

INDEPENDENCE CITY COMMISSION

REGULAR SESSION AGENDA

December 11, 2025

5:30 PM

Commission Room City Hall

To participate by conference call:
1 785-289-4727 Conference ID: 847 753 695#

The Agenda shall be as follows:

I. REGULAR SESSION

- A. Call to Order
- B. Pledge of Allegiance to the United States of America
- C. Adoption of Agenda

II. APPOINTMENTS

- A. Consider appointments to the Planning Commission and Board of Zoning Appeals:
 - 1. Reappoint Butch Holum to a 1st full term expiring on January 1, 2029 (he is currently serving an unexpired term that expires on January 1, 2026).
 - 2. Reappoint Rachel Lyon to a 2nd full term expiring on January 1, 2029 (she is currently serving a full term that expires on January 1, 2026).
- B. Consider reappointing Breanna Sanford and Jason Rutledge to a second term on the Independence Historic Preservation and Resource Commission (IHPRC) expiring on January 1, 2029.

III. CONSENT AGENDA

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

- A. Consider approving the minutes of the November 20th, 2025 regular and special meetings.
- B. Consider the closure of Laurel Street between Park Boulevard and 5th Street, 5th Street from Laurel Street to Myrtle Street, and Myrtle Street from 5th Street to Park Boulevard, on December 13th from 3:00 PM to 4:30 PM.
- C. Consider approving the following Cereal Malt Beverage licenses:
 - 1. Pete's of Erie Inc. 401. W Main, Independence KS 67301
 - 2. Walmart #2893 121 Peter Pan, Independence KS 67301
 - 3. Casey's General Store #1814 1305 N Penn, Independence KS 67301
 - 4. DG Retail, LLC 1210 East Main Independence KS 67301
 - 5. G & W 2 LLC 416 W Myrtle Independence KS 67301
 - 6. Pizza Hut of SE Kansas 1815 N. Penn, Independence KS 67301
- D. Consider approval of the Environmental Assessment of the CDBG project at Riverside Park for signature by the Mayor.
- E. Consider adopting an ordinance approving the appropriations for 2026 authorized expenditures.
- F. Consider a resolution exempting the City from GAAP (Generally Accepted Accounting Principles) requirements.

- G. Consider authorizing bidding for the creation of a diversion structure and repairs on the City's Verdigris River low-head dam.
- H. Consider authorizing Main Street Bucks as an Employee Appreciation Bonus.
- I. Consider authorizing the Mayor to sign the 2025 Tree City USA Application for Certification.

IV. PUBLIC HEARING

- A. Public Hearing to Consider Amending the 2025 Budget.
- B. Public Hearing to consider condemnation of 200 ARCO Place as dangerous and unsafe.
- C. Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.

V. ITEMS FOR COMMISSION ACTION

- A. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1020 W. Chestnut as dangerous and unsafe.
- B. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 917 W. Sycamore Street as dangerous and unsafe.
- C. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 208 S. Earl Street as dangerous and unsafe.
- D. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 417 N. 2nd Street as dangerous and unsafe.
- E. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1104 W. Chestnut Street as dangerous and unsafe.
- F. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 908 E. Maple Street as dangerous and unsafe.
- G. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 500 N. Park Blvd as dangerous and unsafe.
- H. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1018 E. Birch Street as dangerous and unsafe.
- I. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 518 N. 9th Street as dangerous and unsafe.
- J. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 720 W. Maple Street as dangerous and unsafe.
- K. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 112 W. Oak Street as dangerous and unsafe.
- L. Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1028 W. Chestnut Street as dangerous and unsafe.
- M. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 521 W. Laurel Street as dangerous and unsafe.
- N. Consider adopting a resolution rescinding the condemnation action for 205 S. 16th Street.
- O. Consider awarding the contract for engineering design of runway pavement rehabilitation to H.W. Lochner, Inc.
- P. Consider canceling the December 17th Special Commission Meeting and the December 18th Regular Commission Meeting.

VI. REPORTS

- A. Appropriations

VII. CITY MANAGER’S COMMENTS

VIII. COMMISSIONERS’ COMMENTS

IX. PUBLIC CONCERNS

X. EXECUTIVE SESSION

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

XI. ADJOURNMENT



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider appointments to the Planning Commission and Board of Zoning Appeals:

1. Reappoint Butch Holum to a 1st full term expiring on January 1, 2029 (he is currently serving an unexpired term that expires on January 1, 2026).
2. Reappoint Rachel Lyon to a 2nd full term expiring on January 1, 2029 (she is currently serving a full term that expires on January 1, 2026).

SUMMARY RECOMMENDATION Reappoint Butch Holum and Rachel Lyon.

BACKGROUND Butch Holum and Rachel Lyon are eligible to be reappointed to the Planning Commission and Board of Zoning Appeals.

Lisa Richard's term has also expired; however, she is not eligible for reappointment as she has served two full terms plus a partial term. We are advertising this vacancy, and applications are being received until noon on December 23, 2025. [For more information, click here.](#)

FINANCIAL INFORMATION

SUGGESTED MOTION Consider reappointing Butch Holum to a 1st full term and Rachel Lyon to a 2nd full term expiring on January 1, 2029 to the Planning Commission and Board of Zoning Appeals.

SUPPORTING DOCUMENTS

1. Planning Commission Appointments



Planning Commission/ Board of Zoning Appeals Item
CITY OF INDEPENDENCE
December 2, 2025

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Planning Commission/Board of Zoning Appeals Appointments

BACKGROUND During a recent review of Planning Commission appointments, staff identified an error in the classification of Rachel Lyon's initial appointment. Rachel was appointed on May 14, 2020, to fill a vacancy created when Steve McBride's term expired on January 1, 2020. Steve continued serving until a replacement was appointed in May, and Rachel participated in her first Planning Commission meeting in June 2020.

At the time, Rachel's appointment was recorded as a first full term. Upon further review—and after confirmation from the City Attorney—staff determined this classification was incorrect. Since she was appointed four to five months after the term began, her initial appointment should have been recorded as an unexpired (partial) term rather than a full term.

According to Resolution No. 2011-57, members appointed to City boards, agencies, commissions, and committees are generally limited to two consecutive terms, though the Governing Body may allow additional terms depending on the type of board, required expertise, or other relevant factors. Unexpired or partial terms are not typically counted as one of the two consecutive terms.

The following information reflects the corrected classification and upcoming term expirations:

- Rachel Lyon
 - May 14, 2020 – January 1, 2023: Unexpired (partial) term
 - January 1, 2023 – January 1, 2026: First full term (current)
 - Eligible for appointment to a second full term when her current term expires on January 1, 2026.
- Butch Holum
 - January 11, 2024 – January 1, 2026: Unexpired (partial) term
 - Eligible for appointment to a first full term when his current term expires on January 1, 2026.
- Lisa Richard
 - August 8, 2019 – January 1, 2020: Unexpired (partial) term
 - January 1, 2020 – January 1, 2023: First full term
 - January 1, 2023 – January 1, 2026: Second full term (current)
 - Lisa's second full term will expire January 1, 2026; however, she will continue to serve until the City Commission has appointed a replacement.

The Planning & Zoning Commission roster has been updated to reflect this correction and the upcoming expirations.

PLANNING & ZONING COMMISSION (3 year terms – 9 members)			
Members	Term	Expires	Appointed
Anita Chappuie	Unexpired	January 1, 2028	June 11, 2025 Replaced Brett Gilcrist
Butch Holum	Unexpired	January 1, 2026	January 11, 2024
Kym Kays** Secretary	1st term*	January 1, 2028	January 11, 2024
Rita Ortolani	1st term*	January 1, 2028	January 11, 2024
Gary Hogsett**	1st term	January 1, 2027	January 11, 2024
Michelle Avery	2nd term*	January 1, 2027	June 28, 2018 January 11, 2024
Tim Haynes	1st term*	January 1, 2027	February 24, 2022 January 11, 2024
Lisa Richard Vice Chair	2nd term*	January 1, 2026	August 8, 2019 December 19, 2019
Rachel Lyon Chair	1st term*	January 1, 2026	May 14, 2020
*Served an unexpired or partial term.			
**Outside City Appointment. Not on Board of Zoning Appeals.			
Meeting Place: Commission Room, City Hall Meeting Date: First Tuesday Meeting Time: 5:30 p.m.			

SUPPORTING DOCUMENTS

1. RES 2011-57, TERM LIMITATIONS

RESOLUTION NO. 2011- 57

A Resolution Repealing Resolution No. 1-77 and Enacting Provisions Concerning Term Limitations of Appointed Board Members

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

Section 1. Repeal

Resolution No. 1-77 adopted by the Governing Body of the City of Independence on January 12, 1977 restricting term limitations to appointed boards, agencies, commissions and committees is hereby repealed and set aside.

Section 2. Purpose

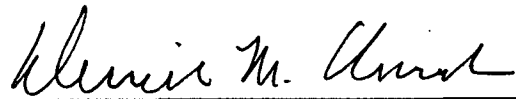
The City of Independence has numerous boards, agencies, commissions and committees in existence, the members of which are not salaried or compensated and are appointed by the Governing Body. As a general rule, it is in the best interests of the public that membership on boards, agencies, commissions and committees be limited to two consecutive terms, but not as a hard and fast rule. Exceptions should be made depending on the nature and business of the particular board, agency, commission or committee, any specialty or expertise required, and other particulars concerning the service of the appointed member.

Section 3. Adoption of Policy

It is hereby adopted as the policy of the Governing Body of the City of Independence that members appointed to boards, agencies, commissions or committees shall, as a general rule, be limited to two consecutive terms subject to the discretion of the Governing Body to allow additional terms depending on the type of board, agency, commission or committee involved, any specialty or expertise required, the difficulty in obtaining a citizen to serve on

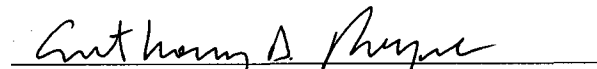
the board, agency, commission or committee, and other relevant factors as determined in the discretion of the Governing Body.

Adopted and approved by the Governing Body of the City of Independence, Kansas, on the 10th day of November, 2011.



Derrill Unruh, Mayor

ATTEST:


Anthony D. Royse, City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider reappointing Breanna Sanford and Jason Rutledge to a second term on the Independence Historic Preservation and Resource Commission (IHPRC) expiring on January 1, 2029.

SUMMARY RECOMMENDATION Reappoint Breanna Sanford and Jason Rutledge to the IHPRC.

