INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

October 22, 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 October 8th, 2025 meeting.

B. Consider setting a public hearing for November 13, 2025 at 5:30 PM for the purpose of vacating an alley beginning at South 18th Street between West Main and West Maple Street, thence running west from South 18th Street to Lot 46, Westside Addition.

C. Consider a change order for electrical changes related to the pump station for the water pipeline to Bartlett.

D. Consider authorizing the Daughters of the American Revolution to place a plaque in front of a tree in Riverside Park.

III. ITEMS FOR COMMISSION ACTION

A. Consider approving a 10-year lease agreement with USD 446 regarding the school district's use of Central Park Sports Complex in the amount of $70,000 annually, and accept the transfer of two tracts of USD 446 district property to the City of Independence.

B. Consider Approving Bid Award for the Purchase of Two (2) New Police Patrol Vehicles

C. Consider Ordinance No. 4496 adopting an amendment to the Independence Community Development Plan to update Figure 2.9 – Zoning Compatibility Matrix, as recommended by the Planning Commission.

D. Consider Adoption of Ordinance No. 4497 Updating the City Zoning Code and Ordinance No. 4498 Adding a New Landscaping Article as Recommended by the Planning Commission.

E. Consider a contract with Green Environmental Recycling and Disposal, LLC, for landfill services.

IV. REPORTS

A. City Board Minutes

B. Monthly Public Works and Project Report

C. Appropriations

V. CITY MANAGER'S COMMENTS

VI. COMMISSIONERS' COMMENTS

VII. PUBLIC CONCERNS

VIII. ADJOURNMENT

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department City Clerk **Director Approval** Kelly Passauer

AGENDA ITEM Consider approving the minutes of the October 8th, 2025 meeting.

SUMMARY RECOMMENDATION Approve the minutes.

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move to approve the minutes of the October 8th, 2025 Commission meeting

SUPPORTING DOCUMENTS

1. October 8 2025 Minutes

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; Kayla Schabel, Administrative Assistant to the City Manager; April Nutt, Director of Housing Authority; Scott Patton, Park and Zoo Director and Lacey Lies, Finance Director.

Visitors Present: Larry McHugh, Brea Sanford, Emily Lewis and Marci Roberts.

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

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

II. PRESENTATIONS

A. Live Healthy Montgomery County Presentation.

Marci Roberts has requested to present highlights of *Live Healthy Montgomery County*. She also previously submitted a funding request and indicated that the City of Coffeyville provided significant funding last year. We have been advised that this presentation is for informational purposes only and is not an action item requesting funding at this time.

We have also received requests from various local organizations for funding from the opioid settlement funds. A representative from Montgomery County

also approached us about partnering to fund another organization based in Independence.

At this time, the City's priority for opioid settlement funding is the purchase of eligible equipment to support local response and prevention efforts. If funds remain after those purchases in future years, and if the other entities in the County agree, we suggest forming a committee with representatives from each government entity that has unallocated funds. This committee could establish a consistent annual application and evaluation process for funding requests.

Participation in such a collaborative process would be voluntary, and each entity could still manage its own allocation independently. However, since the County initiated discussion about jointly funding a local organization, we believe this approach could help ensure requests are reviewed fairly and systematically—rather than being addressed on a first-come, first-served basis.

III. CONSENT AGENDA

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

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

A. Consider approving the minutes of the September 23rd and 25th, 2025 meetings.

Suggested Motion:
I move to approve the minutes of the September 23rd and 25th, 2025 Commission meetings.

B. Consider signing agreements with Cox Communications, Inc. to terminate access, right-of-way and use of City property agreements.

After collaborating three years ago, Cox Communications, Inc. has decided not to expand their services to Independence. As a result, we need to terminate the attached agreements.

Suggested Motion:
I move to authorize the termination agreements with Cox Communications, Inc. prepared by the City Attorney.

C. Consider a request from Neewollah, Inc. for an extended curfew on Tuesday, October 21, 2025, to accommodate the Neewollah Coronation Dance at the Independence Country Club.

On September 29, 2025, Denise Hines of Neewollah, Inc. submitted a letter requesting an extension of the curfew for the Neewollah Queen Candidates, Neelah Debs, escorts, and their dates in connection with the Neewollah Coronation Ball. The event will be held at the Independence Country Club on Tuesday, October 21, 2025, and is scheduled to conclude at 12:00 a.m.

The organizers noted that the ball's hours have been shortened from previous years, now ending at midnight rather than 1:00 a.m. To ensure attendees have sufficient time to depart, assist with cleanup, or briefly socialize before leaving, Neewollah, Inc. has requested that the curfew be extended to 1:00 a.m.

For safety and accountability, all participants are administered a breathalyzer test upon entering and leaving the dance.

Under Article II of the City Code, minors under 18 are prohibited from being in public after 12:30 a.m. unless accompanied by a parent or guardian or en route home from an authorized event. Section 70-29 authorizes the City Commission to suspend the curfew hours on specific occasions in response to written requests submitted at least 15 days in advance. This request meets those requirements.

Suggested Motion:
I move to approve the request from Neewollah, Inc. to suspend the curfew under Section 70-29 of the City Code until 1:00 a.m. on Wednesday, October 22, 2025, to allow Neewollah Queen Candidates, Neelah Debs, escorts, and their dates to return home, assist with cleanup, or remain briefly after the Coronation Ball concludes at midnight.

IV. ITEMS FOR COMMISSION ACTION

A. Consider health insurance renewal with Blue Cross Blue Shied of Kansas and MetLife for Calendar Year 2026.

City staff and the team at IMA Consulting have worked with insurance providers to procure the best health insurance rates possible for the City of Independence. The team went to market for health, drug, dental, and vision

plans. Blue Cross Blue Shield of Kansas (BCBS) came back with the best rates to the City. However, those rates were still an estimated 25.9% increase. The teams worked with the providers to modify the plan design to best reduce the increase and still provide rich benefits to employees.

The presented design increases plan deductibles by $500, removes the Co-insurance out of pocket, and increases copays. Changes can be see in blue on the comparison chart.The changes decrease the cost of the plan and represent a 19.2% estimated increase in rates.

In addition, the City is recommending changing to BCBS for vision from MetLife. All other voluntary insurance providers will remain with MetLife.

Motion:
On the motion of Dean Hayse, seconded by Tim Emert, the Commission approved health, drug, dental, vision, and voluntary insurance renewals for 2026.

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

B. Consider approval of a contract extension with Resource Recovery, Inc.

The contract with Resource Recovery expired on October 1, 2025. This will extend that contract for six months, until March 31, 2026.

Motion:
On the motion of Tim Emert, seconded by Dean Hayse, the Commission approved the contract extension with Resource Recovery, Inc to March 31, 2026 and for the execution of any necessary documents.

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

C. Considering authorizing a contract with Government Frameworks for Chronicle Cemetery Management Software.

Since 1870, Mount Hope Cemetery has been the final resting place for Independence area residents. As with any facility that has existed for more than one hundred years, record keeping has been inconsistent, with many different sextons keeping records in their own manner over the past century. Currently, records are kept in multiple digital databases, as well as handwritten records kept in the original leather-bound book, which has been

kept since 1870. The purpose of the Chronicle software is to digitize and reformat all existing records in a central database, verify those records for accuracy, and streamline the process for management of future records, plot sales, deeds, and service fees. As an added bonus, the Chronicle software also offers public-facing software which will allow visitors to find records and plot locations from their computer or cell phone. The Chronicle software also offers an aerial headstone survey, which provides a detailed aerial mapping of all burial sites. This option will not be included in the initial contract, but could be considered as an optional add-on in the future.

Motion:
On the motion of Dean Hayse, seconded by Tim Emert, the Commission authorized the contract with Government Frameworks to implement the Chronicle Cemetery Management Software at Mount Hope Cemetery.

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

V. REPORTS

A. City Board Minutes

B. Admin and Housing Goals

City Manager Passauer and Director of Housing Authority Nutt presented the reports.

VI. CITY MANAGER'S COMMENTS

City Manager Passauer reported that herself, John Garris and April Nutt attended the KDOT Meeting in Pittsburg and reported what the highest priorities were for highway projects in the district. Upcoming events include Zoolloween, Neewollah, and Trunk or Treat. and upcoming City Commission meetings and City Hall will be closed on Monday for Columbus Day.

VII. COMMISSIONERS' COMMENTS

Mayor Smith recognized City staff for the tree planting at the daughters of the revolution on the 4th at the park.

VIII. PUBLIC CONCERNS

None.

IX. ADJOURNMENT

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

Aye: None
Nay: None

_____
W. Scott Smith, Mayor

_____
Dean A. Hayse, Commissioner

_____
Tim Emert, Commissioner

Attest:

_____
City Clerk/Treasurer

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Public Works & Utilities **Director Approval** John Garris

AGENDA ITEM Consider setting a public hearing for November 13, 2025 at 5:30 PM for the purpose of vacating an alley beginning at South 18th Street between West Main and West Maple Street, thence running west from South 18th Street to Lot 46, Westside Addition.

SUMMARY RECOMMENDATION Approve setting the public hearing.

BACKGROUND Gary Overfield, owner of two properties adjacent to the alley beginning at South 18th Street between West Main and West Maple Street, thence running west from south 18th Street to Lot 46, Westside Addition has requested the City vacate the alley.

The City Attorney has reviewed the relevant documents. Additionally, a proposed ordinance and a Notice of Hearing have been prepared to facilitate the vacating process and are attached.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to set a public hearing for November 13, 2025, at 5:30 PM to vacate an alley beginning at South 18th Street between West Main and West Maple Street, thence running west from south 18th Street to Lot 46, Westside Addition.

SUPPORTING DOCUMENTS

1. 2025.10.14 Notice of Hearing
2. 2025.10.14 - Vacated alley Ordinance - Overfield
3. Vacate

NOTICE OF HEARING

You are hereby notified that the Governing body of the City of Independence, Kansas, will conduct a public hearing at 5:30 p.m. on 13th day of November, 2025 for the purpose of determining whether a certain alley shall be vacated as described below:

The alley beginning at South 18th Street between West Main And West Maple Streets, thence running West from South 18th Street to Lot 46, Westside Addition, approximately 150 feet in length, all within the City of Independence, Montgomery County, Kansas

David W. Schwenker, City Clerk

ORDINANCE NO. _____

AN ORDINANCE VACATING AN ALLEY IN,

PAVY'S ADDITION

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

Section 1. The governing body has determined that it is reasonable and prudent to vacate the following alley and it is hereby vacated:

The alley beginning at South 18th Street between West Main and West Maple Streets, thence running West from South 18th Street to Lot 46, Westside Addition, approximately 150 feet in length, all within the City of Independence, Montgomery County, Kansas

Section 2. Ownership of that portion of the alley so vacated shall revert to the owners of the adjacent real estate in proportion to the ownership of frontage on the vacated alley.

Section 3. The City of Independence hereby retains and reserves an easement for all utilities in the vacated alley area plus their repair and maintenance.

Section 4. This Ordinance shall be published in the official City newspaper and shall thereafter take effect thirty (30) days after publication unless one or more interested parties file written protest before expiration of such time, all as provided by law.

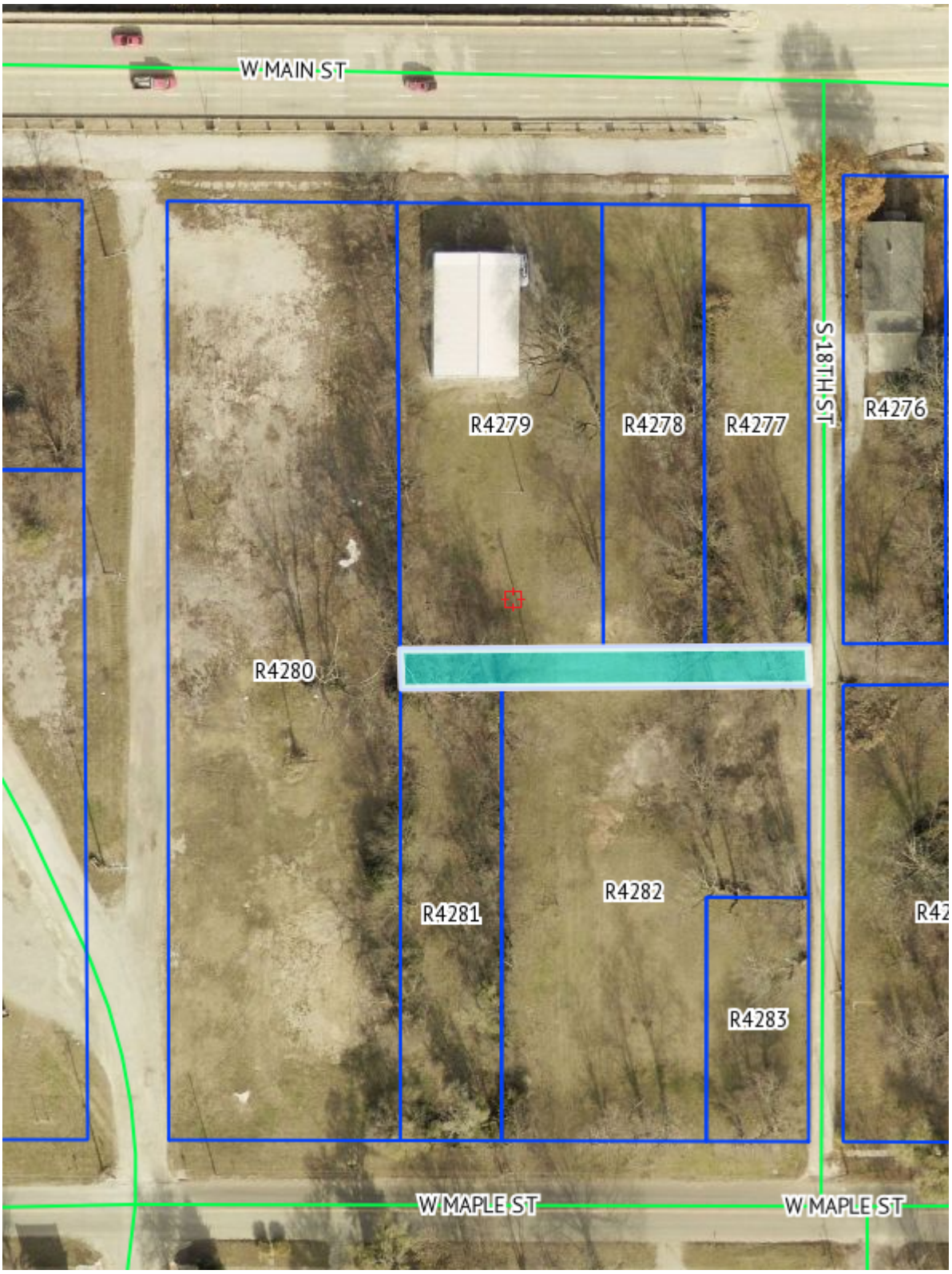
Adopted by the governing body of the City of Independence, Kansas on the 13th day of November, 2025.

_____
W.S Smith, Mayor

ATTEST:

_____
David Schwenker, City Clerk

Area shown in blueish-green and outlined in white to be vacated.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Public Works & Utilities **Director Approval** John Garris

AGENDA ITEM Consider a change order for electrical changes related to the pump station for the water pipeline to Bartlett.

SUMMARY RECOMMENDATION Authorize change order.

BACKGROUND During preparation for construction of the connection of the new transformer required by the higher connected load at the Water Treatment Plant, it was discovered the conductors were too short. The contractor proposed two alternatives, with the lower alternative being $3,036. Bartlett has reviewed and provided approval to this change.

It is requested that the Commission approve this purchase, which will eventually be repaid by Bartlett.

FINANCIAL INFORMATION This will be paid for by Bartlett.

SUGGESTED MOTION I move to authorize a change order to the contract with APAC-Kansas, Inc. in the $3,036.00 and for the execution of any necessary documents for this change.

SUPPORTING DOCUMENTS

1. Part 2 CO 1

DOCUMENT 00 63 63

CHANGE ORDER NO.: 1

Owner: **City of Independence, Kansas** Engineer's Project No.: **R4385.1**
Engineer: **EBH & Associates, P.A.**
Contractor: **APAC-Kansas, Inc. – Shears Division** Contractor's Project No.:
Project: **Independence Water Transmission Line Improvements 2023**
Contract Name: **Part 2 – Pump Station and Standpipe**
Date Issued: October 8, 2025 Effective Date of Change Order: October 8, 2025

The Contract is modified as follows upon execution of this Change Order:

Description: Extend existing water plant secondaries to accommodate new transformer in accordance with utility standards.

Attachments: None.

Change in Contract Price	Change in Contract Times
Original Contract Price: $ 1,973,100.00	Original Contract Times: Substantial Completion: August 13, 2026 Ready for final payment: September 17, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ -0-	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: None Ready for final payment: None
Contract Price prior to this Change Order: $ 1,973,100.00	Contract Times prior to this Change Order: Substantial Completion: August 13, 2026 Ready for final payment: September 17, 2026
Increase this Change Order: $ 3036.00	**[Increase] [Decrease]** this Change Order: Substantial Completion: None Ready for final payment: None
Contract Price incorporating this Change Order: $ 1,976,136.00	Contract Times with all approved Change Orders: Substantial Completion: August 13, 2026 Ready for final payment: September 17, 2026

Recommended by Engineer (if required)

By: Michael A Younger Michael A. Younger, PE 2025.10.08 15:55:20 -05'00'
Title: Engineer
Date: 10/8/25

Accepted by Contractor

William T Jacobson
Project Manager
10/8/2025

Authorized by Owner

By:
Title:
Date:

END OF DOCUMENT

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
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REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Park, Zoo & Cemetery **Director Approval** Scott Patton

AGENDA ITEM Consider authorizing the Daughters of the American Revolution to place a plaque in front of a tree in Riverside Park.

SUMMARY RECOMMENDATION Staff recommends authorizing the DAR to place a bronze plaque and plant a Liberty Tree in Riverside Park.

BACKGROUND The Daughters of the American Revolution (DAR) have purchased and planted a white oak tree near the statue garden in Riverside Park. The organization has also requested permission to place a commemorative plaque in front of the tree honoring General Richard Montgomery, who served in the Continental Army during the Revolutionary War. Following the tree planting, the DAR requested a signed letter from the Mayor confirming that the Governing Body approved both the tree planting and the placement of the plaque. This item is included on the consent agenda to authorize the Mayor to sign the letter, thereby formally recognizing the Governing Body's approval.

FINANCIAL INFORMATION No financial impact

SUGGESTED MOTION I move to authorize the Daughters of the American Revolution to place a bronze plaque and plant a Liberty Tree in Riverside Park.

SUPPORTING DOCUMENTS

1. DAR Permission on City Letterhead

City of Independence – City Hall
120 N. 6th Street
Independence, KS 67301

October 22, 2025

120 North 6th Street
Independence, KS 67301

Dear National Society Daughters of the American Revolution (NSDAR):

The City of Independence would like to grant the Esther Lowrey Chapter (NSDAR), permission to place a bronze plaque commemorating General Richard Montgomery, and to plant a Liberty Tree inside Independence Park located inside city limits. The city of Independence owns and operates the Mount Hope Cemetery and the Mayor and City Commission is the governing body of the city.

Sincerely,

W.S. Smith
Mayor

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Admin **Director Approval** Kelly Passauer

AGENDA ITEM Consider approving a 10-year lease agreement with USD 446 regarding the school district's use of Central Park Sports Complex in the amount of $70,000 annually, and accept the transfer of two tracts of USD 446 district property to the City of Independence.

SUMMARY RECOMMENDATION This agreement formalizes a new long-term partnership between the City of Independence and Unified School District No. 446 for the district's use of the newly redesigned Central Park Sports Complex for high school baseball and softball. The new complex provides the district and community with modern, accessible, and high-quality athletic facilities that support both competitive and recreational needs.

BACKGROUND In 2020–2021, the former USD 446 Superintendent reached out to the City to explore a partnership that would include two regulation softball fields and two regulation baseball fields in the Central Park redesign. All of the requested fields have been completed, with the exception of the second baseball field, for which the dirt work has been finished, positioning the project for future expansion if funding opportunities allow. These new fields replace those currently used by the district on South 10th Street, which are City-owned but no longer part of the City's or Recreation Commission's ongoing investment plan.

Following continued discussions about partnership opportunities, earlier proposals included shared funding between the City, Recreation Commission, school district, grants, and private donations for initial construction. Although the school district did not take formal action on construction participation at that time, on October 13, 2025, the USD 446 Board of Education approved a 10-year lease agreement for the Central Park Sports Complex baseball and softball fields for high school use. The agreement, modeled after USD 446's existing partnership with Independence Community College for stadium use, supports the facility's ongoing maintenance and upkeep.

FINANCIAL INFORMATION This agreement provides a clear framework for the district's continued access to high-quality, ADA-compliant athletic facilities for students and the community. It formalizes a long-term partnership that has been in development for several years, ensuring equitable use and shared community benefit.

Under the agreement, USD 446 will pay an annual lease fee of $70,000, with a $300,000 land credit applied evenly over ten years, resulting in a net annual payment of $40,000 during the initial term. The agreement is consistent with similar intergovernmental partnerships and provides sustainable, predictable funding for facility maintenance and operations.

City staff appreciate the district's engagement and collaboration throughout this process and wish to thank the USD 446 Board of Education and administration for their partnership on this important community project.

SUGGESTED MOTION I move to approve a 10-year Lease Agreement with USD 446 regarding the school district's use of the Central Park Sports Complex in the amount of $70,000 annually, to accept the transfer of two tracts of USD 446 district property to the City of Independence, and to authorize the Mayor, or in the Mayor's absence the Vice Mayor or a designated Commissioner, to sign all necessary documentation.

SUPPORTING DOCUMENTS

1. CPSC.446Approved

LEASE AGREEMENT – Option A

This Lease Agreement is entered into by and between the City of Independence, Kansas ("City") and Unified School District No. 446 ("USD 446").

WHEREAS, City owns certain recreational property known as the Central Park Sports Complex which includes, among other things, competition baseball and softball fields with associated improvements.

AND WHEREAS, USD 446 desires to use the competition baseball and softball fields for high school sports events and related activities.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties agree to the following:

1. Term: This Lease Agreement shall be for a term of ten (10) years beginning January 1, 2026, and ending December 31, 2035. After the initial term, the Lease Agreement shall automatically renew for one five-year term unless either party provides the other party written notice of termination at least ninety (90) days before the end of the initial term.

2. Property: The property being leased by USD 446 shall consist of the competition baseball and softball fields with access to parking, restroom facilities and concession operations (hereafter "Facilities"). USD 446 shall have priority usage of the Facilities during the term of this agreement.

3. Designated Scheduling Agent: City hereby designates the Independence Joint Recreation Commission (IRC) to serve as a liaison between City and USD 446 for the scheduling of USD 446 activities. The following guidelines shall apply:

a. USD 446 may use the Facilities for regularly scheduled high school baseball and softball games.

b. USD 446 may use the Facilities for practices, scrimmages and tournaments.

c. USD 446 may operate the concession stand during USD 446 athletic contests.

d. USD 446 baseball and softball teams shall have reasonable pre-and-post event access for set up, warm up, and take down.

e. USD 446 shall submit its proposed schedules to IRC no later than January 15 of each year.

f. IRC shall coordinate all usage schedules for the Central Park Sports Complex fields giving reasonable priority to USD 446 competitive events.

g. In the event of scheduling conflicts, the parties shall work cooperatively to resolve such conflicts. If unresolved, IRC shall have the final scheduling authority but will act in good faith to ensure equitable field access to USD 446.

4. Lease Payment: USD 446 shall pay City an annual lease payment of $70,000.00 as herein after set forth:

a. Initial Term (January 1, 2026 – December 31, 2035): In exchange for USD 446's transfer of title to the following parcels of real estate to City, USD 446 shall receive an annual credit of $30,000.00 resulting in a net annual payment of $40,000.00 during the initial term:

Tract 1: a tract of land in a portion of the SW/4 of the NW/4 of Section 26, Township 32 South, Range 15 East of the 6th P.M., Montgomery County, Kansas, and being more particularly described as follows:

Commencing at the Northeast corner of the SW/4 of said Section 26; thence S.01°43'07" E. along the East line of said SW/4 of the NW/4 a distance of 300.00 feet to the point of beginning; thence continuing S. 01°43'07" E.

along said East line a distance of 600.00 feet, thence S 88°42'35" W. a distance of 1200.00 feet, thence N. 01°43'07" W. a distance of 900.00 feet to the North line of said SW/4 of the NW/4 , thence N. 88°42'35" E. along said North line a distance of 670.00 feet, thence S. 01°43'07" E. a distance of 300.00 feet, thence N. 88°42'35" E. a distance of 530.00 feet to the point of beginning

Tract 2: Lot 2, Block 1, USD 446 Intermediate School Addition, City of Independence, Montgomery County, Kansas

b. Payment Schedule and Late Fees: Payments are due by July 15 of each year. A late fee of 1.5% per 30 days shall apply for overdue payments.

5. Liability and Insurance: City and IRC shall not be responsible for any damages incurred to person or property arising from USD 446's use of the Facilities. USD 446 shall obtain general liability insurance, naming both City and IRC as additional insureds, in amounts approved by City.

6. Maintenance: During the term of this Lease Agreement IRC has agreed to keep the fields in good repair and playable condition, perform routine mowing, infield care, lighting, and facility upkeep and to notify both City and USD 446 of any damage beyond ordinary wear and tear. USD 446 shall be responsible for any damage to the Facilities caused by its activities beyond normal wear and tear.

7. Event Management: USD 446 shall be responsible for supervision of activities conducted on the Facilities during its scheduled events; shall provide game day field preparation and post-event cleanup; shall prevent any damage to the facilities; and shall promptly notify IRC of any damage, hazards or safety concerns.

8. Assignment: Neither party may assign any portion of this Lease Agreement to a third party without prior written consent of the other party.

9. Entire Agreement: This Lease Agreement contains the full and complete understanding of the parties. Any modifications must be in writing and approved by both parties.

City of Independence, Kansas

By: _____
W. Scott Smith, Mayor

ATTEST:

By: _____
David W. Schwenker, City Clerk

Unified School District 446

By: _____
Charles Barker, Sr.
President Board of Education

ATTEST:

By: _____
Toni Jabben
USD #446 Board Clerk

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Police **Director Approval** Dustin Stafford

AGENDA ITEM Consider Approving Bid Award for the Purchase of Two (2) New Police Patrol Vehicles

SUMMARY RECOMMENDATION Staff recommends awarding the bid to Specialty Vehicle Source as the vendor providing the best overall value and meeting all required specifications based on price, vehicle suitability, and delivery schedule for the purchase of two (2) new police patrol vehicles.

BACKGROUND The City of Independence Police Department issued a request for bids for two (2) identical patrol vehicles meeting or exceeding the required specifications. The bid specifications included a four-door SUV with a white exterior, automatic transmission, power locks and windows, and optional police equipment such as emergency lighting, siren systems, a prisoner transport cage, and dual weapon mounting options.Three bids were received by the published deadline:

- Specialty Vehicle Source (Junction City, KS): Dodge Durango Pursuit — $56,050 per unit, total $112,100, confirmed delivery date January 30, 2026.
- Quality Motors (Independence, KS): Ford Police Interceptor Utility — $59,335 per unit, total $118,670, estimated delivery 16–20 weeks from now (February – March, 2026), not guaranteed.
- Hendrick Chevrolet Shawnee Mission (Merriam, KS): Chevrolet Tahoe PPV — $72,362 per unit, total $144,724, estimated delivery December 2025.

The lowest bid was submitted by Specialty Vehicle Source for the Dodge Durango Pursuit at $56,050 per unit. In addition to being the lowest bid, this model is the preferred vehicle of the Independence Police Department due to its proven reliability, larger interior compartments, and strong performance record in law enforcement service. The increased cabin space and storage capacity provide improved functionality for in-car equipment, officer safety, and prisoner transport.

Specialty Vehicle Source also provided the earliest confirmed delivery date, ensuring timely replacement of aging fleet vehicles.

FINANCIAL INFORMATION The total purchase cost for two (2) fully equipped Dodge Durango Pursuit patrol vehicles is $112,100, to be funded from the Police Department Vehicle Replacement Fund, which currently has $180,000 available for the replacement of vehicles and required equipment. Per the City's Purchasing Policy, local vendors may receive preference in the amount of up to 5% of the lowest responsible and responsive bid. The local bid from Quality Motors of Independence totaled $118,670, compared to Specialty Vehicle Source's low bid of $112,100. The 5% preference threshold would allow a local bid up to $117,705 (5% above the low bid). Therefore, the local bid exceeded the allowable margin by approximately

$965 and was $6,570 higher overall than the lowest bid. Based on price, vehicle suitability, and delivery schedule, Specialty Vehicle Source provides the best overall value and meets all requirements under the City's formal bidding process.

SUGGESTED MOTION I move to approve the bid from Specialty Vehicle Source of Junction City, Kansas, in the amount of $112,100.00 for the purchase of two (2) Dodge Durango Pursuit police patrol vehicles.

SUPPORTING DOCUMENTS

1. IPD Vehicles Bid - Specialty Vehicle Source
2. Quality Motors
3. Hendrick Chevrolet Shawnee Mission

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

BID SHEET

(1)	Base bid per specified unit:	$ 55,900.00 PER BUILT VEHICLE
(2)	Optional additions:	$ N/A
(3)	Delivery charge per unit	$ 150.00
	Total per unit:	$ 56,050.00

Exceptions / Variances to bid Specifications {must be identified}

JUST FYI:

1. THIS IS A V6 DODGE DURANGO PURSUIT
2. THIS IS A SMART SIREN SYSTEM
3. THIS IS A FULL BACK SEAT CAGE W/ PLASTIC SEAT
4. LIGHTBAR IS HALF RED + HALF BLUE, + AMBER REAR, + WHITE FRONT
5. ALL LIGHTS ARE AT LEAST DUAL COLOR - (CAN ALSO TURN WHITE)

If further space is needed, please attach additional pages.

Delivery Date: 1/30/2026

I hereby certify that the bid submitted by this company is for an SUV/Sedan that will meet all the requirements set forth in these specifications, including all equipment specified, except where exceptions are indicated on a separate piece of paper. Enclosed with our bid is an explanation of what we propose to furnish in lieu of the specified requirements where we have indicated any exceptions. This copy of the specifications and our list of exceptions, if any, shall be considered to be the accurate contract vehicle description upon our award.

SPECIALTY VEHICLE SOURCE
Company Name

705 E. 8TH ST. — Address
JUNCTION CITY — City
KS — State

66441 — Zip
785-477-8370 — Phone
N/A — (Alt) Phone

Sales Representative Signature
BRIAN WYATT — Printed Name
9/25/2025 — Date

CITY OF
INDEPENDENCE
KANSAS

"Delivering Excellence"

Addendum 01 - Change of Due Date

The City of Independence, Kansas is issuing Addendum 01 for **Police Department Patrol Vehicles**.

This addendum is adjusting the due date and bid opening from on or before 2:00 pm CST September 25th, 2025 **to on or before 2:00 pm CST Thursday October 2nd, 2025**. Bids shall be enclosed in a sealed envelope plainly marked on the outside **"IPD VEHICLES"**. If a bid is mailed, the original envelope shall be enclosed in a separate envelope addressed to the City Clerk, also plainly marked on the outside as stated above. E-mailed bid can be sent to davids@independenceks.gov cc laceyl@independenceks.gov. The apparent low bid will then be presented to the Independence City Commission at their next regular meeting for their formal action.

The city reserves the right to accept or reject any or all bids or to waive any informalities should any occur as may best benefit the City. The City Manager may require that no bidder may withdraw a bid for a period of up to forty-five (45) days after the date and hour set for opening bids, but that a bid may be withdrawn up to twenty-four (24) hours prior to expiration of the deadline for submitted bids. The City reserves the right to add or delete options after the bid is awarded and expects appropriate credit or debit for said options.

Lacey Lies

Lacey Lies, Finance Director

CITY OF
INDEPENDENCE
KANSAS

"Delivering Excellence"

SPECIFICATIONS

Required

4-door SUV

White Exterior

Automatic Transmission

Auto Lock/Windows

Spare Tire

Optional

Exterior emergency lights

Emergency Sirens

Console with Light and Siren Controller

Cupholders

Prisoner transport cage

Window Armor

Rear storage cabinet

Dual Weapon Gunlock

The Independence Police Department will be wanting to purchase 2 identical vehicles.

CITY OF
INDEPENDENCE
KANSAS

"Delivering Excellence"

BID SHEET

(1)	Base bid per specified unit:	$	43,988.00
(2)	Optional additions:	$	15,347.00
(3)	Delivery charge per unit	$	0
	Total per unit:	$	59,335

Exceptions / Variances to bid Specifications {must be identified}

1. _____
2. _____
3. _____
4. _____
5. _____

If further space is needed, please attach additional pages.

Delivery Date: 16-20 Weeks ETA - not a guarantee of delivery

I hereby certify that the bid submitted by this company is for an SUV/Sedan that will meet all the requirements set forth in these specifications, including all equipment specified, except where exceptions are indicated on a separate piece of paper. Enclosed with our bid is an explanation of what we propose to furnish in lieu of the specified requirements where we have indicated any exceptions. This copy of the specifications and our list of exceptions, if any, shall be considered to be the accurate contract vehicle description upon our award.

Quality Motors
Company Name

2022 W Main — Address
Independence — City
KS — State

67301 — Zip
620 331 6090 — Phone
(Alt) Phone

Marsha Loveless
Sales Representative Signature

Marsha Lovelss
Printed Name

10-2-2025
Date

Preview Order P924 - K8A - Police Inter Utility AWD: Order Summary Time of Preview: 09/24/2025 16:00:56 Receipt: 9/24/2025

Dealership Name: Quality Motors of Independence, Inc. **Sales Code :** F53659

Dealer Rep.	Josh Wulf	**Type**	Fleet	**Vehicle Line**	Explorer	**Order Code**	P924
Customer Name	Police	**Priority Code**	M1	**Model Year**	2026	**Price Level**	615

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP
K8A0 POLICE INTER UTILITY AWD	$48550	$47094	50 STATE EMISSIONS	$0
.119 INCH WHEELBASE	$0	$0	PRICE CONCESSION INDICATOR	$0
TOTAL BASE VEHICLE	$48550	$45759	REMARKS TRAILER	$0
OXFORD WHITE	$0	$0	SPECIAL DEALER ACCOUNT ADJUSTM	$0
CLOTH BUCKETS/VINYL REAR SEATS	$0	$0	SPECIAL FLEET ACCOUNT CREDIT	$0
ONYX INTERIOR	$0	$0	FUEL CHARGE	$0
EQUIPMENT GROUP 500A	$0	$0	NET INVOICE FLEET OPTION (B4A)	$0
.FM STEREO	$0	$0	PRICED DORA	$0
3.3L TI-VCT V6 ENGINE	$0	$0	ADVERTISING ASSESSMENT	$0
10-SPEED AUTO TRANSMISSION	$0	$0	DESTINATION & DELIVERY	$1695
FORD FLEET SPECIAL ADJUSTMENT	$0	$-515		

	MSRP
TOTAL BASE AND OPTIONS	$50245
DISCOUNTS	NA
TOTAL	$50245

ORDERING FIN: QA933 **END USER FIN:** QA933

INCENTIVES

Acc. Code ID :10 Contract/Ref # :15-786T Bid Date :03/28/25State : KS

Your Price 43,988.00

Warranty 3 Years - 36,000 Bumper to Bumper
5 Year 60,000 Powertrain

Plus
Up-fit PK
15,347.00

Per Unit 59,335

City of Independence
Police Dept

Customer Signature Date

This order has not been submitted to the order bank.

