00	50.00	50.00
Land Bank Legal Work	0.00	0.00	50.00	038-071-70000	Other Operational Supplies	50.00					
93489	Hotel charges for training		7/31/2025	DFT0003913	7/31/2025	355.66	0.00	0.00	0.00	355.66	355.66
Room Charge	1.00	156.00	156.00	001-021-60760	Training	156.00					

Vendor History Report

Posting Date Range -

Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name		Dist Amount					
Room Charge	1.00	151.00	151.00	001-021-60760	Training		151.00					
State	1.00	16.93	16.93	001-021-60760	Training		16.93					
State Tax	1.00	16.38	16.38	001-021-60760	Training		16.38					
Sales Tax	1.00	7.80	7.80	001-021-60760	Training		7.80					
Sales Tax	1.00	7.55	7.55	001-021-60760	Training		7.55					
94250	Supplies		7/31/2025		DFT0004062	7/31/2025	192.88	0.00	0.00	0.00	192.88	192.88
	Supplies	1.00	192.88	192.88	001-042-70000	Other Operational Supplies		192.88				
95310	Rain Gauge		7/31/2025		DFT0003935	7/31/2025	53.54	0.00	0.00	0.00	53.54	53.54
	Hitch Pin	2.00	8.99	17.98	033-064-70230	Equipment Repair & Maintenance !		17.98				
	Rain Gauge	1.00	16.99	16.99	033-064-70230	Equipment Repair & Maintenance !		16.99				
	ADPT Air Water	1.00	14.99	14.99	033-064-70230	Equipment Repair & Maintenance !		14.99				
	Lynch Pin	1.00	3.58	3.58	033-064-70230	Equipment Repair & Maintenance !		3.58				
95714	snack shack flower bed		7/31/2025		DFT0004004	7/31/2025	59.80	0.00	0.00	0.00	59.80	59.80
	snack shack flower bed	1.00	59.80	59.80	001-042-70220	Grounds Repair & Maintenance Suj		59.80				
95877348949847305771	concession product		7/31/2025		DFT0003996	7/31/2025	32.72	0.00	0.00	0.00	32.72	32.72
	concession product	1.00	32.72	32.72	001-042-70082	Concessions		32.72				
96619	Supplies		7/31/2025		DFT0004034	7/31/2025	16.78	0.00	0.00	0.00	16.78	16.78
	Supplies	1.00	16.78	16.78	001-042-70220	Grounds Repair & Maintenance Suj		16.78				
96748	sheep halter		7/31/2025		DFT0004031	7/31/2025	11.98	0.00	0.00	0.00	11.98	11.98
	sheep halter	1.00	11.98	11.98	001-042-70000	Other Operational Supplies		11.98				
96803	diets		7/31/2025		DFT0004033	7/31/2025	16.49	0.00	0.00	0.00	16.49	16.49
	diets	1.00	16.49	16.49	001-042-70083	Animal Food		16.49				
972191	animal diets		7/31/2025		DFT0004069	7/31/2025	249.23	0.00	0.00	0.00	249.23	249.23
	animal diets	1.00	249.23	249.23	001-042-70083	Animal Food		249.23				
98289	Supplies		7/31/2025		DFT0004036	7/31/2025	28.98	0.00	0.00	0.00	28.98	28.98
	Supplies	1.00	28.98	28.98	001-042-70000	Other Operational Supplies		28.98				
993932	Fuel - training		7/31/2025		DFT0003880	7/31/2025	38.46	0.00	0.00	0.00	38.46	38.46
	Fuel - training	0.00	0.00	38.46	001-021-70040	Gasoline		38.46				
995234	Molly Retirement		7/31/2025		DFT0004120	7/31/2025	11.09	0.00	0.00	0.00	11.09	11.09
	Molly Retirement	1.00	11.09	11.09	979-070-70000	Other Operational Supplies		11.09				
999B77AF-0006	Chat GPT		7/31/2025		DFT0003858	7/31/2025	2,700.00	0.00	0.00	0.00	2,700.00	2,700.00
	ChatGPT Admin	0.00	0.00	900.00	001-001-60220	Software Subscriptions		900.00				
	Police	0.00	0.00	600.00	001-021-60220	Software Subscriptions		600.00				
	Housing	0.00	0.00	300.00	979-070-60220	Software Subscriptions		300.00				
	Engineer	0.00	0.00	300.00	033-063-60220	Software Subscriptions		300.00				
	Lacey	0.00	0.00	300.00	001-011-60220	Software Subscriptions		300.00				
	Scott - Parks	0.00	0.00	300.00	001-041-60220	Software Subscriptions		300.00				
A47185	restroom repair		7/31/2025		DFT0003985	7/31/2025	8.48	0.00	0.00	0.00	8.48	8.48