BACKGROUND Breanna Sanford and Jason Rutledge are both serving their first full term on the IHPRC which expires on January 1, 2026. They both previously served unexpired or partial terms due to previous resignations. They are both eligible to serve an additional full second term. In addition, we will be receiving applications to replace Tim White who resigned due to being elected to the City Commission. [Click here for more information.](#)

Historic Preservation Resource Commission (Certified Local Government)			
(3 year terms -- 7 members)			
Members	Term	Expires	Appointed/Eligible
Bill Gour	2nd term	1/1/2027	Appointed 1/14/2021
Darin Axthelm (History Major)	2nd term	1/1/2027	Appointed 1/14/2021
Breanna Sanford (History and Anthropology)	1st term*	1/1/2026	Appointed 06/09/2022
Tim White	1st term*	1/1/2027	Appointed 08/11/2022 Resigned 11/10/2025
Gary Hogsett (Engineer)	Unexpired	1/1/2028	Appointed 06/09/2022
Jason Rutledge	1st term*	1/1/2026	Appointed 08/11/2022
Brett Richards	Unexpired	1/1/2028	Appointed 01/11/2024
*Previously served an unexpired term.			
Meeting Place: Memorial Hall			
Meeting Date: Last Monday			
Meeting Time: 12 p.m.			

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to reappoint Breanna Sanford and Jason Rutledge to a second term on the Independence Historic Preservation and Resource Commission (IHPRC) expiring on January 1, 2029.

SUPPORTING DOCUMENTS



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department City Clerk

Director Approval

AGENDA ITEM Consider approving the minutes of the November 20th, 2025 regular and special meetings.

SUMMARY RECOMMENDATION Approve the minutes.

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move to approve the minutes of the November 20th, 2025 regular and special Commission meetings.

SUPPORTING DOCUMENTS

1. November 20 2025 Minutes
2. November 20 2025 Special Meeting Minutes

Minutes of the City Commission's November 20, 2025 Meeting

I. REGULAR SESSION

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

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; Jeff Chubb, City Attorney; David Schwenker, City Clerk/City Treasurer; April Nutt, Director of Housing Authority; John Garriss, City Engineer/Director of Public Works; Derek Bryant, Assistant Chief of Police; Lacey Lies, Finance Director and Kayla Schabel, Administrative Assistant to the City Manager.

Visitors Present: Larry McHugh, Sherri Garriss and Brea Sanford.

A. Call to Order

Vice Mayor Hayse called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

On the motion of Scott Smith, seconded by Tim Emert, the Commission amended the agenda with the addition of approving the 5th amendment of the City Manager's employment agreement.

Aye: None

Nay: None

Motion:

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

Aye: None

Nay: None

II. CONSENT AGENDA

Motion:

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

Minutes of the City Commission's November 20, 2025 Meeting

adopted the consent agenda.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- A. Consider approving the minutes of the November 13th, 2025 regular and special meetings.

Suggested Motion:

I move to approve the minutes of the November 13th, 2025 regular and special Commission meetings.

- B. Consider application for a High Risk Urban Road grant.

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

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

There are six locations entirely within the City which we will apply for, and one shared with the County which we may apply for depending on eligibility.

Suggested Motion:

I move to authorize application for the High Risk Urban Road grant.

- C. Consider waiving the Civic Center fees for the Adopt-A-Family event on December 15-16, 2025.

The Community Crisis Team is preparing to host its third Adopt-A-Family program since assuming responsibility for the event from Community National Bank. This year marks the 39th consecutive Adopt-A-Family initiative. In 2024, the program assisted 116 families, and the team hopes to

increase donations this year in order to provide additional grocery cards to each family.

The Community Crisis Team is requesting that the City waive the Civic Center rental fees for December 15 and 16, totaling \$300.00. The drive-through access and large event space are essential to support the continued growth of the program and the increased space needed to serve participating families.

Suggested Motion:

I move to waive the fees for the Adopt-A-Family event on December 15th and 16th.

III. ITEMS FOR COMMISSION ACTION

- A. Consider adopting a resolution for a conditional use permit for upper-story multifamily units at 811 W. Laurel Street, in the O&P, office and professional, district.

The City has received a request from Rural ReDevelopment Group, LLC for a Conditional Use Permit to allow second-story residential apartments within the existing commercial structure located at 811 W. Laurel Street (the former hospital building). The property is currently zoned O&P (Office & Professional), and upper story housing requires a conditional use permit under the Independence Zoning Code.

Planning Commission Action

- **The Planning and Zoning Commission held a public hearing on November 5, 2025.**
- **No individuals from the notification area spoke other than the applicant.**
- **After discussion, the Planning Commission voted 7–1 to recommend approval of the Conditional Use Permit, consistent with the recommendation of City staff.**

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted a Resolution authorizing a conditional use permit for upper-story multifamily units at 811 W. Laurel Street as recommended by the Planning and Zoning Commission.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- B. Consider approving a Supplemental Development Agreement with Diamond Property Management, LLC.

In 1996, the City adopted Resolution No. 96-21, which provides that:

“One (1) new residence built inside the City limits... shall entitle the developer to ten (10) water taps (meters) outside the City limits.”

This incentive was intended to encourage residential infill development within the City, while supporting controlled growth in the surrounding targeted area.

Diamond Property Management, LLC acquired twelve (12) platted lots in Autumn Hills Subdivision #1, which falls within the acreage originally included in a 1996 Development Agreement with C M & W Development. DPM has since completed and sold two single-family homes within the City limits, making them eligible for 20 water tap credits under Resolution 96-21 (10 credits per completed home).

The Supplemental Development Agreement, prepared by the City Attorney and reviewed by staff, is intended to clarify the use, transfer, and expiration of those 20 tap credits while reinforcing the original intent that such taps be used strictly for residential development.

Key Provisions of the Agreement

- **Twelve (12) water line taps shall be used exclusively for residential development on the twelve platted lots currently owned by DPM.**
- **Assignment of these 12 taps is contingent upon completion of the two qualifying residential homes within the City (already completed).**
- **Taps may not be transferred or included in the sale of the 12 lots until:**
 - City construction is complete,
 - Residential use is documented,
 - Required pre-annexation agreements are signed and recorded.
- **Eight (8) additional water line taps may be assigned to other platted lots in the original development area, only if:**
 - DPM is under contract to construct a residential dwelling on the lot.
- **All assigned taps must be recorded with the Montgomery County Register of Deeds, identifying the specific lot to which each tap is assigned.**
- **All water line taps must be used exclusively for residential purposes.**
- **Any unused or unassigned tap credits will expire after ten (10) years, unless the City extends them in writing.**

Minutes of the City Commission's November 20, 2025 Meeting

- **Assigned lots must meet City platting standards and be subject to a recorded pre-annexation agreement.**
- **Minimum housing standards apply:**
 - New residential dwellings must contain at least 1,100 sq ft of livable space.
 - Rehabilitated structures must meet an increased market value of at least \$30,000 or higher than the median home value, whichever is greater.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission approved the Supplemental Development Agreement with Diamond Property Management, LLC, clarifying the allocation and use of water line taps earned through completed residential development in accordance with Resolution 96-21, specifically related to Autumn Hills Subdivision #1.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- C. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 700 N. 12th Street as dangerous and unsafe.

The property located at 700 N. 12th Street has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 11/19/2018.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 700 N. 12th Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- D. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 1116 W. Main Street as dangerous and unsafe.

The property located at 1116 W Main Street has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 09/22/2022.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 1116 W. Main Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- E. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 300 Westminster Place as dangerous and unsafe.**

The property located at 300 Westminster Place has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 01/27/2025.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 300 Westminster Place as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

Minutes of the City Commission's November 20, 2025 Meeting

- F. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 721 Washington Street as dangerous and unsafe.

The property located at 721 Washington Street has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 05/4/2020.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 721 Washington Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- G. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 1300 W. Myrtle Street as dangerous and unsafe.

The property located at 1300 W Myrtle Street has been previously reported to the City for issues involving the condition of the primary structure, debris and code enforcement issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 12/15/2021.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 1300 W. Myrtle Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Minutes of the City Commission's November 20, 2025 Meeting

Nay: None

- H. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 521 N. 24th as dangerous and unsafe.

The property located at 521 N. 24th Street has been previously reported to the City for issues involving the condition of the primary structure. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities. The lot is listed as vacant in our system.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 521 N. 24th as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- I. Consider setting the date of February 12, 2026, for a Public Hearing to consider the condemnation of 828 W. Cottonwood as dangerous and unsafe.

The property located at 828 W. Cottonwood Street has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 4/15/2021.

City staff recommends that the Commission set February 12, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted a resolution setting the date of February 12, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 828 W. Cottonwood as dangerous and unsafe.

Minutes of the City Commission's November 20, 2025 Meeting

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

IV. REPORTS

A. Projects and Public Works Update

Engineer Garris presented the report.

V. CITY MANAGER'S COMMENTS

City Manager Passauer noted that the City has a number of open positions available, leaf pickup has started in the City, the employee appreciation banquet will be on December 19th at noon.

Finance Director Lies shared information about the upcoming Turkey Trot.

City Manager Passauer reminded the Commission about upcoming meetings.

VI. ADDITIONAL ITEMS FOR COMMISSION ACTION

A. Consider approving the 5th amendment to the City Manager's Contract

Motion:

On the motion of Scott Smith, seconded by Dean Hayse, the Commission approved the 5th amendment to the City Manager's contract authorizing a 2.25% pay increase effective January 1, 2026.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

VII. COMMISSIONERS' COMMENTS

Commissioner Hayse encouraged people to attend the Turkey Trot or visit the new Verdgris Vista Trails.

VIII. PUBLIC CONCERNS

None

Minutes of the City Commission's November 20, 2025 Meeting

IX. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer

Minutes of the City Commission's November 20, 2025 Meeting

I. SPECIAL SESSION

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

City Staff Present: Kelly Passauer, City Manager and David Schwenker, City Clerk/City Treasurer.

Visitors Present: None.

A. Call to Order

Mayor Smith called the meeting to order.

II. EXECUTIVE SESSION

A. Personnel matters of non-elected personnel.

Motion:

On the motion of Scott Smith, seconded by Tim Emert, the Commission recessed for an executive session for discussion of an employee performance pursuant to the non-elected personnel exception, KSA 75-4319(b)(1). The open meeting will resume at 2:30 pm.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

The open meeting resumed at 2:30 pm.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission recessed for an executive session for discussion of an employee performance pursuant to the non-elected personnel exception, KSA 75-4319(b)(1). The open meeting will resume at 3:00 pm.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

The open meeting resumed at 3:00 pm

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission recessed for an executive session for discussion of an employee performance

Minutes of the City Commission's November 20, 2025 Meeting

pursuant to the non-elected personnel exception, KSA 75-4319(b)(1). The open meeting will resume at 3:20 pm.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

The open meeting resumed at 3:20 pm with no action taken.

III. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Police

Director Approval Dustin Stafford

AGENDA ITEM Consider the closure of Laurel Street between Park Boulevard and 5th Street, 5th Street from Laurel Street to Myrtle Street, and Myrtle Street from 5th Street to Park Boulevard, on December 13th from 3:00 PM to 4:30 PM.