TCS UPFITTING A DIVISION OF TRAFFIC CONTROL SERVICES, INC.

405 N. CLEVELAND AVE.

WICHITA, KS 67214

316-448-0402 - FAX 316-448-0404

www.tcsupfitting.com

"QUOTE"

QUOTE DATE:	10/1/2025	YEAR:	2025	ESTIMATOR:
AGENCY:	QUALITY MOTORS	MAKE:	FORD	BRIAN
ATTN.	MARSHA LOVELESS	MODEL:	PI UTILITY	

Quantity	Item Description	Units
1	FULL PRISONER (FRONT PARTITON, CARGO PARTITION, WINDOW BARS)	EA
1	REAR SINGLE BOX	EA
1	DUAL WEAPON MOUNT	EA
1	CONSOLE	EA
1	COMPLETE 100 WATT SIREN CONTROLLER	EA
1	LIGHTBAR (DUAL COLOR) (= 360°)	EA

$ 15,347.00 per Unit

NOTES:

OUR INSTALLATION WARRANTY IS AS LONG AS YOU OWN THE VEHICLE, LIGHTS AND METAL PRODUCTS HAVE MANUFACTURE'S WARRANTY.

WE HAVE GARAGE KEEPERS INSURANCE TO PROTECT YOUR VEHICLE/S WHILE IN OUR CARE.

TCS's Authorized Signature

IF ALL IS AGREED, PLEASE SIGN BELOW AND FAX QUOTE BACK TO US AT 316-448-0404

Department's Authorized Signature

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

Advertisement for Bid

The City of Independence, Kansas is accepting bids for **Police Department Patrol Vehicles** meeting or exceeding the attached specifications.

Bids must be received in the office of the City Clerk, 120 N 6th St., Independence, KS. 67301, **on or before 2:00 pm CST September 25th, 2025**. Bids shall be enclosed in a sealed envelope plainly marked on the outside **"IPD VEHICLES"**. If a bid is mailed, the original envelope shall be enclosed in a separate envelope addressed to the City Clerk, also plainly marked on the outside as stated above. E-mailed bid can be sent to davids@independenceks.gov cc laceyl@independenceks.gov. The apparent low bid will then be presented to the Independence City Commission at their next regular meeting for their formal action.

The city reserves the right to accept or reject any or all bids or to waive any informalities should any occur as may best benefit the City. The City Manager may require that no bidder may withdraw a bid for a period of up to forty-five (45) days after the date and hour set for opening bids, but that a bid may be withdrawn up to twenty-four (24) hours prior to expiration of the deadline for submitted bids. The City reserves the right to add or delete options after the bid is awarded and expects appropriate credit or debit for said options.

Lacey Lies

Lacey Lies, Finance Director

CITY OF
INDEPENDENCE
KANSAS

"Delivering Excellence"

SPECIFICATIONS

Required

4-door SUV

White Exterior

Automatic Transmission

Auto Lock/Windows

Spare Tire

Optional

Exterior emergency lights

Emergency Sirens

Console with Light and Siren Controller

Cupholders

Prisoner transport cage

Window Armor

Rear storage cabinet

Dual Weapon Gunlock

The Independence Police Department will be wanting to purchase 2 identical vehicles.

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

BID SHEET

(1)	Base bid per specified unit:	$ 53862
(2)	Optional additions:	$ 16500
(3)	Delivery charge per unit	$ 2000
	Total per unit:	$ 72,362

Exceptions / Variances to bid Specifications {must be identified}

1. _____
2. _____
3. _____
4. _____
5. _____

If further space is needed, please attach additional pages.

Delivery Date: December 2025

I hereby certify that the bid submitted by this company is for an SUV/Sedan that will meet all the requirements set forth in these specifications, including all equipment specified, except where exceptions are indicated on a separate piece of paper. Enclosed with our bid is an explanation of what we propose to furnish in lieu of the specified requirements where we have indicated any exceptions. This copy of the specifications and our list of exceptions, if any, shall be considered to be the accurate contract vehicle description upon our award.

Hendrick Chevrolet Shawnee Mission
Company Name

8300 West 63rd
Address

Merriam
City

KS
State

66202
Zip

913-789-4306
Phone

(Alt) Phone

Sales Representative Signature

Jim Flanigan
Printed Name

9-29-25
Date

CITY OF
INDEPENDENCE
KANSAS
"Delivering Excellence"

FOR QUESTIONS, PLEASE CONTACT:

Chad Simmons, Fleet Manager

chads@independenceks.gov (620) 332-1700

OR

Dustin Stafford, Chief of Police

dustins@independenceks.gov (620) 332-1700

Hendrick Chevrolet Shawnee Mission - MERRIAM, KS

Hendrick AUTOMOTIVE GROUP | COMMERCIAL

CONTACT TO PURCHASE

Stock No.	PPV TAHOE
Date	09/24/2025
Sales Rep	Kenneth Ussery
Sales Rep Phone #	(816) 446-0455

CUSTOMER INFORMATION

Customer	CITY OF INDEPENDANCE KS			Email	CHADS@INDEPENDENCEKS.GOV		
Street	120 N 6TH ST	City	INDEPENDENCE	State	KS	Zip	67301
Contact		Phone	(620) 332-1700	Cell	(620) 332-1700	Fax	
P.O.#		Fleet Account Number:					

VEHICLE INFORMATION

New/Used	New	Year	2025	Make	Chevrolet	Model / Description	Tahoe Police Vehicle
Mileage	0	Fuel Type		VIN #	1GNS5UED0SR215767		
Color	WHITE			Interior Color	BLACK		

INSURANCE INFORMATION

Insurer		Policy No.		Agency		Phone	
Street		City		State		Zip	

TRADE-IN INFORMATION

Make / Model		Color		Year		Eng.	
VIN		Mileage		Notes			

TRANSACTION

	Items Added				
1	TRANSPORT	$ 1,500.00	1. MSRP	$	56,362.00
2			2. Added Equipment	$	1,500.00
3			3. Dealer Discount	$	
4			4. Less Incentives / Rebates	$	1,000.00
5			REBATE	$	1,000.00
6					
7					
8					
9			5. Total Price	$	56,862.00
	Purchase Quantity	2	6. Trade-In	$	
Notes:			7. Net Trade Difference	$	56,862.00
			8. Trade Payoff	$	
			9. Dealer Admin	$	699.00
			10. Taxable Sub-Total	$	57,561.00
			11. Sales Tax Rate	$	
			12. Registration and Title Fees	$	3.50
			13. Sub-Total	$	57,564.50
			14. Less Deposit / Down Payment	$	
			15. Final Amount Due / Financed	$	115,129.00

	09/24/2025		09/24/2025
Customer Signature	Date	Dealer Signature	Date

QUOTE VALID THRU DATE:

"This offer is based on incentives, rates and other conditions that may expire at any time without notice. All offers are subject to vehicle availability, lender's credit approval and lender's other requirements. Customer hereby authorizes this vehicle order, and agrees to the vehicle terms set forth herein."

◀ PULL THIS STRIP TO EXPOSE ADHESIVE

CHEVROLET

2025 TAHOE 2WD POLICE VEHICLE

EXTERIOR: SUMMIT WHITE
INTERIOR: JET BLACK

ENGINE, 5.3L ECOTEC3 V8
TRANSMISSION, 10-SPEED AUTO

Visit us at www.chevy.com

STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

OWNER BENEFITS
- 3 YEAR / 36,000 MILE* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR/60,000 MILE* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT **WHICHEVER COMES FIRST SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

PERFORMANCE & MECHANICAL
- MECHANICAL LIMITED SLIP DIFFERENTIAL
- 20" STEEL WHEEL
- FRONT SKID PLATE
- ELECTRONIC PRECISION SHIFT
- TRAILERING EQUIPMENT
- AIR CLEANER, HIGH CAPACITY

CONNECTIVITY & TECHNOLOGY
- 8 YEARS ONSTAR BASICS SEE ONSTAR.COM FOR TERMS
- KEYLESS OPEN, LOCK & START
- TWO POWER OUTLETS, 120 VOLT
- 17.7" DIAG ADVANCED COLOR LCD DISPLAY WITH GOOGLE BUILT-IN COMPATIBILITY INCLUDING NAV CAPABILITY, CONNECTED APPS
- WIRELESS APPLE CARPLAY AND WIRELESS ANDROID AUTO FOR COMPATIBLE PHONES
- KEYLESS START

INTERIOR
- TRI-ZONE AUTOMATIC HVAC
- FRONT 40/20/40 SPLIT BENCH
- SECOND ROW 60/40 SPLIT FOLDING BENCH
- FLOOR COVERING, RUBBERIZED-VINYL
- UNIVERSAL VEHICLE MODULE

EXTERIOR
- LED HEADLAMPS & TAILLAMPS
- LED DAYTIME RUNNING LAMPS
- HIGH APPROACH FRONT FASCIA
- POWER ADJUSTABLE OUTSIDE MIRRORS, HEATED
- RAIN SENSING WINDSHIELD WIPERS

SAFETY & SECURITY
- HD SURROUND VISION
- REAR PARK ASSIST
- REAR PEDESTRIAN ALERT
- THEFT DETERRENT SYSTEM

MANUFACTURER'S SUGGESTED RETAIL PRICE

STANDARD VEHICLE PRICE	**$52,500.00**

OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

1FL SAFETY PACKAGE:	825.00
• REAR CROSS TRAFFIC BRAKING	
• LANE KEEP ASSIST WITH LANE DEPARTURE WARNING	
• INTERSECTION AUTOMATIC EMERGENCY BRAKING	
• BLIND ZONE STEERING ASSIST	
• FORWARD COLLISION ALERT	
• AUTOMATIC EMERGENCY BRAKING	
• INTELLIBEAM	
• SIDE BICYCLIST ALERT	
• REAR CAMERA MIRROR	
• FRONT PEDESTRIAN AND BICYCLIST BRAKING	
PILLAR MOUNTED SPOTLAMP, LEFT	800.00
RADIO SUPPRESSION PKG	95.00
WIRING, GRILLE LAMPS/SPEAKERS	92.00
WIRING, HORN/SIRENS CIRCUIT	55.00
TOTAL OPTIONS	$1,867.00
TOTAL VEHICLE & OPTIONS	$54,367.00
DESTINATION CHARGE	1,995.00

TOTAL VEHICLE PRICE*	**$56,362.00**

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

TAHOE 2WD

Fuel Economy
16 MPG combined city/hwy
14 city
18 highway

Standard SUVs range from 11 to 100 MPG. The best vehicle rates 140 MPGe.

6.2 gallons per 100 miles

You **spend $7,000** more in fuel costs over 5 years compared to the average new vehicle. GFZ

Annual fuel cost $3,300

Fuel Economy & Greenhouse Gas Rating (tailpipe only): 3 (1 – 10, Best)

Smog Rating (tailpipe only): 6 (1 – 10, Best)

This vehicle emits 564 grams CO_2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs $9,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at $3.50 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov
Calculate personalized estimates and compare vehicles

Smartphone QR Code™

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score — **Not Rated**
Based on the combined ratings of frontal, side and rollover.
Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	Driver	**Not Rated**
	Passenger	**Not Rated**

Based on the risk of injury in a frontal impact.
Should ONLY be compared to other vehicles of similar size and weight.

Side Crash	Front seat	**Not Rated**
	Rear seat	**Not Rated**

Based on the risk of injury in a side impact.

Rollover ★★★
Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA)
www.safercar.gov or 1-888-327-4236

Equipped with the safety and security of OnStar.
Visit onstar.com for details.

PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS CARLINE:
U.S./CANADIAN PARTS CONTENT: 37%
MAJOR SOURCES OF FOREIGN PARTS CONTENT: MEXICO 37%

NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE:
FINAL ASSEMBLY POINT:
ARLINGTON, TX U.S.A.
COUNTRY OF ORIGIN:
ENGINE: UNITED STATES
TRANSMISSION: UNITED STATES

This label has been applied pursuant to Federal law – Do not remove prior to delivery to the ultimate purchaser. *Includes Manufacturer's Recommended Pre-Delivery Service. Does not include dealer installed options and accessories not listed above, local taxes or license fees.

© 2009 General Motors LLC
GMLBL_PROD_0043 – 10/23/2023

ORDER NO DVXSB7 SALES CODE C
SALES MODEL CODE CC10706
DEALER NO 16467
FINAL ASSEMBLY:
ARLINGTON, TX U.S.A.

VIN 1GNS5UED0SR215767 **REISSUE**

DEALER TO WHOM DELIVERED
LOVE CHEVROLET COMPANY
PO BOX 8387
COLUMBIA, SC 29202-8387

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Admin **Director Approval** Kayla Schabel

AGENDA ITEM Consider Ordinance No. 4496 adopting an amendment to the Independence Community Development Plan to update Figure 2.9 – Zoning Compatibility Matrix, as recommended by the Planning Commission.

SUMMARY RECOMMENDATION Approve the ordinance.

BACKGROUND The Independence Community Development Plan was adopted on May 23, 2024, by Ordinance No. 4454. On September 2, 2025, the Planning Commission held a duly noticed public hearing to consider a proposed amendment to the Comprehensive Plan to update Figure 2.9 – Zoning Compatibility Matrix in Chapter 02: Future Land Use (page 35). Following the hearing, the Planning Commission voted to recommend approval of the amendment. On October 7, 2025, the Planning Commission formally adopted its recommendation by Resolution No. 2025-PC001, as required by K.S.A. 12-747, and transmitted the amendment to the City Commission for consideration.

State law requires that amendments to the comprehensive plan be adopted by the Governing Body by ordinance or resolution following a recommendation from the Planning Commission.

The proposed ordinance:

- Formally adopts the updated Figure 2.9 – Zoning Compatibility Matrix as part of the City's official comprehensive plan.
- Ensures compliance with Kansas statutes governing comprehensive plan amendments.
- Will take effect upon publication in the official city newspaper, unless otherwise specified.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move that the City Commission adopt Ordinance No. 4496 amending the Independence Community Development Plan to update Figure 2.9 – Zoning Compatibility Matrix, as recommended by the Planning Commission in Resolution No. 2025-PC001.

SUPPORTING DOCUMENTS

1. Ordinance 4496 - Amendment Comp Plan
2. Resolution 2025-PC001 - Amending the Comprehensive Plan

ORDINANCE NO. 4496

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS AMENDING THE INDEPENDENCE COMMUNITY DEVELOPMENT / COMPREHENISVE PLAN TO UPDATE FIGURE 2.9 – ZONING COMPATIBILITY MATRIX

WHEREAS, the City of Independence, Kansas, has a duly constituted Planning Commission as provided by K.S.A. 12-744; and,

WHEREAS, pursuant to K.S.A. 12-747(b), the Planning Commission is authorized to make recommendations to the Governing Body of the City relating to the adoption and amendment of a Comprehensive Plan by a single resolution or by successive resolutions and is further authorized to adopt or amend parts of the Comprehensive Plan for the City of Independence; and,

WHEREAS, the City of Independence, Kansas adopted the *Independence Community Development Plan* on May 23, 2024, by Ordinance No. 4454; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on September 2, 2025, to consider the amendment to the Independence Community Development Plan to update Figure 2.9 – Zoning Compatibility Matrix, and on October 7, 2025, adopted Resolution No. 2025-PC001 recommending approval of the amendment to the Governing Body.

WHEREAS, the Planning Commission approved said amendment on September 2, 2025, and has transmitted its recommendation to the Governing Body pursuant to K.S.A. 12-747.

WHEREAS, pursuant to K.S.A. 12-747(b), upon receipt of the Planning Commission's recommendation to adopt the new Comprehensive Plan, the Governing Body of the City of Independence, Kansas, has considered the Planning Commission's recommendation and does hereby take the following action upon such recommendation;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS:

SECTION 1. **Adoption of Amendment.** The Independence Community Development Plan is hereby amended to replace Figure 2.9 – Zoning Compatibility Matrix, as set forth in Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. **Effective Date.** This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

SECTION 3. **Repeal of Conflicting Provisions.** Any prior provisions of the Independence Community Development Plan in conflict with this amendment are hereby repealed to the extent of such conflict.

ADOPTED by the Governing Body of the City of Independence, Kansas, on the **22nd day of October 2025**.

_____

W. Scott Smith, Mayor

ATTEST:

_____

David W. Schwenker, City Clerk

EXHIBIT A – UPDATED FIGURE 2.9

EXHIBIT A Amendment to the Independence Community Development Plan – Update to Figure 2.9 – Zoning Compatibility Matrix Chapter 02: Future Land Use, Page 35

Attached hereto as Exhibit A and incorporated by reference is the amendment to the *Independence Community Development Plan* (Figure 2.9 – Zoning Compatibility Matrix) as recommended by the Planning Commission and hereby adopted by the Governing Body.

FIGURE 2.9 // ZONING COMPATIBILITY MATRIX

		Future Land Use Categories												
		Agricultural + Open Space	Rural Residential	Low-Density Residential	Medium-Density Residential	High-Density Residential	Downtown Commercial	Neighborhood Commercial	Commercial	Business Park	Industrial	Airport	Public/Semi-Public	Park + Recreations
Zoning Districts	A-1 Agricultural	Y	Y	M									Y	Y
	R-1 Large Lot Single-Family Residential	Y	Y	Y	M								M	M
	R-2 Single-Family Dwelling	M	Y	Y	Y	M								
	R-3 Low-Density Multifamily Dwelling			M	Y	Y								
	R-4 Medium-Density Multifamily Dwelling				Y	Y								
	R-5 High-Density Multifamily Dwelling					Y								
	O&P Office and Professional							Y	Y	M				
	C-1 Neighborhood Business						M	Y	Y					
	C-2 Commercial Services								Y	M				
	C-3 Central Business						Y	M	Y					
	C-4 Highway Commercial								Y	Y	Y			
	M-1 Light Industrial									Y	Y	Y		
	M-2 Heavy Industrial									M	Y	Y		
	PUD Planned Unit Development	M	M	M	M	M	M	M	M	M	M	M	M	M

Legend

Compatible Zoning = Y
Partially Compatible Zoning = M

RESOLUTION NO. 2025-PC001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDEPENDENCE, KANSAS, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE INDEPENDENCE COMMUNITY DEVELOPMENT PLAN / COMPREHENSIVE PLAN TO UPDATE FIGURE 2.9 – ZONING COMPATIBILITY MATRIX.

WHEREAS, the City of Independence, Kansas, has a duly constituted Planning Commission as provided by K.S.A. 12-744; and

WHEREAS, the Planning Commission of the City of Independence, Kansas, held a duly noticed public hearing on September 2, 2025, to consider an amendment to the Independence Community Development Plan to update Figure 2.9 – Zoning Compatibility Matrix, found on page 35 in Chapter 02: Future Land Use; and

WHEREAS, at such hearing, the Planning Commission received public comment and reviewed the proposed amendment in accordance with K.S.A. 12-747; and

WHEREAS, following the hearing, the Planning Commission voted to recommend approval of the amendment to the Governing Body; and

WHEREAS, the provisions of K.S.A. 12-747 were followed and addressed; and,

WHEREAS, it is the intent of the Planning Commission to confirm and ratify its prior recommendation in compliance with state law.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF INDEPENDENCE, KANSAS, THAT:

1. The Planning Commission hereby recommends that the Governing Body of the City of Independence, Kansas, adopt the amendment to the Independence Community Development Plan to update Figure 2.9 – Zoning Compatibility Matrix, as presented in Exhibit A attached hereto and incorporated herein by reference.

2. This resolution shall be transmitted to the Governing Body together with the proposed amendment for consideration and adoption by ordinance.

3. This resolution shall be in full force and effect after its adoption by the Planning Commission of the City of Independence, Kansas.

ADOPTED this **7th** day of **October 2025**.

Chair of the Planning Commission

ATTEST:

~~Secretary~~ Vice Chair of the Planning Commission

Exhibit A

Updated Figure 2.9 – Zoning Compatibility Matrix (as prepared by staff)

EXHIBIT A: Amendment to the Independence Community Development Plan – Update to Figure 2.9 - Zoning Compatibility Matrix Chapter 02: Future Land Use, Page 35

Attached hereto as Exhibit A and incorporated by reference is the proposed amendment to the Independence Community Development Plan (Figure 2.9 – Zoning Compatibility Matrix) recommended by the Planning Commission for adoption by the Governing Body.

FIGURE 2.9 // ZONING COMPATIBILITY MATRIX

		Future Land Use Categories												
		Agricultural + Open Space	Rural Residential	Low-Density Residential	Medium-Density Residential	High-Density Residential	Downtown Commercial	Neighborhood Commercial	Commercial	Business Park	Industrial	Airport	Public/Semi-Public	Park + Recreations
Zoning Districts	A-1 Agricultural	Y	Y	M									Y	Y
	R-1 Large Lot Single-Family Residential	Y	Y	Y	M								M	M
	R-2 Single-Family Dwelling	M	Y	Y	Y	M								
	R-3 Low-Density Multifamily Dwelling			M	Y	Y								
	R-4 Medium-Density Multifamily Dwelling				Y	Y								
	R-5 High-Density Multifamily Dwelling					Y								
	O&P Office and Professional							Y	Y	M				
	C-1 Neighborhood Business						M	Y	Y					
	C-2 Commercial Services								Y	M				
	C-3 Central Business						Y	M	Y					
	C-4 Highway Commercial								Y	Y	Y			
	M-1 Light Industrial									Y	Y	Y		
	M-2 Heavy Industrial									M	Y	Y		
	PUD Planned Unit Development	M	M	M	M	M	M	M	M	M	M	M	M	M

Legend

Compatible Zoning = Y

Partially Compatible Zoning = M

Chapter 02: Future Land Use **Page 35**

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Admin **Director Approval Kayla Schabel**

AGENDA ITEM Consider Adoption of Ordinance No. 4497 Updating the City Zoning Code and Ordinance No. 4498 Adding a New Landscaping Article as Recommended by the Planning Commission.

SUMMARY RECOMMENDATION Staff recommends approval of both ordinances as presented. Should the City Commission wish to make additional modifications to the landscaping article, staff recommends adopting the comprehensive zoning ordinance and referring the landscaping article back to the Planning Commission for further review.

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 planning consultant.

At its September 23, 2025, meeting, the City Commission referred the proposed zoning code amendments back to the Planning Commission with direction to make several modifications, including:

- Incorporating provisions for Tiny Home Planned Unit Developments (PUDs)
- Updating the residential design standards that apply to manufactured homes so that they also apply to modular homes; and
- Reviewing and updating the landscaping requirements for parking lots.

On October 7, 2025, the Planning Commission approved revisions incorporating the requested changes. The revised zoning code now:

- Adds Tiny Home PUD provisions;
- Expands residential design standards to include modular homes; and
- *Modifies landscaping standards* by reducing the required open space on lots subject to landscaping from 20% to 10%, and limiting the additional 5% parking lot landscaping requirement (for parking lots with 60 or more spaces) to only the C-4 district.

The Planning Commission voted to recommend that the article on landscaping be considered separately from the remainder of the zoning code updates, in order to allow the City Commission to adopt the primary zoning code revisions and retain flexibility to request further adjustments to the landscaping requirements if desired.

Accordingly, two ordinances are recommended by the Planning Commission and presented for consideration:

1. Ordinance No. ____ - Repealing and replacing Articles IV (Section 403.0 Definitions), V, VI, VII, VIII, and X of the Zoning Code.
2. Ordinance No. ____ - Adding a new Article XIX to the Zoning Code related to Landscaping Requirements.

Note on Attached Ordinance Drafts: The attached ordinances are unformatted drafts. A final formatted version, identical in content, will be distributed to the City Commission and posted with the agenda prior to the meeting.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION

Option 1 - Approve Both the Comprehensive Zoning Update and the Landscaping Article

Motion 1: "I move to adopt Ordinance No. 4497 repealing and replacing Article IV, Section 403.0, and Articles V, VI, VII, VIII, and X of the Zoning Code."

Motion 2: "I move to adopt Ordinance No. 4498 adding a new Article XIX to the Zoning Code related to Landscaping Requirements"

Option 2 – Approve Only the Comprehensive Zoning Update and Return Landscaping Article to Planning Commission:

Motion: "I move to adopt Ordinance No. 4497 repealing and replacing Article IV, Section 403.0, and Articles V, VI, VII, VIII, and X of the Zoning Code, and to refer the proposed landscaping article back to the Planning Commission for further consideration."

SUPPORTING DOCUMENTS

1. Ordinance No 4497 - Repealing and Replacing certain Articles of the Zoning Code
2. Ordinance No 4498 - Addition of New Article to the Zoning Code regulating Landscaping (1)

ORDINANCE NO. 4497

AN ORDINANCE REPEALING AND REPLACING ARTICLE IV, SECTION 403.0, AND ARTICLES V, VI, VII, VIII, AND X OF THE ZONING CODE, TO UPDATE AND MODERNIZE THE ZONING REGULATIONS OF THE CITY OF INDEPENDENCE, KANSAS.

WHEREAS, the City of Independence, Kansas, through its Planning Commission and Governing Body, has completed a comprehensive review and update of the City's Zoning Regulations; and

WHEREAS, the Planning Commission, after due notice and hearing, has recommended approval of said comprehensive update; and

WHEREAS, the Governing Body finds it necessary and appropriate to repeal and replace specific articles of the zoning regulations to promote the orderly development of land and to protect the public health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS:

SECTION 1. Article IV, Section 403.0, Definitions, of the Zoning Code of the City of Independence, Kansas, is hereby repealed in its entirety and replaced as follows:

403.0. - Definitions.

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.

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.

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.

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.

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.

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 car 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.

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 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 (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.

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 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 are*a*

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 of 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.

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. 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.

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, 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: (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 form 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: 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.

SECTION 2. Article V of the Zoning Code of the City of Independence, Kansas, is hereby repealed in its entirety and replaced as follows:

ARTICLE V. DISTRICT REGULATIONS

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.

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

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

507.4. *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	10%	10%	10%	0%	10%	10%	10%
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						

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
Multiple family dwelling (3+ apartment or condo units)					P	P		C		C			
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 Developments (see Article X of the Zoning Code for special provisions)	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		

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
Freestanding automated teller machine (ATM)							P	P	P	P	P		
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
Hardware store, lawn and garden store, or similar use with outdoor storage								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
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													
Limited (no food related processing and manufacturing, all activities wholly contained within a building)												P	P
General (limited food processing, outdoor storage limited)												P	P
Intensive (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													
Junk or garbage processing, recycling, storage, or transfer station (indoor only)													C
Petroleum products, chemicals, fuel, and gasses refining, manufacture, distribution, or bulk 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
Rubber goods manufacture													C
Sand or gravel pits, mining, and crushing													C
Smelting and processing or 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

SECTION 3. Article VI of the Zoning Code of the City of Independence, Kansas, is hereby repealed in its entirety and replaced as follows:

ARTICLE VI. SUPPLEMENTARY DISTRICT REGULATIONS

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 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 three feet into any required yard provided that a minimum setback of 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 ten feet to any other structure. Accessory structures may be located in the rear yard, but shall not be closer than five feet to the rear lot line and the side lot line except that if the structure is a parking garage with a vehicular alley entrance, 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:

a. Is subordinate to and serves a principal building and principal use;

b. Is subordinate in area, extent or purpose to the principal building or buildings served;

c. Contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or principal use served;

d. Is located on the same lot or legally tied to a contiguous lot as the principal building or principal use served.

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.

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.

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. Off-street parking and loading spaces as regulated by article VII of these regulations.

i. Storage of major recreational equipment.

j. Restaurants, drugstores, gift shops, swimming pools, tennis courts, clubs and lounges and newsstands when located in a permitted hotel, motel or office building.

k. Employee restaurants and cafeterias when located in a permitted business or manufacturing or industrial building.

l. 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.

m. Retail sales for permitted industrial uses when located on the same site as the industrial use.

n. The storage of retail merchandise when located within the same building as the principal retail business.

o. Any wholesale or retail sales activity may also include accessory service or repair activity for goods which are sold on the premises.

p. 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.

q. 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.

r. A tiny house for use by the property owner's family.

s. 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.

t. 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. - 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.

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 manufactured homes shall have:

a. A minimum roof pitch of 4-inches in height to 12 running inches.

b. Siding material shall be wood, masonry, composition board or finished aluminum lap siding, or other materials normally found on site-built homes.

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.

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

a. A minimum roof pitch of 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 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 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 duel 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.

SECTION 4. Article VII of the Zoning Code of the City of Independence, Kansas, is hereby repealed in its entirety and replaced as follows:

ARTICLE VII. OFF-STREET PARKING AND LOADING REGULATIONS

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 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
Single family dwelling, semi-detached	2 per dwelling unit

OFF-STREET PARKING SPACES REQUIRED	
USE	**NUMBER OF PARKING SPACES REQUIRED**
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 pe 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	"

OFF-STREET PARKING SPACES REQUIRED	
USE	**NUMBER OF PARKING SPACES REQUIRED**
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
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:*

a. 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.

b. 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.

c. 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:*

a. 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.

b. *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 Setback[1]	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 Setback[3]	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.

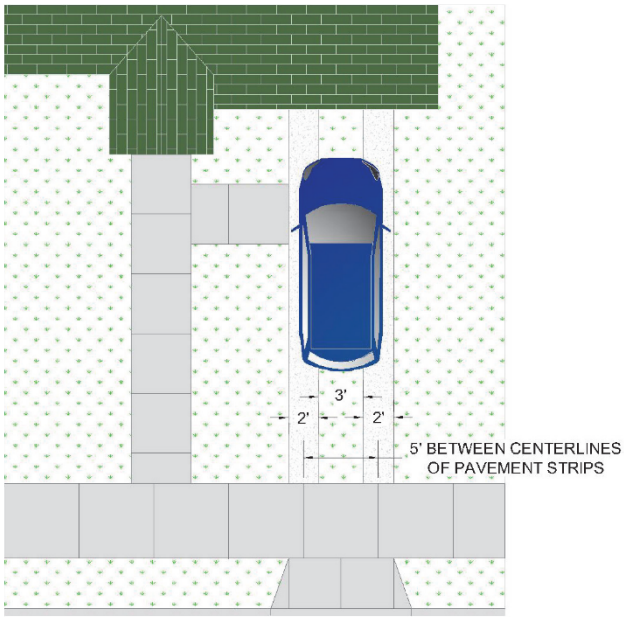
705.1 *Surface material:* All driveways, access drives, and off-street parking and loading areas shall be paved with hot mix asphalt (HMA), Portland cement concrete (PCC), or pavers (including permeable pavement and paver systems), or asphalt double-sealed paving (also known as double chip seal). The 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.



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.

SECTION 5. Article VIII of the Zoning Code of the City of Independence, Kansas, is hereby repealed in its entirety and replaced as follows:

ARTICLE VIII. 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.
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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. Ballon 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 in 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.

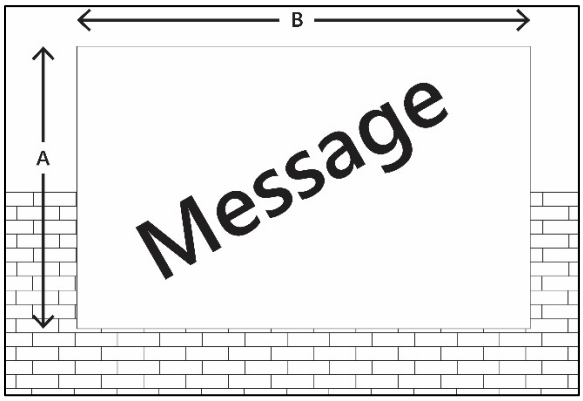
1. **Formula A.** The sign area is the sum of the area of two (2) contiguous rectangles, squares or circles that enclose the extreme points or edges of all copy, logos and symbols of said sign.

Figure 5

Sign Area = (A1 x A2) + (B1 x B2)

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



Sign Area = A x B

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.

SECTION 6. Article X of the Zoning Code of the City of Independence, Kansas, is hereby repealed in its entirety and replaced as follows:

ARTICLE X. - SPECIAL PROVISIONS APPLYING TO MISCELLANEOUS CONDITIONAL USES

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. *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-obscuring 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-obscuring 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 colocation 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 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, 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.

b. Each application for a conditional use permit for a cell tower shall be accompanied by the following information:

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.

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.

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 lightening 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.

15. All cell towers 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.

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. The determination of whether or not to deny 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.

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.

1001.1. 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 CDB 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 CDB 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.

SECTION 7. Appendix A - Listing of Permitted and Conditional Uses, contained within the Zoning Code (Appendix B to the City Code), is hereby repealed in its entirety.

SECTION 8. Appendix B - A Standard System for Identifying and Coding Land Use Activities, contained within the Zoning Code (Appendix B to the City Code), is hereby repealed in its entirety.

SECTION 9. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. This Ordinance shall take effect and be in force from and after its publication in the official City newspaper.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, ON THIS 22ND DAY OF OCTOBER, 2025.

_____
W.S. Smith, Mayor

ATTEST:

_____
David Schwenker, City Clerk

ORDINANCE NO. 4498

AN ORDINANCE ADDING A NEW ARTICLE XIX TO THE ZONING CODE OF THE CITY OF INDEPENDENCE, KANSAS, RELATING TO OPEN SPACE AND LANDSCAPING REGULATIONS.