Vendor History Report

Posting Date Range -

Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
restroom repair	1.00	8.48	8.48	001-041-70210	Building Repair & Maintenance Sup	8.48					
A47852	Concrete mix & tape	7/31/2025		DFT0003895	7/31/2025	37.66	0.00	0.00	0.00	37.66	37.66
Concrete mix & tape	1.00	37.66	37.66	001-043-70220	Grounds Repair & Maintenance Suj	37.66					
A48450	carousel maint	7/31/2025		DFT0003988	7/31/2025	12.99	0.00	0.00	0.00	12.99	12.99
carousel maint	1.00	12.99	12.99	001-041-70270	Amusement Repair & Maintenance	12.99					
A50235	zoo sign	7/31/2025		DFT0004042	7/31/2025	45.44	0.00	0.00	0.00	45.44	45.44
zoo sign	1.00	45.44	45.44	001-042-70220	Grounds Repair & Maintenance Suj	45.44					
A50843	Vinyl tubing	7/31/2025		DFT0003940	7/31/2025	2.52	0.00	0.00	0.00	2.52	2.52
Vinyl Tubing	1.00	2.52	2.52	031-066-70220	Grounds Repair & Maintenance Suj	2.52					
A51637	supplies for downtown trees	7/31/2025		DFT0003990	7/31/2025	23.47	0.00	0.00	0.00	23.47	23.47
supplies for downtown	1.00	23.47	23.47	001-041-70220	Grounds Repair & Maintenance Suj	23.47					
A59547/P	Supplies	7/31/2025		DFT0003993	7/31/2025	26.06	0.00	0.00	0.00	26.06	26.06
Supplies	1.00	26.06	26.06	001-041-70220	Grounds Repair & Maintenance Suj	26.06					
A61145/P	Brass Plug	7/31/2025		DFT0003931	7/31/2025	10.47	0.00	0.00	0.00	10.47	10.47
Brass Plug	3.00	3.49	10.47	033-064-70230	Equipment Repair & Maintenance	10.47					
AD02641200017CUS June	Adobe PDF	7/31/2025		DFT0003855	7/31/2025	1,075.84	0.00	0.00	0.00	1,075.84	1,075.84
Admin	0.00	0.00	266.92	001-001-60220	Software Subscriptions	266.92					
Finance Dept	0.00	0.00	221.93	001-011-60220	Software Subscriptions	221.93					
Housing	0.00	0.00	166.95	979-070-60220	Software Subscriptions	166.95					
Police	0.00	0.00	124.94	001-021-60220	Software Subscriptions	124.94					
Tax	0.00	0.00	91.18	001-001-60220	Software Subscriptions	91.18					
Utilities	0.00	0.00	71.97	033-063-60220	Software Subscriptions	71.97					
Parks	0.00	0.00	59.98	001-041-60220	Software Subscriptions	59.98					
Code Enf & Building	0.00	0.00	47.98	001-027-60000	Other Professional Services	47.98					
Fire-EMS	0.00	0.00	23.99	001-026-60220	Software Subscriptions	23.99					
ARIN005881	Brass Eagle w/stars	7/31/2025		DFT0003981	7/31/2025	272.91	0.00	0.00	0.00	272.91	272.91
Brass Eagle w/stars	1.00	272.91	272.91	033-062-70000	Other Operational Supplies	272.91					
CM0000054	Credit for duplicate payment of invoices	7/31/2025		DFT0003944	7/31/2025	-2,658.41	0.00	0.00	0.00	-2,658.41	-2,658.41
Credit for duplicate payi	0.00	0.00	-2,658.41	001-026-70081	Medical Supplies	-2,658.41					
E0200W6GR6	Office 365 email	7/31/2025		DFT0003866	7/31/2025	36.00	0.00	0.00	0.00	36.00	36.00
Office 365 email	0.00	0.00	36.00	001-009-60220	Software Subscriptions	36.00					
E0200W6LN1	Office 365	7/31/2025		DFT0003865	7/31/2025	8.00	0.00	0.00	0.00	8.00	8.00
Office 365 Email	0.00	0.00	8.00	001-009-60220	Software Subscriptions	8.00					
FF0C1933	Training	7/31/2025		DFT0003919	7/31/2025	70.00	0.00	0.00	0.00	70.00	70.00
Training	0.00	0.00	70.00	001-021-60760	Training	70.00					
GU12E8MT9	Boots	7/31/2025		DFT0003967	7/31/2025	262.79	0.00	0.00	0.00	262.79	262.79
Boots	1.00	262.79	262.79	033-062-70060	Uniforms	262.79					
H2220-152498CM	delivery refund	7/31/2025		DFT0004029	7/31/2025	-79.00	0.00	0.00	0.00	-79.00	-79.00