SUMMARY RECOMMENDATION City staff recommends the commission approve the request.

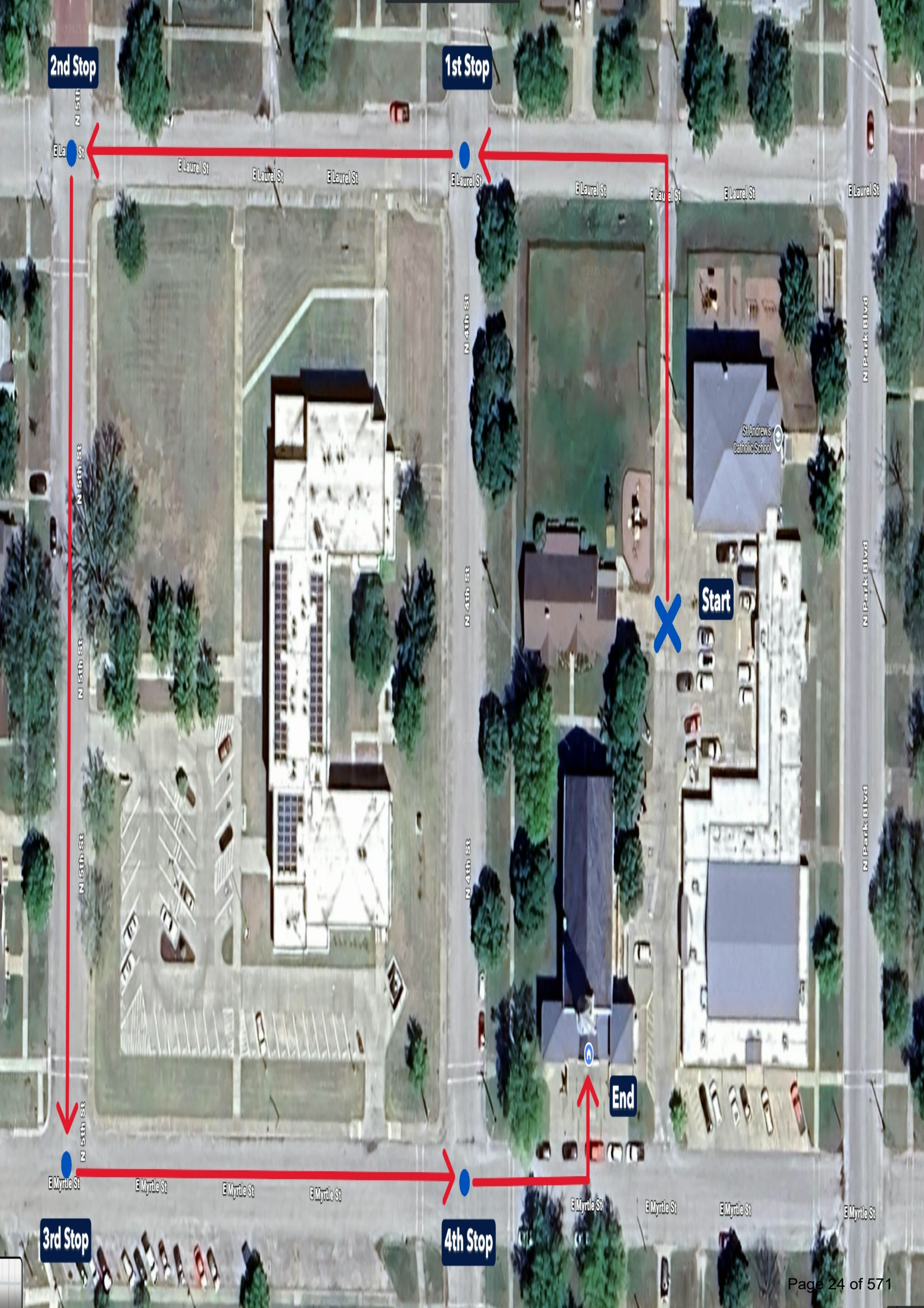
BACKGROUND Father Zachary Pinaire of St. Andrews Catholic Church has requested the temporary closure of Laurel St between Park Boulevard and 5th Street, 5th Street from Laurel Street to Myrtle Street, and Myrtle Street from 5th Street to Park Boulevard, on December 13th from 3:00 PM to 4:30 PM. This closure will coincide with a procession for their Lady Guadalupe church celebration taking place during that time.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to approve a temporary closure of Laurel St between Park Boulevard and 5th Street, 5th Street from Laurel Street to Myrtle Street, and Myrtle Street from 5th Street to Park Boulevard, on December 13th from 3:00 PM to 4:30 PM.

SUPPORTING DOCUMENTS

1. Guadalupe Procession Route 2025
2. Guadalupe Procession Route 2025





November 19, 2025

To Whom It May Concern,

My name is Fr. Zachary Pinaire. I am the pastor at St. Andrew Catholic Church and am requesting permission to have a procession through the streets of E. Laurel and E. Myrtle at 3:30pm on Saturday, December 13, 2025. Here is the place for the procession in detail:

- We will begin at 3:30pm on December 13 in the parking lot of St. Andrew Catholic Church
- The relative order of procession will be a lead vehicle (to set the pace), Cross/Banners, Statue of Our Lady of Guadalupe, The Matachines (Ceremonial Dancers), Crowd, possible vehicle at the end of the procession.
- At 3:30pm there will be an opening prayer (we will be praying the rosary), dancing, and singing. We will proceed North out of the parking lot onto E. Laurel St. and turn East.
- At Laurel and 4th St. we will make a first stop. Each stop will consist of singing, the Matachines doing a brief dance, and resuming the next part of the Rosary.
- Procession will continue to the second stop which is Laurel and 5th St. where we will repeat the sequence stated above.
- Procession will continue South on 5th St. until it reaches the third stop at E. Myrtle and 5th St. for the same sequence.
- Procession will continue West on Myrtle St. until it reaches the fourth and final stop at Myrtle and 4th St.
- After the fourth stop the procession will continue West on Myrtle until we reach of front of St. Andrew Catholic Church.
- The procession will end at the front of St. Andrew as it enters the Church.

With this letter I have added a map of the route the procession will take with the start point, each stop, and end point. If you have any question, please reach out to me at my cell number 316-993-0811 or by email at zpinaire@standrewindependence.com. Thank you for your help.\

God Bless,

Fr. Zachary Pinaire



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department City Clerk

Director Approval Lacey Lies

AGENDA ITEM Consider approving the following Cereal Malt Beverage licenses:

1. Pete's of Erie Inc. 401. W Main, Independence KS 67301
2. Walmart #2893 121 Peter Pan, Independence KS 67301
3. Casey's General Store #1814 1305 N Penn, Independence KS 67301
4. DG Retail, LLC 1210 East Main Independence KS 67301
5. G &W 2 LLC 416 W Myrtle Independence KS 67301
6. Pizza Hut of SE Kansas 1815 N. Penn, Independence KS 67301

SUMMARY RECOMMENDATION Approve the licenses for 2026.

BACKGROUND This is an annual license renewal for businesses who wish to sell cereal malt beverages.

FINANCIAL INFORMATION There is no cost to the City.

SUGGESTED MOTION I move to approve the Cereal Malt Beverage licenses as presented.

SUPPORTING DOCUMENTS

1. 2026 CMB Renewals

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 6612

DEALER'S RETAIL LICENSE

From January 1st, 2026
Month Day YearTo December 31st, 2026
Month Day Year

To All Whom It May Concern:

License is hereby granted to Pete's of Erie, Inc to sell at retail

CEREAL MALT BEVERAGES

(State if for special event, consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 401 W Main St Independence, KS 67301
(Give exact location, with street number, if any.)

in the City of Independence in Montgomery County, Kansas

Application, therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto. This License will expire December 31st, 2026 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Given under our hands and the corporate seal of said City, this 11th day of December, 2025.

(SEAL)

Countersigned:

Lucy Liss

Finance Director

David A. Hester

Mayor

City Clerk

Place on
State Copy

C50632

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 0333

DEALER'S RETAIL LICENSE

From January 1st, 2026
Month Day Year

To December 31st, 2026
Month Day Year

To All Whom It May Concern:

License is hereby granted to Walmart Store #2893 **to sell at retail**

CEREAL MALT BEVERAGES

(State if for special event, consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 121 S Peter Pan Rd Independence, KS 67301
(Give exact location, with street number, if any.)

in the City of Independence in Montgomery County, Kansas

Application, therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto. This License will expire December 31st, 2026 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Given under our hands and the corporate seal of said City, this 11th day of December, 2025.

(SEAL)

Countersigned:

Lacey Liss

Finance Director

David A. Smith

Mayor

City Clerk

C50030

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 5665

DEALER'S RETAIL LICENSE

From January 1st, 2026
Month Day YearTo December 31st, 2026
Month Day Year

To All Whom It May Concern:

License is hereby granted to Casey's General Store #1814 to sell at retail

CEREAL MALT BEVERAGES

(State if for special event, consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 1305 N Pennsylvania Ave Independence, KS 67301
(Give exact location, with street number, if any.)

in the City of Independence in Montgomery County, Kansas

Application, therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto. This License will expire December 31st, 2026 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Given under our hands and the corporate seal of said City, this 11th day of December, 2025.

(SEAL)

Countersigned:

Lucy Ries

Finance Director

David A. Smith

Mayor

City Clerk

Place on
State Copy

C50901

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 6246

DEALER'S RETAIL LICENSE

From January 1st, 2026
Month Day Year

To December 31st, 2026
Month Day Year

To All Whom It May Concern:

License is hereby granted to Dollar General Store #3686 to sell at retail

CEREAL MALT BEVERAGES

(State if for special event, consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 1210 E Main St Independence, KS 67301
(Give exact location, with street number, if any.)

in the City of Independence in Montgomery County, Kansas

Application, therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto. This License will expire December 31st, 2026 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Given under our hands and the corporate seal of said City, this 11th day of December, 2025.

(SEAL)

Countersigned:

Lacey Ries

Finance Director

David A. Smith

Mayor

City Clerk

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 5556

DEALER'S RETAIL LICENSE

From January 1st, 2026
Month Day YearTo December 31st, 2026
Month Day Year

To All Whom It May Concern:

License is hereby granted to G & W 2, LLC to sell at retail

CEREAL MALT BEVERAGES

(State if for special event, consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 416 W Myrtle Independence, KS 67301
(Give exact location, with street number, if any.)

in the City of Independence in Montgomery County, Kansas

Application, therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto. This License will expire December 31st, 2026 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Given under our hands and the corporate seal of said City, this 11th day of December, 2025.