WHEREAS, the City of Independence, Kansas, through its Planning Commission and Governing Body, has completed a comprehensive review and update of the City's Zoning Regulations; and

WHEREAS, as part of that process, the Planning Commission has recommended adoption of new provisions establishing open space and landscaping regulations; and

WHEREAS, the Governing Body finds it necessary and appropriate to add a new article to the zoning code to promote orderly development, protect property values, and enhance the appearance and livability of the community.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS:

SECTION 1. There is hereby added to the Zoning Code of the City of Independence, Kansas, a new Article XIX, to read as follows:

ARTICLE XIX. OPEN SPACE AND LANDSCAPING REGULATIONS

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 - Applicability Limited to C-4 Highway Commercial District*. The following standards shall apply only within the C-4 Highway Commercial District to all off-street parking and loading areas containing sixty (60) or more parking stalls, except for industrial uses located within an industrial zoning district. Landscaping required for off-street parking and loading areas shall not count toward fulfillment of any other landscaping requirement of this Article.

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.

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This Ordinance shall take effect and be in force from and after its publication in the official City newspaper.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, ON THIS 22ND DAY OF OCTOBER, 2025.

_____
W.S. Smith, Mayor

ATTEST:

_____
David Schwenker, City Clerk

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 22, 2025

Department Public Works & Utilities **Director Approval** John Garris

AGENDA ITEM Consider a contract with Green Environmental Recycling and Disposal, LLC, for landfill services.

SUMMARY RECOMMENDATION Approve contract.

BACKGROUND On July 10th, proposals were opened from two companies for solid waste disposal services, specifically providing a place for City crews to take refuse for proper disposal. Two proposals were received. One of them was a unit price for landfilling the City's refuse at a facility in Oklahoma. The other, from Green Environmental, was a unit price for acceptance of refuse at a transfer station north of Cherryvale.

As the contract with Resource Recovery expired on October 1, 2025 and Resource Recovery did not provide a proposal, the City requested an extension of the contract with Resource Recovery. The Commission voted to extend the contract until March 31, 2026.

This contract will go into effect on April 1, 2026, and provides for a ten-year location for City refuse disposal.

Please note that this contract does not modify sanitation services being provided by City crews.

FINANCIAL INFORMATION Landfill costs will increase approximately 10% in April of 2026 and 3% annually thereafter. These costs are paid for by the Sanitation enterprise fund.

SUGGESTED MOTION I move to approve the contract with Green Environmental Recycling and Disposal, LLC and for the execution of any necessary documents.

SUPPORTING DOCUMENTS

1. INDY DISPOSAL AGREEMENT

Agreement for Disposal Services for the City of Independence, Kansas

This agreement for Disposal Services (hereafter called Agreement) is entered into between the City of Independence, Kansas, a municipal corporation (hereafter called the City), and Green Environmental Recycling and Disposal, LLC (hereafter called the Contractor) a Kansas Limited liability company, effective April 1, 2026.

Whereas, City wishes to enter into this agreement with the Contractor for the disposal and transportation of the City's refuse collected from the residential, commercial, and City establishments.

Now Therefore, in mutual consideration covenants and agreements herein contained, the parties agree to the following:

Disposal Site: Contractor agrees to receive the refuse (solid waste) from the City at the Contractor's permitted Transfer Station located at 5428 Highway 169, Cherryvale, Kansas 67335. Contractor agrees to make the facility available and compliant with all City, county, state, and federal rules and regulations. Contractor agrees to load and transport the acceptable solid waste, and approved special waste to a State and Federally approved Disposal facilities for final disposal at the Contractors expense.

Exclusive Use/Waste Type: The City agrees to exclusively use the Contractor Transfer Station for the disposal of all acceptable solid waste and approved special waste (except recyclable material) that the City, or an approved City contractor collects for the City from the residential, commercial, and City establishments during the terms of this agreement. This excludes independent firms engaged in demolition or construction of any type, including environmental abatements, even if hired or engaged by the City. Contractor shall not be required to accept any type of waste not permitted by the Kansas Department of Health and Environment to be deposited in a Subtitle D Landfill, including any excluded waste defined below.
Contractor shall not acquire title to any excluded waste material when it is deposited at the Transfer Station or deposited at the Landfill working face. Notwithstanding anything to the contrary set forth in this agreement or otherwise, title to, and liability for, any Excluded Waste shall at no time pass to the Contractor. Deposit of any excluded waste at the landfill shall not deemed to vest title to any Excluded Waste to the Contractor, or the owner or operator of the Landfill. If the title is deemed vested in Contractor, Contractor shall have the right to revoke the acceptance of any waste at any time such waste is discovered to be or contain Excluded Waste.

Term: This agreement shall be for a term of ten (10) years beginning April 1, 2026 and ending March 31, 2036. The agreement shall be automatically renewed for a period of five (5) years thereafter unless either party shall give written notice of termination by certified

mail at least 90 days but no more than 180 days prior to the termination of the initial term or any renewal term. During the term of this contract, the Contractor shall have the sole and exclusive right to provide Disposal Services of all solid waste materials generated within the corporate limits of the City and collected by the City. This excludes water and wastewater residuals, which are currently disposed of in a KDHE/EPA approved manner by the City. The City also reserves the right to transport waste to Contractor via other entities with written approval from the City.

Other Customers: Nothing contained herein shall restrict the right of the Contractor accept and dispose of waste from other customers, private haulers, or otherwise, and the Contractor may set its own fees for such other customer in its sole discretion.

Permits: Contractor shall acquire and maintain all necessary permits to operate the Transfer Station, and operate the Transfer Station in accordance with all county, state, and federal rules and regulations, laws, and statutes. Contractor shall provide copies of non-confidential inspection reports for the Transfer Station and the Landfill at which it is dumping the waste, upon request of the City.

Hours of Operation: Contractor shall make the Transfer Station available to the City during the hours of 6:00 am to 6:00 pm, Monday through Friday. The contractor will work with the city within reason to be able to operate an efficient collection system and take care of the customers of the city. The Contractor agrees to extend the hours of operations at the Transfer Station to fully accommodate City's emergency services if reasonably possible.

Basis and Method of Payment: The Contractor shall bill the City based on the actual tons deposited into the transfer station at the agreed rates provided. The Contractor will bill the City monthly or Bi monthly, and the City shall pay the invoices promptly. Payment of Invoices should be made upon receipt of such invoice, and should not exceed 30 days.

Modification of Rates: All pricing included in **Exhibit A** will remain constant for the first twelve (12) months of the initial term of the ten-year Agreement. Prices will then be increased automatically on each anniversary date every year by three percent (3.0%) starting at the beginning of year two for each line item.

Contractor reserves the right to request additional increases from the City for items out of the control of the Contractor such as local, state, or federal government fees, or other costs past along from the disposal facility; and these request, if reasonable and proven, should not be unreasonably denied by the City. Should Contractor make such a request, City may require that other portions of this Agreement be reopened for further negotiation. If the request is denied in part or in whole, or if the City requires

that other portions of this agreement to be renegotiated, the Contractor also reserves the right to selectively require portions of the Agreement to be reopened for further negotiations.

Commitment to City: Contractor commits to being a partner of the City, and to work with the City in every way to provide the best, and most cost-effective means of disposal available in the market. When things change, Contractor is committed to evaluating our fees, and making sure we are providing the best service and pricing going forward for the City, while allowing Contractor to continue to be an ongoing concern.

Governing Law, Jurisdiction, State: This agreement shall be governed by the laws of the State of Kansas both as to interpretation and performance. Both Parties acknowledge and accept that the exclusive jurisdiction and venue for any dispute arising out of this Agreement, or the performance of duties hereunder is the District Court of Montgomery County, State of Kansas.

Indemnification: The Contractor agrees to indemnify and hold the City, harmless for all claims, liabilities, penalties, forfeitures, lawsuits, and the cost and expenses incident thereto, which it may hereafter incur, become responsible for, or pay out as a result of death or bodily injuries to any person, destruction or damage to property, contamination or adverse effects on the environment, or any violation of governmental laws, regulations or orders to the extent caused by Contractor's breech of this agreement or by the negligent or willful acts or omissions of the Contractor., its employees and/or agents in the performance of this agreement.

Insurance: The contractor shall always during the term of this contract maintain in full force and effect employer's liability, Workman's Compensation, public liability, and property damage insurance. All insurance shall be by insurers licensed to do business in the State of Kansas for policy limits acceptable to the City, and before commencement of any work hereunder, the Contractor agrees to furnish the City certificates or other evidence satisfactory to the City to the effect that such insurance has been procured and is in force. To this Agreement, the Contractor shall carry the following types of insurance in at least the limits specified below:

Minimum Limits of Insurance:

Type Coverage	Per Occurrence Minimum	Aggregate Minimum
Workers Compensation	As required by law and shall cover all employees including drivers.	As required by law.
Comprehensive & Gene Public Liability	$1,000,000.00	$2,000,000.00
Property Damage	$1,000,000.00	$1,000,000.00

Comprehensive Au Liability-Bodily Injury	$1,000,000.00	$2,000,000.00
Comprehensive Auto Liability-Property Damage	$500,000.00	$1,000,000.00

The Contractor will also provide, or ensure a Certificate of Insurance is issued by the landfill listing both the City and the Contractor as Additional Insured's.

Termination: It shall constitute an "Event of Default" under this agreement if either party violates any term or condition under this agreement, and such violations, except for nonpayment by the city, shall continue for a period of 30 days following the receipt of written notice from the other party specifying the violation and requiring it to be remedied; provided however, that if any such violation cannot with due diligence be remedied by the violating party within thirty (30) days, and such party commences to remedy with reasonable diligence, the period of time for the remedy of such a violation shall be extended so long as the violation party prosecutes such remedy with reasonable diligence, not to exceed an additional 60 days. Following the occurrence of any event of default, and following the violating party's failure to remedy the violation as provided herein, the non-violating party may terminate this agreement without further liability.

Force Majeure: The performance of this Agreement by Contractor may be suspended and its obligations hereunder excused or extended in the event , and during a period that such performance is prevented, hindered, or delayed by a cause or causes beyond the reasonable control of the Contractor, including, without limitations: labor disputes, strikes or lockouts, acts of god, war, pandemics, fires, explosions, national defense requirements, accidents, riots, floods, sabotage, lack of fuel, power, materials, labor, or transportation facilities, power failures, injunctions, restraining orders, breakage or failure of machinery or apparatus that cannot be temporarily replaced, damage or destruction of the Transfer Station or Landfill and the facilities of the locations, injunctions or restraining orders, and judicial or government laws, regulations, requirements, orders, actions or inaction, including the revocation or suspension of or failure to obtain for reasons beyond Contractor's reasonable control, any licenses or permits required for operation of the Transfer Station or Landfill (a Force Majeure Event) In the event of a disruption of services under any circumstances, the Contractor will make every reasonable effort to reopen the Transfer Station, or Landfill (which ever may be the issue) and restore the services that have been disrupted. Alternate Transfer facilities or Alternate Landfills will be utilized if the disruptions may possibly cause extended disruptions for the customers. (Fires, Weather, Floods, High Winds) In the event of a Force Majeure Event, the Contractor will notify City and the notice will include a statement describing the efforts

the Contractor is taking to alleviate the event. If the Force Majeure event extends more than 60 days, City may declare this Agreement canceled and the City shall be released of any further obligations under this Agreement except for payment of services performed prior to the termination.

Right to Require Performance: The failure of either party at any time to require performance by the other party of any provisions of this agreement will in no way affect the right of that party thereafter to enforce the same. No waiver by either party of any breach of any of the provisions will be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any other provision.

Holidays: The following days shall be considered holidays for the purpose of this contract: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Contractor may decide to observe any or all the above¬ mentioned holidays by suspension of service, but will work with City in advance to determine when opened and closed.

Contractor will work with the city to determine closure days and times and Holidays

Assignment: Neither party may assign this Contract or any part hereof without the written consent of the other.

Entire Agreement: This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof, and there are no understandings or agreements other than those expressly set forth herein. Amendment of this Agreement shall be only by written instrument signed and dated by the parties, making specific reference to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed this _____.

Green Environmental Recycling and Disposal LLC (Contractor)

By:_____ Date 10/16/25
John F. Hafner, Owner/Manager, Contractor
PO Box 17
608 E. 2nd Street
Erie, Kansas 66733

City of Independence, Kansas (City)

By:_____ Date_____
Mayor

ATTEST:

By:_____
Date_____

Exhibit A – Pricing Year 1

Rates:	Rate including all fees:
1. Municipal Solid Waste	$52.50 per ton
2. Construction and Demolition Waste	$52.50 per ton
3. Water and Waste Water Residual Particulates	$52.50 per ton
4. Emergency Services – loose yard	$30.00 per yard
5. Emergency Services – compacted yard	$20.00 per yard

In the event of natural disaster the Contractor may provide services at a base rate of $30.00 Per cubic yard for the collection, loading, removal and disposal of all acceptable refuse created by such occurrence during the first week not exceeding 70 hours (10 hours per day) regardless of the involvement of the Federal Emergency Management Agency and or the Kansas Emergency Management Agency (FEMA/KEMA)/ The Contractor and the Municipality agree to negotiate any rates in addition to the base yardage rate. Contractor further agrees to meet or exceed all FEMA/KEMA guidelines with respect to the natural disaster hauling and disposal. The City may elect to utilize citizens, volunteers, or employees of the City to provide clean up service under such circumstances.

Report
CITY OF INDEPENDENCE
October 22, 2025

Department Admin **Director Approval Kelly Passauer**

AGENDA ITEM City Board Minutes

BACKGROUND

SUPPORTING DOCUMENTS

1. September 2 2025 PZ Minutes

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's September 2, 2025 Meeting

I. Call to Order

Present: Rachel Lyon, Kym Kays, Gary Hogsett, Lisa Richard, Butch Holum, Rita Ortolani and Michelle Avery

Absent: Tim Haynes and Anita Chappuie

City Staff Present: Kelly Passauer. City Manager; David Cowan, Assistant City Manager; David Schwenker, City Clerk; April Nutt, Director of Housing Authority and Kayla Schabel, Executive Assistant

Guests: Larry McHugh, Roxey Smith, Teresa Davison, William Davison and Owen Davison

Chairperson Lyon called the meeting to order.

II. Minutes

a. Consider approving minutes of the August 5th, 2025 meeting.

Motion:
On the motion of Gary Hogsett, seconded by Lisa Richard the Commission approved the minutes of the August 5th, 2025 meeting as presented.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

III. Board of Zoning Appeals (Does not include outside City appointments)

IV. Planning Commission

a. 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".

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.

Motion:
On the motion of Lisa Richard, seconded by Butch Holum, the Commission recommended 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.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Michelle Avery, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

Motion:
On the motion of Lisa Richard, seconded by Rachel Lyon, the Commission recommended the City Commission 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 and inventory will not be stored outside for more than 24 hours.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Michelle Avery, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

b. 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.

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.

Motion:
On the motion of Gary Hogsett, seconded by Butch Holum, the Commission recommended approval of a variance to the City Commission to waive the requirement for sidewalks within the Country Village Subdivision.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Michelle Avery, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

c. Public hearing to consider amending Appendix A-Subdivisions and Appendix B-Zoning of the City Code.

The zoning board has been working on the updated zoning code and would like to present it to the Planning Commission for approval.

Motion:
On the motion of Lisa Richard, seconded by Butch Holum, the Commission recommended the City Commission adopt the text amendments, with the three alterations, #1: section 607.2 Section A will read private garages or carports. Section B will read a structure for storage incidental to a permitted use. #2: on page 36 in the permitted and conditional usage table, A "C" will be added in the 2nd to the bottom line mini warehouse indoor only. The "C" will be added under O&P. #3: under 607.2 on page 45, sub item J will read storage of major recreational equipment when in compliance with Section 606 above. #4: with all of the alterations that were made since our prior meeting to Appendix A and Appendix B of the City Code.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Michelle Avery, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

d. Public hearing to consider amending the Community Development/Comprehensive Plan.

The City is reviewing proposed amendments to the Community Development/Comprehensive Plan. In accordance with statutory and municipal notice requirements, a public hearing must be scheduled to allow for public input on the proposed changes.

Motion:
On the motion of Lisa Richard, seconded by Rachel Lyon, the Commission

approved amending the Community Development/Comprehensive Plan.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Michelle Avery, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

V. Discussion

VI. Adjournment

Motion:
On the motion of Gary Hogsett, seconded by Rita Ortolani, the Commission adjourned the meeting.

Aye: Rachel Lyon, Lisa Richard, Kym Kays, Michelle Avery, Gary Hogsett, Butch Holum, Rita Ortolani
Nay: None

Rachel Lyon, Chairperson

Lisa Richard, Vice-Chair

Report
CITY OF INDEPENDENCE
October 22, 2025

Department Public Works & Utilities **Director Approval**

AGENDA ITEM Monthly Public Works and Project Report

BACKGROUND

SUPPORTING DOCUMENTS

1. Project Status 10-2025cc

	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	TBD	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	GFT	Conceptual Design.	Completion of preliminary application for USDA grant.	Wait for confirmation from USDA.	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 submittal prepared.	Engineering in progress, loan application submitted.	3Q26	4Q36
4	KAIP - Apron Rehab	Apron rehab near Textron operations.	$840	$756	Lochner	Design.	Initial field work started.	Working on project phasing to minimize impact to Textron operations.	2027	2027
5	CCLIP Grant - 10th	Reconstruct 10th between Main and Laurel	$1,700	$1,500	GFT	Design.	60% design review held.	KDOT design review early November.	3Q26	2Q27
6	Penn and Chestnut	Rebuild corner to accommodate drainage.	TBD	TBD	GFT	Design.	Review preliminary plans.	Review plans with affected businesses.	1Q26	2Q26
7	Water Plant Next Phase	Water Plant Capital Work Per Master Plan	$9,500	n/a	PEC	Design.	Await KDHE approval.	Await KDHE approval.	2Q26	4Q29
8	SPCC - Airport	Containment upgrades for fueling	$150	n/a	GFT	Design.	One bid received - substantially in excess of budgeted funds, will review scope.	Rescoping meeting held.	2Q26	2Q26
9	Memorial Hall HVAC	Cooling system replacement at Memorial Hall.	$500	TBD	LSA	Pre-bid.	Stage HVAC repaired, excluded from scope. Preparing bid documents.	Revised scope to incorporate boilers. November bid.	4Q25	2Q26
10	Dam Review And Repair	Design dam diversion structure and bid required repairs.	$750	n/a	WRS	Pre-bid.	RCA for bidding approval, bid documents released.	No bidders. Reevaluating construction timeline.	3Q26	1Q27
11	Transp. Alt. Grant	8' sidewalk to Wal-Mart and Labette	$1,350	$980	GFT	Pre-bid.	Bid letting scheduled for December.	Bid letting scheduled for December.	1Q26	2Q26
12	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	$3,000	TBD	GFT	Pre-bid.	RCA for bidding approved.	Project out for bids.	4Q25	2Q26
13	Big Straw	Water pipeline to Bartlett.	$11,000	All (via Bartlett)	EBH	In construction.	Construction start.	Construction started.	4Q23	2Q26
14	2025 Water Tower	Perform required periodic maintenance on the Laurel Street Tower.	$250	n/a	n/a	Preconstruction.	Project awarded, November start.	Hold preconstruction conference.	4Q25	1Q26
15	Enterprise Drive	Buildout of street, utilities	$1,700	$1,300	GFT	In construction.	Schedule work, waiting on AT&T.	Schedule work, waiting on AT&T.	1Q22	1Q26
16	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	$3,780	$1,600	GFT	In construction.	Prepare for construction.	Construction restart conference.	1Q22	4Q25
17	Rainbow Sanitary	New sanitary sewer section at Rainbow Drive.	$150	n/a	GFT	Preconstruction.	Bids received, RCA created.	Scheduling work, preparing for preconstruction conference.	4Q25	4Q25
18	Beech St. Culvert	Culvert replacement at Beech St.	$115	TBD	GFT	Preconstruction.	Bids received, RCA created.	Scheduling work, preparing for preconstruction conference.	4Q25	4Q25
19	Waterline/Meter Project	New Water Meters, Replace Some Water Main	$3,600	n/a	PEC	In construction.	Meters mainly installed.	Meters mainly installed, substantially complete, working data issues.	1Q24	3Q25
20	Precision Rail	Rail work to be paid for by KDOT grant and precision, contract with City.	$1,000	$1,000	(Precision)	Complete.	Nearly complete.	Complete. Remove from list.	3Q23	3Q25
21	Central Park	Central Park.	$10,700	$7,200	Indigo	Phase complete.	Construction completion this phase, end of August.	Phase II construction punchlist.	4Q23	3Q25 (Phase II)
A	2025 ADA	ADA work at various locations.	TBD	TBD	GFT	Developing.	New.	Awaiting proposal.	1Q26	2Q26

Green shade denotes changed/new information from last month.

Presentation
CITY OF INDEPENDENCE
October 22, 2025

Department Finance **Director Approval David Schwenker**

AGENDA ITEM Appropriations

BACKGROUND

SUPPORTING DOCUMENTS

1. AP 8-15-2025
2. AP 8-31-2025
3. AUGUST 2025 DRAFT
4. PAYROLL 8-1-2025
5. PAYROLL 8-15-2025
6. PAYROLL 8-29-2025

APPROPRIATIONS 2025

Accounts payable paid from August 1st, 2025, through August 15th, 2025.

Total: $1,201,336.48

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	7985	08/01/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	7995	08/01/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void Check	80091	08/01/2025	0.00

Vendor Number	Vendor Name	Total Vendor Amount
035778	8th & Main Historic	1,104.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7975	08/01/2025	1,104.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	123 W. Main #303	08/01/2025	08/10/2025	0.00	341.00
[redacted]	123 W MAIN #205	08/01/2025	08/10/2025	0.00	340.00
[redacted]	123 W. Main #101	08/01/2025	08/10/2025	0.00	423.00

Vendor Number	Vendor Name	Total Vendor Amount
002100	A.W.O.L.	3,150.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7976	08/01/2025	3,150.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003086	AWOL CONTRACT	08/01/2025	08/01/2025	0.00	3,150.00

Vendor Number	Vendor Name	Total Vendor Amount
037261	A-7 Austin, LLC	203.88

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7977	08/01/2025	203.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
46485	Check stock	07/24/2025	08/23/2025	0.00	203.88

Vendor Number	Vendor Name	Total Vendor Amount
038075	Affordable Autos, Inc	326.42

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80078	08/01/2025	326.42

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003124	[redacted]	08/01/2025	08/01/2025	0.00	326.42

Vendor Number	Vendor Name	Total Vendor Amount
037559	Alisha Florio	265.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7978	08/01/2025	265.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	1004 W COTTONWOOD	08/01/2025	08/10/2025	0.00	265.00

Vendor Number	Vendor Name	Total Vendor Amount
032986	American Bankers Ins. Co. Of Florida	10,375.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80079	08/01/2025	10,375.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6900006137-2025	Flood Insurance 4426 CR 4100	07/11/2025	08/10/2025	0.00	1,485.00

6900006140-2025	Flood Insurance Lot 3 Blk 2 River View	07/11/2025	08/10/2025	0.00	1,783.00
6911152831-2025	Flood Insurance Southeast Lift Station	07/11/2025	08/10/2025	0.00	2,514.00
7505836600-2025	Flood Insurance 125 S. 21st	07/11/2025	08/10/2025	0.00	4,593.00

Vendor Number 002510 **Vendor Name** Ashcraft Tire Company Inc **Total Vendor Amount** 762.02

Payment Type EFT **Payment Number** 7979 **Payment Date** 08/01/2025 **Payment Amount** 762.02

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
049751	Freightliner	07/18/2025	08/17/2025	0.00	60.77
049807	stock trailer	07/24/2025	08/23/2025	0.00	701.25

Vendor Number 034736 **Vendor Name** AT&T Mobility **Total Vendor Amount** 175.45

Payment Type Check **Payment Number** 80080 **Payment Date** 08/01/2025 **Payment Amount** 175.45

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
287348209881X07272025	Acct# 287348209881	07/19/2025	08/18/2025	0.00	98.46
287348355225X07272025	Acct #287348366225 - Memorial Hall	07/19/2025	08/18/2025	0.00	76.99

Vendor Number 037126 **Vendor Name** Autozone, Inc **Total Vendor Amount** 48.45

Payment Type Check **Payment Number** 80081 **Payment Date** 08/01/2025 **Payment Amount** 48.45

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01605568359	Motor Oil	06/30/2025	07/30/2025	0.00	6.43
01605568382	Duralast Belt	06/30/2025	07/30/2025	0.00	7.97
01605568420	Duralast Belt	06/30/2025	07/30/2025	0.00	-7.97
01605574265	Funnel	07/14/2025	08/13/2025	0.00	7.83
01605577725	Infrared Thermome	07/22/2025	08/21/2025	0.00	34.19

Vendor Number 003050 **Vendor Name** Barco Municipal Products, **Total Vendor Amount** 2,226.93

Payment Type EFT **Payment Number** 7980 **Payment Date** 08/01/2025 **Payment Amount** 2,226.93

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
IN-252340	Solar lights	07/09/2025	08/08/2025	0.00	2,226.93

Vendor Number 038244 **Vendor Name** Carin Barwick **Total Vendor Amount** 100.00

Payment Type Check **Payment Number** 80082 **Payment Date** 08/01/2025 **Payment Amount** 100.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0001	merchandise pictures	07/24/2025	08/23/2025	0.00	100.00

Vendor Number 035535 **Vendor Name** CDL Electric Co., Inc. **Total Vendor Amount** 8,795.00

Payment Type Check **Payment Number** 80083 **Payment Date** 08/01/2025 **Payment Amount** 8,795.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
W32125	Camera Installation	06/30/2025	07/30/2025	0.00	8,795.00

Vendor Number 034882 **Vendor Name** Christopher David Mitchell **Total Vendor Amount** 324.00

Payment Type EFT **Payment Number** 7981 **Payment Date** 08/01/2025 **Payment Amount** 324.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	917 E HILL	08/01/2025	08/10/2025	0.00	324.00

Vendor Number	Vendor Name	Total Vendor Amount
033027	Cintas Corporation	614.58

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7982	08/01/2025	614.58

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5280678202	Street First Aid	07/15/2025	08/14/2025	0.00	60.55
5280837201	Sanitation First Aid	07/15/2025	08/14/2025	0.00	554.03

Vendor Number	Vendor Name	Total Vendor Amount
035632	Class Ltd	43.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7983	08/01/2025	43.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	309 CEMENT	08/01/2025	08/01/2025	0.00	43.00

Vendor Number	Vendor Name	Total Vendor Amount
035142	Coffeyville Reg. Medical Center	420.72

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80084	08/01/2025	420.72

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003126	[redacted]	08/01/2025	08/01/2025	0.00	389.09
INV0003127	[redacted]	08/01/2025	08/01/2025	0.00	31.63

Vendor Number	Vendor Name	Total Vendor Amount
034221	Core & Main	18,611.45

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7984	08/01/2025	18,611.45

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
X249947	PVC Pipes	07/01/2025	07/31/2025	0.00	3,755.81
X284788	Reduced Port	07/18/2025	08/17/2025	0.00	481.50
X301115	Supplies	07/18/2025	08/17/2025	0.00	7,508.36
X305188	Supplies	07/18/2025	08/17/2025	0.00	2,164.26
X305465	Parts	07/18/2025	08/17/2025	0.00	4,701.52

Vendor Number	Vendor Name	Total Vendor Amount
032078	CPR Pest Management, Inc.	415.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7986	08/01/2025	415.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
47424	Monthly Pest Control	07/25/2025	08/24/2025	0.00	85.00
47435	monthly pest control	07/29/2025	08/28/2025	0.00	90.00
47436	monthly pest control	07/29/2025	08/28/2025	0.00	90.00
47437	building wasp treatment	07/29/2025	08/28/2025	0.00	150.00

Vendor Number	Vendor Name	Total Vendor Amount
019290	Crain Management	991.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7987	08/01/2025	991.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	2325 N 20TH PL #6	08/01/2025	08/10/2025	0.00	193.00
[redacted]	2350 N 20th Pl #2	08/01/2025	08/10/2025	0.00	798.00

Vendor Number	Vendor Name	Total Vendor Amount
035070	D&F Services, LLC	40,500.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7988	08/01/2025	40,500.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7325	DFLOC	07/15/2025	08/14/2025	0.00	40,500.00

Vendor Number	Vendor Name					Total Vendor Amount
037411	Dr. Hailey Mueller					2,329.55
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80085				08/01/2025	2,329.55
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
20169	Inv20169,20644,20650,19698,20851,19879,20947,19928	06/25/2025	07/25/2025	0.00	2,329.55	

Vendor Number	Vendor Name					Total Vendor Amount
033178	Dustin Stafford					159.60
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	7989				08/01/2025	159.60
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
INV0003093	Mileage Reimbursement - Wichita training	07/25/2025	08/24/2025	0.00	159.60	

Vendor Number	Vendor Name					Total Vendor Amount
038113	Elizabeth Hager					605.00
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	7990				08/01/2025	605.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
[redacted]	415 S. 14th St.	08/01/2025	08/10/2025	0.00	605.00	

Vendor Number	Vendor Name					Total Vendor Amount
036278	Elliott Equipment Co.					1,039.28
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80086				08/01/2025	1,039.28
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
187354	Cylinder	07/15/2025	08/14/2025	0.00	1,039.28	

Vendor Number	Vendor Name					Total Vendor Amount
035721	Emert Chubb LLC					3,441.38
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	7991				08/01/2025	3,441.38
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
INV0003083	MUNICIPAL COURT PROSECUTOR	08/01/2025	08/01/2025	0.00	3,441.38	

Vendor Number	Vendor Name					Total Vendor Amount
037979	Evergy					26.55
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80087				08/01/2025	26.55
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
8536881964 - July 2025	Acct 8536881964 - 703 N. Park Blvd	07/22/2025	07/22/2025	0.00	26.55	

Vendor Number	Vendor Name					Total Vendor Amount
035115	Express Services, Inc.					15,168.99
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	7992				08/01/2025	15,168.99
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
32630195	Express Employment	07/23/2025	08/22/2025	0.00	15,168.99	

Vendor Number	Vendor Name					Total Vendor Amount
032155	Family Support Payment Center					173.08
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80088				08/01/2025	173.08
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
INV0003123	[redacted]	08/01/2025	08/01/2025	0.00	173.08	

Vendor Number	Vendor Name					Total Vendor Amount
033119	Fastenal Company					69.46
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	7993				08/01/2025	69.46
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
KSIND67830	SHCS	07/16/2025	08/15/2025	0.00	6.54	

KSIND67834	Supplies	07/16/2025	08/15/2025	0.00	62.92

Vendor Number 037139 **Vendor Name** Fleet Fuels, LLC **Total Vendor Amount** 6,246.88

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7994	08/01/2025	6,246.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CFSI-15599	Animal Control Fuel	07/27/2025	08/26/2025	0.00	73.75
CFSI-15601	Fire/EMS Fuel	07/27/2025	08/26/2025	0.00	1,285.93
CFSI-15604	Police Fuel	07/27/2025	08/26/2025	0.00	713.50
CFSI-15605	Public Safety Director Fuel	07/27/2025	08/26/2025	0.00	37.27
CFSI-15606	Sewer Collection Fuel	07/27/2025	08/26/2025	0.00	178.95
CFSI-15607	Street Fuel	07/27/2025	08/26/2025	0.00	609.46
CFSI-15608	City Van	07/27/2025	08/26/2025	0.00	45.00
CFSI-15609	Water Distribution Fuel	07/27/2025	08/26/2025	0.00	310.03
CFSI-15610	Water/Sewer Administration Fuel	07/27/2025	08/26/2025	0.00	134.50
CFSI-15611	Sanitation Fuel	07/27/2025	08/26/2025	0.00	835.45
SI-12081	Water Treatment Fuel	07/22/2025	08/21/2025	0.00	1,090.84
SI-12913	Water Treatment Fuel	07/25/2025	08/24/2025	0.00	932.20

Vendor Number 036925 **Vendor Name** Foley Industries Inc. **Total Vendor Amount** 1,151.16

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7996	08/01/2025	1,151.16

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SS310051452	Billing Svc Contr & Maint	07/24/2025	08/23/2025	0.00	1,151.16

Vendor Number 009330 **Vendor Name** Grainger **Total Vendor Amount** 518.33

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7997	08/01/2025	518.33

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9566853181	Carbon Steel Rod	07/09/2025	08/08/2025	0.00	121.44
9582359619	Valve	07/23/2025	08/22/2025	0.00	396.89

Vendor Number 035280 **Vendor Name** Holtz Industries, Inc. **Total Vendor Amount** 6,398.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80089	08/01/2025	6,398.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
666113	Dumper	04/23/2025	05/23/2025	0.00	6,398.00

Vendor Number 010440 **Vendor Name** Hugo's Industrial Supply **Total Vendor Amount** 1,336.23

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7998	08/01/2025	1,336.23

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
336741CM	Over paid inv 336741	06/09/2025	07/09/2025	0.00	-118.64
339093	Towels	07/22/2025	08/21/2025	0.00	68.33
339143	Cleaning supplies	07/23/2025	08/22/2025	0.00	106.20
339202	Compatible Ribbon	07/24/2025	08/23/2025	0.00	52.94
339238	Disinfectant	07/24/2025	08/23/2025	0.00	72.84
339256	Toner	07/25/2025	08/24/2025	0.00	1,088.15
339433	Envelopes	07/30/2025	08/29/2025	0.00	66.41

Vendor Number 011180 **Vendor Name** Independence Community **Total Vendor Amount** 5.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	7999	08/01/2025	5.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003098	Charitable Contribution - Employee Direct	08/01/2025	08/01/2025	0.00	5.00

Vendor Number	Vendor Name	Total Vendor Amount
011211	Independence Fire Fighter	150.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8000	08/01/2025	150.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003100	Fire Insurance	08/01/2025	08/01/2025	0.00	150.00

Vendor Number	Vendor Name	Total Vendor Amount
033149	Independence Firemen's Association	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8001	08/01/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003099	Funding/ Firemen's Association	08/01/2025	08/01/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
033777	Independence Gun Club	121.59

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8002	08/01/2025	121.59

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003078	Monthly Payment	08/01/2025	08/01/2025	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	8003	08/01/2025	1,425.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003082	HISTORICAL MUSEUM SUPPORT	08/01/2025	08/01/2025	0.00	1,425.00