Vendor History Report

Posting Date Range -

Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
delivery refund	0.00	0.00	-79.00	001-042-70220	Grounds Repair & Maintenance Suj	-79.00					
H363945039	Printer	7/31/2025		DFT0003915	7/31/2025	405.14	0.00	0.00	0.00	405.14	405.14
Printer	1.00	405.14	405.14	001-021-70010	Office Supplies	405.14					
INV0003024	SWAT Training	7/31/2025		DFT0003918	7/31/2025	1,714.00	0.00	0.00	0.00	1,714.00	1,714.00
SWAT Training	0.00	0.00	1,714.00	001-021-60760	Training	1,714.00					
INV0003035	Training	7/31/2025		DFT0003897	7/31/2025	350.00	0.00	0.00	0.00	350.00	350.00
Training	0.00	0.00	350.00	001-021-60760	Training	350.00					
INV0003040	Baggage - training	7/31/2025		DFT0003884	7/31/2025	175.69	0.00	0.00	0.00	175.69	175.69
Baggage - training	0.00	0.00	175.69	008-020-60760	Training	175.69					
INV0003138	Webinar	7/31/2025		DFT0003911	7/31/2025	260.75	0.00	0.00	0.00	260.75	260.75
Training	1.00	149.00	149.00	001-020-60760	Training	149.00					
Training	1.00	111.75	111.75	001-020-60760	Training	111.75					
INV0003144	Dish TV	7/31/2025		DFT0003943	7/31/2025	134.10	0.00	0.00	0.00	134.10	134.10
Dish TV	0.00	0.00	134.10	031-066-60550	Television	134.10					
INV0003145	Disputed Zen Meditation	7/31/2025		DFT0003945	7/31/2025	7.99	0.00	0.00	0.00	7.99	7.99
Disputed Zen Meditatio	0.00	0.00	7.99	099-20141	Credit Card Payable - Fraud Clearin	7.99					
INV0003177	Molly Retirement Staff Luncheon	7/31/2025		DFT0004121	7/31/2025	148.93	0.00	0.00	0.00	148.93	148.93
Molly Retirement Staff l	1.00	148.93	148.93	979-070-70050	Meetings	148.93					
INV0003178	Molly Retirement Party	7/31/2025		DFT0004122	7/31/2025	226.56	0.00	0.00	0.00	226.56	226.56
Molly's Retirement Part	1.00	226.56	226.56	979-070-70000	Other Operational Supplies	226.56					
INV0003180	Molly's Retirement Party	7/31/2025		DFT0004118	7/31/2025	112.89	0.00	0.00	0.00	112.89	112.89
Molly's Retirement Part	1.00	112.89	112.89	979-070-60000	Other Professional Services	112.89					
INV0003181	MCAC Quarterly Meeting	7/31/2025		DFT0004115	7/31/2025	40.00	0.00	0.00	0.00	40.00	40.00
MCAC Quarterly Meetin	1.00	40.00	40.00	979-070-60000	Other Professional Services	40.00					
INV0003182	McKinley Property Tax Balance	7/31/2025		DFT0004114	7/31/2025	305.16	0.00	0.00	0.00	305.16	305.16
McKinley Balance of tax	0.00	0.00	305.16	984-070-60910	Property Tax	305.16					
KB200012415	monkey island bench	7/31/2025		DFT0004075	7/31/2025	437.74	0.00	0.00	0.00	437.74	437.74
Mionkey island bench	1.00	437.74	437.74	001-042-70220	Grounds Repair & Maintenance Suj	437.74					