(SEAL)

Countersigned:

Lucy Ries

Finance Director

David A. Smith

Mayor

City Clerk

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 225.00No. 0198

DEALER'S RETAIL LICENSE

From January 1st, 2026
Month Day YearTo December 31st, 2026
Month Day Year

To All Whom It May Concern:

License is hereby granted to Pizza Hut of SE Kansas to sell at retail

CEREAL MALT BEVERAGES

(State if for special event, consumption on the premises, or for sale in original and unopened containers and not for consumption on the premises.)

at 1815 N Pennsylvania Ave Independence, KS 67301

(Give exact location, with street number, if any.)

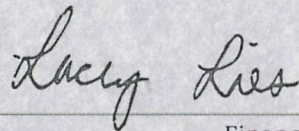
in the City of Independence in Montgomery County, Kansas

Application, therefor, on file in the office of the City Clerk of said City, having been approved by the governing body such City as provided by the Laws of Kansas and the rules, regulations and ordinances pertaining thereto. This License will expire

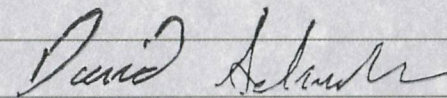
December 31st, 2026 unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.Given under our hands and the corporate seal of said City, this 11th day of December, 2025.

(SEAL)

Countersigned:



Finance Director



Mayor

City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Park, Zoo & Cemetery

Director Approval Scott Patton

AGENDA ITEM Consider approval of the Environmental Assessment of the CDBG project at Riverside Park for signature by the Mayor.

SUMMARY RECOMMENDATION Staff recommends approval of the Environmental Assessment for the CDBG project at Riverside Park.

BACKGROUND In 2025, the city was awarded \$637,200 in grant funding for improvements to the Riverside Park playground. The planned improvements consist of new play equipment, safety surfacing, concrete curbing, ADA sidewalks, two new picnic shelters, and new lighting. As part of the process required by CDBG, an environmental assessment was done of the project area, which includes assessment of the site for any cultural or environmental impact that the project could have. Letters were sent to the tribal nations in our region, as well as USFWS, KDHE, KDWP, and multiple other federal, state and county agencies describing the project and asking for input. No significant impacts were found. In order to move forward with the project, the Environmental Assessment must be signed by the mayor. It will then be submitted to CDBG for approval.

FINANCIAL INFORMATION No financial impact

SUGGESTED MOTION I move to approve the Environment Assessment for signature by the Mayor.

SUPPORTING DOCUMENTS

1. Independence_Environmental-Assessment_updated_11.17



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

**This is a suggested format that may be used by Responsible Entities to document completion of an
Environmental Assessment.**

Project Information

Project Name: Independence Riverside Park Improvements Project

Responsible Entity: City of Independence

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: 25-PF-009

Preparer: Brytnée Kepley, Southeast Kansas Regional Planning Commission

Certifying Officer Name and Title: Scott Smith, Mayor

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to:

Brytnée Kepley, Grant Specialist, SEKRPC

Project Location:

Riverside Park, 400 Mickey Mantle Way, Independence, Kansas 67301

Description of the Proposed Project [24 CFR 50.21 & 58.32]:

The Riverside Park Improvements project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements, adding security lighting throughout the park to ensure safety to the public and improving landscaping to enhance the aesthetic appeal and usability of the park.

Statement of Purpose and Need for the Proposal:

Playground equipment at Riverside Park has exceeded the intended useful life and poses a risk to public safety. The park is non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The playground equipment fails to meet both the Americans with Disabilities Act (ADA) and the Consumer Product Safety Commission Institute (CPSI) safety standards.

Funding Information

Grant Number	HUD Program	Funding Amount
25-PF-009	Small Cities CDBG Program	\$637,200

Estimated Total HUD Funded Amount:

\$637,200

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$817,200

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders,	Are formal compliance steps or	Compliance determinations
---	--------------------------------------	---------------------------

and Regulations listed at 24 CFR §58.5 and §58.6	mitigation required?	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	No further action is required. See Attachment 1.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	No coastal zone management programs are in the states of HUD Region VII, per Nat'l Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The City of Independence participates in the NFIP. See Attachment 2.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	Project site is not in an EPA designated non-attainment area and KDHE BOA had no comments. See attachments 3 and 5.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	No coastal barrier resource areas in MO/KS/NE/IA. See attachment 4.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	KDHE provided project clearance. The Clean Rubble document will be included in the bid specs. See attachment 5 & 5.2.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	USFWS and KDWP provided recommendations. Recommendations will be included in the bid specs for review. See attachments 6, 6.1, 7 and 7.1.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	No further action required. Project does not involve conversion of land use/facility where people will congregate. See att. 13.

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The Farmland Protection Act does not apply as no farmland is being converted for nonagricultural use. This project is located inside city limits in an area for urban development. No further action is required.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	This project is not located within the floodplain. See attachments 8.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☒	The City will adhere to responsibilities pursuant to 36 CFR 800.13(b). See attachments 9 and 9.1.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	This project is within Independence City Limits and does not involve noise-sensitive developments. No further action required.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	No designated sole source aquifers are in HUD Region VII. No further action is required. See Attachment 10.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	This project is not located within, nor will it impact any wetlands No further action required. See attachment 8.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	The project is not located within the vicinity of a designated Wild and Scenic River. No further action is required. See Attachment 11.

Environmental Assessment Factors [24 CFR 58.40] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is in conformance with the assessment factors.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	During construction the mitigation measures noted by KWO will be put in place to protect surface and groundwater in the area. See Attachment 12.
Hazards and Nuisances including Site Safety and Noise	2	Appropriate action and Best Management Practices will be taken by the contractor to reduce construction site hazards.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	This project is not anticipated to impact employment or income patterns.
Demographic Character Changes, Displacement	2	This project is not anticipated to impact demographic character of the area.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The project is not anticipated to impact educational or cultural facilities.
Commercial Facilities	2	The project is not anticipated to impact facilities.

Health Care and Social Services	2	The project is not anticipated to impact these services.
Solid Waste Disposal / Recycling	2	The project is not anticipated to impact these services. See attachment 5.2.
Waste Water / Sanitary Sewers	2	The project is not anticipated to impact these services.
Water Supply	2	The project is not anticipated to impact these services.
Public Safety - Police, Fire and Emergency Medical	2	The project is not anticipated to impact these services.
Parks, Open Space and Recreation	1	This project will significantly improve the Riverside Park in Independence.
Transportation and Accessibility	2	The project is not anticipated to impact these services.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	1	This project will improve the unique and natural features of Riverside Park in Independence. See Attachments 6.1, 7, and 12.
Vegetation, Wildlife	2	This project is not anticipated to adversely affect any vegetation and wildlife. See Attachment 6.1 & 7.1.
Other Factors	2	The project is not anticipated to impact any other factors.

Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	2	The project is not anticipated to impact these services.

Additional Studies Performed:

No additional reports, studies, or analyses were performed for this assessment.

Field Inspection (Date and completed by):

May 8, 2025, Brytnée Kepley

List of Sources, Agencies and Persons Consulted:

See Appendices.

List of Permits Obtained:

Permits will be obtained prior to start of construction.

Public Outreach [24 CFR 50.23 & 58.43]:

All required notices were published and included with the submittal to the Kansas Department of Commerce Project Manager.

Cumulative Impact Analysis [24 CFR 58.32]:

May affect, but not likely to adversely effect.

Alternatives [24 CFR 58.40(e)]

The alternatives are discussed in the PER and the grant application.

No Action Alternative [24 CFR 58.40(e)]:

The no action alternative does not address the state and federal compliance needs for Riverside Park in the City of Independence.

Summary of Findings and Conclusions:

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Endangered Species	See attachments 6.1 and 7

Water Resources	See Attachment 6 and 6.1

Determination:



Finding of No Significant Impact [24 CFR 58.40(g)(1)]

The project will not result in a significant impact on the quality of the human environment.



Finding of Significant Impact [24 CFR 58.40(g)(2)]

The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: _____

Name/Title/Organization: Brytnée Kepley, Grant Specialist, SEKRPC

Certifying Officer Signature: _____ Date: _____

Name/Title: Scott Smith, Mayor

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

From: [Brytnée Kepley](#)
To: k.stoll@kcc.ks.gov
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:38:00 AM
Attachments: [Independence Park 25PF009 Request for Comments KCC.pdf](#)
[image001.png](#)

To Whom It May Concern,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



Confidentiality Notice: This message and any attached files are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law or compliance. If you are not the intended recipient, any use, copying, printing, reviewing, retention, disclosure, distribution or forwarding of the message or any attached file is not authorized and is strictly prohibited. If you have received this electronic mail in error, please advise the sender by electronic mail immediately and permanently delete the original transmission, any attachments, and any copies of this message from your computer system.

Kansas Corporation Commission
266 N. Main Street, Ste 220
Wichita, KS 67202-1513

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

To Whom It May Concern,

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

Option 3:

Design Life: Estimated 17 years before significant additional improvements are necessary.

Concept 2 offers a more favorable balance between cost and longevity, with a lesser expenditure than Concept 1 and a slightly extended design life.

Option 4:

Design Life: Estimated at 20 years before significant additional improvements are necessary.

Concept 3 stands out as the most cost-effective option when considering both the initial investment and the longest design life. With an annual cost significantly lower than the previous concepts, this option presents the best long-term value. It is likely to minimize the frequency of future investments and the associated disruptions to the park operations.

In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
2. **To Address Safety Violations and adhere to State and Federal Guidelines:** The equipment at Riverside Park is no longer efficient and fails to meet Consumer Product Safety Commission Institute (CPSI) safety standards. The aging equipment, some components of which date back to the 1930s, has deteriorated over time, ultimately compromising the safety and enjoyment of children accessing the park.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest your organization may have in the proposed project. Please provide your concurrence or objection

within 30 days of your receipt of this request. Please direct any questions you may have to Scott Patton, City Park and Zoo Director, City of Independence, by email at ScottP@independences.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton.

Sincerely,

A handwritten signature in cursive script that reads "Brytnae Kepley". The signature is written in black ink and is positioned above the printed name and title.

Brytnae Kepley,
Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: rwhitson@mgcountyks.org
Cc: [Scott Patton](#)
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Tuesday, August 5, 2025 1:12:00 PM
Attachments: [Independence Park 25PF009 Request for Comments County Emergency Management.pdf](#)
[image001.png](#)

Mr. Whitson,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist

Office 620.431.0080

Cell 620.432.3460

20 South Highland Street

PO Box 664

Chanute, KS 66720



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Rick Whitson
Montgomery County Emergency Management Director
PO Box 507
Independence, KS 67301

August 5, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Mr. Whitson,

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

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The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest your organization may have in the proposed project. Please provide your concurrence or objection within 30 days of your receipt of this recommended finding. Please direct any questions you may have to Scott Patton, City Park and Zoo Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in black ink that reads "Brytnae Kepley". The script is cursive and fluid, with the first name "Brytnae" and last name "Kepley" clearly legible.