Vendor Number	Vendor Name	Total Vendor Amount
030108	Independence Housing Authority	4,179.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80090	08/01/2025	4,179.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	922 E COFFEYVILLE #C	08/01/2025	08/10/2025	0.00	234.00
[redacted]	916 E CEDAR #3	08/01/2025	08/10/2025	0.00	418.00
[redacted]	708 N. 13TH	08/01/2025	08/01/2025	0.00	367.00
[redacted]	710 N 13TH ST	08/01/2025	08/01/2025	0.00	555.00
[redacted]	704 N 13TH ST	08/01/2025	08/10/2025	0.00	371.00
[redacted]	1008 E. Coffeyfille #A	08/01/2025	08/10/2025	0.00	87.00
[redacted]	702 N 13th	08/01/2025	08/10/2025	0.00	355.00
[redacted]	1009 E CEDAR #A	08/01/2025	08/10/2025	0.00	230.00
[redacted]	916 E CEDAR #2	08/01/2025	08/10/2025	0.00	166.00
[redacted]	1009 E CEDAR #B	08/01/2025	08/10/2025	0.00	174.00
[redacted]	915 E EDISON #3	08/01/2025	08/10/2025	0.00	133.00
[redacted]	923 E CEDAR #C	08/01/2025	08/10/2025	0.00	168.00
[redacted]	923 E CEDAR #B	08/01/2025	08/01/2025	0.00	375.00
[redacted]	718 N 13TH	08/01/2025	08/10/2025	0.00	147.00
[redacted]	720 N. 13th	08/01/2025	08/31/2025	0.00	165.00
[redacted]	923 E CEDAR #A	08/01/2025	08/10/2025	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	8004	08/01/2025	2,915.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003085	FUNDING FOR INDEP. MAIN STR.	08/01/2025	08/01/2025	0.00	2,915.50

Vendor Number	Vendor Name	Total Vendor Amount
011280	Independence Recreation Commission	2,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8005	08/01/2025	2,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003081	ASH ALLOTMENT	08/01/2025	08/10/2025	0.00	2,000.00

Vendor Number	Vendor Name	Total Vendor Amount
037321	Internal Revenue Service	242.88

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80092	08/01/2025	242.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003106	Tax Levy	08/01/2025	08/01/2025	0.00	242.88

Vendor Number	Vendor Name	Total Vendor Amount
038074	Jason Michael Simms-Lee	311.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8006	08/01/2025	311.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	1200 1/2 N 6th	08/01/2025	08/10/2025	0.00	311.00

Vendor Number	Vendor Name	Total Vendor Amount
004497	Jeff Chubb - C/O Emert	5,899.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8007	08/01/2025	5,899.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003087	CITY ATTORNEY'S FEES	08/01/2025	08/01/2025	0.00	5,899.50

Vendor Number	Vendor Name	Total Vendor Amount
038129	Jeffrey Wheat	150.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80093	08/01/2025	150.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003084	Penn Terrace On - Call	08/01/2025	08/10/2025	0.00	150.00

Vendor Number	Vendor Name	Total Vendor Amount
035647	John Deere Financial	557.23

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80094	08/01/2025	557.23

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1001753193	Switch	06/30/2025	07/30/2025	0.00	23.48
1001761135	Mower Parts	07/03/2025	08/02/2025	0.00	463.33
1001787366	Voltage Regulator	07/23/2025	08/22/2025	0.00	70.42

Vendor Number	Vendor Name	Total Vendor Amount
037824	Joshua Sutton	800.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8008	08/01/2025	800.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Summer 2025 Tuition Reimb	Summer 2025 Tuition Reimbursement	07/11/2025	08/10/2025	0.00	800.00

Vendor Number	Vendor Name	Total Vendor Amount
037363	Joslyn M Kusiak	3,146.40

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8009	08/01/2025	3,146.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003080	MUNICIPAL COURT JUDGE	08/01/2025	08/01/2025	0.00	3,146.40

Vendor Number	Vendor Name	Total Vendor Amount
038156	Joyco Property Management Services, LLC	1,657.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8010	08/01/2025	1,657.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	2009 1/2 N Penn	08/01/2025	08/01/2025	0.00	1,657.00

Vendor Number	Vendor Name	Total Vendor Amount
032449	Kansas Payment Center	580.61

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80095	08/01/2025	580.61

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003119	[redacted]	08/01/2025	08/01/2025	0.00	282.46
INV0003120	[redacted]	08/01/2025	08/01/2025	0.00	84.92
INV0003121	[redacted]	08/01/2025	08/01/2025	0.00	90.92
INV0003122	[redacted]	08/01/2025	08/01/2025	0.00	122.31

Vendor Number	Vendor Name	Total Vendor Amount
032485	Kelly C. Passauer	107.70

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8011	08/01/2025	107.70

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003088	KPERS OGLI REIMBURSEMENT	08/01/2025	08/01/2025	0.00	107.70

Vendor Number	Vendor Name	Total Vendor Amount
038176	Leandro Luis Lopez Ramirez	1,610.36

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80096	08/01/2025	1,610.36

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003146	[redacted]	07/31/2025	07/31/2025	0.00	1,610.36

Vendor Number	Vendor Name	Total Vendor Amount
038221	Lotus Investment Fund LLC	259.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8012	08/01/2025	259.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Aug 2025 Clark	213 W Locust	08/01/2025	08/01/2025	0.00	259.00

Vendor Number	Vendor Name	Total Vendor Amount
036893	Martin Estates LLC	552.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8013	08/01/2025	552.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	824 LANDON	08/01/2025	08/01/2025	0.00	552.00

Vendor Number	Vendor Name	Total Vendor Amount
035269	McDaniel Company, Inc.	2,025.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8014	08/01/2025	2,025.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
37574	Sprinkler Testing	07/23/2025	08/22/2025	0.00	1,662.50
37576	Fire Sprinkler Testing	07/23/2025	08/22/2025	0.00	362.50

Vendor Number	Vendor Name	Total Vendor Amount
030166	Michael H Conway	720.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8015	08/01/2025	720.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6 - 2025	Monthly Engineering Services	06/30/2025	07/30/2025	0.00	720.00

Vendor Number	Vendor Name	Total Vendor Amount
015680	Mid Continent Band	700.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8016	08/01/2025	700.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003079	MONTHLY PAYMENT	08/01/2025	08/01/2025	0.00	700.00

Vendor Number	Vendor Name	Total Vendor Amount
034298	Mid-American Research Chemical	3,830.82

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8017	08/01/2025	3,830.82

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0853184-IN	Supplies	07/03/2025	08/02/2025	0.00	1,184.39
0853188-IN	Supplies	07/03/2025	08/02/2025	0.00	2,646.43

Vendor Number	Vendor Name	Total Vendor Amount
015980	Montgomery County Noxious Weed	120.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80097	08/01/2025	120.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11741	Glyphosate	07/23/2025	08/22/2025	0.00	120.00

Vendor Number	Vendor Name	Total Vendor Amount
036981	Montgomery County Rwd #2	96.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8018	08/01/2025	96.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
July 2025	Usage Meter Readings	08/01/2025	08/31/2025	0.00	48.00
June 2025	Usage Meter Readings	07/01/2025	07/31/2025	0.00	48.00

Vendor Number	Vendor Name	Total Vendor Amount
038248	Nets Unlimited Inc.	5,595.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80098	08/01/2025	5,595.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20250343	cougar exhibit repair	07/28/2025	08/27/2025	0.00	5,595.00

Vendor Number	Vendor Name	Total Vendor Amount
018120	O'Reilly Auto Parts	830.52

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80099	08/01/2025	830.52

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0154-250332	S-HC Belt	05/05/2025	06/04/2025	0.00	485.10
0154-259826	S-HC Belt	06/30/2025	07/30/2025	0.00	81.00
0154-262476	Supplies	07/15/2025	08/14/2025	0.00	130.17
0154-262501	Supplies	07/15/2025	08/14/2025	0.00	134.25

Vendor Number	Vendor Name	Total Vendor Amount
038152	Pappas Hayden Westberg & Jackson PC	498.79

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80100	08/01/2025	498.79

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003125	[redacted]	08/01/2025	08/01/2025	0.00	498.79

Vendor Number	Vendor Name	Total Vendor Amount
038207	Phils Construction	6,345.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8019	08/01/2025	6,345.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
50	sidewalk replacement	07/22/2025	07/22/2025	0.00	6,345.00

Vendor Number	Vendor Name	Total Vendor Amount
035995	Red Equipment, LLC	14,803.44

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8020	08/01/2025	14,803.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
W00701	Vaccon Combo	06/25/2025	07/25/2025	0.00	14,803.44

Vendor Number	Vendor Name	Total Vendor Amount
037888	Rincks Dwood Plumbing	2,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8021	08/01/2025	2,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3982	Sewer replacement 1029 N 11th	07/30/2025	08/29/2025	0.00	2,000.00

Vendor Number	Vendor Name	Total Vendor Amount
034739	Robert Pasternak	784.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8022	08/01/2025	784.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	603 S 1st	08/01/2025	08/31/2025	0.00	784.00

Vendor Number	Vendor Name	Total Vendor Amount
038195	Rural Housing of Independence, LP	387.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8023	08/01/2025	387.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	1701 N. 10th Apt. 32	08/01/2025	09/08/2025	0.00	387.00

Vendor Number	Vendor Name	Total Vendor Amount
022110	Sayers Ace Hardware Inc.	126.48

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80101	08/01/2025	126.48

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
068200	Plumbers Putty	06/30/2025	07/30/2025	0.00	2.99
068302	Chain/Cable/Rope	07/07/2025	08/06/2025	0.00	15.13
K94235	Small Tools	06/30/2025	07/30/2025	0.00	53.52
K94815	Nuts/Bolts/Nails	07/17/2025	08/16/2025	0.00	3.92
K94960	Supplies	07/25/2025	08/24/2025	0.00	31.94
K95035	Condensation Leak Dispatch	07/28/2025	08/27/2025	0.00	18.98

Vendor Number	Vendor Name	Total Vendor Amount
038246	Stage Art Dance	1,200.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80102	08/01/2025	1,200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003089	Refund of Memorial Hall Rental	07/29/2025	08/28/2025	0.00	1,200.00

Vendor Number	Vendor Name	Total Vendor Amount
032898	Stericycle, Inc.	98.18

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8024	08/01/2025	98.18

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8011393480	IPD Shredding services	07/18/2025	08/17/2025	0.00	98.18

Vendor Number	Vendor Name	Total Vendor Amount
038099	Ted A. Kuehl	380.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8025	08/01/2025	380.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	512 Charlotte	08/01/2025	08/10/2025	0.00	380.00

Vendor Number	Vendor Name	Total Vendor Amount
037725	Terry Hon	625.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8026	08/01/2025	625.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	1600 HALSEY AVE	08/01/2025	08/10/2025	0.00	625.00

Vendor Number	Vendor Name	Total Vendor Amount
014210	The League Of KS Municipalities	750.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8027	08/01/2025	750.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
200015523	League Conference	07/24/2025	08/23/2025	0.00	750.00

Vendor Number	Vendor Name	Total Vendor Amount
035684	Tyler Technologies, Inc	7,498.30

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8028	08/01/2025	7,498.30

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
025-520681	Tyler Content Manager	07/16/2025	08/15/2025	0.00	145.00
045-528899	Executime Annual Fee	08/01/2025	08/31/2025	0.00	7,353.30

Vendor Number	Vendor Name	Total Vendor Amount
036512	US Cellular	1,104.06

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80103	08/01/2025	1,104.06

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0742121841	Park/Zoo/Cemetery Monthly Charges	07/10/2025	08/09/2025	0.00	279.36
0742334303	Street Monthly Charges	07/10/2025	08/09/2025	0.00	410.64
0742392028	Water/Sewer Monthly Charges	07/10/2025	08/09/2025	0.00	414.06

Vendor Number	Vendor Name	Total Vendor Amount
026097	Volz Welding And Machine	367.56

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8029	08/01/2025	367.56

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
14494	HYD Hose & End	07/10/2025	08/09/2025	0.00	367.56

Vendor Number	Vendor Name	Total Vendor Amount
037258	Washington Historic Residences, LLC	827.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8030	08/01/2025	827.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
[redacted]	300 E. Myrtle #202	08/01/2025	08/10/2025	0.00	329.00
[redacted]	Mavers - 300 E. Myrtle #204	08/01/2025	08/31/2025	0.00	146.00
[redacted]	300 E MYRTLE #111	08/01/2025	08/10/2025	0.00	352.00

Vendor Number	Vendor Name	Total Vendor Amount
035913	Waters Hardware	34.98

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8031	08/01/2025	34.98

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6217/P	Cust no 72177 - equipment maint	07/31/2025	08/30/2025	0.00	34.98

Vendor Number	Vendor Name	Total Vendor Amount
037670	Wenger Corporation	11,304.44

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8032	08/01/2025	11,304.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1877596	Rigging System Failure	07/25/2025	08/24/2025	0.00	11,304.44

Vendor Number	Vendor Name	Total Vendor Amount
034744	Woods Lumber Company	449.51

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8033	08/01/2025	449.51

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
606341	Spray paint	06/24/2025	07/24/2025	0.00	28.36
607105	Supplies	07/01/2025	07/31/2025	0.00	13.28
607908	Supplies	07/08/2025	08/07/2025	0.00	32.40
608572	Wrecker blade & Sawzall	07/14/2025	08/13/2025	0.00	221.99
609105	Supplies	07/18/2025	08/17/2025	0.00	96.32
609138	Supplies	07/18/2025	08/17/2025	0.00	13.18
609741	Safety Vest	07/24/2025	08/23/2025	0.00	21.99
609744	Safety Vest	07/24/2025	08/23/2025	0.00	21.99

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	35	21	0.00	40,762.37
General	Voided **Void Check	0	1	0.00	0.00
General	Check	29	4	0.00	6,240.06
General	EFT	85	46	0.00	112,183.00
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	16	11	0.00	59,300.81
General	Voided **Void EFT	0	1	0.00	0.00
	Packet Totals:	**165**	**85**	**0.00**	**218,486.24**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-218,486.24
		Packet Totals:	**-218,486.24**

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	8061	08/15/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8062	08/15/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8063	08/15/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8065	08/15/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8066	08/15/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8070	08/15/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Vendor Number	Vendor Name	Total Vendor Amount
032951	Accurate Environmental	30.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8034	08/15/2025	30.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
HH010140	Shipping for Containers/Ice Chest	08/01/2025	08/31/2025	0.00	30.00

Vendor Number	Vendor Name	Total Vendor Amount
038236	Ace Transports LLC	8,829.64

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8035	08/15/2025	8,829.64

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-33	602 Repair	08/08/2025	09/07/2025	0.00	8,829.64

Vendor Number	Vendor Name	Total Vendor Amount
038075	Affordable Autos, Inc	326.42

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80104	08/15/2025	326.42

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003227	[redacted]	08/15/2025	08/15/2025	0.00	326.42

Vendor Number	Vendor Name	Total Vendor Amount
019370	Airgas USA LLC	434.35

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8036	08/15/2025	434.35

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9163018608	Medical Oxygen	07/16/2025	08/15/2025	0.00	434.35

Vendor Number	Vendor Name	Total Vendor Amount
037835	Angel Armor, LLC	3,156.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8037	08/15/2025	3,156.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV14371	Hawkins, Blumer Rise Tactical Carrier	06/25/2025	07/25/2025	0.00	3,156.50

Vendor Number	Vendor Name	Total Vendor Amount
002510	Ashcraft Tire Company Inc	685.24

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8038	08/15/2025	685.24

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
049734	440 - Flat Repair	07/16/2025	08/15/2025	0.00	30.90
049874	607 - Battery	07/28/2025	08/27/2025	0.00	540.90
049896	511 - Tractor Flat Repair	07/29/2025	08/28/2025	0.00	51.64
049984	603 Flat Repair	08/05/2025	09/04/2025	0.00	61.80

Vendor Number	Vendor Name	Total Vendor Amount
036926	AT&T Long Distance	52.03

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80105	08/15/2025	52.03

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
861850574 Aug 2025	AT&T Long Distance Acct #861850574	08/01/2025	08/31/2025	0.00	52.03

Vendor Number	Vendor Name	Total Vendor Amount
037126	Autozone, Inc	79.96

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80106	08/15/2025	79.96

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01605580650	Small Tools used for Painting	07/29/2025	08/28/2025	0.00	11.98
01605583027	Buralast Sockets	08/04/2025	09/03/2025	0.00	26.99
01605583068	Exhaust Tail Pipe	08/04/2025	09/03/2025	0.00	11.87
01605583260	Fuel Hose	08/04/2025	09/03/2025	0.00	2.47
01605587107	mower maintenance	08/13/2025	09/12/2025	0.00	26.65

Vendor Number	Vendor Name	Total Vendor Amount
037918	Baker Services Inc	763.80

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8039	08/15/2025	763.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
70266	Ammonium Sulfate	07/21/2025	08/20/2025	0.00	763.80

Vendor Number	Vendor Name	Total Vendor Amount
032299	Barta Animal Hospital	8,042.01

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80107	08/15/2025	5,528.62

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8/1/25 Zoo Stmt	Acct no 3645 - July vet statement	08/01/2025	08/31/2025	0.00	5,528.62

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80108	08/15/2025	973.89

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
414916	Acct no 3645 - past due invoices from April to Aug	08/01/2025	08/31/2025	0.00	973.89

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80109	08/15/2025	1,539.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8/1/25 City Stmt	Acct no 2739 - ACO - cremation and rabies hold	08/01/2025	08/31/2025	0.00	1,539.50

Vendor Number	Vendor Name	Total Vendor Amount
037925	Bartlett Cooperative Association	584.34

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80110	08/15/2025	584.34

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
614235	DEF	07/21/2025	08/20/2025	0.00	584.34

Vendor Number	Vendor Name	Total Vendor Amount
038258	Belinda Cotton	319.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80111	08/15/2025	319.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003238	Security Deposit Refund	08/14/2025	08/14/2025	0.00	319.00

Vendor Number	Vendor Name	Total Vendor Amount
037975	Benefit Technology Resources, LLC	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8040	08/15/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-15939	Employee Navigator Monthly Fees	07/25/2025	08/24/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
037601	Butler & Associates, P.A.	1,159.33

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8041	08/15/2025	1,159.33

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
175978	Alias summons	08/04/2025	09/03/2025	0.00	50.00
176406	Ambulance Fees	07/31/2025	08/30/2025	0.00	1,109.33

Vendor Number	Vendor Name	Total Vendor Amount
036085	Central Nebraska Packing, Inc.	698.52

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8042	08/15/2025	698.52

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
038017	diets	08/01/2025	08/31/2025	0.00	698.52

Vendor Number	Vendor Name	Total Vendor Amount
033027	Cintas Corporation	228.66

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8043	08/15/2025	228.66

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4238304641	Cleaning supplies	07/29/2025	08/28/2025	0.00	76.81
5284301611	WTP First Aid Supplies	08/04/2025	09/03/2025	0.00	42.09
5285064304	Sanitation First Aid	08/07/2025	09/06/2025	0.00	109.76

Vendor Number	Vendor Name	Total Vendor Amount
036999	Coffeyville Community College	870.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80112	08/15/2025	870.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
J. Reeves Summer 2025	0131388 - J. Reeves Summer Tuition	07/10/2025	08/09/2025	0.00	870.00

Vendor Number	Vendor Name	Total Vendor Amount
033671	Coffeyville Feed & Farm Supply	2,604.90

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8044	08/15/2025	2,604.90

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
936604	diets	08/05/2025	09/04/2025	0.00	2,055.90
936608	diets	08/05/2025	09/04/2025	0.00	549.00

Vendor Number	Vendor Name	Total Vendor Amount
035142	Coffeyville Reg. Medical Center	389.09

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80113	08/15/2025	389.09

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003229	[redacted]	08/15/2025	08/15/2025	0.00	389.09

Vendor Number	Vendor Name	Total Vendor Amount
036283	Commercial Bank	91,336.07

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80114	08/15/2025	91,336.07

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7/25/2025	2024 Sanitation Truck payment	08/11/2025	09/10/2025	0.00	91,336.07

Vendor Number	Vendor Name	Total Vendor Amount
004925	Conrad Fire Equipment, In	611.98

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8045	08/15/2025	611.98

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
585573	Quarterly Air Sample on SCBA Compressor	07/18/2025	08/17/2025	0.00	611.98

Vendor Number	Vendor Name	Total Vendor Amount
038250	Cornerstone Glass Company LLC	75.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80115	08/15/2025	75.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1076	window replacement 4H building	08/06/2025	09/05/2025	0.00	75.00

Vendor Number	Vendor Name	Total Vendor Amount
032078	CPR Pest Management, Inc.	282.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8046	08/15/2025	282.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
47422	Fire/EMS pest control	07/25/2025	08/24/2025	0.00	75.00
47423	Pest Control	07/25/2025	08/24/2025	0.00	120.00
47605	Pest Control	08/07/2025	09/06/2025	0.00	27.50
47615	Pest Control	08/07/2025	09/06/2025	0.00	60.00

Vendor Number	Vendor Name	Total Vendor Amount
037497	Crafco, Inc.	280.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8047	08/15/2025	280.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9403505339	Paint Supplies	07/16/2025	08/15/2025	0.00	280.00

Vendor Number	Vendor Name	Total Vendor Amount
033174	Crossland Construction Co	543,561.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8048	08/15/2025	543,561.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CPSC Phase 2 Application 5	CPSC Phase 2 Construction	07/30/2025	08/29/2025	0.00	543,561.50

Vendor Number	Vendor Name	Total Vendor Amount
037938	Cummins Inc.	707.18

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80116	08/15/2025	707.18

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
J1-250735173	Inspection, Maintenance of FD Station Generator	07/09/2025	08/08/2025	0.00	707.18

Vendor Number	Vendor Name	Total Vendor Amount
035070	D&F Services, LLC	12,540.24

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8049	08/15/2025	12,540.24

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7336	Sodium Chlorite	07/24/2025	08/23/2025	0.00	11,740.24
7342	Chlorine Dioxide System Maintenance Repair	07/28/2025	08/27/2025	0.00	800.00

Vendor Number	Vendor Name	Total Vendor Amount
036611	Design Mechanical, Inc.	691.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8050	08/15/2025	691.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
264820	Chiller Repair	07/28/2025	08/27/2025	0.00	691.00

Vendor Number	Vendor Name	Total Vendor Amount
033178	Dustin Stafford	232.82

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8051	08/15/2025	232.82

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003236	Training mileage reimbursement	08/12/2025	09/11/2025	0.00	232.82

Vendor Number	Vendor Name	Total Vendor Amount
035721	Emert Chubb LLC	538.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8052	08/15/2025	538.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11321	League - Fall City Attorney meeting	08/01/2025	08/31/2025	0.00	120.00
11322	Labette Co. Lawsuit	08/01/2025	08/31/2025	0.00	418.00

Vendor Number	Vendor Name	Total Vendor Amount
037539	Equature	8,829.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8053	08/15/2025	8,829.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
26981	Premier partnership program	08/12/2025	09/11/2025	0.00	8,829.00

Vendor Number	Vendor Name	Total Vendor Amount
007200	Eric's Plumbing	570.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8054	08/15/2025	570.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5202	pump install for fountain	07/27/2025	08/26/2025	0.00	570.00

Vendor Number	Vendor Name	Total Vendor Amount
035115	Express Services, Inc.	30,565.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8055	08/15/2025	30,565.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
32666428	Express Employment	07/30/2025	08/29/2025	0.00	15,166.27
32692169	Express Employment	08/06/2025	09/05/2025	0.00	15,398.73

Vendor Number	Vendor Name	Total Vendor Amount
037519	Fab Creative Services	650.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8056	08/15/2025	650.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
08.05.2025	PIO	08/05/2025	09/04/2025	0.00	650.00

Vendor Number	Vendor Name	Total Vendor Amount
032155	Family Support Payment Center	173.08

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80117	08/15/2025	173.08

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003226	[redacted]	08/15/2025	08/15/2025	0.00	173.08

Vendor Number	Vendor Name	Total Vendor Amount
033119	Fastenal Company	37.23

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8057	08/15/2025	37.23

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
KSIND67764	AA Batteries 48 pack	07/10/2025	08/09/2025	0.00	31.10
KSIND68067	stock trailer parts	08/05/2025	09/04/2025	0.00	6.13

Vendor Number	Vendor Name	Total Vendor Amount
035760	Feld Fire	420.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8058	08/15/2025	420.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV11114	Fuel Charge, Function test of SCBA	06/16/2025	07/16/2025	0.00	100.00
INV11538	Hydrotest and Pack 8 SCBA Packs	06/19/2025	07/19/2025	0.00	320.00

Vendor Number	Vendor Name	Total Vendor Amount
032095	Fisher, Patterson, Sayler & Smith	405.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8059	08/15/2025	405.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
114162	Legal Fees	07/31/2025	08/30/2025	0.00	405.00

Vendor Number	Vendor Name	Total Vendor Amount
037139	Fleet Fuels, LLC	11,873.11

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8060	08/15/2025	11,873.11

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CFSI-17048	Animal Control Fuel	08/03/2025	09/02/2025	0.00	62.20
CFSI-17049	Fire/EMS Fuel	08/03/2025	09/02/2025	0.00	689.82
CFSI-17052	Police Fuel	08/03/2025	09/02/2025	0.00	746.33
CFSI-17053	Sewer Collection Fuel	08/03/2025	09/02/2025	0.00	188.57
CFSI-17054	Sewer Treatment Fuel	08/03/2025	09/02/2025	0.00	80.74
CFSI-17055	Street Fuel	08/03/2025	09/02/2025	0.00	374.43
CFSI-17056	Water Distribution Fuel	08/03/2025	09/02/2025	0.00	336.06
CFSI-17057	Water/Sewer Administration Fuel	08/03/2025	09/02/2025	0.00	84.22
CFSI-17058	Sanitation Fuel	08/03/2025	09/02/2025	0.00	676.40
CFSI-17806	Animal Control Fuel	08/10/2025	09/09/2025	0.00	70.52
CFSI-17807	Fire/EMS Fuel	08/15/2024	09/14/2024	0.00	546.10
CFSI-17810	Police Fuel	08/10/2025	09/09/2025	0.00	762.32
CFSI-17811	Public Safety Director Fuel	08/10/2025	09/09/2025	0.00	34.56
CFSI-17812	Sewer Collection Fuel	08/10/2025	09/09/2025	0.00	329.13
CFSI-17813	Sewer Treatment Fuel	08/10/2025	09/09/2025	0.00	53.14
CFSI-17814	Street Fuel	08/10/2025	09/09/2025	0.00	374.43
CFSI-17815	Water Distribution Fuel	08/10/2025	09/09/2025	0.00	231.60
CFSI-17816	Water/Sewer Administration Fuel	08/10/2025	09/09/2025	0.00	142.35
CFSI-17817	Sanitation Fuel	08/10/2025	09/09/2025	0.00	810.06
SI-13786	Water Treatment Fuel	07/29/2025	08/28/2025	0.00	1,074.24
SI-14810	Water Treatment Fuel	08/01/2025	08/31/2025	0.00	769.91
SI-15243	Sewer Treatment Fuel	08/05/2025	09/04/2025	0.00	1,285.25
SI-15244	Street Fuel	08/05/2025	09/04/2025	0.00	2,150.73

Vendor Number	Vendor Name	Total Vendor Amount
009004	G & G Dozer & Equipment Co	39,846.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80118	08/15/2025	39,846.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
121322	Demolition of 21 structures	08/04/2025	09/03/2025	0.00	39,846.00

Vendor Number	Vendor Name	Total Vendor Amount
033568	Galaxie Business	6,818.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8064	08/15/2025	6,818.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
147973	Monthly Subscriptions	08/11/2025	09/10/2025	0.00	5,378.50
147998	Microsoft CoPilot fro O365 Subscription	08/11/2025	09/10/2025	0.00	1,440.00

Vendor Number	Vendor Name	Total Vendor Amount
009330	Grainger	46.60

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8067	08/15/2025	46.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9584732029	Motor Start Capacitor	07/24/2025	08/23/2025	0.00	46.60

Vendor Number	Vendor Name	Total Vendor Amount
032879	Grass Roots Design Group, Inc.	270.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80119	08/15/2025	270.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1381	golf score cards	08/13/2025	09/12/2025	0.00	270.00

Vendor Number	Vendor Name	Total Vendor Amount
037488	Healy Law Offices, LLC	962.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8068	08/15/2025	962.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
22464 & 22727	Missed Expenses	08/04/2025	09/03/2025	0.00	350.00
23023	Penn Terrace	07/31/2025	08/30/2025	0.00	612.50

Vendor Number	Vendor Name	Total Vendor Amount
036697	HFE Process	2,781.89

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80120	08/15/2025	2,781.89

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9829	Impeller	07/08/2025	08/07/2025	0.00	2,781.89

Vendor Number	Vendor Name	Total Vendor Amount
010440	Hugo's Industrial Supply	1,807.67

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8069	08/15/2025	1,807.67

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10717CM	Poly sheet protectors	08/06/2025	09/05/2025	0.00	-13.34
10728CM	Clear plastic envelopes	08/11/2025	09/10/2025	0.00	-102.51
337830	Air freshner	06/25/2025	07/25/2025	0.00	24.52
338927	Tissue	07/18/2025	08/17/2025	0.00	32.97
339173	Misc supplies	07/24/2025	08/23/2025	0.00	855.87
339323	Supplies	07/29/2025	08/28/2025	0.00	30.03
339675	Copy paper	08/05/2025	09/04/2025	0.00	161.91
339745	Office supplies	08/06/2025	09/05/2025	0.00	151.99
339837	Copy paper and mouse pad	08/07/2025	09/06/2025	0.00	289.18
339968	Janitorial	08/11/2025	09/10/2025	0.00	325.52
340085	Sign holder	08/13/2025	09/12/2025	0.00	51.53

Vendor Number	Vendor Name	Total Vendor Amount
011180	Independence Community	5.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8071	08/15/2025	5.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003201	Charitable Contribution - Employee Direct	08/15/2025	08/15/2025	0.00	5.00

Vendor Number	Vendor Name	Total Vendor Amount
011200	Independence Daily Reporter	716.36

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8072	08/15/2025	716.36

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
94529	Ad - Memorial Hall Rental Display	07/05/2025	08/04/2025	0.00	210.00
94671	Res 2025-030 Legal Notice	07/03/2025	08/02/2025	0.00	75.84
94672	Res 2025-032 Legal Notice	07/09/2025	08/08/2025	0.00	107.44
94673	Res 2025-033 Legal Notice	07/09/2025	08/08/2025	0.00	101.12
94674	2025 VAR05 Legal Notice	07/16/2025	08/15/2025	0.00	34.76
94675	Ord 4486 Legal Notice	07/16/2025	08/15/2025	0.00	28.44
94885	Ord 4491 Legal Notice	07/31/2025	08/30/2025	0.00	34.76
Water Dept Renewal 2025	Water Dept Renewal	08/12/2025	09/11/2025	0.00	124.00

Vendor Number	Vendor Name	Total Vendor Amount
011211	Independence Fire Fighter	150.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8073	08/15/2025	150.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003203	Fire Insurance	08/15/2025	08/15/2025	0.00	150.00

Vendor Number	Vendor Name	Total Vendor Amount
033149	Independence Firemen's Association	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8074	08/15/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003202	Funding/ Firemen's Association	08/15/2025	08/15/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
011212	Independence Heating & Air	430.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8075	08/15/2025	430.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
45680	Library HVAC Repair	06/30/2025	07/30/2025	0.00	430.00

Vendor Number	Vendor Name	Total Vendor Amount
035353	Independence Optimist Club	90.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80121	08/15/2025	90.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Q20253	Quarlerly dues - Stafford	07/01/2025	07/31/2025	0.00	90.00

Vendor Number	Vendor Name	Total Vendor Amount
037321	Internal Revenue Service	242.88

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80122	08/15/2025	242.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003209	Tax Levy	08/15/2025	08/15/2025	0.00	242.88

Vendor Number	Vendor Name	Total Vendor Amount
037483	J & S Enterprises	3,520.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8076	08/15/2025	3,520.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3659	Nuisance Lots	07/30/2025	08/29/2025	0.00	3,520.00

Vendor Number	Vendor Name	Total Vendor Amount
037194	J Graham Construction Inc.	12,154.80

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8077	08/15/2025	12,154.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1899	Pavement Patching	07/31/2025	08/30/2025	0.00	12,154.80

Vendor Number	Vendor Name	Total Vendor Amount
032885	JCI Industries, Inc.	846.58

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8078	08/15/2025	846.58

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8283741	Tubing	07/24/2025	08/23/2025	0.00	846.58

Vendor Number	Vendor Name	Total Vendor Amount
038252	Jesse Knight	222.60

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8079	08/15/2025	222.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7/25/25 Mileage	Travel for testing mileage reimbursement	07/25/2025	07/25/2025	0.00	222.60

Vendor Number	Vendor Name	Total Vendor Amount
037366	Joe Smith Company	307.82

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8080	08/15/2025	307.82

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
369558-0417422	concession items	08/04/2025	09/03/2025	0.00	307.82

Vendor Number	Vendor Name	Total Vendor Amount
032041	Kansas Department Of Health & Environment	97,641.58

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8081	08/15/2025	97,641.58

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7/21/2025 - 2933	Loan #2933 WTP upgrades	07/21/2025	08/20/2025	0.00	97,641.58

Vendor Number	Vendor Name	Total Vendor Amount
032474	Kansas One-Call System, Inc.	199.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8082	08/15/2025	199.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5070322	Locates	07/31/2025	08/30/2025	0.00	199.50

Vendor Number	Vendor Name	Total Vendor Amount
032449	Kansas Payment Center	580.61

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80123	08/15/2025	580.61

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003222	[redacted]	08/15/2025	08/15/2025	0.00	282.46
INV0003223	[redacted]	08/15/2025	08/15/2025	0.00	84.92
INV0003224	[redacted]	08/15/2025	08/15/2025	0.00	90.92
INV0003225	[redacted]	08/15/2025	08/15/2025	0.00	122.31

Vendor Number	Vendor Name	Total Vendor Amount
035528	Katie Southworth	31.52

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8083	08/15/2025	31.52

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
080600	fuel for city vehicle	08/07/2025	09/06/2025	0.00	31.52

Vendor Number	Vendor Name	Total Vendor Amount
038169	Kayla Schabel	68.94

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8084	08/15/2025	68.94

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003148	Picture frame	08/06/2025	08/06/2025	0.00	68.94

Vendor Number	Vendor Name	Total Vendor Amount
013351	KC 24 Hour Truck Repair	560.56

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8085	08/15/2025	560.56

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4586	Engine 1 repair	07/03/2025	08/02/2025	0.00	560.56

Vendor Number	Vendor Name	Total Vendor Amount
035819	KDHE - Bureau Of Water	555.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80124	08/15/2025	555.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
KS0095486/M-VE23-OO02 -	KS0095486/M-VE23-OO02 - WWTP Permit	07/02/2025	08/01/2025	0.00	555.00