KB200012439	Monkey Island bench	7/31/2025		DFT0004077	7/31/2025	1,175.00	0.00	0.00	0.00	1,175.00	1,175.00
Monkey Island bench	1.00	1,175.00	1,175.00	001-042-70220	Grounds Repair & Maintenance Suj	1,175.00					
LGSLTRPPRCTNVJ3A0008	SEK Inc. Legislative Dinner	7/31/2025		DFT0004117	7/31/2025	35.00	0.00	0.00	0.00	35.00	35.00
SEK Inc Legislative Dinnr	1.00	35.00	35.00	979-070-60000	Other Professional Services	35.00					
S055119	Gateway fee	7/31/2025		DFT0003937	7/31/2025	30.00	0.00	0.00	0.00	30.00	30.00
Gateway Fee	1.00	30.00	30.00	031-066-60220	Software Subscriptions	30.00					
SF5686-00	Training - Asbestos	7/31/2025		DFT0003859	7/31/2025	155.00	0.00	0.00	0.00	155.00	155.00
Training META	0.00	0.00	155.00	001-027-60760	Training	155.00					
SMT-846360	signs	7/31/2025		DFT0004022	7/31/2025	302.22	0.00	0.00	0.00	302.22	302.22

Vendor History Report

Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment	
Item Description	Units	Price	Amount	Account Number	Account Name		Dist Amount						
signs	1.00	302.22	302.22	001-042-70080	Signs		302.22						
Vendors: (1)							Total 01 - City of Independence:	35,305.17	85.79	64.51	0.00	35,455.47	35,455.47
Vendors: (1)							Report Total:	35,305.17	85.79	64.51	0.00	35,455.47	35,455.47



City of Independence

Payment Register

APPKT01295 - July 2025 Draft
01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount			
<u>038071</u>	Acrisure Midwest Trust	43,437.07			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004080</u>	07/31/2025	43,437.07		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>15241</u>	McKinley Property Insurance	07/01/2025	07/31/2025	0.00	43,437.07

Vendor Number	Vendor Name	Total Vendor Amount			
<u>035889</u>	AT&T	12,003.07			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004092</u>	07/31/2025	12,003.07		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>July 2025 Dfart</u>	Monthly Draft	07/31/2025	08/30/2025	0.00	12,003.07

Vendor Number	Vendor Name	Total Vendor Amount			
<u>036623</u>	AT&T	3,236.33			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004091</u>	07/31/2025	3,236.33		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>July 2025 Draft</u>	AT & T Internet	07/31/2025	08/30/2025	0.00	3,236.33

Vendor Number	Vendor Name	Total Vendor Amount			
<u>034736</u>	AT&T Mobility	3,925.94			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004090</u>	07/31/2025	3,925.94		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>July 2025 Draft</u>	Monthly First Net Telephone	07/31/2025	08/30/2025	0.00	3,925.94