Brytnae Kepley, Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: judi.dunn@ks.gov
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:26:00 AM
Attachments: [Independence Park 25PF009 Request for Comments KDHE.pdf](#)
[image001.png](#)

Ms. Dunn,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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Kansas Department of Health & Environment
DOE Attn: Judi Dunn
1000 SW Jackson St., Suite 400
Topeka, KS 6612

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Ms. Dunn,

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A handwritten signature in cursive script that reads "Brytnae Kepley".

Brytnae Kepley,
Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: ess@ksoutdoors.com
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:27:00 AM
Attachments: [Independence Park_25PF009_Request_for_Comments_KDWP.pdf](#)
[image001.png](#)

To Whom It May Concern,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

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Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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Kansas Department of Wildlife, Parks & Tourism
Environmental Services Section
512 SE 15th Ave
Pratt, KS 67124-8174

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

To Whom It May Concern,

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Brytnae Kepley,
Grant Specialist, SEKRPC

My Projects

Title Contains

KDWP Tracking Number Equals

User Project Number(s) Contains

Date Submitted Is Between (YYYY-MM-DD)

Project Status Is

- Any -

And

Reset

Apply

Title	KDWP Tracking Number	User Project Number(s)	Date Submitted	Project Status
Columbus, KS Sewer Improvements Project	ERT20251042		2025-08-05 08:29 AM	Unreviewed
Independence, KS Riverside Park Improvements	ERT20251041		2025-08-05 08:26 AM	Unreviewed

Displaying Results 1 - 2 of 2

From: [Brytnée Kepley](#)
To: kda.environmentalreview@ks.gov
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:36:00 AM
Attachments: [Independence Park_25PF009_Request_for_Comments_KS_Dept_of_Ag.pdf](#)
[image001.png](#)

To Whom It May Concern,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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Kansas Department of Agriculture
Division of Water Resources
1320 Research Dr.
Manhattan, KS 66502-5000

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

To Whom It May Concern,

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Sincerely,

A handwritten signature in black ink that reads "Brytnae Kepley". The script is cursive and fluid, with the first name "Brytnae" and last name "Kepley" clearly legible.

Brytnae Kepley,
Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: Kirk.Tjelmeland@kwo.ks.gov
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:35:00 AM
Attachments: [Independence Park 25PF009 Request for Comments KWO.pdf](#)
[image001.png](#)

Mr. Tjelmeland,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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Kansas Water Office
900 SW Jackson St., Ste 404
Topeka, KS 66612-1249

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Mr. Tjelmeland,

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Brytnae Kepley,
Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: regulatory.kansasstate@usace.army.mil
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:39:00 AM
Attachments: [Independence Park_25PF009_Request_for_Comments_US_Army_Corp_of_Eng..pdf](#)
[image001.png](#)

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Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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US Army Corps of Engineers
Kansas State Regulatory Office
2710 NE Shady Creek Access Road
El Dorado, KS 67042

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

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Sincerely,

A handwritten signature in black ink that reads "Brytnae Kepley". The script is cursive and fluid, with the first name "Brytnae" and last name "Kepley" clearly legible.

Brytnae Kepley,
Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: KS.NRCS.ER.FPPA@usda.gov
Subject: Request for Environmental Comments Regarding Independence, KS CDBG Project
Date: Friday, August 1, 2025 8:37:00 AM
Attachments: [Independence Park_25PF009_Request_for_Comments_US_Dept_of_Ag.pdf](#)
[image001.png](#)

To Whom It May Concern,

Please find the attached request for environmental comments for the City of Independence, KS, Riverside Park Improvements project.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



Confidentiality Notice: This message and any attached files are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law or compliance. If you are not the intended recipient, any use, copying, printing, reviewing, retention, disclosure, distribution or forwarding of the message or any attached file is not authorized and is strictly prohibited. If you have received this electronic mail in error, please advise the sender by electronic mail immediately and permanently delete the original transmission, any attachments, and any copies of this message from your computer system.

United States Department of Agriculture
Natural Resources Conservation Services
760 South Broadway Blvd.
Salina, KS 67401-4604

August 1, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

To Whom It May Concern,

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The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

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Brytnae Kepley,
Grant Specialist, SEKRPC

From: [Brytnée Kepley](#)
To: kansas@fws.gov
Subject: City of Independence - Riverside Park Improvements Request for Environmental Comments
Date: Thursday, July 31, 2025 2:06:00 PM
Attachments: [image001.png](#)
[Species List_Kansas Ecological Services Field Office_Fish and Wildlife.pdf](#)
[Independence Park_25PF009_Request for Comments_US Fish and Wildlife.pdf](#)

To Whom It May Concern,

Attached is a formal request for environmental comments and a USFWS species list concerning the Riverside Park Improvements project in Independence, KS.

Five species were identified according to the IPAC review. They are as follows.

1. Neosho Mucket
 - a. It was determined that there will be no impact on their habitat, and therefore, this project will not propose any adverse effects to the Neosho Mucket.
2. Rabbitsfoot
 - a. It was determined that there will be no impact on their habitat, and therefore, this project will not propose any adverse effects to the Rabbitsfoot.
3. Western Fanshell
 - a. It was determined that there will be no impact on their habitat, and therefore, this project will not propose any adverse effects to the Western Fanshell.
4. American Burying Beetle
 - a. The land in the project site has previously been disturbed, and therefore, no significant impacts to the American Burying Beetle is expected.
5. Monarch Butterfly
 - a. The proposed project may effect habitats of the Monarch Butterfly, but is not expected to adversely affect the species. Park improvements to update landscaping are anticipated to have a positive impact on the Monarch Butterflies and their habitats.

We would appreciate your comments relating to the proposed project site and any measures that need to be taken into consideration regarding the listed species.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley
Grant Specialist

Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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US Fish and Wildlife Service
Ecological ser./Partners for Fish & Wildlife
2609 Anderson Avenue
Manhattan, KS 66502-2801

July 31, 2025

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Counties Involved: Montgomery in KS

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Postage \$2.17

Total Postage and Fees \$7.47

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Street and Apt. No., or PO Box No.
100 Red Moss Circle
City, State, ZIP+4®
Concho, OK 73022

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Total Postage and Fees \$7.47

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18263 W. Keetowah Circle
City, State, ZIP+4®
Tahlequah, OK 74464

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$2.17

Total Postage and Fees \$7.47

Sent To Dr. Andrea Hunter
Street and Apt. No., or PO Box No.
100 W. Main
City, State, ZIP+4®
Pawhuska, OK 74056

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Street and Apt. No., or PO Box No.
PO Box 748
City, State, ZIP+4®
Tahlequah, OK 74465

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$2.17

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Street and Apt. No., or PO Box No.
700 Black Kettle Blvd
City, State, ZIP+4®
Concho, OK 73022

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Total Postage and Fees	\$7.47

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 Street and Apt. No., or PO Box No.: 18300 W. Keetoawah Circle
 City, State, ZIP+4®: Tahlequah, OK 74464

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Anadarko, OK 73005

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☐ Adult Signature Required	\$0.00
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 Street and Apt. No., or PO Box No.: PO Box 729
 City, State, ZIP+4®: Anadarko, OK 73005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 08/01/2025

Ms. Elizabeth Toombs
Cherokee Nation State Preservation Office
PO Box 948
Tahlequah, Oklahoma 74465
<mailto:elizabeth-toombs@cherokee>

August 1, 2025

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The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

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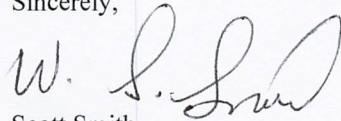
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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Cherokee Nation needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Cherokee Nation may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in black ink, appearing to read "W. S. Smith", written over the printed name.

Scott Smith
Mayor

Governor Reggie Wassana
Cheyenne and Arapaho Tribes
100 Red Moon Circle
Concho, Oklahoma 73022
<mailto:rwassana@c-a-tribes.org>

August 1, 2025

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The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

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Reason and Need for Riverside Park Improvements

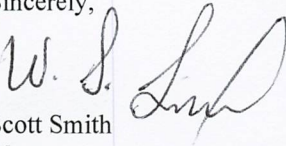
In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
2. **To Address Safety Violations and adhere to State and Federal Guidelines:** The equipment at Riverside Park is no longer efficient and fails to meet Consumer Product Safety Commission Institute (CPSI) safety standards. The aging equipment, some components of which date back to the 1930s, has deteriorated over time, ultimately compromising the safety and enjoyment of children accessing the park.

The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Cheyenne and Arapaho Tribes needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Cheyenne and Arapaho Tribes may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in dark ink, appearing to read "W. S. Smith", written over the printed name.

Scott Smith
Mayor

Mr. Max Bear
Cheyenne and Arapaho Tribes State Preservation Office
700 Black Kettle Blvd.
Concho, Oklahoma 73022
<mailto:mbear@cheyenneandarapaho-nsn.gov>

August 1, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Mr. Bear:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

Option 3:

Design Life: Estimated 17 years before significant additional improvements are necessary.

Concept 2 offers a more favorable balance between cost and longevity, with a lesser expenditure than Concept 1 and a slightly extended design life.

Option 4:

Design Life: Estimated at 20 years before significant additional improvements are necessary.

Concept 3 stands out as the most cost-effective option when considering both the initial investment and the longest design life. With an annual cost significantly lower than the previous concepts, this option presents the best long-term value. It is likely to minimize the frequency of future investments and the associated disruptions to the park operations.

In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

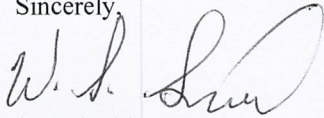
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1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Cheyenne and Arapaho Tribes needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Cheyenne and Arapaho Tribes may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in black ink, appearing to read "W. H. Smith", written over a horizontal line.

Scott Smith
Mayor

Dr. Andrea A. Hunter
Osage Nation Historic Preservation Office
100 W. Main
Pawhuska, OK 74056
<mailto:s106@osagenation-nsn.gov>

August 1, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Dr. Hunter:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

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Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

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Reason and Need for Riverside Park Improvements

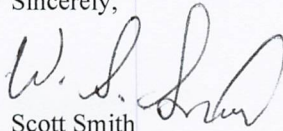
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1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Osage Nation needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Osage Nation may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in black ink, appearing to read "W. S. Smith", written over the printed name "Scott Smith".