Vendor Number	Vendor Name	Total Vendor Amount
037128	Kelley Electric Inc.	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8086	08/15/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2956	Replacing Lights	07/15/2025	08/14/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
036883	Labette Health	71.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8087	08/15/2025	71.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5 - 2025	Kelso Physical	08/06/2025	09/05/2025	0.00	71.00

Vendor Number	Vendor Name	Total Vendor Amount
014250	Lee's Cooling & Heating	379.85

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8088	08/15/2025	379.85

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
51687816	AWOL Repair	08/01/2025	08/31/2025	0.00	379.85

Vendor Number	Vendor Name	Total Vendor Amount
036790	Life-Assist, Inc	3,831.21

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8089	08/15/2025	3,831.21

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1611428	IV Catheters 20's	06/20/2025	07/20/2025	0.00	125.50
1611486	Lubricating Jelly, OB Kit, Suction Cannisters	06/20/2025	07/20/2025	0.00	193.67
1613539	Cot Bedding, Gloves, Pressure Bags, Tape, IV Suppl	06/26/2025	07/26/2025	0.00	992.12
1616736	ET Tubes, Iodine, IV Catheters, OB Scapel	07/08/2025	08/07/2025	0.00	187.26
1616742	Laryngoscope Handle	07/08/2025	08/07/2025	0.00	41.27
1618860	Adult Zoll BP Cuff	07/15/2025	08/14/2025	0.00	77.42
1618861	Cleaning Wipes, 22 G IV Caths, Airways	07/15/2025	08/14/2025	0.00	192.76
1621035	Cot Sheets, C-Collars, Pediatric C-Collars	07/22/2025	08/21/2025	0.00	556.60

1621952	Suction, Pillow Cases, Gloves, IV Caths, IV Sets	07/24/2025	08/23/2025	0.00	599.30
1622358	Suction Stylette, BVM, Gloves	07/25/2025	08/24/2025	0.00	235.20
1624905	Bougie, ET Tubes, Pt Movers, Cot Sheets, Electrode	08/04/2025	09/03/2025	0.00	630.11

Vendor Number 036179 **Vendor Name** Lisa Helkenberg **Total Vendor Amount** 51.42

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8090	08/15/2025	51.42

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8/4/2025 meeting	Neewollah Lunch Meeting	08/05/2025	09/04/2025	0.00	51.42

Vendor Number 037935 **Vendor Name** Marmic Fire And Safety Co Inc **Total Vendor Amount** 381.06

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80125	08/15/2025	381.06

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
D352324	Fire Extinguisher Services	07/11/2025	08/10/2025	0.00	381.06

Vendor Number 038098 **Vendor Name** Midwest Wheel Companies, Inc. **Total Vendor Amount** 265.68

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80126	08/15/2025	265.68

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4262474-00	Carb & Brake Cleaner	07/30/2025	08/29/2025	0.00	265.68

Vendor Number 034873 **Vendor Name** Montgomery County Chronicle **Total Vendor Amount** 168.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80127	08/15/2025	168.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003150	Ad	07/31/2025	08/30/2025	0.00	168.00

Vendor Number 016030 **Vendor Name** Montgomery County Dept. of Corrections **Total Vendor Amount** 1,100.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80128	08/15/2025	1,100.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INPD 07/25	Prisoner care	08/05/2025	09/04/2025	0.00	1,100.00

Vendor Number 035503 **Vendor Name** National Screening Bureau **Total Vendor Amount** 47.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8091	08/15/2025	47.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2507172	Hiring Background Check	08/01/2025	08/31/2025	0.00	47.00

Vendor Number 038256 **Vendor Name** Nebraska Department of Motor Vehicles **Total Vendor Amount** 7.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80129	08/15/2025	7.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003235	Cerfified Driving Record Request	08/13/2025	08/13/2025	0.00	7.50

Vendor Number 035799 **Vendor Name** Omni Billing **Total Vendor Amount** 7,135.22

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8092	08/15/2025	7,135.22

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7312025	EMS Billing	08/01/2025	08/31/2025	0.00	7,135.22

Vendor Number	Vendor Name	Total Vendor Amount
018120	O'Reilly Auto Parts	680.54

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80130	08/15/2025	680.54

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0154-261262	Door Struts, Windshield Wiper Fluid Medic 5	07/08/2025	08/07/2025	0.00	34.83
0154-261578	Bolt and Thread Lock	07/09/2025	08/08/2025	0.00	13.08
0154-264568	Catalytic Converter Cleaner Medic 2	07/27/2025	08/26/2025	0.00	26.90
0154-264813	Misc Supplies	07/29/2025	08/28/2025	0.00	64.23
0154-265230	Hood Latch	07/31/2025	08/30/2025	0.00	77.32
0154-265994	stock trailer spare tire	08/04/2025	09/03/2025	0.00	251.98
0154-266052	Basin Parts	08/04/2025	09/03/2025	0.00	184.22
0154-267543	grounds maint	08/13/2025	09/12/2025	0.00	27.98

Vendor Number	Vendor Name	Total Vendor Amount
032859	Pace Analytical Services	1,096.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8093	08/15/2025	1,096.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2560231393	Analytical Charges	07/24/2025	08/23/2025	0.00	442.00
2560231483	Analytical Charges	07/25/2025	08/24/2025	0.00	654.00

Vendor Number	Vendor Name	Total Vendor Amount
038152	Pappas Hayden Westberg & Jackson PC	498.79

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80131	08/15/2025	498.79

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003228	[redacted]	08/15/2025	08/15/2025	0.00	498.79

Vendor Number	Vendor Name	Total Vendor Amount
038207	Phils Construction	1,900.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8094	08/15/2025	1,900.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
56	tree removal	08/13/2025	08/13/2025	0.00	1,900.00

Vendor Number	Vendor Name	Total Vendor Amount
038257	Pine Ridge Equine Veterinary Management LLC	1,781.40

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80132	08/15/2025	1,781.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
163785	Tyler (donkey) leg surgery	08/14/2025	09/13/2025	0.00	1,781.40

Vendor Number	Vendor Name	Total Vendor Amount
034712	Prairie Fire Coffee & Roasters	131.80

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8095	08/15/2025	131.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1667336	Coffee	07/02/2025	08/01/2025	0.00	65.90
1673320	Coffee	07/31/2025	08/30/2025	0.00	65.90

Vendor Number	Vendor Name	Total Vendor Amount
037891	Quality Inspection Services LLC	1,265.01

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80133	08/15/2025	1,265.01

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2272	Elevator Inspection	08/11/2025	09/10/2025	0.00	403.67
2273	Elevator Inspection	08/11/2025	09/10/2025	0.00	403.67
2274	Elevator Inspection	08/11/2025	09/10/2025	0.00	457.67

Vendor Number	Vendor Name	Total Vendor Amount
033732	Quest Diagnostics	317.36

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80134	08/15/2025	317.36

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9216369272	Hiring drug tests	07/28/2025	08/27/2025	0.00	317.36

Vendor Number	Vendor Name	Total Vendor Amount
034465	Rainbow Fireworks	15,750.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8096	08/15/2025	15,750.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
250050	2025 Firework Display	02/06/2025	03/08/2025	0.00	15,750.00

Vendor Number	Vendor Name	Total Vendor Amount
037404	Red Tiger Tire & Auto Inc.	2,721.44

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8097	08/15/2025	2,721.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11233	2 Tires, Tire Rod, Alignment, Balance, 301	07/07/2025	08/06/2025	0.00	1,041.50
11259	Medic 1 Oil Change	07/09/2025	08/08/2025	0.00	65.00
11263	Medic 2 New Tires, Alignment	07/09/2025	08/08/2025	0.00	942.04
11295	Spark Plugs and Coil Packs for Medic 2	07/14/2025	08/13/2025	0.00	672.90

Vendor Number	Vendor Name	Total Vendor Amount
021300	Resource Recovery Div 4392	14,081.17

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8098	08/15/2025	14,081.17

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4392-000009140	Landfill	07/31/2025	08/30/2025	0.00	14,081.17

Vendor Number	Vendor Name	Total Vendor Amount
037993	Ricky R. Barnes	800.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8099	08/15/2025	800.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
010	Building D Professional Services	07/31/2025	07/31/2025	0.00	800.00

Vendor Number	Vendor Name	Total Vendor Amount
037432	Riggs Recreation Equipment, Inc	346.15

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80135	08/15/2025	346.15

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6229B	Sports Complex drinking fountain	08/04/2025	09/03/2025	0.00	346.15

Vendor Number	Vendor Name	Total Vendor Amount
038249	Rinne Welding and Fabrication LLC	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80136	08/15/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8/11/2025	fountain statue repair	08/11/2025	09/10/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
036748	RLI Surety	100.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80137	08/15/2025	100.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1210253 - 2025	LSM1210253 - J. Shaner bond renewal	08/04/2025	09/03/2025	0.00	100.00

Vendor Number	Vendor Name					Total Vendor Amount
038103	Royal Refuse Recycling					5,224.10
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80138				08/15/2025	885.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
007225	Galvanized Wire Ties	07/31/2025	08/30/2025	0.00	885.00	
Check	80139				08/15/2025	4,339.10
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
007557	Tire Removal	08/04/2025	09/03/2025	0.00	4,339.10	

Vendor Number	Vendor Name					Total Vendor Amount
022110	Sayers Ace Hardware Inc.					31.54
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80140				08/15/2025	31.54
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
K95040	Basin Parts	07/28/2025	08/27/2025	0.00	31.54	

Vendor Number	Vendor Name					Total Vendor Amount
022400	Sherwin Williams					172.63
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	8100				08/15/2025	172.63
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
3857-6	Paint Supplies	07/15/2025	08/14/2025	0.00	172.63	

Vendor Number	Vendor Name					Total Vendor Amount
033659	Sound Ideas					1,150.13
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80141				08/15/2025	1,150.13
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
56939	Vehicle decals	06/24/2025	07/24/2025	0.00	688.28	
56940	Vehicle Decals	06/24/2025	07/24/2025	0.00	275.90	
56956	Vehicle Decals	07/28/2025	08/27/2025	0.00	185.95	

Vendor Number	Vendor Name					Total Vendor Amount
037475	Stanard & Associates, Inc.					240.00
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80142				08/15/2025	240.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
SA000062075	LEO selection test	07/30/2025	08/29/2025	0.00	240.00	

Vendor Number	Vendor Name					Total Vendor Amount
036466	Steward Engineering Consultants LLC					1,225.00
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80143				08/15/2025	1,225.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
25114.1	Penn Terrace & 301 N. Penn	08/08/2025	09/07/2025	0.00	700.00	
25115.1	Engineering	08/08/2025	09/07/2025	0.00	525.00	

Vendor Number	Vendor Name					Total Vendor Amount
033961	Tri-Star Utilities, Inc.					8,500.00
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	8101				08/15/2025	8,500.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
48066	Replace 8" Valve	07/30/2025	08/29/2025	0.00	8,500.00	

Vendor Number	Vendor Name					Total Vendor Amount
035913	Waters Hardware					810.48
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	8102				08/15/2025	810.48
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
5927/P	Cust no 72178 - 3/4 turn Hose Valve	06/28/2025	07/28/2025	0.00	22.99	

6103/P	Cust no 72177 - Adapters	07/18/2025	08/17/2025	0.00	22.14
6120/P	Cust no 72177 - Delay Fuse	07/21/2025	08/20/2025	0.00	24.99
6125/P	Cust no 72177 - Small Tools	07/21/2025	08/20/2025	0.00	339.47
6132/P	Cust no 72177 - Vinyl tube & clamps	07/23/2025	08/22/2025	0.00	7.36
6168/P	Cust no 72177 - Cleaner for ICE Machine	07/28/2025	08/27/2025	0.00	23.99
6172/P	Cust no 72178 - 2 pack of Filters for Ice Machine	07/28/2025	08/27/2025	0.00	12.79
6192/P	Cust no 72177 - Propane for Pavement Striping	07/30/2025	08/29/2025	0.00	39.98
6193/P	Cust no 72177 - Parts	07/30/2025	08/29/2025	0.00	27.96
6200/P	Cust no 72177 - Basin Repair Parts	07/30/2025	08/29/2025	0.00	239.89
6245/P	Cust no 72177 - Small Tools	08/05/2025	09/04/2025	0.00	48.92

Vendor Number **Vendor Name** **Total Vendor Amount**

038154 WCD Enterprises, LLC 1,143.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80144	08/15/2025	1,143.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
432967	Cleaning	08/04/2025	09/03/2025	0.00	1,143.00

Vendor Number **Vendor Name** **Total Vendor Amount**

034744 Woods Lumber Company 538.68

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8103	08/15/2025	538.68

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
608875	Misc Tools	07/16/2025	08/15/2025	0.00	81.24
608892	Misc Tools	07/16/2025	08/15/2025	0.00	11.38
609094	Gorilla Tape	07/18/2025	08/17/2025	0.00	14.49
609396	Surge Protectors	07/21/2025	08/20/2025	0.00	72.98
609734	Nuts Bolts Screws	07/24/2025	08/23/2025	0.00	57.77
610363	Hammer, painters tool and tape	07/30/2025	08/29/2025	0.00	51.96
610688	Misc supplies	08/01/2025	08/31/2025	0.00	23.00
610910	Tools & Nuts, Bolts & Screws	08/04/2025	09/03/2025	0.00	51.14
610914	Misc Tools	08/04/2025	09/03/2025	0.00	6.99
610933	mower supplies	08/04/2025	09/03/2025	0.00	1.50
611064	Misc Parts	08/05/2025	09/04/2025	0.00	102.25
611215	Rake	08/06/2025	09/05/2025	0.00	63.98

Vendor Number **Vendor Name** **Total Vendor Amount**

037953 Worksteps, Inc 75.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80145	08/15/2025	75.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
WSC-13149	POET - Kelso	07/31/2025	08/30/2025	0.00	75.00

Vendor Number **Vendor Name** **Total Vendor Amount**

029045 Zoll Medical Corporation 230.23

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8104	08/15/2025	230.23

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4232487	Ventilator Adult Circuit	06/30/2025	07/30/2025	0.00	230.23

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	61	42	0.00	163,520.82
General	EFT	3	3	0.00	3,495.84
General	Voided **Void EFT	0	4	0.00	0.00
General	EFT	119	46	0.00	800,448.35
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	35	16	0.00	12,072.79
General	Voided **Void EFT	0	1	0.00	0.00
	Packet Totals:	**218**	**113**	**0.00**	**979,537.80**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-979,537.80
		Packet Totals:	**-979,537.80**

City of Independence

Payment Register

APPKT01326 - 8/15/2025-2 AP

01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount
032299	Barta Animal Hospital	3,312.44

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80146	08/15/2025	3,312.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7/1/25 Zoo Stmt	Acct no 3645 - June vet statement	07/01/2025	07/31/2025	0.00	3,312.44

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
General	Check		1	1	0.00	3,312.44
		Packet Totals:	**1**	**1**	**0.00**	**3,312.44**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-3,312.44
		Packet Totals:	**-3,312.44**

APPROPRIATIONS 2025

Accounts payable paid from August 16th, 2025, through August 31st, 2025.

Total: $1,040,942.75

Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount
	Void					0.00
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
**Void Check	80151				08/22/2025	0.00
**Void EFT	8115				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8121				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8122				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8123				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8124				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8125				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8126				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8127				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8128				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	
**Void EFT	8129				08/22/2025	0.00
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
				0.00	0.00	

Vendor Number	Vendor Name					Total Vendor Amount
038071	Acrisure Midwest Trust					129,021.92
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Check	80147				08/22/2025	129,021.92
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
18544	PT Insurance	07/25/2025	08/24/2025	0.00	129,021.92	

Vendor Number	Vendor Name					Total Vendor Amount
038229	American Pavement Solutions, Inc					348,978.54
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
EFT	8105				08/22/2025	348,978.54
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
Estimate No 2-Final	Taxiway Rehabilitation Project	08/13/2025	08/13/2025	0.00	348,978.54	

Vendor Number	Vendor Name	Total Vendor Amount
002510	Ashcraft Tire Company Inc	181.86

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8106	08/22/2025	181.86

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
049737	Trailer Tires	07/16/2025	08/22/2025	0.00	181.86

Vendor Number	Vendor Name	Total Vendor Amount
036623	AT&T	211.49

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80148	08/22/2025	211.49

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4225697014	Acct #831-001-4887-638 - Memorial Hall	08/07/2025	09/06/2025	0.00	211.49

Vendor Number	Vendor Name	Total Vendor Amount
037689	Atmos Energy Corp	63,686.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80149	08/22/2025	63,686.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
360011	Jefferson Subdivision	08/13/2025	09/12/2025	0.00	63,686.00

Vendor Number	Vendor Name	Total Vendor Amount
003460	Bound Tree Medical LLC	69.58

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8107	08/22/2025	69.58

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
85806417	Eye wash stations	06/12/2025	07/12/2025	0.00	69.58

Vendor Number	Vendor Name	Total Vendor Amount
004645	City Of Independence	6,597.21

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80150	08/22/2025	6,597.21

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003240	Housing Water Bills	08/20/2025	09/19/2025	0.00	6,597.21

Vendor Number	Vendor Name	Total Vendor Amount
032159	CJ'S Threads	726.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8108	08/22/2025	726.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25113	youth merchandise	08/12/2025	09/11/2025	0.00	726.00

Vendor Number	Vendor Name	Total Vendor Amount
032078	CPR Pest Management, Inc.	120.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8109	08/22/2025	120.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
47804	City Hall Pest Control	08/19/2025	09/18/2025	0.00	120.00

Vendor Number	Vendor Name	Total Vendor Amount
036611	Design Mechanical, Inc.	3,286.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8110	08/22/2025	3,286.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
263765	Building D - HVAC	07/10/2025	08/09/2025	0.00	2,149.00
265603	Mem Hall Boiler	08/08/2025	09/07/2025	0.00	999.00
266029	Mem Hall Boiler parts	08/14/2025	09/13/2025	0.00	1,676.00
S51794CM	Credit on quarterly inspection	02/01/2025	03/03/2025	0.00	-1,538.00

Vendor Number	Vendor Name	Total Vendor Amount
037411	Dr. Hailey Mueller	582.30

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80152	08/22/2025	582.30

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
21197	veterinary care	08/06/2025	09/05/2025	0.00	582.30

Vendor Number	Vendor Name	Total Vendor Amount
037312	Echelon Arch and Design	1,687.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8111	08/22/2025	1,687.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1495	Jefferson Construction Admin Services	08/01/2025	08/31/2025	0.00	1,687.50

Vendor Number	Vendor Name	Total Vendor Amount
037822	Evans, Bierly, Hutchison & Associates, P.A.	11,731.10

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8112	08/22/2025	11,731.10

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
16077	WATER TRANSMISSION LINE	07/29/2025	08/28/2025	0.00	10,731.10
16084	Water Study	07/29/2025	08/28/2025	0.00	1,000.00

Vendor Number	Vendor Name	Total Vendor Amount
035115	Express Services, Inc.	17,361.11

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8113	08/22/2025	17,361.11

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
32721982	Express Employment	08/13/2025	09/12/2025	0.00	17,361.11

Vendor Number	Vendor Name	Total Vendor Amount
037139	Fleet Fuels, LLC	6,655.49

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8114	08/22/2025	6,655.49

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
168342	Street Fuel	08/08/2025	09/07/2025	0.00	127.40
CFSI-15602	Fuel	07/27/2025	08/26/2025	0.00	45.98
CFSI-17050	Fuel	08/03/2025	09/02/2025	0.00	37.53
CFSI-17808	Fuel	08/10/2025	09/09/2025	0.00	126.65
CFSI-19134	Animal Control Fuel	08/17/2025	09/16/2025	0.00	74.21
CFSI-19135	Fire/EMS Fuel	08/17/2025	09/16/2025	0.00	500.25
CFSI-19137	Police Fuel	08/17/2025	09/16/2025	0.00	929.81
CFSI-19138	Sewer Collection Fuel	08/17/2025	09/16/2025	0.00	200.78
CFSI-19139	Sewer Treatment Fuel	08/17/2025	09/16/2025	0.00	43.09
CFSI-19140	Street Fuel	08/17/2025	09/16/2025	0.00	659.08
CFSI-19141	Water Distribution Fuel	08/17/2025	09/16/2025	0.00	262.88
CFSI-19142	Water/Sewer Administration Fuel	08/17/2025	09/16/2025	0.00	92.31
CFSI-19143	Water Treatment Fuel	08/17/2025	09/16/2025	0.00	103.14
CFSI-19144	Sanitation Fuel	08/17/2025	09/16/2025	0.00	894.55
SI-597	Street Fuel	06/06/2025	07/06/2025	0.00	1,996.17
SI-598	Water Treatment Fuel	06/06/2025	07/06/2025	0.00	561.66

Vendor Number	Vendor Name	Total Vendor Amount
033568	Galaxie Business	1,647.86

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8116	08/22/2025	1,647.86

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
147848	Chairs	07/16/2025	08/15/2025	0.00	1,383.36
147974	Monthly Subscription - PD/Dispatch	08/11/2025	09/10/2025	0.00	264.50

Vendor Number	Vendor Name	Total Vendor Amount
037669	Gordon CPA LLC	1,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8117	08/22/2025	1,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
390-24-3	Final billing finance statements 2024	08/15/2025	09/14/2025	0.00	1,000.00

Vendor Number	Vendor Name	Total Vendor Amount
036764	H & H Roofing	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80153	08/22/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
250358F	Roof Inspection - New Building	08/11/2025	09/10/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
034901	HD Supply Facilities	228.28

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80154	08/22/2025	228.28

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9238959650	Stove Drip Pans	07/15/2025	08/22/2025	0.00	53.39
9239006500	Wypalls Wipes	07/16/2025	08/22/2025	0.00	174.89

Vendor Number	Vendor Name	Total Vendor Amount
010440	Hugo's Industrial Supply	176.09

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8118	08/22/2025	176.09

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
339846	Court Supplies	08/07/2025	09/06/2025	0.00	23.90
340246	Deposit Stamp	08/19/2025	09/18/2025	0.00	59.40
340247	Self-adhesive Water-resistant Sign Holder	08/14/2025	09/13/2025	0.00	51.53
340281	AA Battery, Message Stamp	08/15/2025	09/14/2025	0.00	41.26

Vendor Number	Vendor Name	Total Vendor Amount
034284	Indigo Design, Inc.	3,091.20

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8119	08/22/2025	3,091.20

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Cantral Park Phase 2 - Inv #8	CPSC Phase II Final Design	08/01/2025	08/31/2025	0.00	3,091.20

Vendor Number	Vendor Name	Total Vendor Amount
037483	J & S Enterprises	14,735.75

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8120	08/22/2025	14,735.75

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3674	Mowing Contract	08/14/2025	09/13/2025	0.00	5,299.00
3675	Mowing Contract	08/14/2025	09/13/2025	0.00	8,501.75
3676	Nuisance Lots Mowing	08/14/2025	09/13/2025	0.00	935.00

Vendor Number	Vendor Name	Total Vendor Amount
032523	Kansas Department Of Health & Environment	107,848.38

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8130	08/22/2025	107,848.38

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003243	Project #3058 - KDHE SRF	07/16/2025	08/15/2025	0.00	107,848.38

Vendor Number	Vendor Name	Total Vendor Amount
035708	Kansas State Treasurer	2,792.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80155	08/22/2025	2,792.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003242	New Bond Registration - GOB, Series 2025-B	08/21/2025	09/20/2025	0.00	2,792.50

Vendor Number	Vendor Name	Total Vendor Amount
038065	KWIKOM Communications	330.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8131	08/22/2025	330.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
B58176-12	WTP & Fire/EMS Internet	08/12/2025	09/11/2025	0.00	330.00

Vendor Number	Vendor Name	Total Vendor Amount
038128	Latimer, Sommers & Associates P.A.	3,500.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8132	08/22/2025	3,500.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
23030	Memorial Hall HVAC Design	08/08/2025	08/08/2025	0.00	3,500.00

Vendor Number	Vendor Name	Total Vendor Amount
014250	Lee's Cooling & Heating	422.32

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8133	08/22/2025	422.32

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
51595916	PT Community Room HVAC	07/22/2025	08/22/2025	0.00	222.41
52211719	Penn Terrace HVAC	08/12/2025	09/11/2025	0.00	199.91

Vendor Number	Vendor Name	Total Vendor Amount
014400	Linns Air Cooled Engines LLC	169.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80156	08/22/2025	169.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4042745	Weedeater Repair	07/17/2025	08/22/2025	0.00	169.00

Vendor Number	Vendor Name	Total Vendor Amount
035478	Lochner, H.W. Inc.	25,251.30

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8134	08/22/2025	25,251.30

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CO0121584-CO2	Rehabilitate Nornern Portion of Rwy 17-35	08/03/2025	09/02/2025	0.00	25,251.30

Vendor Number	Vendor Name	Total Vendor Amount
032148	Locke Supply	1,790.94

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80157	08/22/2025	1,790.94

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
55475558-00	Toilets	06/04/2025	08/22/2025	0.00	628.66
55845921-00	Toilets	07/02/2025	08/22/2025	0.00	902.84
55845921-01	Vormax Tank	08/04/2025	09/03/2025	0.00	259.44

Vendor Number	Vendor Name	Total Vendor Amount
035269	McDaniel Company, Inc.	1,662.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8135	08/22/2025	1,662.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
37577	Penn Terrace Sprinkler Test	07/23/2025	08/22/2025	0.00	1,662.50

Vendor Number	Vendor Name	Total Vendor Amount
036460	McHugh Video Productions	2,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80158	08/22/2025	2,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1398	Commission, P&Z, First Friday	08/14/2025	09/13/2025	0.00	2,000.00

Vendor Number	Vendor Name	Total Vendor Amount
030166	Michael H Conway	3,480.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8136	08/22/2025	3,480.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7 - 2025	Airport Professional Services	07/31/2025	08/30/2025	0.00	3,480.00

Vendor Number	Vendor Name	Total Vendor Amount
038259	Midwest Laser Leveling LLC	26,500.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80159	08/22/2025	26,500.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2583	CPSC Grassing Package	08/19/2025	08/19/2025	0.00	26,500.00

Vendor Number	Vendor Name	Total Vendor Amount
033575	Modern Copy Systems	107.34

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8137	08/22/2025	107.34

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
60204	Annual overages copy machine	07/30/2025	08/29/2025	0.00	107.34

Vendor Number	Vendor Name	Total Vendor Amount
034970	Realpage, Inc.	55.16

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8138	08/22/2025	55.16

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
I2507138555	Background Checks	07/17/2025	08/22/2025	0.00	55.16

Vendor Number	Vendor Name	Total Vendor Amount
021300	Resource Recovery Div 4392	25,837.44

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8139	08/22/2025	25,837.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4392-000009127	Landfill	07/15/2025	08/14/2025	0.00	12,402.08
4392-000009151	Landfill	08/15/2025	09/14/2025	0.00	13,435.36

Vendor Number	Vendor Name	Total Vendor Amount
037993	Ricky R. Barnes	560.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8140	08/22/2025	560.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
011	Building D	08/20/2025	08/20/2025	0.00	560.00

Vendor Number	Vendor Name	Total Vendor Amount
022110	Sayers Ace Hardware Inc.	77.79

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80160	08/22/2025	77.79

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
930322	FC	07/25/2025	08/24/2025	0.00	15.25
K94240	Register Floor BRn	06/30/2025	08/22/2025	0.00	41.97
K94790	Filters	07/17/2025	08/22/2025	0.00	20.57

Vendor Number	Vendor Name	Total Vendor Amount
038260	Scanning America Inc.	2,469.34

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80161	08/22/2025	2,469.34

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
30046	Cemetery Records Scanning	05/22/2025	05/22/2025	0.00	2,469.34

Vendor Number	Vendor Name	Total Vendor Amount
022400	Sherwin Williams	80.90

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8141	08/22/2025	80.90

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4057-2	Love Indy 411 East Main	07/22/2025	08/22/2025	0.00	80.90

Vendor Number	Vendor Name	Total Vendor Amount
038263	Southeast Contractors, LLC	9,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80162	08/22/2025	9,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1033	Re-grade & install grass	08/14/2025	09/13/2025	0.00	9,000.00

Vendor Number	Vendor Name	Total Vendor Amount
037597	Strickland Brothers	132.48

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80163	08/22/2025	132.48

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
00625-1344	ACO Truck Oil Change	08/12/2025	09/11/2025	0.00	132.48

Vendor Number	Vendor Name	Total Vendor Amount
037844	Tractor Supply Co.	139.96

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80164	08/22/2025	139.96

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
337595	Mice Traps	07/25/2025	08/24/2025	0.00	139.96

Vendor Number	Vendor Name	Total Vendor Amount
035378	Verizon Wireless	80.04

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80165	08/22/2025	80.04

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6120542345	SE Liftstation	08/08/2025	09/07/2025	0.00	80.04

Vendor Number	Vendor Name	Total Vendor Amount
034817	Washer Specialties Co	80.53

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8142	08/22/2025	80.53

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20974082	Filter Valve Bracket	06/24/2025	08/22/2025	0.00	80.53

Vendor Number	Vendor Name	Total Vendor Amount
035913	Waters Hardware	1,357.93

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8143	08/22/2025	1,357.93

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5817/P	Cust no 72183 - Plumbing Materials	06/17/2025	08/22/2025	0.00	305.22
5870/P	Cust no 72183 - Toilet Tank	06/23/2025	08/22/2025	0.00	324.99
5935/P	Cust no 72183 - Stove Parts	06/30/2025	08/22/2025	0.00	43.98
6065/P	Cust no 72183 - Electric Range	07/14/2025	08/22/2025	0.00	619.00
6082/P	Cust no 72183 - Roller Cover	07/16/2025	08/22/2025	0.00	19.47
611654	Cust acct 72183 - FC	07/28/2025	08/27/2025	0.00	11.80
6156/P	Cust no 72183 - MouseShield Foam	07/25/2025	08/24/2025	0.00	27.98
888513	Cust no 72183 - FC	06/28/2025	08/22/2025	0.00	5.49

Vendor Number	Vendor Name	Total Vendor Amount
034744	Woods Lumber Company	424.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8144	08/22/2025	424.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
608014	Plumbing	07/09/2025	08/22/2025	0.00	25.35

609599	Channel lock sledge	07/23/2025	08/22/2025	0.00	247.90
609638	2x4s	07/23/2025	08/22/2025	0.00	22.07
609799	2x4s Bottle Jack	07/24/2025	08/23/2025	0.00	99.71
612971	Paint rollers/Insect Repel	08/20/2025	09/19/2025	0.00	28.97

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	13	11	0.00	233,348.06
General	Voided **Void Check	0	1	0.00	0.00
General	Check	10	7	0.00	12,331.19
General	EFT	2	1	0.00	25,837.44
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	17,361.11
General	Voided **Void EFT	0	3	0.00	0.00
General	EFT	1	1	0.00	330.00
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	6	5	0.00	392,552.14
General	Voided **Void EFT	0	3	0.00	0.00
General	EFT	57	21	0.00	146,310.03
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	55.16
General	Voided **Void EFT	0	1	0.00	0.00
	Packet Totals:	**91**	**59**	**0.00**	**828,125.13**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-828,125.13
		Packet Totals:	**-828,125.13**

City of Independence

Payment Register

APPKT01337 - 8/22/25-2 AP

01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount
037921	Water Resource Solutions	21,070.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8145	08/22/2025	21,070.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2025013-01	Verdigris River Low Water Dam Inspection Contract	06/11/2025	07/11/2025	0.00	9,646.50
2025013-02	Verdigris River Low Water Dam Inspection Contract	07/02/2025	08/01/2025	0.00	7,813.75
2025013-03	Verdigris River Low Water Dam Inspection Contract	08/05/2025	09/04/2025	0.00	3,609.75

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
General	EFT		3	1	0.00	21,070.00
		Packet Totals:	**3**	**1**	**0.00**	**21,070.00**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-21,070.00
		Packet Totals:	**-21,070.00**

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	8162	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8163	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8174	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8175	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8176	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8177	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8178	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8179	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8180	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Payment Type	Payment Number	Payment Date	Payment Amount
**Void EFT	8198	08/29/2025	0.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
				0.00	0.00

Vendor Number	Vendor Name	Total Vendor Amount
038267	4 Point Crane Services LLC	993.60

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80166	08/29/2025	993.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
574	50 Ton to Swap AC Unit at WTP	08/19/2025	09/18/2025	0.00	993.60

Vendor Number	Vendor Name	Total Vendor Amount
038236	Ace Transports LLC	1,850.65

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8146	08/29/2025	1,850.65

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-43	Sanitation Wheel & Tire Repair	08/21/2025	09/20/2025	0.00	176.00
INV-46	Sanitation - Rebuild Cylinder	08/25/2025	09/24/2025	0.00	1,498.65
INV-47	Sanitation Wheels & Tire Repair	08/25/2025	09/24/2025	0.00	176.00

Vendor Number	Vendor Name	Total Vendor Amount
038071	Acrisure Midwest Trust	3,268.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80167	08/29/2025	3,268.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20408	Commercial Umbrella Policy 2143 Enterprise Dr.	08/28/2025	09/27/2025	0.00	3,268.00

Vendor Number	Vendor Name	Total Vendor Amount
034553	Action Communications	729.21

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8147	08/29/2025	729.21

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25-5335	Antenna/install for main radio	08/18/2025	09/17/2025	0.00	729.21

Vendor Number	Vendor Name	Total Vendor Amount
038075	Affordable Autos, Inc	326.42

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80168	08/29/2025	326.42

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003366	[redacted]	08/29/2025	08/29/2025	0.00	326.42

Vendor Number	Vendor Name	Total Vendor Amount
034293	Andritz Separation, Inc.	588.08

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80169	08/29/2025	588.08

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8480134539	Seal Transversal	08/13/2025	09/12/2025	0.00	588.08

Vendor Number	Vendor Name	Total Vendor Amount
002510	Ashcraft Tire Company Inc	1,038.99

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8148	08/29/2025	1,038.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
049572	416 Truck, wheels and tires	08/27/2025	09/26/2025	0.00	220.50
049982	Gator Tires	08/05/2025	09/04/2025	0.00	334.92
050065	903 Flat Repair	08/13/2025	09/12/2025	0.00	103.67
050094	Interstate Battery	08/12/2025	09/11/2025	0.00	379.90

Vendor Number	Vendor Name	Total Vendor Amount
035011	Attorney General's Office	120.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80170	08/29/2025	120.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
LG-25-000712	General Obligation Bond 2025-B	08/21/2025	09/20/2025	0.00	120.00