Vendor Number	Vendor Name	Total Vendor Amount			
<u>033052</u>	Atmos Energy	3,537.02			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004081</u>	07/31/2025	3,537.02		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>July 2025 Draft</u>	Atmos Monthly Draft	07/31/2025	08/30/2025	0.00	3,537.02

Vendor Number	Vendor Name	Total Vendor Amount			
<u>003431</u>	Blue Cross/Blue Shield Of	106,882.31			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004183</u>	07/31/2025	2,842.75		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>022360291 - Dental</u>	Dental Insurance Premium	07/24/2025	08/23/2025	0.00	2,842.75
Bank Draft	<u>DFT0004184</u>	07/31/2025	104,039.56		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>022360291 - Health</u>	Health Insurance Premium	07/24/2025	08/23/2025	0.00	104,039.56

Vendor Number	Vendor Name	Total Vendor Amount			
<u>035464</u>	Conoco-Phillips Fleet Services	234.42			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	<u>DFT0004096</u>	07/31/2025	234.42		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>July 2025 Draft</u>	Fleet Monthly Charge	06/30/2025	07/30/2025	0.00	234.42

Payment Register

APPKT01295 - July 2025 Draft

Vendor Number	Vendor Name					Total Vendor Amount
<u>037586</u>	Directv					1,118.70
Payment Type	Payment Number	Payment Date	Payment Amount			
Bank Draft	<u>DFT0004082</u>	07/31/2025	1,118.70			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Directv Monthly Draft	07/31/2025	08/30/2025	0.00	1,118.70	

Vendor Number	Vendor Name					Total Vendor Amount
<u>037937</u>	Employee Benefits Corporation					551.75
Payment Type	Payment Number	Payment Date	Payment Amount			
Bank Draft	<u>DFT0004097</u>	07/31/2025	132.25			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>4998776</u>	EBC Consolidated Fee Monthly Invoice	07/15/2025	08/14/2025	0.00	132.25	
Bank Draft	<u>DFT0004098</u>	07/31/2025	398.19			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>4988109</u>	EBC Consolidated Claims Register	07/07/2025	08/06/2025	0.00	398.19	
Bank Draft	<u>DFT0004099</u>	07/31/2025	15.70			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>4992512</u>	EBC Consolidated Claims Register	07/10/2025	08/09/2025	0.00	15.70	
Bank Draft	<u>DFT0004100</u>	07/31/2025	1.27			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5006954</u>	EBC Consolidated Claims Register	07/15/2025	08/14/2025	0.00	1.27	
Bank Draft	<u>DFT0004101</u>	07/31/2025	1.61			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5015922</u>	EBC Consolidated Claims Register	07/24/2025	08/23/2025	0.00	1.61	
Bank Draft	<u>DFT0004102</u>	07/31/2025	2.73			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5018917</u>	EBC Consolidated Claims Register	07/28/2025	08/27/2025	0.00	2.73	

Vendor Number	Vendor Name					Total Vendor Amount
<u>032855</u>	Evergy					87,949.91
Payment Type	Payment Number	Payment Date	Payment Amount			
Bank Draft	<u>DFT0004083</u>	07/31/2025	87,949.91			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Evergy Monthly Draft	07/31/2025	08/30/2025	0.00	87,949.91	

Vendor Number	Vendor Name					Total Vendor Amount
<u>037526</u>	Global Payments Integrated					29,715.19
Payment Type	Payment Number	Payment Date	Payment Amount			
Bank Draft	<u>DFT0004084</u>	07/31/2025	29,715.19			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Monthly Draft	07/31/2025	08/30/2025	0.00	29,715.19	

Vendor Number	Vendor Name					Total Vendor Amount
<u>013110</u>	Kansas Department Of Revenue - Department of Taxati					4,346.96
Payment Type	Payment Number	Payment Date	Payment Amount			
Bank Draft	<u>DFT0004094</u>	07/31/2025	4,346.96			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	June 2025 Water/Fuel Tax	07/31/2025	08/30/2025	0.00	4,346.96	