Scott Smith
Mayor

Chief Bunch
United Keetoowah Band of Cherokee Indians in Oklahoma
18300 West Keetoowah Circle
Tahlequah, Oklahoma 74464
<mailto:jbunch@ukb-nsn.gov>

August 1, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Chief Bunch:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

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Reason and Need for Riverside Park Improvements

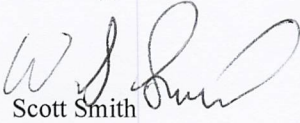
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The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the United Keetoowah Band of Cherokee Indians in Oklahoma may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,


Scott Smith
Mayor

Mr. Roger Cain
United Keetoowah Band of Cherokee Indians in the Oklahoma State Preservation Office
18263 West Keetoowah Circle
Tahlequah, Oklahoma 74464
<mailto:rcain@ukb-nsn.gov>

August 1, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Mr. Cain:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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Reason and Need for Riverside Park Improvements

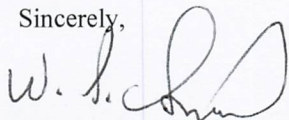
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The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the United Keetoowah Band of Cherokee Indians in Oklahoma may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independencesks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in black ink, appearing to read "W. S. Smith", written over the word "Sincerely,".

Scott Smith
Mayor

President Amber Silverhorn-Wolfe
Wichita and Affiliated Tribes
PO Box 729
1.25 Miles North on Hwy 281
Anadarko, Oklahoma 73005
[Mail to: amber.silverhorn-wolfe@wichitatribe.com](mailto:amber.silverhorn-wolfe@wichitatribe.com)

August 1, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear President Silverhorn-Wolfe:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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Area of Potential Effect.



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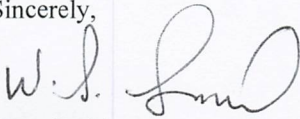
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The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Wichita and Affiliated Tribes may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

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Scott Smith
Mayor

Mr. Gary McAdams
Wichita and Affiliated Tribes State Preservation Office
PO Box 729
Anadarko, Oklahoma 73005
<mailto:gary.mcadams@wichitatribe.com>

August 1, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Mr. McAdams:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

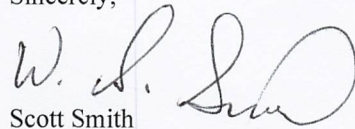
In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
2. **To Address Safety Violations and adhere to State and Federal Guidelines:** The equipment at Riverside Park is no longer efficient and fails to meet Consumer Product Safety Commission Institute (CPSI) safety standards. The aging equipment, some components of which date back to the 1930s, has deteriorated over time, ultimately compromising the safety and enjoyment of children accessing the park.

The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Wichita and Affiliated Tribes needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Wichita and Affiliated Tribes may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,

A handwritten signature in black ink, appearing to read "W. S. Smith", written over the printed name.

Scott Smith
Mayor



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Kansas Ecological Services Field Office
2609 Anderson Avenue
Manhattan, KS 66502-2801
Phone: (785) 539-3474 Fax: (785) 539-8567



In Reply Refer To:

07/31/2025 17:44:33 UTC

Project Code: 2025-0129719

Project Name: City of Independence, KS Riverside Park Improvements Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Kansas Ecological Services Field Office
2609 Anderson Avenue
Manhattan, KS 66502-2801
(785) 539-3474

PROJECT SUMMARY

Project Code: 2025-0129719

Project Name: City of Independence, KS Riverside Park Improvements Project

Project Type: Federal Grant / Loan Related

Project Description: The proposed project is planned to take place at the Riverside Park, 400 Mickey Mantle Wy, Independence, KS 67301, and is estimated to take 12 months, following environmental clearance. The park project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@37.2385991,-95.70097403267961,14z>



Counties: Montgomery County, Kansas

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

CLAMS

NAME	STATUS
Neosho Mucket <i>Lampsilis rafinesqueana</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3788	Endangered
Rabbitsfoot <i>Quadrula cylindrica cylindrica</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5165	Threatened
Western Fanshell <i>Cyprogenia aberti</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6895	Threatened

INSECTS

NAME	STATUS
American Burying Beetle <i>Nicrophorus americanus</i> Population: Wherever found, except where listed as an experimental population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/66	Threatened
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA). Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

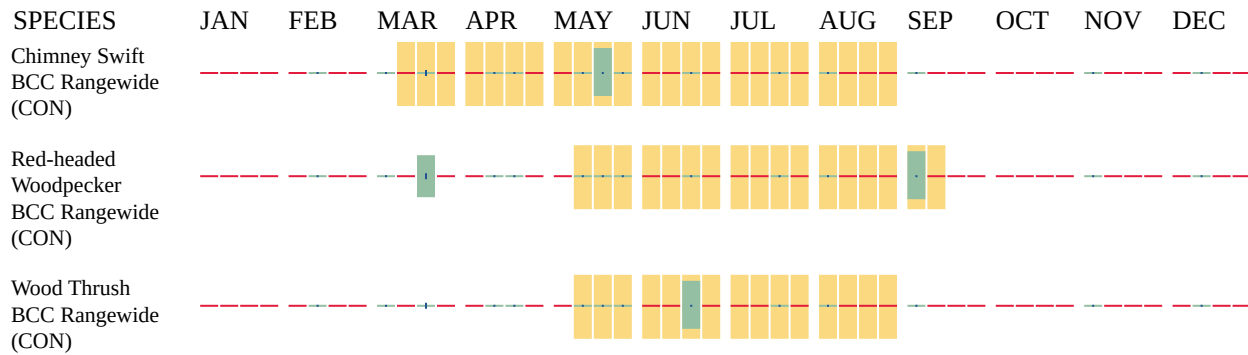
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Southeast Kansas Regional Planning Commission
Name: Brytnée Kepley
Address: 20 South Highland Ave
Address Line 2: PO Box 664
City: Chanute
State: KS
Zip: 66720
Email: brytnée@sekrpc.org
Phone: 6204323460

Kansas Geological Survey
University of Kansas
1930 Constant Ave.
Lawrence, KS 66047-3724

July 31, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

To Whom It May Concern,

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

Option 3:

Design Life: Estimated 17 years before significant additional improvements are necessary.

Concept 2 offers a more favorable balance between cost and longevity, with a lesser expenditure than Concept 1 and a slightly extended design life.

Option 4:

Design Life: Estimated at 20 years before significant additional improvements are necessary.

Concept 3 stands out as the most cost-effective option when considering both the initial investment and the longest design life. With an annual cost significantly lower than the previous concepts, this option presents the best long-term value. It is likely to minimize the frequency of future investments and the associated disruptions to the park operations.

In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

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Sincerely,

A handwritten signature in black ink that reads "Brytnae Kepley". The script is cursive and fluid.

Brytnae Kepley,
Grant Specialist, SEKRPC

Control panel

Project Status

Under Review

Project Name	2025 City of Independence KS Riverside Park Improvements Project CDBG Grant
---------------------	---

Description	The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.
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Project Type	Repair, Rehabilitation, or Renovation of Structure(s)
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Project # 25-07-330

Messages

Project Documents

[Add Document](#)

Title

Date _____

Independence Park_25PF009_Request for Comments_SHPO.docx

7/31/2025 5:22:23 PM

[Map of Project Area_821.pdf](#)

7/31/2025 5:22:47 PM

July 31, 2025

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Patton, City Park and Zoo Director, City of Independence, by email at ScottP@independencemo.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

From: [Tim Parks \[KDC\]](#)
To: [Brytnée Kepley](#)
Cc: [Ginny Eardley \[KDC\]](#)
Subject: RE: Independence Park 25-PF-009 - Environmental Question
Date: Wednesday, September 10, 2025 9:26:30 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

There are advantages and disadvantages to increasing your APE. I would think you would select the entire park for your ER.

Yes, please re-consult with those authorities identified below. Thank you.

Tim

KANSAS
C O M M E R C E



Timothy Parks
CDBG Specialist
Quality Places Division
tim.parks@ks.gov
(785) 480-8072
kansascommerce.gov

From: Brytnée Kepley <brytnée@sekrpc.org>
Sent: Tuesday, September 9, 2025 10:11 AM
To: Tim Parks [KDC] <Tim.Parks@ks.gov>
Cc: Ginny Eardley [KDC] <Ginny.M.Eardley@ks.gov>
Subject: RE: Independence Park 25-PF-009 - Environmental Question

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Tim,

I just included the area of the park that the Scope of Work covers. What do you think the APE should have been on the map? At the time of application and award, the engineer neglected to include lighting in the plan, and so the area noted on the map is the area where the improvements in the application are expected to take place.

The letter I sent to you for review is the same letter/map that I sent to all agencies and the Tribes. Just to confirm, you want me to re-consult all the Tribes, SHPO, KDHE, and Fish and Wildlife?

[Brytnée Kepley](#)

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



Confidentiality Notice: This message and any attached files are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law or compliance. If you are not the intended recipient, any use, copying, printing, reviewing, retention, disclosure, distribution or forwarding of the message or any attached file is not authorized and is strictly prohibited. If you have received this electronic mail in error, please advise the sender by electronic mail immediately and permanently delete the original transmission, any attachments, and any copies of this message from your computer system.

From: Tim Parks [KDC] <Tim.Parks@ks.gov>
Sent: Friday, September 5, 2025 11:25 AM
To: Brytnée Kepley <brytnee@sekrpc.org>
Cc: Ginny Eardley [KDC] <Ginny.M.Eardley@ks.gov>
Subject: RE: Independence Park 25-PF-009 - Environmental Question

Hi Brytnée,

No problem, happy to calm them before the weekend. I hope my suggestion will work.

As far as ER, lesson learned here, I hope. Why did you make your APE so restricted?

You will need to contemplate the electrical line running outside of your APE. Please re-consult with Tribes, SHPO, KDHE. What area to be reviewed did you provide Fish and Wildlife? If not including the electrical line area, please re-consult. You should have time to get these back out before the 9/25 PH. Thank you.

Tim



Timothy Parks
CDBG Specialist
Quality Places Division
tim.parks@ks.gov
(785) 480-8072
kansascommerce.gov

From: Brytnnee Kepley <brytnnee@sekrpc.org>
Sent: Thursday, September 4, 2025 3:30 PM
To: Tim Parks [KDC] <Tim.Parks@ks.gov>
Subject: FW: Independence Park 25-PF-009 - Environmental Question

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Tim,

Thank you again for jumping on that Teams meeting with us this afternoon. As requested here are the maps that show where the lighting is anticipated to be. I also attached a copy of a request for comments for reference. Please let me know if you see any concerns. We will wait to proceed until we hear back from Ginny early next week.

Thank you!

Brytnnee Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



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From: Brytnnee Kepley
Sent: Tuesday, August 26, 2025 9:05 AM
To: Ginny Eardley [KDC] <ginny.m.eardley@ks.gov>
Subject: Independence Park 25-PF-009 - Environmental Question

Ginny,

Scott with Independence Park would like to change the scope of work to include the light poles/electricity that were left out at the time of application. I have attached the satellite image and a letter we sent out (with the map) for the EA. These requests are nearing the 30-day mark for responses.

The satellite image shows the yellow line connecting to the public restroom in the corner. The white lines are the new sidewalks, the yellow lines are where trenches would need to be dug to run the underground electrical, and the blue pins are the lamp posts.