Vendor Number	Vendor Name	Total Vendor Amount
037126	Autozone, Inc	470.05

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80171	08/29/2025	470.05

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01605588559	train maint	08/16/2025	09/15/2025	0.00	5.37
01605588734	train repair	08/17/2025	09/16/2025	0.00	53.55
01605589708	Battery & Adapters	08/19/2025	09/18/2025	0.00	239.18
01605592800	Hydraluic Fluid	08/26/2025	09/25/2025	0.00	49.48
01605592843	Clamps, antifreeze, coolant	08/26/2025	09/25/2025	0.00	114.73
01605592853	Hose Clamps	08/26/2025	09/25/2025	0.00	7.74

Vendor Number	Vendor Name	Total Vendor Amount
037175	B&B Electric Motor Co.	3,907.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80172	08/29/2025	3,907.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0085109	Impeller repair	08/14/2025	09/13/2025	0.00	3,907.00

Vendor Number	Vendor Name	Total Vendor Amount
037918	Baker Services Inc	1,527.60

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8149	08/29/2025	1,527.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
70305	Ammonium Sulfate	08/11/2025	09/10/2025	0.00	1,527.60

Vendor Number	Vendor Name	Total Vendor Amount
003050	Barco Municipal Products,	2,179.94

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8150	08/29/2025	2,179.94

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
IN-252568	Signs	08/07/2025	09/06/2025	0.00	2,179.94

Vendor Number	Vendor Name	Total Vendor Amount
036749	BCS	1,202.44

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8151	08/29/2025	1,202.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10019	Building D IT Inspection	08/07/2025	09/06/2025	0.00	1,202.44

Vendor Number	Vendor Name	Total Vendor Amount
032744	Brenntag Southwest Inc.	6,555.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80173	08/29/2025	6,555.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
BSW639261	Chlorine	07/24/2025	08/23/2025	0.00	2,185.00
BSW641066	Chlorine	07/31/2025	08/30/2025	0.00	2,185.00
BSW642248	Chlorine	08/07/2025	09/06/2025	0.00	2,185.00

Vendor Number	Vendor Name	Total Vendor Amount
038270	Cathy Furnish	75.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80174	08/29/2025	75.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003375	building refund	08/22/2025	08/22/2025	0.00	75.00

Vendor Number	Vendor Name	Total Vendor Amount
033027	Cintas Corporation	44.20

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8152	08/29/2025	44.20

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5284301606	Airport first aid supplies	08/04/2025	09/03/2025	0.00	30.66
5285064302	Street First Aid	08/07/2025	09/06/2025	0.00	13.54

Vendor Number	Vendor Name	Total Vendor Amount
037780	Clean Uniform Company	389.66

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8153	08/29/2025	389.66

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
22285855	Airport Uniform Cleaning	07/15/2025	08/14/2025	0.00	97.00
22287619	Airport Uniform Cleaning	07/22/2025	08/21/2025	0.00	97.00
22289395	Airport Uniform Cleaning	07/29/2025	08/28/2025	0.00	97.00
22291193	Airport Uniform Cleaning	08/05/2025	09/04/2025	0.00	98.66

Vendor Number	Vendor Name	Total Vendor Amount
035142	Coffeyville Reg. Medical Center	389.09

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80175	08/29/2025	389.09

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003368	[redacted]	08/29/2025	08/29/2025	0.00	389.09

Vendor Number	Vendor Name	Total Vendor Amount
034221	Core & Main	12,013.60

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8154	08/29/2025	12,013.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
X398239	Couplings	08/15/2025	09/14/2025	0.00	7,588.48
X432151	Couplings and Parts	08/15/2025	09/14/2025	0.00	3,827.79
X487467	Impeller	08/07/2025	09/06/2025	0.00	597.33

Vendor Number	Vendor Name	Total Vendor Amount
038082	CPI Financing LLC	669.37

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8155	08/29/2025	669.37

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CPIF27432	Printing	08/27/2025	09/26/2025	0.00	669.37

Vendor Number	Vendor Name	Total Vendor Amount
032078	CPR Pest Management, Inc.	275.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8156	08/29/2025	275.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
47760	termite treatment mini golf	08/14/2025	09/13/2025	0.00	275.00

Vendor Number	Vendor Name	Total Vendor Amount
038269	Crouch Recreation Inc	216.20

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80176	08/29/2025	216.20

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6126	playground maint	08/13/2025	09/12/2025	0.00	216.20

Vendor Number	Vendor Name	Total Vendor Amount
035070	D&F Services, LLC	43,638.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8157	08/29/2025	43,638.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7346	DFLOC	07/30/2025	08/29/2025	0.00	2,850.00
7349	DFLOC	08/01/2025	08/31/2025	0.00	40,788.00

Vendor Number	Vendor Name	Total Vendor Amount
037500	Equipmentshare.Com, Inc.	40.23

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8158	08/29/2025	40.23

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5617955-000	Case-Knob	08/12/2025	09/11/2025	0.00	40.23

Vendor Number	Vendor Name	Total Vendor Amount
035115	Express Services, Inc.	17,017.80

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8159	08/29/2025	17,017.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
32755529	Express Employment	08/20/2025	09/19/2025	0.00	17,017.80

Vendor Number	Vendor Name	Total Vendor Amount
032155	Family Support Payment Center	173.08

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80177	08/29/2025	173.08

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003365	[redacted]	08/29/2025	08/29/2025	0.00	173.08

Vendor Number	Vendor Name	Total Vendor Amount
033119	Fastenal Company	30.01

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8160	08/29/2025	30.01

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
KSIND68006	Batteries	07/31/2025	08/30/2025	0.00	18.34
KSIND68007	T Rod	07/31/2025	08/30/2025	0.00	7.68
KSIND68215	Extern R Ring	08/18/2025	09/17/2025	0.00	2.08
KSIND68216	R Ring	08/18/2025	09/17/2025	0.00	1.91

Vendor Number	Vendor Name	Total Vendor Amount
037139	Fleet Fuels, LLC	4,654.25

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8161	08/29/2025	4,654.25

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
122039	Park Dept. Fuel	05/18/2025	06/17/2025	0.00	106.29
122298	Park Dept. Fuel	05/25/2025	06/24/2025	0.00	41.67
122398	Cemetery Fuel	05/25/2025	06/24/2025	0.00	62.81
122597	Park Dept. Fuel	05/31/2025	06/30/2025	0.00	42.03
CFSI-19998	Fire/EMS Fuel	08/24/2025	09/23/2025	0.00	837.30
CFSI-20000	Park Dept. Fuel	08/24/2025	09/23/2025	0.00	35.10
CFSI-20001	Police Fuel	08/24/2025	09/23/2025	0.00	744.03
CFSI-20002	Public Safety Director Fuel	08/24/2025	09/23/2025	0.00	29.90
CFSI-20003	Sewer Collection Fuel	08/24/2025	09/23/2025	0.00	508.15
CFSI-20004	Street Fuel	08/24/2025	09/23/2025	0.00	190.27
CFSI-20005	City Van	08/24/2025	09/23/2025	0.00	63.67
CFSI-20006	Water Distribution Fuel	08/29/2025	09/28/2025	0.00	126.77
CFSI-20007	Water/Sewer Administration Fuel	08/24/2025	09/23/2025	0.00	246.72
CFSI--20008	Sanitation Fuel	08/24/2025	09/23/2025	0.00	627.86
CFSI-3110	Park Dept. Fuel	06/08/2025	07/08/2025	0.00	79.09
CFSI-4556	Park Dept. Fuel	06/16/2025	07/16/2025	0.00	46.73
CFSI-5239	Park Dept. Fuel	06/22/2025	07/22/2025	0.00	41.55
CFSI-7707	Cemetery Fuel	06/29/2025	07/29/2025	0.00	55.36
CFSI-7710	Park Dept. Fuel	06/29/2025	07/29/2025	0.00	112.95
SI-17801	Cemetery fuel	08/14/2025	09/13/2025	0.00	656.00

Vendor Number	Vendor Name	Total Vendor Amount
033568	Galaxie Business	166.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8164	08/29/2025	166.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
M018444	Scanners	07/01/2025	07/31/2025	0.00	166.00

Vendor Number	Vendor Name	Total Vendor Amount
010440	Hugo's Industrial Supply	253.22

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8165	08/29/2025	253.22

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
340192	Trash Bags	08/13/2025	09/12/2025	0.00	27.66
340631	Cleaning cloths & Toner	08/22/2025	09/21/2025	0.00	156.63
340680	Poster Strips	08/25/2025	09/24/2025	0.00	7.51
340729	Supplies	08/25/2025	09/24/2025	0.00	61.42

Vendor Number	Vendor Name	Total Vendor Amount
011180	Independence Community	5.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8166	08/29/2025	5.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003344	Charitable Contribution - Employee Direct	08/29/2025	08/29/2025	0.00	5.00

Vendor Number	Vendor Name	Total Vendor Amount
011211	Independence Fire Fighter	150.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8167	08/29/2025	150.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003346	Fire Insurance	08/29/2025	08/29/2025	0.00	150.00

Vendor Number	Vendor Name	Total Vendor Amount
033149	Independence Firemen's Association	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8168	08/29/2025	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003345	Funding/ Firemen's Association	08/29/2025	08/29/2025	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
038264	Innovative Engineered Equipment LLC	2,939.81

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80178	08/29/2025	2,939.81

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
250814TB1-1	Rubber Flapper Replacement Kit	08/21/2025	09/20/2025	0.00	2,939.81

Vendor Number	Vendor Name	Total Vendor Amount
037321	Internal Revenue Service	242.88

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80179	08/29/2025	242.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003350	Tax Levy	08/29/2025	08/29/2025	0.00	242.88

Vendor Number	Vendor Name	Total Vendor Amount
036025	Ironworks Welding And Fabrication	3,439.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8169	08/29/2025	3,439.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4078	Sanitation Repair/Trucks & Dumpsters	07/02/2025	08/01/2025	0.00	1,944.00
4119	Weld & Repair Dumpsters	08/26/2025	09/25/2025	0.00	1,495.00

Vendor Number	Vendor Name	Total Vendor Amount
037837	Iteris Inc.	17,571.40

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8170	08/29/2025	17,571.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
178378	Pack out Kit, Cameras	02/28/2025	03/30/2025	0.00	17,571.40

Vendor Number	Vendor Name	Total Vendor Amount
032449	Kansas Payment Center	580.61

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80180	08/29/2025	580.61

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003361	[redacted]	08/29/2025	08/29/2025	0.00	282.46
INV0003362	[redacted]	08/29/2025	08/29/2025	0.00	84.92
INV0003363	[redacted]	08/29/2025	08/29/2025	0.00	90.92
INV0003364	[redacted]	08/29/2025	08/29/2025	0.00	122.31

Vendor Number	Vendor Name	Total Vendor Amount
036883	Labette Health	725.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8171	08/29/2025	725.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
MOIPDSANE - 1	Sane/Sart	05/09/2025	06/08/2025	0.00	725.00

Vendor Number	Vendor Name	Total Vendor Amount
033182	Lakeland Office Systems	126.02

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80181	08/29/2025	126.02

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
IN666766	Mthly Service + overage	08/11/2025	09/10/2025	0.00	126.02

Vendor Number	Vendor Name	Total Vendor Amount
014400	Linns Air Cooled Engines LLC	435.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80182	08/29/2025	435.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
206652	Stihl Repair	07/14/2025	08/13/2025	0.00	359.00
206664	Sharpen & 14"	08/07/2025	09/06/2025	0.00	32.50
206668	.095 Line	08/18/2025	09/17/2025	0.00	26.00
206670	Rope & Handle	08/19/2025	09/18/2025	0.00	18.45

Vendor Number	Vendor Name	Total Vendor Amount
037935	Marmic Fire And Safety Co Inc	1,639.69

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80183	08/29/2025	1,639.69

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
D384691	Fire Extinguisher Service	08/13/2025	09/12/2025	0.00	186.40
D389759	Building D Fire Extinguisher Inspection	08/18/2025	09/17/2025	0.00	1,453.29

Vendor Number	Vendor Name	Total Vendor Amount
037950	Medical Air Services Association	627.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8172	08/29/2025	627.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2149688	B2BNETCIK - Medical Air Services Premium	08/15/2025	08/31/2025	0.00	627.00

Vendor Number	Vendor Name	Total Vendor Amount
035268	Mega LLC	10,355.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80184	08/29/2025	10,355.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1432	Dumpsters & Top Soil	08/09/2025	09/08/2025	0.00	10,355.00

Vendor Number	Vendor Name	Total Vendor Amount
037915	Metropolitan Life Insurance Company	6,621.12

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8173	08/29/2025	6,621.12

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CM0000056	5391110 - Accident Insurance	08/29/2025	08/29/2025	0.00	-33.72
CM0000057	5391110 - Basic Group AD&D Premium	08/29/2025	08/29/2025	0.00	-3.12
CM0000058	5391110 - Basic Group Life Insurance Premium	08/29/2025	08/29/2025	0.00	-18.90
INV0003094	5391110 - Accident Insurance	08/01/2025	08/01/2025	0.00	450.71
INV0003095	5391110 - Critical Illness Premium	08/01/2025	08/31/2025	0.00	309.55
INV0003101	5391110 - Basic Group AD&D Premium	08/01/2025	08/01/2025	0.00	123.73
INV0003102	5391110 - Basic Group Life Insurance Premium	08/01/2025	08/01/2025	0.00	458.52
INV0003104	5391110 - Hospital Indemnity Premium	08/01/2025	08/31/2025	0.00	134.81
INV0003115	5391110 - Short Term Disability Premium	08/01/2025	08/31/2025	0.00	535.41
INV0003116	5391110 - Vision Insurance Premium	08/01/2025	08/31/2025	0.00	757.80
INV0003117	5391110 - Voluntary AD&D Premium	08/01/2025	08/31/2025	0.00	50.13

INV0003118	5391110 - Voluntary Life Ins Premium	08/01/2025	08/31/2025	0.00	503.78
INV0003197	5391110 - Accident Insurance	08/15/2025	08/15/2025	0.00	455.80
INV0003198	5391110 - Critical Illness Premium	08/15/2025	08/31/2025	0.00	314.23
INV0003204	5391110 - Basic Group AD&D Premium	08/15/2025	08/15/2025	0.00	9.97
INV0003205	5391110 - Basic Group Life Insurance Premium	08/15/2025	08/15/2025	0.00	447.16
INV0003207	5391110 - Hospital Indemnity Premium	08/15/2025	08/31/2025	0.00	127.16
INV0003218	5391110 - Short Term Disability Premium	08/15/2025	08/31/2025	0.00	543.43
INV0003219	5391110 - Vision Insurance Premium	08/15/2025	08/31/2025	0.00	919.01
INV0003220	5391110 - Voluntary AD&D Premium	08/15/2025	08/31/2025	0.00	47.61
INV0003221	5391110 - Voluntary Life Ins Premium	08/15/2025	08/31/2025	0.00	458.43
INV0003342	5391110 - Critical Illness Premium	08/29/2025	08/31/2025	0.00	1.57
INV0003348	5391110 - Hospital Indemnity Premium	08/29/2025	08/31/2025	0.00	2.49
INV0003357	5391110 - Short Term Disability Premium	08/29/2025	08/31/2025	0.00	4.74
INV0003358	5391110 - Vision Insurance Premium	08/29/2025	08/31/2025	0.00	8.27
INV0003359	5391110 - Voluntary AD&D Premium	08/29/2025	08/31/2025	0.00	0.77
INV0003360	5391110 - Voluntary Life Ins Premium	08/29/2025	08/31/2025	0.00	11.78

Vendor Number 034298 **Vendor Name** Mid-American Research Chemical **Total Vendor Amount** 3,461.29

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8181	08/29/2025	3,461.29

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0853186-IN	Wasp & Hornet Killer	07/03/2025	08/02/2025	0.00	175.31
0856083-IN	Glass Beads	08/08/2025	09/07/2025	0.00	3,285.98

Vendor Number 035290 **Vendor Name** Montgomery County Health Department **Total Vendor Amount** 420.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80185	08/29/2025	420.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003341	Nate Lambert Immunizations	08/14/2025	09/13/2025	0.00	420.00

Vendor Number 037078 **Vendor Name** National Industrial & Safety Supply **Total Vendor Amount** 515.48

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8182	08/29/2025	515.48

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
47219	Shop Towels	07/29/2025	08/28/2025	0.00	155.88
47269	Flashlight	08/06/2025	09/05/2025	0.00	359.60

Vendor Number 032873 **Vendor Name** Northern Safety Co., Inc. **Total Vendor Amount** 146.28

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8183	08/29/2025	146.28

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
907057276	Power Shell	08/11/2025	09/10/2025	0.00	146.28

Vendor Number 027225 **Vendor Name** Oil Patch Pump & Supply Inc. **Total Vendor Amount** 186.78

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8184	08/29/2025	186.78

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3005954	Coupler	08/19/2025	09/18/2025	0.00	186.78

Vendor Number 018120 **Vendor Name** O'Reilly Auto Parts **Total Vendor Amount** 684.92

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80186	08/29/2025	684.92

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0154-266320	Air Brake Fitting	08/06/2025	09/05/2025	0.00	40.00
0154-266625	Antifreeze	08/07/2025	09/06/2025	0.00	131.88
0154-266743	Air Brake Fitting	08/08/2025	09/07/2025	0.00	120.00

0154-268531	Hose Clamps	08/18/2025	09/17/2025	0.00	12.12
0154-269871	Rocker Switch	08/26/2025	09/25/2025	0.00	14.99
0154-270180	Battery	08/28/2025	09/27/2025	0.00	365.93

Vendor Number 036802 **Vendor Name** Otis Elevator Company **Total Vendor Amount** 12,534.96

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80187	08/29/2025	12,534.96

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
100402012636	Building D Elevator Service Maintenance	08/01/2025	08/31/2025	0.00	12,534.96

Vendor Number 032859 **Vendor Name** Pace Analytical Services **Total Vendor Amount** 697.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8185	08/29/2025	697.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2560232789	Analytical Charges	08/14/2025	09/13/2025	0.00	697.00

Vendor Number 038152 **Vendor Name** Pappas Hayden Westberg & Jackson PC **Total Vendor Amount** 498.79

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80188	08/29/2025	498.79

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003367	[redacted]	08/29/2025	08/29/2025	0.00	498.79

Vendor Number 033003 **Vendor Name** Polydyne, Inc. **Total Vendor Amount** 1,590.60

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8186	08/29/2025	1,590.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1905783	Clarifloc	02/24/2025	03/26/2025	0.00	1,590.60

Vendor Number 036591 **Vendor Name** Premier Truck Group Of Tulsa **Total Vendor Amount** 907.15

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80189	08/29/2025	907.15

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
12586179	Sanitation Truck Repair	08/06/2025	09/05/2025	0.00	907.15

Vendor Number 020010 **Vendor Name** Quality Motors Of Independence **Total Vendor Amount** 3,137.63

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80190	08/29/2025	3,137.63

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
191825	2020 Dodge RAM 1500 Parts	08/07/2025	09/06/2025	0.00	3,137.63

Vendor Number 038254 **Vendor Name** R. J. Thomas Manufacturing Company Inc **Total Vendor Amount** 1,133.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80191	08/29/2025	1,133.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
281938	Grill replacement	08/25/2025	08/25/2025	0.00	1,133.00

Vendor Number 035995 **Vendor Name** Red Equipment, LLC **Total Vendor Amount** 941.60

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8187	08/29/2025	941.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
P02057	Cylinder and adapter	07/30/2025	08/29/2025	0.00	616.38
P02073	Breather Tank	07/30/2025	08/29/2025	0.00	124.81
P02075	Cobra Jetter Hose	07/30/2025	08/29/2025	0.00	200.41

Vendor Number	Vendor Name	Total Vendor Amount
037404	Red Tiger Tire & Auto Inc.	607.99

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8188	08/29/2025	607.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11493	2021 RAM 1500 Brake Pads and Rotors	08/13/2025	09/12/2025	0.00	607.99

Vendor Number	Vendor Name	Total Vendor Amount
036137	Romans Outdoor Power	1,104.06

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8189	08/29/2025	1,104.06

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
100-102980	Kubota Diagnostic	07/31/2025	08/30/2025	0.00	814.06
1158	equipment rental	08/26/2025	09/25/2025	0.00	290.00

Vendor Number	Vendor Name	Total Vendor Amount
022110	Sayers Ace Hardware Inc.	53.02

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80192	08/29/2025	53.02

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
K95444	Keys	08/13/2025	09/12/2025	0.00	19.90
K95673	Tube	08/19/2025	09/18/2025	0.00	5.59
K95707	Invisible Glass & Fiberglass	08/21/2025	09/20/2025	0.00	27.53

Vendor Number	Vendor Name	Total Vendor Amount
022400	Sherwin Williams	150.09

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8190	08/29/2025	150.09

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4733-8	Guard	08/14/2025	09/13/2025	0.00	83.98
4873-2	Helix & Proshield	08/19/2025	09/18/2025	0.00	66.11

Vendor Number	Vendor Name	Total Vendor Amount
037393	Syn-Tech Systems, Inc.	550.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80193	08/29/2025	550.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
316677	Fuelmaster Maintenance	06/18/2025	07/18/2025	0.00	550.00

Vendor Number	Vendor Name	Total Vendor Amount
036540	Tapco	24.71

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80194	08/29/2025	24.71

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
I807105	Faceplate	08/07/2025	09/06/2025	0.00	24.71

Vendor Number	Vendor Name	Total Vendor Amount
024300	Thompson Brothers Supplies	547.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8191	08/29/2025	547.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
RN25070082	cemetery fuel tank lease	07/31/2025	08/30/2025	0.00	99.00
RN25070084	Cylinder Lease	07/31/2025	08/30/2025	0.00	203.00
RN25070086	Lease Renewal - Tanks	07/31/2025	08/30/2025	0.00	146.00
RN25070451	fuel tank lease	07/31/2025	08/30/2025	0.00	99.00

Vendor Number	Vendor Name	Total Vendor Amount
034515	Tidy Whitie's Laundromat	22.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8192	08/29/2025	22.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6228	Wash & Fold	08/12/2025	09/11/2025	0.00	22.50

Vendor Number	Vendor Name	Total Vendor Amount
024490	Transystems Corporation	5,372.50

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8193	08/29/2025	5,372.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-0004750778	Enterprise Drive Construction - Hackney to FedEx S	01/31/2025	03/02/2025	0.00	306.00
INV-0004870461	1st & Birch Sewer Inspection	05/27/2025	06/26/2025	0.00	5,066.50

Vendor Number	Vendor Name	Total Vendor Amount
035684	Tyler Technologies, Inc	820.00

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8194	08/29/2025	820.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
025-522942	Service Orders Mobile	07/31/2025	08/30/2025	0.00	580.00
025-522943	Smart Meter Access	07/31/2025	08/30/2025	0.00	240.00

Vendor Number	Vendor Name	Total Vendor Amount
036512	US Cellular	1,761.82

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80195	08/29/2025	1,761.82

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0748695377	Park/Zoo/ Cemetery Monthly Charges	08/10/2025	09/09/2025	0.00	579.64
0748916772	Street Monthly Charges	08/10/2025	09/09/2025	0.00	589.38
0748963593	Water/Sewer Monthly Charges	08/10/2025	09/09/2025	0.00	592.80

Vendor Number	Vendor Name	Total Vendor Amount
025004	USA Bluebook	795.63

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8195	08/29/2025	795.63

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV00796552	Chemicals	08/13/2025	09/12/2025	0.00	795.63

Vendor Number	Vendor Name	Total Vendor Amount
033273	Veterinary Health Center At Ksu	1,342.16

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80196	08/29/2025	1,342.16

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
109509	tortoise exam	08/07/2025	09/06/2025	0.00	228.60
109510	tortoise exam	08/07/2025	09/06/2025	0.00	538.82
109511	tortoise exam	08/21/2025	09/20/2025	0.00	574.74

Vendor Number	Vendor Name	Total Vendor Amount
033317	Walmart Com - Ap	233.35

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80197	08/29/2025	233.35

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1663966654	PD misc supplies	07/24/2025	08/29/2025	0.00	233.35

Vendor Number	Vendor Name	Total Vendor Amount
035913	Waters Hardware	192.37

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8196	08/29/2025	192.37

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6281/P	Cust no 72177 - 5 Gallon Mix	08/07/2025	09/06/2025	0.00	55.98
6325/P	Cust no 72177 - Black Diamond String	08/14/2025	09/13/2025	0.00	89.99

6348/P	Cust no 72177 - Plugs	08/15/2025	09/14/2025	0.00	13.16
6369/P	Cust no 72177 - Bolts & Screws	08/18/2025	09/17/2025	0.00	2.78
6378/P	Cust no 72177 - Coupling	08/19/2025	09/18/2025	0.00	5.49
6382/P	Cust no 72177 - Washers	08/19/2025	09/18/2025	0.00	2.99
6453/P	Cust no 72177 - Handle	08/26/2025	09/25/2025	0.00	7.99
6454/P	Cust no 72177 - Socket	08/26/2025	09/25/2025	0.00	13.99

Vendor Number	Vendor Name	Total Vendor Amount
038265	Westech Equipment Company Inc	344.14

Payment Type	Payment Number	Payment Date	Payment Amount
Check	80198	08/29/2025	344.14

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
035883	OPW Aviation Nozzle Strainer	05/14/2025	06/13/2025	0.00	344.14

Vendor Number	Vendor Name	Total Vendor Amount
034744	Woods Lumber Company	510.63

Payment Type	Payment Number	Payment Date	Payment Amount
EFT	8197	08/29/2025	510.63

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
611018	Sprayer	08/05/2025	09/04/2025	0.00	42.99
611036	Sharkbite	08/05/2025	09/04/2025	0.00	17.99
611060	Sharkbite Coupling	08/05/2025	09/04/2025	0.00	33.98
611258	Tape	08/06/2025	09/05/2025	0.00	14.34
611629	Blades pistol nozzle	08/08/2025	09/07/2025	0.00	87.13
611919	Brass Hose Connector	08/11/2025	09/10/2025	0.00	5.99
611966	Sprayer	08/12/2025	09/11/2025	0.00	42.99
612147	Couplings	08/13/2025	09/12/2025	0.00	23.98
612294	Cable Ties	08/14/2025	09/13/2025	0.00	30.38
612309	CDX YP	08/14/2025	09/13/2025	0.00	24.94
612393	Solid Block	08/14/2025	09/13/2025	0.00	16.20
612998	Poly Concrete Sealant	08/20/2025	09/19/2025	0.00	19.58
613014	Poly Concrete Sealant	08/20/2025	09/19/2025	0.00	40.40
613068	Chain	08/20/2025	09/19/2025	0.00	14.45
613116	Concrete	08/21/2025	09/20/2025	0.00	26.95
613370	Connectors	08/22/2025	09/21/2025	0.00	58.35
613680	Pilot Drill Bit	08/26/2025	09/25/2025	0.00	9.99

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	58	33	0.00	57,027.13
General	EFT	45	14	0.00	39,295.04
General	Voided **Void EFT	0	8	0.00	0.00
General	EFT	33	19	0.00	37,666.99
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	63	10	0.00	57,758.46
General	Voided **Void EFT	0	1	0.00	0.00
	Packet Totals:	**199**	**86**	**0.00**	**191,747.62**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-191,747.62
		Packet Totals:	**-191,747.62**

AUGUST 2025 DRAFT

$ 319,505.87

City of Independence

Vendor History Report

By Vendor Name

Posting Date Range -

Payment Date Range 08/31/2025 -

Payable Number / Item Description	Description / Units	Price	Post Date / Amount	1099 / Account Number	Payment Number / Account Name	Payment Date / Dist Amount	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - City of Independence												
037209 - First National Bank Of Omaha							**41,353.43**	**215.13**	**36.08**	**0.00**	**41,604.64**	**41,604.64**
0003	Safety Lunch		8/31/2025		DFT0004202	8/31/2025	68.94	0.00	0.00	0.00	68.94	68.94
Safety Lunch	1.00	68.94	68.94	033-064-60760		Training		68.94				
00531	KSJOA Conference - Stafford		8/31/2025		DFT0004414	8/31/2025	250.00	0.00	0.00	0.00	250.00	250.00
KSJOA Conference - Stat	0.00	0.00	250.00	001-021-60760		Training		250.00				
0065	705 Work		8/31/2025		DFT0004249	8/31/2025	25.34	0.00	0.00	0.00	25.34	25.34
705 Penn Work	1.00	25.34	25.34	990-070-80491		705 N 8Th Project		25.34				
0100717-IN	Lamps		8/31/2025		DFT0004214	8/31/2025	238.95	18.00	0.00	0.00	256.95	256.95
Lamps	1.00	238.95	256.95	031-066-70220		Grounds Repair & Maintenance Su		256.95				
0107	705 Workers		8/31/2025		DFT0004252	8/31/2025	36.40	0.00	0.00	0.00	36.40	36.40
705 workers	1.00	36.40	36.40	990-070-80491		705 N 8Th Project		36.40				
01377136955841319781	Coffee		8/31/2025		DFT0004211	8/31/2025	93.88	0.00	0.00	0.00	93.88	93.88
Coffee	1.00	93.88	93.88	031-066-70010		Office Supplies		93.88				
0154-261229	Bulb and Gear Lube		8/31/2025		DFT0004198	8/31/2025	104.04	0.00	0.00	0.00	104.04	104.04
Bulb & Gear Lube	1.00	104.04	104.04	033-064-70230		Equipment Repair & Maintenance S		104.04				
0154-262383	Battery		8/31/2025		DFT0004196	8/31/2025	272.90	0.00	0.00	0.00	272.90	272.90
Battery	2.00	136.45	272.90	033-064-70240		Vehicle Repair & Maintenance Sup		272.90				
0154-262493	Fan Belt		8/31/2025		DFT0004138	8/31/2025	18.92	0.00	0.00	0.00	18.92	18.92
Fan Belt	1.00	18.92	18.92	001-046-70210		Building Repair & Maintenance Sup		18.92				
0154-262907	Grease/oil filter/wrench		8/31/2025		DFT0004378	8/31/2025	79.27	0.00	0.00	0.00	79.27	79.27
Grease/oil filter/wrench	1.00	79.27	79.27	001-042-70230		Equipment Repair & Maintenance S		79.27				
0154-264213	Heater hose		8/31/2025		DFT0004392	8/31/2025	15.99	0.00	0.00	0.00	15.99	15.99
Heater hose	1.00	15.99	15.99	001-043-70230		Equipment Repair & Maintenance S		15.99				
01605578378	Grease tube		8/31/2025		DFT0004365	8/31/2025	48.18	0.00	0.00	0.00	48.18	48.18
Grease tube	1.00	48.18	48.18	001-042-70230		Equipment Repair & Maintenance S		48.18				
02796073627406906645	Hole Punch		8/31/2025		DFT0004209	8/31/2025	3.52	0.00	0.00	0.00	3.52	3.52
Hole Punch	1.00	3.52	3.52	031-066-70010		Office Supplies		3.52				
081351120134399403166	Toilet Paper, Paper Towels, Jet Dry for Dish		8/31/2025		DFT0004159	8/31/2025	148.15	0.00	0.00	0.00	148.15	148.15
Toilet Paper, Paper Tow	1.00	148.15	148.15	001-026-70020		Janitorial Supplies		148.15				
090321243002399478116	building supplies; concessions		8/31/2025		DFT0004326	8/31/2025	102.65	0.00	0.00	0.00	102.65	102.65

Payable Number / Item Description	Description / Units	Price / Account Number	Post Date / Amount	1099 / Account Name	Payment Number / Dist Amount	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
building supplies and co	1.00	102.65	102.65	001-042-70082	Concessions			50.67				
				001-042-70210	Building Repair & Maintenance Sup			51.98				
092dc9c2-b5ad-4833-b9c	Uber for training in Baltimore, MD - Hamm		8/31/2025		DFT0004402	8/31/2025	27.50	0.00	0.00	0.00	27.50	27.50
Uber for training in Balt	0.00	0.00	27.50	008-020-60760	Training			27.50				
0945-4215-1748-2507-09	Mayor Picture		8/31/2025		DFT0004126	8/31/2025	9.83	0.00	0.00	0.00	9.83	9.83
Picture for Mayor Photc	0.00	0.00	9.83	001-001-70000	Other Operational Supplies			9.83				
0945-4215-3993-2507-10	Mayor Picture		8/31/2025		DFT0004125	8/31/2025	9.83	0.00	0.00	0.00	9.83	9.83
Mayor Picture	0.00	0.00	9.83	001-001-70000	Other Operational Supplies			9.83				
1/A-494554	Meals for training in, IA - Smith, Roark		8/31/2025		DFT0004262	8/31/2025	16.67	0.00	1.17	0.00	17.84	17.84
Meals for training in, IA	1.00	16.67	17.84	001-021-60760	Training			17.84				
1001787444	Hy-Gard Hyd/Trans		8/31/2025		DFT0004195	8/31/2025	65.36	0.00	0.00	0.00	65.36	65.36
Hy-Gard Hyd/Trans	1.00	65.36	65.36	033-064-60330	Equipment Repair & Maintenance			65.36				
1002970282	Auto Cad Subscription		8/31/2025		DFT0004124	8/31/2025	109.50	0.00	0.00	0.00	109.50	109.50
Subscription Autocad	0.00	0.00	109.50	001-027-60000	Other Professional Services			109.50				
100304	Shields - Boots		8/31/2025		DFT0004208	8/31/2025	120.44	0.00	0.00	0.00	120.44	120.44
Dustin Shields - Boots	1.00	120.44	120.44	001-033-70060	Uniforms			120.44				
100346	Porter - Boots		8/31/2025		DFT0004207	8/31/2025	109.49	0.00	0.00	0.00	109.49	109.49
Luke Porter - Boots	1.00	109.49	109.49	001-033-70060	Uniforms			109.49				
100487	Battery		8/31/2025		DFT0004216	8/31/2025	49.99	0.00	0.00	0.00	49.99	49.99
Battery	1.00	49.99	49.99	031-066-70230	Equipment Repair & Maintenance S			49.99				
100654	Core Refund		8/31/2025		DFT0004215	8/31/2025	-10.00	0.00	0.00	0.00	-10.00	-10.00
Core Refund	-1.00	10.00	-10.00	031-066-70230	Equipment Repair & Maintenance S			-10.00				
101873	Supplies		8/31/2025		DFT0004307	8/31/2025	20.97	0.00	0.00	0.00	20.97	20.97
Supplies	1.00	20.97	20.97	001-042-70220	Grounds Repair & Maintenance Su			20.97				
102582	Lambert - Boots		8/31/2025		DFT0004197	8/31/2025	99.99	0.00	0.00	0.00	99.99	99.99
Nate Lambert - Boots	1.00	99.99	99.99	033-064-70060	Uniforms			99.99				
102755	animal feed		8/31/2025		DFT0004385	8/31/2025	134.96	0.00	0.00	0.00	134.96	134.96
animal feed	1.00	134.96	134.96	001-042-70083	Animal Food			113.98				
				001-042-70100	Other Small Tools & Equipment			20.98				
103096	diets and grounds supplies		8/31/2025		DFT0004341	8/31/2025	567.85	0.00	0.00	0.00	567.85	567.85
diets and grounds suppl	1.00	567.85	567.85	001-042-70000	Other Operational Supplies			87.95				
				001-042-70083	Animal Food			213.94				
				001-042-70220	Grounds Repair & Maintenance Su			265.96				
103993	Stock trailer locks & donkey halter		8/31/2025		DFT0004369	8/31/2025	80.96	0.00	0.00	0.00	80.96	80.96
equip maint	1.00	80.96	80.96	001-042-70000	Other Operational Supplies			21.99				
				001-042-70230	Equipment Repair & Maintenance S			58.97				
104136	Bucket & Lid		8/31/2025		DFT0004210	8/31/2025	38.90	0.00	0.00	0.00	38.90	38.90