Vendor Number	Vendor Name					Total Vendor Amount
<u>035708</u>	Kansas State Treasurer					5,734.23
Payment Type	Payment Number	Payment Date	Payment Amount			
Bank Draft	<u>DFT0004085</u>	07/31/2025	5,734.23			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Court Collections Draft	07/31/2025	08/30/2025	0.00	5,734.23	

Payment Register

APPKT01295 - July 2025 Draft

Vendor Number	Vendor Name					Total Vendor Amount
<u>032321</u>	Pitney Bowes					6,089.99
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	<u>DFT0004086</u>		07/31/2025	6,089.99		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Pitney Bowes Monthly Postage	07/17/2025	08/16/2025	0.00	6,089.99	
Vendor Number	Vendor Name					Total Vendor Amount
<u>019360</u>	Pitney Bowes Global Financial Services LLC					967.89
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	<u>DFT0004093</u>		07/31/2025	967.89		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>3320867418</u>	Postage Rental	06/10/2025	07/10/2025	0.00	967.89	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037182</u>	Sparklight Business					1,874.28
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	<u>DFT0004087</u>		07/31/2025	1,874.28		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Monthly Sparklight Draft	07/31/2025	08/30/2025	0.00	1,874.28	
Vendor Number	Vendor Name					Total Vendor Amount
<u>035989</u>	Totah Communications, Inc					56.08
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	<u>DFT0004088</u>		07/31/2025	56.08		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Totah Monthly Draft	07/31/2025	08/30/2025	0.00	56.08	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037328</u>	Verizon Gps					920.73
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	<u>DFT0004089</u>		07/31/2025	920.73		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>July 2025 Draft</u>	Verizon Monthly Draft	07/31/2025	08/30/2025	0.00	920.73	
Vendor Number	Vendor Name					Total Vendor Amount
<u>037708</u>	Woodriver Energy LLC					38.89
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	<u>DFT0004095</u>		07/31/2025	38.89		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>456531</u>	Woodriver Monthly Draft	07/11/2025	08/10/2025	0.00	38.89	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Manual Bank Draft	25	25	0.00	312,620.76
Packet Totals:		25	25	0.00	312,620.76

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-312,620.76
Packet Totals:		-312,620.76

PAY PERIOD 7/03/2025

GROSS: \$ 243,740.01

PAYROLL DEDUCTIONS

FEDERAL & FICA

\$ 51,902.43

KPERS DRAFTS

OGLI

\$ 53,243.19

\$ 0

STATE WITHHOLDING

\$ 10,780.37

PAYROLL EMPLOYEE DEDUCTIONS

\$ 19,924.94



City of Independence

Payroll Check Register Report Summary

Pay Period: 6/15/2025-6/28/2025

Packet: PYPKT00374 - 7/3/2025 Payroll
Payroll Set: City of Independence - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	167	163,148.18
Total	167	163,148.18



City of Independence

Payroll Check Register Report Summary

Pay Period: 6/15/2025-6/28/2025

Packet: PYPKT00414 - 7/3/2025-2 Payroll
Payroll Set: City of Independence - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	111.05
Total	1	111.05

PAY PERIOD 7/18/2025

GROSS: \$ 250,729.33

PAYROLL DEDUCTIONS

FEDERAL & FICA

\$ 53,211.15

KPERS DRAFTS

OGLI

\$ 53,981.03

\$ 980.01

STATE WITHHOLDING

\$ 11,072.98

PAYROLL EMPLOYEE DEDUCTIONS

\$ 19,518.22



City of Independence

Payroll Check Register Report Summary

Pay Period: 6/29/2025-7/12/2025

Packet: PYPKT00422 - 7/18/2025 Payroll
Payroll Set: City of Independence - 01

Type	Count	Amount
Regular Checks	1	902.70
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	167	168,441.68
Total	168	169,344.38