In my opinion, it all appears to still be within the same area that everyone should have assessed when they received the request for comments. However, I would feel better if you provided final say on whether an addendum to the Request for Comments would be needed for this change request or if it will be okay to proceed with the comments received as is.

Please let me know how you would like me to proceed.

Thank you!

Brytnee Kepley

Grant Specialist

Office 620.431.0080

Cell 620.432.3460

20 South Highland Street

PO Box 664

Chanute, KS 66720



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Ms. Elizabeth Toombs
Cherokee Nation State Preservation Office
PO Box 948
Tahlequah, Oklahoma 74465
<mailto:elizabeth-toombs@cherokee>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Ms. Toombs:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

The original map sent with the initial request for comments was limited to the playground area. The map below includes the public restroom in the corner of the park that will be utilized to connect the underground electrical connection to the park's lighting.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

Option 3:

Design Life: Estimated 17 years before significant additional improvements are necessary.

Concept 2 offers a more favorable balance between cost and longevity, with a lesser expenditure than Concept 1 and a slightly extended design life.

Option 4:

Design Life: Estimated at 20 years before significant additional improvements are necessary.

Concept 3 stands out as the most cost-effective option when considering both the initial investment and the longest design life. With an annual cost significantly lower than the previous concepts, this option presents the best long-term value. It is likely to minimize the frequency of future investments and the associated disruptions to the park operations.

In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

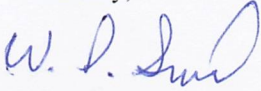
In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
2. **To Address Safety Violations and adhere to State and Federal Guidelines:** The equipment at Riverside Park is no longer efficient and fails to meet Consumer Product Safety Commission Institute (CPSI) safety standards. The aging equipment, some components of which date back to the 1930s, has deteriorated over time, ultimately compromising the safety and enjoyment of children accessing the park.

The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Cherokee Nation needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Cherokee Nation may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,



Scott Smith
Mayor

Mr. Gary McAdams
Wichita and Affiliated Tribes State Preservation Office
PO Box 729
Anadarko, Oklahoma 73005
<mailto:gary.mcadams@wichitatribe.com>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Mr. McAdams:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

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Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

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Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

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In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

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Reason and Need for Riverside Park Improvements

In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Wichita and Affiliated Tribes needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Wichita and Affiliated Tribes may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,



Scott Smith
Mayor

Chief Bunch
United Keetoowah Band of Cherokee Indians in Oklahoma
18300 West Keetoowah Circle
Tahlequah, Oklahoma 74464
<mailto:jbunch@ukb-nsn.gov>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Chief Bunch:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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Reason and Need for Riverside Park Improvements

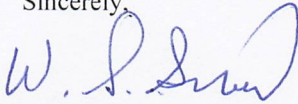
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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the United Keetoowah Band of Cherokee Indians in Oklahoma needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the United Keetoowah Band of Cherokee Indians in Oklahoma may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independencesks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,



Scott Smith
Mayor

Governor Reggie Wassana
Cheyenne and Arapaho Tribes
100 Red Moon Circle
Concho, Oklahoma 73022
<mailto:rwassana@c-a-tribes.org>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Governor Wassana:

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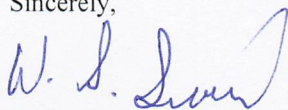
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2. **To Address Safety Violations and adhere to State and Federal Guidelines:** The equipment at Riverside Park is no longer efficient and fails to meet Consumer Product Safety Commission Institute (CPSI) safety standards. The aging equipment, some components of which date back to the 1930s, has deteriorated over time, ultimately compromising the safety and enjoyment of children accessing the park.

The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Cheyenne and Arapaho Tribes needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Cheyenne and Arapaho Tribes may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,



Scott Smith
Mayor

President Amber Silverhorn-Wolfe
Wichita and Affiliated Tribes
PO Box 729
1.25 Miles North on Hwy 281
Anadarko, Oklahoma 73005
[Mail to: amber.silverhorn-wolfe@wichitatribe.com](mailto:amber.silverhorn-wolfe@wichitatribe.com)

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear President Silverhorn-Wolfe:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

The original map sent with the initial request for comments was limited to the playground area. The map below includes the public restroom in the corner of the park that will be utilized to connect the underground electrical connection to the park's lighting.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

Option 3:

Design Life: Estimated 17 years before significant additional improvements are necessary.

Concept 2 offers a more favorable balance between cost and longevity, with a lesser expenditure than Concept 1 and a slightly extended design life.

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In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Wichita and Affiliated Tribes needed to complete an environmental assessment of the City's proposed project.

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Sincerely,



Scott Smith
Mayor

Mr. Roger Cain
United Keetoowah Band of Cherokee Indians in the Oklahoma State Preservation Office
18263 West Keetoowah Circle
Tahlequah, Oklahoma 74464
<mailto:rcain@ukb-nsn.gov>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Mr. Cain:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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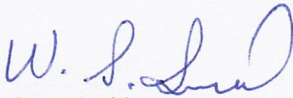
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The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the United Keetoowah Band of Cherokee Indians in Oklahoma may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,



Scott Smith
Mayor

Dr. Andrea A. Hunter
Osage Nation Historic Preservation Office
100 W. Main
Pawhuska, OK 74056
<mailto:s106@osagenation-nsn.gov>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Dr. Hunter:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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Reason and Need for Riverside Park Improvements

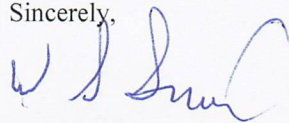
In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
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The project is subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), the City of Independence is contacting your office directly to gather information and input from the Osage Nation needed to complete an environmental assessment of the City's proposed project.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest the Osage Nation may have in the proposed project. Please provide your concurrence or objection, electronically, within 30 days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), the City will proceed to the next step in review if we do not receive a response from you within thirty days. Please direct any questions you may have to Scott Patton, City Zoo and Park Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

Sincerely,



Scott Smith
Mayor

Mr. Max Bear
Cheyenne and Arapaho Tribes State Preservation Office
700 Black Kettle Blvd.
Concho, Oklahoma 73022
<mailto:mbear@cheyenneandarapaho-nsn.gov>

September 11, 2025

RE: Intergovernmental / Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Dear Mr. Bear:

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

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Area of Potential Effect.



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Reason and Need for Riverside Park Improvements

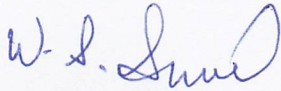
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Sincerely,



Scott Smith
Mayor

US Fish and Wildlife Service
Ecological ser./Partners for Fish & Wildlife
2609 Anderson Avenue
Manhattan, KS 66502-2801

September 10, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

To Whom It May Concern,

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Kansas R&C

MAIN NAVIGATION

Overview

New Project

en Projects

sed Projects

Please contact the Kansas State Historic Preservation Office of the Kansas Historical Society with any questions at 785-272-8681 x240 or kshs.shpo@ks.gov

User Dashboard

Control panel

Project Status

Project Status

Under Review

Project Info

Project Name

City of Independence KS Riverside Park Project CDBG Grant

Description

Please find the updated request for environmental comments for the City of Independence, KS, Riverside Park Improvements project attached. The original map sent with the initial request for comments was limited to the playground area. The map featured in the request now includes the public restroom in the corner of the park, which will be utilized to connect the underground electrical connection to the park's lighting.

Project Type

New Construction

Project #

25-09-083

Messages

Project Documents

Title

Independence Park_25PF009_Request for Comments_SHPO_2.pdf

Date

9/10/2025 7:19:47 PM

Add Document

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Version 2.3.7

From: noreply@workflownotification.com
To: [Brytnee Kepley](#)
Subject: [KSR&C] Project submission successful for 25-09-083 - City of Independence KS Riverside Park Project CDBG Grant
Date: Wednesday, September 10, 2025 2:19:44 PM

Thank you for submitting a request for project review. Your submission will be reviewed in the order it was received. Please note that state and federal laws provide SHPO staff 30 days for review and comment.

You may track the progress of your request by logging in at <https://review.kansashistory.gov>

Use of this automated system is intended to facilitate review and consultation under state and federal preservation laws and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws.

September 10, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

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In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

Purpose for the project.

The purpose of the project is to make necessary improvements to Riverside Park. The current state of the playground presents an obstacle not only for children but also for families and caregivers who frequently visit Riverside Park. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan.

Reason and Need for Riverside Park Improvements

In light of recent evaluations, the urgency of addressing these issues is heightened by the potential for violations of state and federal standards. Immediate improvements are necessary to remove hazardous equipment and replace old components that no longer adhere to the intended design lifespan. By taking action now, the city can eliminate the risk of non-compliance while ensuring a safer, more enjoyable environment for all visitors.

1. **To Address ADA compliance and usability for all citizens:** The playground at Riverside Park is no longer functional and fails to meet the Americans with Disabilities Act (ADA). Various sidewalk sections within the park were installed before 1997, making them non-compliant with ADA requirements, thereby creating barriers for individuals with disabilities.
2. **To Address Safety Violations and adhere to State and Federal Guidelines:** The equipment at Riverside Park is no longer efficient and fails to meet Consumer Product Safety Commission Institute (CPSI) safety standards. The aging equipment, some components of which date back to the 1930s, has deteriorated over time, ultimately compromising the safety and enjoyment of children accessing the park.

The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest your organization may have in the proposed project. Please provide your concurrence or objection within 30 days of your receipt of this recommended finding. Please direct any questions you may have to Scott Patton, City Park and Zoo Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephone at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton. The City will respect the confidentiality of the information that you provide to the fullest extent possible.

From: [Brytnée Kepley](#)
To: [Judi Dunn \[KDHE\]](#)
Subject: City of Independence CDBG Request for Environmental Comments
Date: Wednesday, September 10, 2025 1:51:00 PM
Attachments: [image001.png](#)
[Independence Park 25PF009 Request for Comments KDHE 2.pdf](#)

Ms. Dunn,

Please find the updated request for environmental comments for the City of Independence, KS, Riverside Park Improvements project attached. The original map sent with the initial request for comments was limited to the playground area. The map featured in the request now includes the public restroom in the corner of the park, which will be utilized to connect the underground electrical connection to the park's lighting. Please review and re-evaluate your agency's response and follow up with me within 30 days.

Please let me know if you have any questions, comments, or concerns.

Thank you,

Brytnée Kepley

Grant Specialist
Office 620.431.0080
Cell 620.432.3460
20 South Highland Street
PO Box 664
Chanute, KS 66720



Confidentiality Notice: This message and any attached files are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law or compliance. If you are not the intended recipient, any use, copying, printing, reviewing, retention, disclosure, distribution or forwarding of the message or any attached file is not authorized and is strictly prohibited. If you have received this electronic mail in error, please advise the sender by electronic mail immediately and permanently delete the original transmission, any attachments, and any copies of this message from your computer system.