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Bucket & Lid	1.00	38.90	38.90	031-066-70020	Janitorial Supplies	38.90					
104311	shop air compressor	8/31/2025		DFT0004393	8/31/2025	1,299.99	0.00	0.00	0.00	1,299.99	1,299.99
shop air compressor	1.00	1,299.99	1,299.99	001-043-70100	Other Small Tools & Equipment	1,299.99					
109	Meals for training - Smith, Roark	8/31/2025		DFT0004264	8/31/2025	25.10	0.00	0.00	0.00	25.10	25.10
Meals for training - Smit	1.00	25.10	25.10	001-021-60760	Training	25.10					
111-0265677-7322656	Courtroom Video	8/31/2025		DFT0004147	8/31/2025	359.98	0.00	0.00	0.00	359.98	359.98
Video Components	1.00	359.98	359.98	001-004-70000	Other Operational Supplies	359.98					
112-0436164-5570621	Reptile bath	8/31/2025		DFT0004310	8/31/2025	26.30	0.00	0.00	0.00	26.30	26.30
Reptile bath & fiber sub	1.00	26.30	26.30	001-042-70000	Other Operational Supplies	26.30					
112-0817956-0788214	animal feed	8/31/2025		DFT0004358	8/31/2025	38.48	0.00	0.00	0.00	38.48	38.48
animal feed	1.00	38.48	38.48	001-042-70083	Animal Food	38.48					
112-0831644-8174656	Boots	8/31/2025		DFT0004291	8/31/2025	206.94	0.00	0.00	0.00	206.94	206.94
Boots	1.00	206.94	206.94	033-062-70060	Uniforms	206.94					
112-0872592-6605841	concession product	8/31/2025		DFT0004387	8/31/2025	189.93	0.00	0.00	0.00	189.93	189.93
concession product	1.00	189.93	189.93	001-042-70082	Concessions	189.93					
112-0970348-4229031	Scanner	8/31/2025		DFT0004295	8/31/2025	279.99	13.09	0.00	0.00	293.08	293.08
Scanner	1.00	279.99	293.08	033-063-70010	Office Supplies	293.08					
112-1510573-5085846	Magnets and Striping for station White Bo	8/31/2025		DFT0004157	8/31/2025	86.54	0.00	0.00	0.00	86.54	86.54
Magnets and Striping fo	1.00	86.54	86.54	001-025-70000	Other Operational Supplies	86.54					
112-2883204-9291451	Frame	8/31/2025		DFT0004280	8/31/2025	32.58	0.00	0.00	0.00	32.58	32.58
Frame	1.00	32.58	32.58	033-063-70010	Office Supplies	32.58					
112-2937739-5901006	Yearly Boot Purchase for Scott Reeves	8/31/2025		DFT0004169	8/31/2025	249.95	0.00	0.00	0.00	249.95	249.95
Yearly Boot Purchase fo	1.00	249.95	249.95	001-026-70060	Uniforms	249.95					
112-2982182-2785820	Trailer lights	8/31/2025		DFT0004394	8/31/2025	99.35	0.00	0.00	0.00	99.35	99.35
Trailer lights	1.00	99.35	99.35	001-043-70230	Equipment Repair & Maintenance	99.35					
112-3103521-0714650	diets	8/31/2025		DFT0004308	8/31/2025	21.84	0.00	0.00	0.00	21.84	21.84
diets	1.00	21.84	21.84	001-042-70083	Animal Food	21.84					
112-3609467-7775450	Gray boots	8/31/2025		DFT0004389	8/31/2025	135.00	0.00	0.00	0.00	135.00	135.00
Gray boots	1.00	135.00	135.00	001-042-70060	Uniforms	135.00					
112-3675716-8471447	Boots	8/31/2025		DFT0004293	8/31/2025	316.68	0.00	0.00	0.00	316.68	316.68
Boots	1.00	173.60	173.60	001-033-70060	Uniforms	173.60					
Boots	1.00	143.08	143.08	001-033-70060	Uniforms	143.08					
112-3696903-8774607	Zoglman boots	8/31/2025		DFT0004388	8/31/2025	62.73	0.00	0.00	0.00	62.73	62.73
Zoglman boots	1.00	62.73	62.73	001-042-70060	Uniforms	62.73					
112-5142706-6819414	Boots	8/31/2025		DFT0004283	8/31/2025	89.99	0.00	0.00	0.00	89.99	89.99
Boots	1.00	89.99	89.99	033-062-70060	Uniforms	89.99					
112-5147352-5597044	Boots	8/31/2025		DFT0004284	8/31/2025	99.50	0.00	0.00	0.00	99.50	99.50

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Boots	1.00	99.50	99.50	037-067-70060	Uniforms	99.50						
112-5301181-8789821	Boots		8/31/2025		DFT0004288	8/31/2025	152.31	0.00	0.00	0.00	152.31	152.31
Boots	1.00	152.31	152.31	033-062-70060	Uniforms	152.31						
112-5389927-2663409	Southworth boots		8/31/2025		DFT0004359	8/31/2025	47.98	0.00	0.00	0.00	47.98	47.98
Southworth boots	1.00	47.98	47.98	001-042-70060	Uniforms	47.98						
112-5395877-7172265	Zip Ties		8/31/2025		DFT0004279	8/31/2025	31.68	0.00	0.00	0.00	31.68	31.68
Zip Ties	1.00	31.68	31.68	033-065-70100	Other Small Tools & Equipment	31.68						
112-5478211-2563418	Office Supplies		8/31/2025		DFT0004188	8/31/2025	77.82	0.00	0.00	0.00	77.82	77.82
Office Supplies	1.00	77.82	77.82	037-067-70000	Other Operational Supplies	77.82						
112-5577333-5265810	Boots		8/31/2025		DFT0004292	8/31/2025	214.15	0.00	0.00	0.00	214.15	214.15
Boots	1.00	214.15	214.15	001-033-70060	Uniforms	214.15						
112-5811668-8057029	Boots		8/31/2025		DFT0004282	8/31/2025	71.98	0.00	0.00	0.00	71.98	71.98
Boots	1.00	71.98	71.98	001-033-70060	Uniforms	71.98						
112-5844514-9384247	D ring clips & phone cases		8/31/2025		DFT0004186	8/31/2025	266.33	0.00	0.00	0.00	266.33	266.33
Phone Cases	2.00	118.33	236.66	033-062-70100	Other Small Tools & Equipment	236.66						
D ring clips	3.00	9.89	29.67	033-062-70100	Other Small Tools & Equipment	29.67						
112-6088768-5348237	PTFE Lubricant		8/31/2025		DFT0004305	8/31/2025	11.42	0.00	0.00	0.00	11.42	11.42
PTFE Lubricant	1.00	11.42	11.42	001-042-70220	Grounds Repair & Maintenance Su	11.42						
112-6441428-8341837	Boots		8/31/2025		DFT0004285	8/31/2025	125.57	0.00	0.00	0.00	125.57	125.57
Boots	1.00	125.57	125.57	033-062-70060	Uniforms	125.57						
112-6954863-4184237CM	Refund for Yearly Boot Purchase Keith Cop		8/31/2025		DFT0004152	8/31/2025	-119.95	0.00	0.00	0.00	-119.95	-119.95
Refund for Yearly Boot F	-1.00	119.95	-119.95	001-026-70060	Uniforms	-119.95						
112-6958463-4184237	Yearly Boot Purchase for Staff		8/31/2025		DFT0004151	8/31/2025	1,174.00	0.00	0.00	0.00	1,174.00	1,174.00
Yearly Boot Purchase fo	1.00	1,174.00	1,174.00	001-026-70060	Uniforms	1,174.00						
112-7078843-0618632	Southworth boots		8/31/2025		DFT0004350	8/31/2025	220.00	0.00	0.00	0.00	220.00	220.00
Southworth boots	1.00	220.00	220.00	001-042-70060	Uniforms	220.00						
112-8046462-0246638	Yearly boot purchase for Paul Terry		8/31/2025		DFT0004160	8/31/2025	149.99	0.00	0.00	0.00	149.99	149.99
Yearly boot purchase fo	1.00	149.99	149.99	001-026-70060	Uniforms	149.99						
112-8178468-7455464	Outdoor cooling system & tack clips		8/31/2025		DFT0004317	8/31/2025	50.97	0.00	0.00	0.00	50.97	50.97
Outdoor cooling system	1.00	50.97	50.97	001-042-70220	Grounds Repair & Maintenance Su	50.97						
112-8216471-3643419	Boots		8/31/2025		DFT0004294	8/31/2025	323.65	0.00	0.00	0.00	323.65	323.65
Boots	1.00	294.95	294.95	037-067-70060	Uniforms	294.95						
Collapsible Cooler	1.00	28.70	28.70	037-067-70000	Other Operational Supplies	28.70						
112-8231451-3525056	amusement maint		8/31/2025		DFT0004370	8/31/2025	329.25	0.00	0.00	0.00	329.25	329.25
amusement maint	1.00	329.25	329.25	001-041-70270	Amusement Repair & Maintenance	329.25						
112-8816906-9699406	Fire Extinguisher Bracket for M-4. KSBEMS		8/31/2025		DFT0004155	8/31/2025	31.98	0.00	0.00	0.00	31.98	31.98
Fire Extinguisher Bracke	1.00	31.98	31.98	001-026-70240	Vehicle Repair & Maintenance Sup	31.98						

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112-8870641-0175440	EMS Uniforms Pants for Evan Moffitt		8/31/2025		DFT0004158	8/31/2025	113.98	0.00	0.00	0.00	113.98	113.98
EMS Uniforms Pants for	1.00	113.98	113.98	001-026-70060	Uniforms	113.98						
112-9396383-3668267	Yearly Boot Purchase		8/31/2025		DFT0004171	8/31/2025	433.95	0.00	0.00	0.00	433.95	433.95
Yearly Boot Purchase	1.00	433.95	433.95	001-026-70060	Uniforms	433.95						
112-9650206-9846647	Hydraulic Jack		8/31/2025		DFT0004187	8/31/2025	139.99	0.00	0.00	0.00	139.99	139.99
Hydraulic Jack	1.00	139.99	139.99	033-062-70100	Other Small Tools & Equipment	139.99						
112-9663202-0333820	Narc Fridge Locks, Yearly Boot Purchase		8/31/2025		DFT0004170	8/31/2025	268.29	0.42	0.00	0.00	268.71	268.71
Yearly Boot Purchase	2.00	125.65	251.30	001-026-70060	Uniforms	251.30						
Narc Fridge Locks	1.00	16.99	17.41	001-026-70081	Medical Supplies	17.41						
112-9694243-7436266	Trimmer tune up kit		8/31/2025		DFT0004396	8/31/2025	63.98	0.00	0.00	0.00	63.98	63.98
Trimmer tune up kit	1.00	63.98	63.98	001-043-70230	Equipment Repair & Maintenance	63.98						
112-9727064-5313018	Yearly Boot Purchase for Mikel Woldum		8/31/2025		DFT0004166	8/31/2025	229.95	0.00	0.00	0.00	229.95	229.95
Yearly Boot Purchase fo	1.00	229.95	229.95	001-026-70060	Uniforms	229.95						
112-9844648-6334652	Boots		8/31/2025		DFT0004287	8/31/2025	139.99	0.00	0.00	0.00	139.99	139.99
Boots	1.00	139.99	139.99	033-062-70060	Uniforms	139.99						
112-9886611-6037867	diets		8/31/2025		DFT0004318	8/31/2025	51.94	0.00	0.00	0.00	51.94	51.94
diets	1.00	51.94	51.94	001-042-70083	Animal Food	51.94						
113-0335288-6665070	Hydraulic Oil		8/31/2025		DFT0004203	8/31/2025	281.62	0.00	0.00	0.00	281.62	281.62
Hydraulic Oil	2.00	140.81	281.62	001-033-70230	Equipment Repair & Maintenance	281.62						
113-0564978-3552223	Ring Indoor Cameras		8/31/2025		DFT0004221	8/31/2025	189.96	0.00	0.00	0.00	189.96	189.96
Ring Indoor Cameras	4.00	47.49	189.96	033-065-70100	Other Small Tools & Equipment	189.96						
113-1802675-7938668	Tire Gauge, Tire Step		8/31/2025		DFT0004286	8/31/2025	132.67	0.00	0.00	0.00	132.67	132.67
Tire Gauge, Tire Step	1.00	132.67	132.67	037-067-70100	Other Small Tools & Equipment	132.67						
113-3737249-0590639	Ring Alarms & Indoor Cameras		8/31/2025		DFT0004222	8/31/2025	547.59	0.00	0.00	0.00	547.59	547.59
Ring Alarms and Indoor	15.00	33.24	498.60	001-048-70100	Other Small Tools & Equipment	498.60						
Indoor Cameras	1.00	48.99	48.99	001-048-70100	Other Small Tools & Equipment	48.99						
113-4020540-5275420	Flag		8/31/2025		DFT0004213	8/31/2025	83.05	0.00	0.00	0.00	83.05	83.05
Flag	1.00	83.05	83.05	031-066-70010	Office Supplies	83.05						
113-4116479-34111463	Boots		8/31/2025		DFT0004290	8/31/2025	203.06	0.00	0.00	0.00	203.06	203.06
Boots	1.00	203.06	203.06	001-033-70060	Uniforms	203.06						
113-4956952-5559415	LeQue - Boots		8/31/2025		DFT0004199	8/31/2025	194.95	0.00	0.00	0.00	194.95	194.95
Erik LeQue - Boots	1.00	194.95	194.95	033-064-70060	Uniforms	194.95						
113-5690068-5874625	Bucket Pump		8/31/2025		DFT0004204	8/31/2025	35.99	0.00	0.00	0.00	35.99	35.99
Bucket Pump	1.00	35.99	35.99	001-033-70100	Other Small Tools & Equipment	35.99						
113-6656619-6976261	Boots		8/31/2025		DFT0004289	8/31/2025	156.84	0.00	0.00	0.00	156.84	156.84
Boots	1.00	156.84	156.84	033-062-70060	Uniforms	156.84						
114-0341644-3325836	Batteries for Red Dots		8/31/2025		DFT0004408	8/31/2025	78.13	0.00	0.00	0.00	78.13	78.13

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Batteries for Red Dots	13.00	6.01 78.13	001-021-70010		Office Supplies		78.13				
114-0355751-0671403	Starter & alternator		8/31/2025	DFT0004382	8/31/2025	74.95	0.00	0.00	0.00	74.95	74.95
Starter & alternator	1.00	74.95 74.95	001-041-70230		Equipment Repair & Maintenance S		74.95				
114-0842441-3034635	Boots - Anderson		8/31/2025	DFT0004410	8/31/2025	105.00	0.00	0.00	0.00	105.00	105.00
Boots - Anderson	1.00	105.00 105.00	001-021-70060		Uniforms		105.00				
114-1108445-0864225	Swanson boots		8/31/2025	DFT0004357	8/31/2025	140.00	0.00	0.00	0.00	140.00	140.00
Swanson boots	1.00	140.00 140.00	001-041-70060		Uniforms		140.00				
114-1627433-0537027	Rotating vise system		8/31/2025	DFT0004379	8/31/2025	98.99	0.00	0.00	0.00	98.99	98.99
Rotating vise system	1.00	98.99 98.99	001-041-70100		Other Small Tools & Equipment		98.99				
114-1703290-5837853	hydration		8/31/2025	DFT0004348	8/31/2025	199.62	0.00	0.00	0.00	199.62	199.62
hydration	1.00	199.62 199.62	001-041-60740		Safety/First Aid		49.90				
			001-042-60740		Safety/First Aid		99.82				
			001-043-60740		Safety/First Aid		49.90				
114-1920421-5425062	Herbicide		8/31/2025	DFT0004384	8/31/2025	133.25	0.00	0.00	0.00	133.25	133.25
Herbicide	1.00	133.25 133.25	001-041-70220		Grounds Repair & Maintenance Su		133.25				
114-1931731-9485044	Cleaning supplies		8/31/2025	DFT0004360	8/31/2025	131.04	0.00	0.00	0.00	131.04	131.04
Cleaning supplies	1.00	131.04 131.04	001-041-70020		Janitorial Supplies		65.52				
			001-042-70020		Janitorial Supplies		65.52				
114-2127120-7408256	Gloves		8/31/2025	DFT0004366	8/31/2025	104.97	0.00	0.00	0.00	104.97	104.97
Gloves	1.00	104.97 104.97	001-041-70020		Janitorial Supplies		34.99				
			001-042-70020		Janitorial Supplies		69.98				
114-2606764-5381010	Chisel Bit		8/31/2025	DFT0004351	8/31/2025	24.77	0.00	0.00	0.00	24.77	24.77
Chisel Bit	1.00	24.77 24.77	001-041-70100		Other Small Tools & Equipment		24.77				
114-2864638-8246607	Marking Chalk		8/31/2025	DFT0004137	8/31/2025	23.49	0.00	0.00	0.00	23.49	23.49
Marking Chalk	1.00	23.49 23.49	001-027-70100		Other Small Tools & Equipment		23.49				
114-2950939-6079450	urinal auger		8/31/2025	DFT0004383	8/31/2025	70.29	0.00	0.00	0.00	70.29	70.29
urinal auger	1.00	70.29 70.29	001-041-70210		Building Repair & Maintenance Sup		70.29				
114-3137467-3050660	Pens & phone case		8/31/2025	DFT0004374	8/31/2025	93.22	0.00	0.00	0.00	93.22	93.22
Pens & phone case	1.00	93.22 93.22	001-041-70000		Other Operational Supplies		32.77				
			001-042-70000		Other Operational Supplies		60.45				
114-3158426-7235414	food storage		8/31/2025	DFT0004354	8/31/2025	36.97	0.00	0.00	0.00	36.97	36.97
food storage	1.00	36.97 36.97	001-042-70000		Other Operational Supplies		36.97				
114-4177584-6522630	UPS Battery Backup		8/31/2025	DFT0004144	8/31/2025	239.95	0.00	0.00	0.00	239.95	239.95
UPS City MGR Office	1.00	239.95 239.95	001-001-70010		Office Supplies		239.95				
114-4445015-3491467	cord for E911		8/31/2025	DFT0004398	8/31/2025	13.99	0.00	0.00	0.00	13.99	13.99
cord for E911	1.00	13.99 13.99	001-021-70010		Office Supplies		13.99				
114-4488492-3909847	Gray boots		8/31/2025	DFT0004346	8/31/2025	157.50	0.00	0.00	0.00	157.50	157.50

Payable Number / Item Description	Description / Units	Price / Amount	Post Date / Account Number	1099 / Payment Number / Account Name	Payment Date / Dist Amount	Amount	Shipping	Tax	Discount	Net	Payment
Gray boots	1.00	157.50	157.50	001-042-70060	Uniforms		157.50				
114-4688754-9895449	Bench Vise		8/31/2025	DFT0004373	8/31/2025	90.67	0.00	0.00	0.00	90.67	90.67
Bench Vise	1.00	90.67	90.67	001-041-70100	Other Small Tools & Equipment		90.67				
114-5198562-6950659	Flat free tire assemblies		8/31/2025	DFT0004353	8/31/2025	257.39	0.00	0.00	0.00	257.39	257.39
Flat free tire assemblies	1.00	257.39	257.39	001-043-70230	Equipment Repair & Maintenance S		257.39				
114-5215596-2319427	Seat covers		8/31/2025	DFT0004355	8/31/2025	129.99	0.00	0.00	0.00	129.99	129.99
Seat covers	1.00	129.99	129.99	001-043-70240	Vehicle Repair & Maintenance Sup		129.99				
114-5528482-7369842	concession items		8/31/2025	DFT0004372	8/31/2025	39.96	0.00	0.00	0.00	39.96	39.96
concession items	1.00	39.96	39.96	001-042-70082	Concessions		39.96				
114-5533481-6741868CM	printer refund		8/31/2025	DFT0004349	8/31/2025	-879.99	0.00	0.00	0.00	-879.99	-879.99
printer refund	-1.00	879.99	-879.99	001-041-70100	Other Small Tools & Equipment		-879.99				
114-5565634-9179414	fountain repair and equip maint		8/31/2025	DFT0004367	8/31/2025	303.00	0.00	0.00	0.00	303.00	303.00
fountain repair and equ	1.00	303.00	303.00	001-041-70220	Grounds Repair & Maintenance Su		215.04				
				001-042-70230	Equipment Repair & Maintenance S		43.98				
				001-043-70230	Equipment Repair & Maintenance S		43.98				
114-6090457-3837010	Monitor		8/31/2025	DFT0004140	8/31/2025	217.68	0.00	0.00	0.00	217.68	217.68
Computer Monitor - Da	1.00	217.68	217.68	001-001-70010	Office Supplies		217.68				
114-6147762-9988254	UPS Battery Backup		8/31/2025	DFT0004145	8/31/2025	110.25	0.00	0.00	0.00	110.25	110.25
UPS Battery Backup Cle	1.00	110.25	110.25	001-004-70210	Building Repair & Maintenance Sup		110.25				
114-6191697-6476258	merchandise clothing hangers		8/31/2025	DFT0004364	8/31/2025	39.86	0.00	0.00	0.00	39.86	39.86
merchandise clothing ha	1.00	39.86	39.86	040-041-80000	Other Capital Outlay		39.86				
114-6414210-3426633	safety committee items		8/31/2025	DFT0004336	8/31/2025	245.93	0.00	0.00	0.00	245.93	245.93
safety committee items	1.00	245.93	245.93	001-009-70050	Meetings		229.94				
				001-041-70000	Other Operational Supplies		15.99				
114-7118586-5585838	Boots - Kayne		8/31/2025	DFT0004413	8/31/2025	224.00	15.95	0.00	0.00	239.95	239.95
Boots - Kayne	1.00	224.00	239.95	001-021-70060	Uniforms		239.95				
114-7464437-4770603	office printer		8/31/2025	DFT0004347	8/31/2025	791.99	0.00	0.00	0.00	791.99	791.99
office printer	1.00	791.99	791.99	001-041-80300	Equipment		269.27				
				001-042-80300	Equipment		261.36				
				001-043-80300	Equipment		261.36				
114-8200326-7665853	accordian gate for bandshell		8/31/2025	DFT0004361	8/31/2025	178.99	0.00	0.00	0.00	178.99	178.99
accordian gate for band	1.00	178.99	178.99	001-041-70210	Building Repair & Maintenance Sup		178.99				
114-8348112-7508216	train parts		8/31/2025	DFT0004368	8/31/2025	309.68	0.00	0.00	0.00	309.68	309.68
train parts	1.00	309.68	309.68	001-041-70270	Amusement Repair & Maintenance		309.68				
114-8589215-0222646	Office chairs for dispatch		8/31/2025	DFT0004416	8/31/2025	268.03	0.00	0.00	0.00	268.03	268.03
Office chairs for dispatcl	1.00	268.03	268.03	001-020-70010	Office Supplies		268.03				
114-8777980-4913065	Concession		8/31/2025	DFT0004375	8/31/2025	126.92	0.00	0.00	0.00	126.92	126.92

Payable Number / Item Description	Description / Units	Price / Post Date / Amount	1099 / Account Number	Payment Number / Account Name	Payment Date / Dist Amount	Amount	Shipping	Tax	Discount	Net	Payment
concession	1.00	126.92	126.92	001-042-70082	Concessions		126.92				
114-9099932-2304215	Headsets		8/31/2025	DFT0004141	8/31/2025	124.81	0.00	0.00	0.00	124.81	124.81
headsets court	1.00	124.81	124.81	001-002-70010	Office Supplies		124.81				
114-9341091-7991409	Vinyl numbering kit		8/31/2025	DFT0004352	8/31/2025	72.17	0.00	0.00	0.00	72.17	72.17
Vinyl numbering kit	1.00	72.17	72.17	001-041-70000	Other Operational Supplies		24.06				
				001-042-70000	Other Operational Supplies		24.06				
				001-043-70000	Other Operational Supplies		24.05				
114-9418215-0957859	Frames for promotion certificates		8/31/2025	DFT0004401	8/31/2025	19.99	6.99	0.00	0.00	26.98	26.98
Frames for promotion c	1.00	19.99	26.98	001-021-70010	Office Supplies		26.98				
114-9705135-586616	Benedict boots		8/31/2025	DFT0004356	8/31/2025	134.99	0.00	0.00	0.00	134.99	134.99
Benedict boots	1.00	134.99	134.99	001-029-70060	Uniforms		134.99				
114-9790340-5401825	Door handle and lock		8/31/2025	DFT0004371	8/31/2025	127.39	0.00	0.00	0.00	127.39	127.39
Door handle and lock	1.00	127.39	127.39	001-041-70210	Building Repair & Maintenance Sup		127.39				
122525	fuel		8/31/2025	DFT0004316	8/31/2025	48.02	0.00	0.00	0.00	48.02	48.02
fuel	1.00	48.02	48.02	001-042-70040	Gasoline		48.02				
123335	Meals for training in, IA - Smith, Roark		8/31/2025	DFT0004261	8/31/2025	17.22	0.00	0.00	0.00	17.22	17.22
Meals for training in, IA	1.00	17.22	17.22	001-021-60760	Training		17.22				
12612	Muffins and Coffee for dept. meeting		8/31/2025	DFT0004406	8/31/2025	64.00	0.00	0.00	0.00	64.00	64.00
Muffins and Coffee for c	1.00	64.00	64.00	001-021-70050	Meetings		64.00				
13764041	diets and other supplies		8/31/2025	DFT0004337	8/31/2025	250.20	0.00	0.00	0.00	250.20	250.20
diets and other operatic	1.00	250.20	250.20	001-042-70020	Janitorial Supplies		53.69				
				001-042-70083	Animal Food		196.51				
14088238774624540813	fan for exhibit		8/31/2025	DFT0004323	8/31/2025	67.44	0.00	0.00	0.00	67.44	67.44
fan for exhibit	1.00	67.44	67.44	001-042-70210	Building Repair & Maintenance Sup		7.48				
				001-042-70220	Grounds Repair & Maintenance Su		59.96				
143212	Fuel for Kabota		8/31/2025	DFT0004397	8/31/2025	7.42	0.00	0.00	0.00	7.42	7.42
Fuel for Kabota	2.47	3.00	7.42	001-021-70040	Gasoline		7.42				
1464-1958	Aqua training x2		8/31/2025	DFT0004415	8/31/2025	258.00	0.00	0.00	0.00	258.00	258.00
Aqua training x2	0.00	0.00	258.00	008-020-60760	Training		258.00				
1538291	Paramedic Application Fee Jonathan Marti		8/31/2025	DFT0004162	8/31/2025	175.00	0.00	0.00	0.00	175.00	175.00
Paramedic Application F	1.00	175.00	175.00	001-026-60760	Training		175.00				
154-264007	Hyd Fitting		8/31/2025	DFT0004194	8/31/2025	26.27	0.00	0.00	0.00	26.27	26.27
Hyd Fitting	1.00	26.27	26.27	033-064-60330	Equipment Repair & Maintenance		26.27				
155194	misc parts		8/31/2025	DFT0004376	8/31/2025	44.56	0.00	0.00	0.00	44.56	44.56
misc parts	1.00	44.56	44.56	001-041-70230	Equipment Repair & Maintenance S		44.56				
169092	Meal for Training		8/31/2025	DFT0004130	8/31/2025	19.77	0.00	0.00	0.00	19.77	19.77
Meal for Training	0.00	0.00	19.77	001-021-60760	Training		19.77				

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17004195688218791429	Supplies		8/31/2025		DFT0004300	8/31/2025	43.80	0.00	0.00	0.00	43.80	43.80
Gatorade	1.00	32.84	32.84	033-061-60740		Safety/First Aid		32.84				
Litter	2.00	5.48	10.96	033-061-70010		Office Supplies		10.96				
18265	Marquee		8/31/2025		DFT0004136	8/31/2025	50.00	0.00	0.00	0.00	50.00	50.00
Marquee	0.00	0.00	50.00	001-046-60220		Software Subscriptions		50.00				
18304969488210781449	Supplies		8/31/2025		DFT0004320	8/31/2025	62.04	0.00	0.00	0.00	62.04	62.04
Supplies	1.00	62.04	62.04	001-042-70210		Building Repair & Maintenance Sup		62.04				
185663100	Binder clips and Toner		8/31/2025		DFT0004412	8/31/2025	233.78	0.00	0.00	0.00	233.78	233.78
Binder clips and Toner	1.00	233.78	233.78	001-021-70010		Office Supplies		233.78				
195033	K. Henry - Boots		8/31/2025		DFT0004299	8/31/2025	154.97	0.00	0.00	0.00	154.97	154.97
Kevin Henry - Boots	1.00	154.97	154.97	033-061-70060		Uniforms		154.97				
19-771-46	McKinley Appliance Parts		8/31/2025		DFT0004255	8/31/2025	105.25	0.00	0.00	0.00	105.25	105.25
Appliance Parts	1.00	105.25	105.25	979-070-70230		Equipment Repair & Maintenance S		105.25				
19843525110573268314	diets		8/31/2025		DFT0004319	8/31/2025	61.72	0.00	0.00	0.00	61.72	61.72
diets	1.00	61.72	61.72	001-042-70083		Animal Food		61.72				
19969900598763186930	Paper Towels for Station		8/31/2025		DFT0004153	8/31/2025	20.40	0.00	0.00	0.00	20.40	20.40
Paper Towels for Statior	1.00	20.40	20.40	001-026-70020		Janitorial Supplies		20.40				
1E1D6BA0-0009	Ring - Storage Bldg & City Hall		8/31/2025		DFT0004135	8/31/2025	109.49	0.00	0.00	0.00	109.49	109.49
Ring Cameras for securi	0.00	0.00	109.49	001-009-60220		Software Subscriptions		109.49				
20000135-73717227	Cleaning supplies		8/31/2025		DFT0004324	8/31/2025	92.27	0.00	0.00	0.00	92.27	92.27
building maint supplies	1.00	92.27	92.27	001-042-70000		Other Operational Supplies		30.39				
				001-042-70020		Janitorial Supplies		61.88				
2000132-35289862	diets and building supplies		8/31/2025		DFT0004333	8/31/2025	164.14	0.00	0.00	0.00	164.14	164.14
diets and building suppl	1.00	164.14	164.14	001-042-70083		Animal Food		155.21				
				001-042-70220		Grounds Repair & Maintenance Su		8.93				
2000134-26003770	diets		8/31/2025		DFT0004330	8/31/2025	144.37	0.00	0.00	0.00	144.37	144.37
diets	1.00	144.37	144.37	001-042-70083		Animal Food		144.37				
2000134-40316784	diets and other supplies		8/31/2025		DFT0004334	8/31/2025	209.24	0.00	0.00	0.00	209.24	209.24
diets and other supplies	1.00	209.24	209.24	001-042-70020		Janitorial Supplies		10.20				
				001-042-70083		Animal Food		199.04				
20265903	Parts Bldg D		8/31/2025		DFT0004143	8/31/2025	88.08	0.00	0.00	0.00	88.08	88.08
Parts for door at bldg d	1.00	88.08	88.08	001-048-70210		Building Repair & Maintenance Sup		88.08				
20869512588760182990	PT MIsc Supplies		8/31/2025		DFT0004254	8/31/2025	42.48	0.00	0.00	0.00	42.48	42.48
PT Misc Supplie	1.00	42.48	42.48	979-070-70000		Other Operational Supplies		42.48				
214787	Meals for training in Waterloo, IA - Smith, I		8/31/2025		DFT0004266	8/31/2025	30.46	0.00	0.00	0.00	30.46	30.46
Meals for training in Wa	1.00	30.46	30.46	001-021-60760		Training		30.46				
214813	Gas for training in Waterloo, IA - Smith, Ro		8/31/2025		DFT0004271	8/31/2025	39.15	0.00	0.00	0.00	39.15	39.15

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Gas for training in Wate	13.79	2.84 39.15	001-021-60760	Training	39.15						
219248	Meals for training Waterloo, IA	8/31/2025	DFT0004278	8/31/2025		59.67	0.00	0.00	0.00	59.67	59.67
Meals for training Wate	0.00	0.00 59.67	001-021-60760	Training	59.67						
226183	Training meals - Roark, Smith	8/31/2025	DFT0004273	8/31/2025		43.15	3.02	0.00	0.00	46.17	46.17
Texas Roadhouse Traini	1.00	43.15 46.17	001-021-60760	Training	46.17						
2507-694259	SEEKAN Misc Parts	8/31/2025	DFT0004251	8/31/2025		31.99	0.00	0.00	0.00	31.99	31.99
SEEKAN Misc Parts	1.00	31.99 31.99	982-070-70210	Building Repair & Maintenance Sup	31.99						
2507-694372	SEEKAN Misc Parts	8/31/2025	DFT0004248	8/31/2025		23.99	0.00	0.00	0.00	23.99	23.99
SEEKAN Misc Parts	1.00	23.99 23.99	982-070-70210	Building Repair & Maintenance Sup	23.99						
2507-702438	SEEKAN Misc Parts	8/31/2025	DFT0004257	8/31/2025		139.98	0.00	0.00	0.00	139.98	139.98
SEEKAN MIsc Parts	1.00	139.98 139.98	982-070-70210	Building Repair & Maintenance Sup	139.98						
2647572	Dryer Sensor	8/31/2025	DFT0004250	8/31/2025		31.14	0.00	0.00	0.00	31.14	31.14
Dryer Parts	1.00	31.14 31.14	982-070-70230	Equipment Repair & Maintenance S	31.14						
29801388	Youngblood - Boots	8/31/2025	DFT0004201	8/31/2025		170.24	0.00	0.00	0.00	170.24	170.24
Youngblood - Boots	1.00	170.24 170.24	033-064-70060	Uniforms	170.24						
29815715	Yearly Boots Purchase for Chris Furr	8/31/2025	DFT0004161	8/31/2025		170.05	0.00	0.00	0.00	170.05	170.05
Yearly Boots Purchase fo	1.00	170.05 170.05	001-026-70060	Uniforms	170.05						
29861260	Boots - Hawkens, Myers, Cook, Simmons, M	8/31/2025	DFT0004424	8/31/2025		726.33	48.99	0.00	0.00	775.32	775.32
Boots - Hawkens, Myers	1.00	726.33 775.32	001-021-70060	Uniforms	775.32						
29865308	Boots - Fullard, Roark, Clayton	8/31/2025	DFT0004419	8/31/2025		330.60	24.99	0.00	0.00	355.59	355.59
Boots - Fullard, Roark, C	1.00	330.60 355.59	001-021-70060	Uniforms	355.59						
29911958	Yearly Boot Purchase for Aaron Cook, Marl	8/31/2025	DFT0004167	8/31/2025		232.00	0.00	0.00	0.00	232.00	232.00
Yearly Boot Purchase fo	1.00	232.00 232.00	001-026-70060	Uniforms	232.00						
30380802	fountain replacement pump	8/31/2025	DFT0004380	8/31/2025		276.85	24.95	0.00	0.00	301.80	301.80
fountain replacement p	1.00	276.85 301.80	001-041-70220	Grounds Repair & Maintenance Su	301.80						
32721	Automatic Door Repair	8/31/2025	DFT0004259	8/31/2025		1,015.03	0.00	0.00	0.00	1,015.03	1,015.03
PT Auto Door Repair	0.00	0.00 1,015.03	979-070-60330	Equipment Repair & Maintenance	1,015.03						
337595	PT Equipment	8/31/2025	DFT0004256	8/31/2025		139.96	0.00	0.00	0.00	139.96	139.96
PT Equipment	1.00	139.96 139.96	979-070-70230	Equipment Repair & Maintenance S	139.96						
337612	parts for compressor	8/31/2025	DFT0004391	8/31/2025		139.99	0.00	0.00	0.00	139.99	139.99
parts for compressor	1.00	139.99 139.99	001-043-70230	Equipment Repair & Maintenance S	139.99						
343535223391989036522	office supplies	8/31/2025	DFT0004328	8/31/2025		118.13	0.00	0.00	0.00	118.13	118.13
office supplies	1.00	118.13 118.13	001-041-70000	Other Operational Supplies	59.06						
			001-042-70000	Other Operational Supplies	59.07						
36277113956843386721	diets	8/31/2025	DFT0004322	8/31/2025		66.39	0.00	0.00	0.00	66.39	66.39
diets	1.00	66.39 66.39	001-042-70083	Animal Food	66.39						
3689	Meals for training in Waterloo, IA - Smith, I	8/31/2025	DFT0004270	8/31/2025		35.50	0.00	2.49	0.00	37.99	37.99

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Meals for training in Wa	1.00	35.50	37.99	001-021-60760	Training		37.99				
3726	Meals for training in, IA - Smith, Roark	8/31/2025		DFT0004269	8/31/2025	32.70	0.00	2.29	0.00	34.99	34.99
Meals for training in, IA	1.00	32.70	34.99	001-021-60760	Training		34.99				
3758	Meals for training in, IA - Smith, Roark	8/31/2025		DFT0004272	8/31/2025	36.70	0.00	2.57	0.00	39.27	39.27
Meals for training in, IA	1.00	36.70	39.27	001-021-60760	Training		39.27				
4223	train and mower supplies	8/31/2025		DFT0004381	8/31/2025	66.02	0.00	0.00	0.00	66.02	66.02
train and mower supplie	1.00	66.02	66.02	001-041-70230	Equipment Repair & Maintenance		24.99				
				001-041-70270	Amusement Repair & Maintenance		41.03				
427475	diets	8/31/2025		DFT0004325	8/31/2025	96.27	0.00	0.00	0.00	96.27	96.27
diets	1.00	96.27	96.27	001-042-70083	Animal Food		96.27				
44981725	Parchment paper for Certificates	8/31/2025		DFT0004399	8/31/2025	18.95	0.00	0.00	0.00	18.95	18.95
Parchment paper for Ce	1.00	18.95	18.95	001-021-70010	Office Supplies		18.95				
460B8-09307-008	Convention - Lunch for training - Hammer,	8/31/2025		DFT0004403	8/31/2025	33.00	1.98	0.00	0.00	34.98	34.98
Convention - Lunch for t	1.00	33.00	34.98	008-020-60760	Training		34.98				
46969	Storage rental	8/31/2025		DFT0004418	8/31/2025	305.00	0.00	0.00	0.00	305.00	305.00
Storage rental	0.00	0.00	305.00	001-021-60310	Building Repair & Maintenance		305.00				
470650	Davison boots	8/31/2025		DFT0004344	8/31/2025	249.95	0.00	0.00	0.00	249.95	249.95
Davison boots	1.00	249.95	249.95	001-043-70060	Uniforms		249.95				
526259	K. Ferrell - Boots	8/31/2025		DFT0004297	8/31/2025	150.00	0.00	0.00	0.00	150.00	150.00
Kirby Ferrell - Boots	1.00	150.00	150.00	033-061-70060	Uniforms		150.00				
5321052923	Google	8/31/2025		DFT0004146	8/31/2025	290.40	0.00	0.00	0.00	290.40	290.40
Google	0.00	0.00	145.20	979-070-70000	Other Operational Supplies		145.20				
Admin	0.00	0.00	145.20	001-001-60220	Software Subscriptions		145.20				
543391766032399419156	Misc Supplies	8/31/2025		DFT0004200	8/31/2025	454.25	0.00	0.00	0.00	454.25	454.25
Misc Supplies	1.00	454.25	454.25	033-064-70010	Office Supplies		454.25				
568126	Meeting	8/31/2025		DFT0004173	8/31/2025	58.90	0.00	0.00	0.00	58.90	58.90
Meeting	1.00	58.90	58.90	001-011-70050	Meetings		58.90				
568748	Fuel for training	8/31/2025		DFT0004276	8/31/2025	56.14	0.00	0.00	0.00	56.14	56.14
Fuel for training	20.35	2.76	56.14	001-021-60760	Training		56.14				
57	Jimmy Johns meals for training	8/31/2025		DFT0004265	8/31/2025	24.27	0.00	1.70	0.00	25.97	25.97
Jimmy Johns meals for t	1.00	24.27	25.97	001-021-60760	Training		25.97				
57498	Joe Cannon - Boots	8/31/2025		DFT0004205	8/31/2025	197.09	0.00	0.00	0.00	197.09	197.09
Joe Cannon - Boots	1.00	197.09	197.09	001-033-70060	Uniforms		197.09				
587864	Meal for Training	8/31/2025		DFT0004131	8/31/2025	18.00	0.00	0.00	0.00	18.00	18.00
Meal for Training	0.00	0.00	18.00	001-021-60760	Training		18.00				
62	Meeting	8/31/2025		DFT0004128	8/31/2025	28.83	0.00	0.00	0.00	28.83	28.83
Meeting	0.00	0.00	28.83	001-021-70050	Meetings		28.83				

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650883948798234869 29	Supplies		8/31/2025		DFT0004321	8/31/2025	65.28	0.00	0.00	0.00	65.28	65.28
building items and misc	1.00	65.28	65.28	001-042-70020		Janitorial Supplies		22.00				
				001-042-70220		Grounds Repair & Maintenance Su		43.28				
65119073	Flags - City Hall and Mem Hall		8/31/2025		DFT0004142	8/31/2025	396.28	0.00	0.00	0.00	396.28	396.28
Flags City Hall	1.00	224.97	224.97	001-004-70210		Building Repair & Maintenance Sup		224.97				
Flags Memorial Hall	1.00	171.31	171.31	001-046-70210		Building Repair & Maintenance Sup		171.31				
665266	Meals for training - Smith, Roark		8/31/2025		DFT0004274	8/31/2025	44.00	0.00	3.08	0.00	47.08	47.08
Starbecks Smokehouse	1.00	44.00	47.08	001-021-60760		Training		47.08				
70343625150579221374	Ink Cartridges for Medics Office		8/31/2025		DFT0004154	8/31/2025	25.94	0.00	0.00	0.00	25.94	25.94
Ink Cartridges for Medic	1.00	25.94	25.94	001-025-70000		Other Operational Supplies		25.94				
7-0496	fuel		8/31/2025		DFT0004313	8/31/2025	29.36	0.00	0.00	0.00	29.36	29.36
fuel	1.00	29.36	29.36	001-042-70040		Gasoline		29.36				
722935	Loves- Fuel		8/31/2025		DFT0004223	8/31/2025	40.77	0.00	0.00	0.00	40.77	40.77
Loves - Fuel - Russell pic	14.06	2.90	40.77	037-067-70040		Gasoline		40.77				
726928	Meal for Training		8/31/2025		DFT0004132	8/31/2025	23.90	0.00	0.00	0.00	23.90	23.90
Meal for Training	0.00	0.00	23.90	001-021-60760		Training		23.90				
73088857799621531813	animal feed, misc supplies		8/31/2025		DFT0004377	8/31/2025	67.87	0.00	0.00	0.00	67.87	67.87
animal feed, misc suppli	1.00	67.87	67.87	001-042-70000		Other Operational Supplies		17.32				
				001-042-70082		Concessions		5.67				
				001-042-70083		Animal Food		44.88				
73169776054488	Hotels.com - Russell travel to get part for 6		8/31/2025		DFT0004224	8/31/2025	114.80	0.00	0.00	0.00	114.80	114.80
Hotels.com - Russell Tra	1.00	114.80	114.80	037-067-60340		Vehicle Repair & Maintenance		114.80				
74279	Vehicle Decals		8/31/2025		DFT0004164	8/31/2025	60.00	0.00	0.00	0.00	60.00	60.00
Vehicle Decals	2.00	30.00	60.00	001-026-70240		Vehicle Repair & Maintenance Sup		60.00				
74280	Vehicle Decals		8/31/2025		DFT0004165	8/31/2025	128.00	2.28	0.00	0.00	130.28	130.28
Vehicle Decals	50.00	2.56	130.28	001-026-70240		Vehicle Repair & Maintenance Sup		130.28				
747471	G. Beasley - Boots		8/31/2025		DFT0004302	8/31/2025	168.47	0.00	0.00	0.00	168.47	168.47
Gerald Beasley - Boots	1.00	168.47	168.47	033-061-70060		Uniforms		168.47				
74920967234151606048	New phone at the Airport		8/31/2025		DFT0004185	8/31/2025	60.23	0.00	0.00	0.00	60.23	60.23
New Phone at the Airpo	1.00	60.23	60.23	031-066-70000		Other Operational Supplies		60.23				
762509	E. Pinkerton - Boots		8/31/2025		DFT0004301	8/31/2025	204.99	0.00	0.00	0.00	204.99	204.99
Eric Pinkerton - Boots	1.00	204.99	204.99	033-061-70060		Uniforms		204.99				
767854	diets		8/31/2025		DFT0004335	8/31/2025	221.72	0.00	0.00	0.00	221.72	221.72
diets	1.00	221.72	221.72	001-042-70083		Animal Food		221.72				
769898656799627580823	concessions, diets and misc		8/31/2025		DFT0004327	8/31/2025	105.21	0.00	0.00	0.00	105.21	105.21
concessions, diets and n	1.00	105.21	105.21	001-042-70000		Other Operational Supplies		48.73				
				001-042-70082		Concessions		26.22				
				001-042-70083		Animal Food		30.26				

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771835	Meals for training in, IA - Smith, Roark		8/31/2025		DFT0004267	8/31/2025	31.00	0.00	2.17	0.00	33.17	33.17
Meals for training in, IA	1.00	31.00	33.17	001-021-60760		Training		33.17				
78488035799626507833	Calculator, office supplies		8/31/2025		DFT0004303	8/31/2025	48.63	0.00	0.00	0.00	48.63	48.63
Wasp spray	6.00	6.96	41.76	033-061-70220		Grounds Repair & Maintenance Su		41.76				
Calculator	1.00	6.87	6.87	033-061-70010		Office Supplies		6.87				
79903	package return		8/31/2025		DFT0004306	8/31/2025	12.75	0.00	0.00	0.00	12.75	12.75
package return	1.00	12.75	12.75	001-041-60000		Other Professional Services		12.75				
80	Jimmy Johns meal for training		8/31/2025		DFT0004400	8/31/2025	24.38	0.00	1.46	0.00	25.84	25.84
Jimmy Johns meal for tr	1.00	24.38	25.84	008-020-60760		Training		25.84				
802773	Dish soap		8/31/2025		DFT0004363	8/31/2025	4.99	0.00	0.00	0.00	4.99	4.99
Dish soap	1.00	4.99	4.99	001-041-70020		Janitorial Supplies		4.99				
80696172667409928655	diets and enrichment		8/31/2025		DFT0004312	8/31/2025	28.49	0.00	0.00	0.00	28.49	28.49
diets and enrichment	1.00	28.49	28.49	001-042-70000		Other Operational Supplies		15.88				
				001-042-70083		Animal Food		12.61				
811037	diets		8/31/2025		DFT0004338	8/31/2025	254.80	0.00	0.00	0.00	254.80	254.80
diets	1.00	254.80	254.80	001-042-70083		Animal Food		254.80				
842916278647408991675	diets and other items		8/31/2025		DFT0004331	8/31/2025	160.91	0.00	0.00	0.00	160.91	160.91
diets and other items	1.00	160.91	160.91	001-042-70000		Other Operational Supplies		20.94				
				001-042-70020		Janitorial Supplies		97.03				
				001-042-70083		Animal Food		42.94				
856384	Loves-Fuel		8/31/2025		DFT0004219	8/31/2025	48.82	0.00	0.00	0.00	48.82	48.82
Loves - Fuel - Russell pic	16.84	2.90	48.82	037-067-70040		Gasoline		48.82				
86931340094397431166	Batteries for AED's		8/31/2025		DFT0004156	8/31/2025	58.36	0.00	0.00	0.00	58.36	58.36
Batteries for AED's	1.00	58.36	58.36	001-026-70081		Medical Supplies		58.36				
872814	Ale House - Meals for training - Hammer, C		8/31/2025		DFT0004407	8/31/2025	71.21	0.00	0.00	0.00	71.21	71.21
Ale House - Meals for tr	1.00	71.21	71.21	008-020-60760		Training		71.21				
8951855	Cedar Pointe Fridge part		8/31/2025		DFT0004253	8/31/2025	38.68	0.00	0.00	0.00	38.68	38.68
Fridge part	1.00	38.68	38.68	982-070-70230		Equipment Repair & Maintenance S		38.68				
900063288	ESRI - Annual Subscription		8/31/2025		DFT0004149	8/31/2025	100.00	0.00	0.00	0.00	100.00	100.00
ESRI - Annual Subscripti	0.00	0.00	100.00	001-001-60220		Software Subscriptions		100.00				
9006072/1	Medic 1 Catalytic Converter		8/31/2025		DFT0004172	8/31/2025	2,971.80	0.00	0.00	0.00	2,971.80	2,971.80
Medic 1 Catalytic Conve	1.00	2,971.80	2,971.80	001-026-60340		Vehicle Repair & Maintenance		2,971.80				
90384	Hotel for training in Waterloo, IA- Smith		8/31/2025		DFT0004422	8/31/2025	616.00	0.00	0.00	0.00	616.00	616.00
Hotel for training in Wat	0.00	0.00	616.00	001-021-60760		Training		616.00				
90385	Hotel for training in Waterloo, IA- Roark		8/31/2025		DFT0004423	8/31/2025	616.00	0.00	0.00	0.00	616.00	616.00
Hotel for training in Wat	0.00	0.00	616.00	001-021-60760		Training		616.00				
91529249048	mower parts		8/31/2025		DFT0004395	8/31/2025	114.34	0.00	0.00	0.00	114.34	114.34

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mower parts	1.00	114.34	114.34	001-043-70230	Equipment Repair & Maintenance S	114.34					
927165	training meal		8/31/2025	DFT0004362	8/31/2025	119.88	0.00	0.00	0.00	119.88	119.88
training meal	1.00	119.88	119.88	001-041-60760	Training	39.96					
				001-042-60760	Training	39.96					
				001-043-60740	Safety/First Aid	39.96					
927-2663409	Southworth boot refund		8/31/2025	DFT0004345	8/31/2025	-47.98	0.00	0.00	0.00	-47.98	-47.98
Southworth boot refunc	-1.00	47.98	-47.98	001-042-70060	Uniforms	-47.98					
9410404	Meals for training in Waterloo, IA - Smith, I		8/31/2025	DFT0004277	8/31/2025	52.50	0.00	3.68	0.00	56.18	56.18
Meals for training in Wa	1.00	52.50	56.18	001-021-60760	Training	56.18					
949319	Meals for training in Waterloo, IA - Smith, I		8/31/2025	DFT0004275	8/31/2025	50.87	0.00	0.00	0.00	50.87	50.87
Gas for training in Wate	16.96	3.00	50.87	001-021-60760	Training	50.87					
95804519	Hotel - J. Knight		8/31/2025	DFT0004296	8/31/2025	151.04	0.00	0.00	0.00	151.04	151.04
Hotel - Jesse Knight Trai	1.00	151.04	151.04	033-061-60760	Training	151.04					
958852	diets		8/31/2025	DFT0004339	8/31/2025	263.62	0.00	0.00	0.00	263.62	263.62
diets	1.00	263.62	263.62	001-042-70083	Animal Food	263.62					
96140092	Hotel in Lees Summit, MO - Anderson		8/31/2025	DFT0004260	8/31/2025	765.95	0.00	0.00	0.00	765.95	765.95
Hotel in Lees Summit, M	0.00	0.00	765.95	001-021-60760	Training	765.95					
98677010995842320761	diets		8/31/2025	DFT0004315	8/31/2025	44.66	0.00	0.00	0.00	44.66	44.66
diets	1.00	44.66	44.66	001-042-70083	Animal Food	44.66					
988198	travel expense		8/31/2025	DFT0004309	8/31/2025	22.88	0.00	0.00	0.00	22.88	22.88
travel expense	1.00	22.88	22.88	001-042-70070	Meal & Travel Reimbursements	22.88					
9984320581	Toner Cartridge for 301's Office		8/31/2025	DFT0004168	8/31/2025	246.25	0.00	0.00	0.00	246.25	246.25
Toner Cartridge for 301'	1.00	246.25	246.25	001-026-70000	Other Operational Supplies	246.25					
A57908	signs		8/31/2025	DFT0004314	8/31/2025	32.28	0.00	0.00	0.00	32.28	32.28
signs	1.00	32.28	32.28	001-042-70220	Grounds Repair & Maintenance Su	32.28					
A57987	zoo signs		8/31/2025	DFT0004311	8/31/2025	26.98	0.00	0.00	0.00	26.98	26.98
zoo signs	1.00	26.98	26.98	001-042-70220	Grounds Repair & Maintenance Su	26.98					
A63375/P	Water		8/31/2025	DFT0004212	8/31/2025	98.72	0.00	0.00	0.00	98.72	98.72
Water	1.00	98.72	98.72	031-066-70010	Office Supplies	98.72					
AD02641200017CUS July	Adobe		8/31/2025	DFT0004148	8/31/2025	1,075.84	0.00	0.00	0.00	1,075.84	1,075.84
Admin Adobe	0.00	0.00	273.93	001-001-60220	Software Subscriptions	273.93					
Finance	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	001-009-60220	Software Subscriptions	91.18					
Utility	0.00	0.00	71.97	033-063-60220	Software Subscriptions	71.97					
Park	0.00	0.00	52.97	001-041-60220	Software Subscriptions	52.97					
Code Enf	0.00	0.00	47.98	001-027-60000	Other Professional Services	47.98					

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Fire-EMS	0.00	0.00 23.99	001-026-60220	Software Subscriptions	23.99						
CW7GTCAF-0003	Ring Camera - subscription	8/31/2025		DFT0004220	8/31/2025	109.49	0.00	0.00	0.00	109.49	109.49
Ring Camera Subscriptic	1.00	109.49 109.49	033-063-60220	Software Subscriptions	109.49						
E0200WH52T	Office 365	8/31/2025		DFT0004133	8/31/2025	36.00	0.00	0.00	0.00	36.00	36.00
Office 365	0.00	0.00 36.00	001-009-60220	Software Subscriptions	36.00						
E0200WHLTU	Office 365	8/31/2025		DFT0004134	8/31/2025	8.00	0.00	0.00	0.00	8.00	8.00
Office 365	0.00	0.00 8.00	001-009-60220	Software Subscriptions	8.00						
e1740760262e4eafabf9be	TV Access City Hall	8/31/2025		DFT0004139	8/31/2025	101.81	0.00	0.00	0.00	101.81	101.81
TV Access City Hall	0.00	0.00 101.81	001-009-60220	Software Subscriptions	101.81						
E663620	Evidence storage bags	8/31/2025		DFT0004420	8/31/2025	304.13	54.47	0.00	0.00	358.60	358.60
Evidence storage bags	1.00	304.13 358.60	001-021-70000	Other Operational Supplies	358.60						
GE9106593189US	C. Whittaker - Boots	8/31/2025		DFT0004298	8/31/2025	177.91	0.00	0.00	0.00	177.91	177.91
Christopher Whittaker -	1.00	177.91 177.91	033-061-70060	Uniforms	177.91						
HI5AY3	Baggage for Flight - Gregory	8/31/2025		DFT0004405	8/31/2025	35.00	0.00	0.00	0.00	35.00	35.00
Baggage for Flight - Gre	0.00	0.00 35.00	008-020-60760	Training	35.00						
HQU6DV1	Baggage for Flight - Hammer	8/31/2025		DFT0004404	8/31/2025	35.00	0.00	0.00	0.00	35.00	35.00
Baggage for Flight - Han	0.00	0.00 35.00	008-020-60760	Training	35.00						
INV0003391	Sanitation Travel for 604	8/31/2025		DFT0004281	8/31/2025	42.20	0.00	0.00	0.00	42.20	42.20
Sanitation Travel for 60	1.00	42.20 42.20	037-067-70050	Meetings	42.20						
INV0003429	KS Business Registry	8/31/2025		DFT0004258	8/31/2025	230.00	0.00	0.00	0.00	230.00	230.00
McKinley Business Filing	0.00	0.00 230.00	984-070-60000	Other Professional Services	230.00						
INV0003434	Female Enforcers training hotel	8/31/2025		DFT0004421	8/31/2025	384.74	0.00	0.00	0.00	384.74	384.74
Female Enforcers trainir	0.00	0.00 384.74	001-021-60760	Training	384.74						
INV0003435	AAKC Conference - Hammer, Hayes	8/31/2025		DFT0004409	8/31/2025	100.00	0.00	0.00	0.00	100.00	100.00
AAKC Conference - Ham	0.00	0.00 50.00	008-020-60760	Training	50.00						
AAKC Conference - Hay	0.00	0.00 50.00	001-021-60760	Training	50.00						
INV0003436	APCO Conference - Bronnenberg, Ewing	8/31/2025		DFT0004417	8/31/2025	297.52	0.00	0.00	0.00	297.52	297.52
APCO Conference - Bror	0.00	0.00 297.52	008-020-60760	Training	297.52						
INV0003443	Gas for training	8/31/2025		DFT0004268	8/31/2025	34.48	0.00	0.00	0.00	34.48	34.48
Quiktrip Gas for training	12.02	2.87 34.48	001-021-60760	Training	34.48						
INV0003446	Meal for training	8/31/2025		DFT0004263	8/31/2025	19.47	0.00	0.00	0.00	19.47	19.47
Meal for training	1.00	19.47 19.47	001-021-60760	Training	19.47						
INV0003449	Dish	8/31/2025		DFT0004218	8/31/2025	134.10	0.00	0.00	0.00	134.10	134.10
Dish	0.00	0.00 134.10	031-066-60550	Television	134.10						
INV0003537	director plant indetifictaion program	8/31/2025		DFT0004386	8/31/2025	32.84	0.00	0.00	0.00	32.84	32.84
director plant indetifict	0.00	0.00 32.84	001-041-60220	Software Subscriptions	32.84						
MUBGSI	Flight Reservations	8/31/2025		DFT0004150	8/31/2025	1,339.11	0.00	0.00	0.00	1,339.11	1,339.11

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American Airlines Flight	0.00	0.00	446.37	001-001-70050	Meetings	446.37						
American Airlines - May	0.00	0.00	446.37	001-001-70050	Meetings	446.37						
American Airlines - Fligh	0.00	0.00	446.37	979-070-70050	Meetings	446.37						
PPER-T-0101	animal acquisition		8/31/2025		DFT0004340	8/31/2025	427.23	0.00	0.00	0.00	427.23	427.23
animal acquisition	1.00	427.23	427.23	001-042-80100	Grounds & Facilities	427.23						
Q2032858	merchandise		8/31/2025		DFT0004329	8/31/2025	139.02	0.00	0.00	0.00	139.02	139.02
merchandise	1.00	139.02	139.02	040-041-80000	Other Capital Outlay	139.02						
Q2032858CM	tax refund		8/31/2025		DFT0004304	8/31/2025	-6.73	0.00	0.00	0.00	-6.73	-6.73
tax refund	-1.00	6.73	-6.73	001-041-43200	Donations	-6.73						
R172701720	merchandise		8/31/2025		DFT0004332	8/31/2025	163.50	0.00	0.00	0.00	163.50	163.50
merchandise	1.00	163.50	163.50	040-041-80000	Other Capital Outlay	163.50						
RYFQ4RF85	Training		8/31/2025		DFT0004129	8/31/2025	377.43	0.00	0.00	0.00	377.43	377.43
Training	0.00	0.00	377.43	001-021-60760	Training	377.43						
S055675	avPOS Software		8/31/2025		DFT0004217	8/31/2025	30.00	0.00	0.00	0.00	30.00	30.00
avPos Software	1.00	30.00	30.00	031-066-60220	Software Subscriptions	30.00						
SOKSA15082	bench repair		8/31/2025		DFT0004390	8/31/2025	278.45	0.00	0.00	0.00	278.45	278.45
bench repair	1.00	278.45	278.45	001-041-70220	Grounds Repair & Maintenance Su	278.45						
W199594	Lights for Tanker 1		8/31/2025		DFT0004163	8/31/2025	183.99	0.00	0.00	0.00	183.99	183.99
Lights for Tanker 1	1.00	183.99	183.99	001-026-80200	Vehicles	183.99						
WN25434306	Plastic Grate		8/31/2025		DFT0004206	8/31/2025	162.88	0.00	15.47	0.00	178.35	178.35
Plastic Grate	8.00	20.36	178.35	001-033-70260	Storm Sewer Repair & Maintenanc	178.35						
WR25020798	Boots - Jake		8/31/2025		DFT0004411	8/31/2025	150.39	0.00	0.00	0.00	150.39	150.39
Blauer Boots - Jake	1.00	150.39	150.39	001-021-70060	Uniforms	150.39						
				Vendors: (1)	**Total 01 - City of Independence:**		**41,353.43**	**215.13**	**36.08**	**0.00**	**41,604.64**	**41,604.64**
				Vendors: (1)	**Report Total:**		**41,353.43**	**215.13**	**36.08**	**0.00**	**41,604.64**	**41,604.64**

City of Independence

Payment Register

APPKT01385 - August 2025 Draft

01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount
035889	AT&T					10,627.30
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004192				08/31/2025	10,627.30
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
August 2025 Draft	Monthly Draft	08/31/2025	09/30/2025	0.00	10,627.30	

Vendor Number	Vendor Name					Total Vendor Amount
036623	AT&T					3,236.33
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004191				08/31/2025	3,236.33
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
August 2025 Draft	AT & T Internet	08/06/2025	09/05/2025	0.00	3,236.33	

Vendor Number	Vendor Name					Total Vendor Amount
034736	AT&T Mobility					3,893.54
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004193				08/31/2025	3,893.54
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
August 2025 Draft	Monthly First Net Telephone	08/31/2025	09/30/2025	0.00	3,893.54	

Vendor Number	Vendor Name					Total Vendor Amount
033052	Atmos Energy					3,070.46
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004425				08/31/2025	3,070.46
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
August 2025 Draft	Atmos Monthly Draft	08/31/2025	09/30/2025	0.00	3,070.46	

Vendor Number	Vendor Name					Total Vendor Amount
003431	Blue Cross/Blue Shield Of					110,163.53
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004437				08/31/2025	3,023.43
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
022480103 - Dental	Dental Insurance Premium	08/31/2025	09/30/2025	0.00	3,023.43	
Bank Draft	DFT0004438				08/31/2025	107,140.10
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
022480103 - Health	Health Insurance Premium	08/31/2025	09/30/2025	0.00	107,140.10	

Vendor Number	Vendor Name					Total Vendor Amount
035464	Conoco-Phillips Fleet Services					167.07
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004443				08/31/2025	167.07
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
August 2025 Draft	Fleet Monthly Charge	08/22/2025	09/21/2025	0.00	167.07	

Vendor Number	Vendor Name					Total Vendor Amount
037586	Directv					1,118.70
Payment Type	**Payment Number**				**Payment Date**	**Payment Amount**
Bank Draft	DFT0004434				08/31/2025	1,118.70
Payable Number	**Description**	**Payable Date**	**Due Date**	**Discount Amount**	**Payable Amount**	
August 2025 Draft	Monthly Directv Draft	08/31/2025	09/30/2025	0.00	1,118.70	

Vendor Number	Vendor Name	Total Vendor Amount
037937	Employee Benefits Corporation	1,281.64

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004439	08/31/2025	136.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5040875	EBC Consolidated Fee Monthly Invoice	08/15/2025	09/14/2025	0.00	136.50

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004440	08/31/2025	5.30

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5053568	EBC Consolidated Claims Register	08/21/2025	09/20/2025	0.00	5.30

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004441	08/31/2025	1.42

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5049471	EBC Consolidated Claims Register	08/18/2025	09/17/2025	0.00	1.42

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004442	08/31/2025	1,138.42

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5023270	EBC Consolidated Claims Register	07/31/2025	08/30/2025	0.00	1,138.42

Vendor Number	Vendor Name	Total Vendor Amount
032855	Evergy	93,104.21

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004426	08/31/2025	93,104.21

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Evergy Monthly Draft	08/31/2025	09/30/2025	0.00	93,104.21

Vendor Number	Vendor Name	Total Vendor Amount
037526	Global Payments Integrated	32,536.52

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004444	08/31/2025	32,536.52

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Monthly Draft	08/31/2025	09/30/2025	0.00	32,536.52

Vendor Number	Vendor Name	Total Vendor Amount
013110	Kansas Department Of Revenue - Department of Taxati	11,620.29

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004190	08/31/2025	7,527.05

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Q2 2025	Quarterly Water Protection Fees	08/15/2025	09/14/2025	0.00	7,527.05

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004427	08/31/2025	4,093.24

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Water/Fuel Tax	08/31/2025	09/30/2025	0.00	4,093.24

Vendor Number	Vendor Name	Total Vendor Amount
035708	Kansas State Treasurer	695.97

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004428	08/31/2025	695.97

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	August 2025 Draft Court Collections	08/31/2025	09/30/2025	0.00	695.97

Vendor Number	Vendor Name	Total Vendor Amount
032321	Pitney Bowes	4,059.99

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004429	08/31/2025	4,059.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Pitney Bowes Monthly Postage	08/31/2025	09/30/2025	0.00	4,059.99

Vendor Number	Vendor Name	Total Vendor Amount
037182	Sparklight Business	1,294.30

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004430	08/31/2025	1,294.30

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Monthly Sparklight Draft	08/31/2025	09/30/2025	0.00	1,294.30

Vendor Number	Vendor Name	Total Vendor Amount
035989	Totah Communications, Inc	56.08

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004431	08/31/2025	56.08

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Totah Monthly Draft	08/31/2025	09/30/2025	0.00	56.08

Vendor Number	Vendor Name	Total Vendor Amount
037328	Verizon Gps	920.73

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004432	08/31/2025	920.73

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Verizon Monthly Draft	08/31/2025	09/30/2025	0.00	920.73

Vendor Number	Vendor Name	Total Vendor Amount
037708	Woodriver Energy LLC	54.57

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0004433	08/31/2025	54.57

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
August 2025 Draft	Woodriver Monthly Draft	08/31/2025	09/30/2025	0.00	54.57

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Manual Bank Draft	22	22	0.00	277,901.23
	Packet Totals:	**22**	**22**	**0.00**	**277,901.23**

Cash Fund Summary

Fund	Name		Amount
099	Pooled Cash		-277,901.23
		Packet Totals:	**-277,901.23**

PAY PERIOD 8/1/2025

GROSS: $ 254,346.73

PAYROLL DEDUCTIONS

FEDERAL & FICA

$ 55,066.64

KPERS DRAFTS	OGLI
$ 55,436.72	$ 0

STATE WITHHOLDING

$ 11,244.70

PAYROLL EMPLOYEE DEDUCTIONS

$ 18,944.58

City of Independence

Payroll Check Register

Report Summary

Pay Period: 7/13/2025-7/26/2025

Packet: PYPKT00432 - 8/1/2025 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	170	171,376.45
Total	**170**	**171,376.45**

PAY PERIOD 8/15/2025

GROSS: $ 248,074.59

PAYROLL DEDUCTIONS

FEDERAL & FICA

$ 52,932.58

KPERS DRAFTS	OGLI
$ 53,868.81	$ 980.01

STATE WITHHOLDING

$ 10,921.48

PAYROLL EMPLOYEE DEDUCTIONS

$ 18,698.13

City of Independence

Payroll Check Register

Report Summary

Pay Period: 7/27/2025-8/9/2025

Packet: PYPKT00438 - 8/15/2025 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	171	167,725.59
Total	**171**	**167,725.59**

PAY PERIOD 8/29/2025

GROSS: $ 240,930.52

PAYROLL DEDUCTIONS

FEDERAL & FICA

$ 54,163.27

KPERS DRAFTS	OGLI
$ 52,807.77	$ 0

STATE WITHHOLDING

$ 11,226.24

PAYROLL EMPLOYEE DEDUCTIONS

$ 4,068.15

City of Independence

Payroll Check Register

Report Summary

Pay Period: 8/10/2025-8/23/2025

Packet: PYPKT00444 - 8/29/2025 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	165	174,593.46
Total	**165**	**174,593.46**