Kansas Department of Health & Environment
DOE Attn: Judi Dunn
1000 SW Jackson St., Suite 400
Topeka, KS 6612

September 10, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Ms. Dunn,

The City of Independence, Montgomery County, Kansas, is in the process of conducting an environmental assessment as part of the requirements set forth under HUD-assisted Projects 24 CFR Part 58. This assessment is necessary for securing funding from the U.S. Small Cities Community Development Block Grant (CDBG) Program, which will make improvements to the Riverside Park in Independence, Kansas.

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

The original map sent with the initial request for comments was limited to the playground area. The map below includes the public restroom in the corner of the park that will be utilized to connect the underground electrical connection to the park's lighting.

Area of Potential Effect.



In assessing the potential improvements for the park's play equipment and facilities, four viable options were examined. Each option allowed for a focused evaluation on initial capital investment and long-term sustainability.

Option 1: Do Nothing

This alternative is not considered a viable option. The equipment will continue to degrade, not meet safety standards, and be inaccessible to disabled citizens. The financial cost of this alternative was not calculated as it does not provide a long-term solution.

Option 2:

Design Life: Estimated at 15 years before significant additional improvements are necessary.

Concept 1 represents the highest initial investment among the alternatives. However, its shorter design life of 15 years means that the facility may require further funding and resources sooner than the other options. This could place an increased financial burden on future budgets and citizens in the community.

Option 3:

Design Life: Estimated 17 years before significant additional improvements are necessary.

Concept 2 offers a more favorable balance between cost and longevity, with a lesser expenditure than Concept 1 and a slightly extended design life.

Option 4:

Design Life: Estimated at 20 years before significant additional improvements are necessary.

Concept 3 stands out as the most cost-effective option when considering both the initial investment and the longest design life. With an annual cost significantly lower than the previous concepts, this option presents the best long-term value. It is likely to minimize the frequency of future investments and the associated disruptions to the park operations.

In conclusion, after examining the four options for park equipment improvements, Option 4 emerges as the preferred alternative due to its combination of reasonable cost and extended design life. The planned scope of work outlines essential actions that will not only rectify existing safety issues but will also enhance the overall user experience within the park.

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The City is notifying you about the referenced project located in Montgomery County, Kansas, because of the possible interest your organization may have in the proposed project. Please provide your concurrence or objection within 30 days of your receipt of this request. Please direct any questions you may have to Scott Patton, City Park and Zoo Director, City of Independence, by email at ScottP@independenceks.gov, or by telephone or telephonenumber at 620-332-2512. The City of Independence would appreciate a response within thirty (30) days. If more than 30 days are needed to reply, please contact Mr. Patton.

Sincerely,

A handwritten signature in cursive script that reads "Brytnae Kepley". The signature is written in black ink and is positioned above the printed name and title.

Brytnae Kepley,
Grant Specialist, SEKRPC



Airport Search Results

4 airports found near Independence, KS

ID	CITY	AIRPORT NAME	WHERE
 IDP	INDEPENDENCE, KS	INDEPENDENCE MUNICIPAL AIRPORT	6.0 mi SW = 31,680 feet
 CFV	COFFEYVILLE, KS	COFFEYVILLE MUNICIPAL AIRPORT	11.7 mi SE = 61,776 feet
 PPF	PARSONS, KS	TRI-CITY AIRPORT	13.3 mi ENE = 71,280 feet
 2K7	NEODESHA, KS	NEODESHA MUNICIPAL AIRPORT	15.0 mi NNE = 79,200 feet



Community Status Book Report

Communities Participating in the National Flood Program



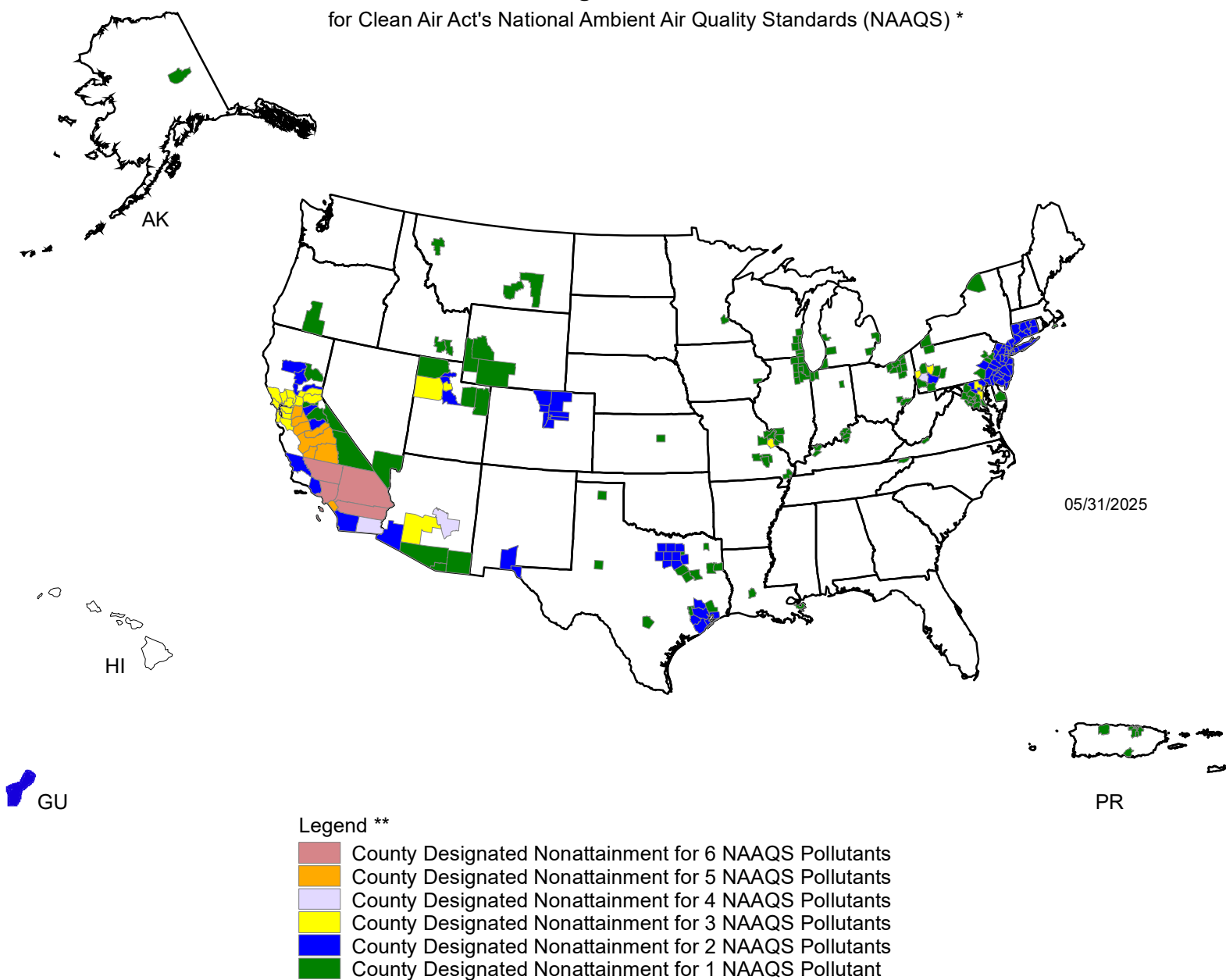
KANSAS

[Select here for not participating](#)

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Tribal	Reg-Emer Date	CRS Entry Date	Curr Eff Date	Curr Class	% Disc
200064A	GRIDLEY, CITY OF	COFFEY COUNTY	11/22/74	12/02/03	07/05/22(M)	No	12/02/03				
200317A	GYPSUM, CITY OF	SALINE COUNTY	02/01/74	11/25/60	04/16/16	No	11/25/60	10/01/17	10/01/17	9	05%
200131#	HALSTEAD, CITY OF	HARVEY COUNTY	06/07/74	09/01/78	06/04/14	No	09/01/78				
200123#	HAMILTON COUNTY*	HAMILTON COUNTY		01/02/03	01/02/03	No	02/13/03				
200502A	HANOVER, CITY OF	WASHINGTON COUNTY	07/16/75	09/27/65	11/16/15	No	09/27/65				
200136	HANSTON, CITY OF	HODGEMAN COUNTY	12/27/74	09/04/65	09/04/65(M)	No	09/04/65				
200125A	HARPER COUNTY*	HARPER COUNTY	07/01/80	02/01/13	03/25/25	No	02/01/13				
200129A	HARPER, CITY OF	HARPER COUNTY	06/16/74	10/23/79	03/25/25	No	10/23/79				
200422#	HARTFORD, CITY OF	LYON COUNTY	09/26/75	02/20/08	12/17/10(M)	No	02/20/08				
200565#	HARVEY COUNTY*	HARVEY COUNTY	03/07/76	08/15/63	06/04/14	No	08/15/63	05/01/12	10/01/16	10	
200352B	HARVEYVILLE, CITY OF	WABAUNSEE COUNTY	11/06/74	03/19/07	06/24/21(M)	No	05/28/08				
200503#	HAVEN, CITY OF	RENO COUNTY		09/28/90	01/06/10	No	01/08/08				
200100#	HAVENSVILLE, CITY OF	POTTAWATOMIE COUNTY		12/04/12	12/04/12(M)	No	06/01/16				
200096A	HAYS, CITY OF	ELLIS COUNTY	01/16/74	07/03/66	06/15/22	No	07/03/66	04/01/22	04/01/22	9	05%
200324C	HAYSVILLE, CITY OF	SEDGWICK COUNTY	06/26/74	08/17/61	12/22/16	No	08/17/61	10/01/13	10/01/13	8	10%
200108#	HEPLER, CITY OF	CRAWFORD COUNTY		04/16/09	04/16/09	No	04/16/09				
200076B	HERINGTON, CITY OF	DICKINSON COUNTY	05/01/74	08/04/68	03/13/24	No	08/04/68				
200261#	HERNDON, CITY OF	RAWLINS COUNTY	11/22/74	10/30/79	10/30/79(M)	No	10/30/79				
200132#	HESSTON, CITY OF	HARVEY COUNTY	06/26/74	11/01/79	10/06/10	No	11/01/79				
200030A	HIWATHA, CITY OF	BROWN COUNTY	02/08/74	06/01/22	06/01/22	No	07/20/64				
200061A	HIGHLAND, CITY OF	DONIPHAN COUNTY	04/23/76	09/01/11	09/12/24(M)	No	09/01/11				
	HIGHLAND RECEIVED A CONVERSION OF THE FHBM TO A FIRM BY LETTER EFFECTIVE SEPTEMBER 1, 2011. THIS WILL BE REFLECTED IN THE NEXT MAP SERVICE CENTER UPDATE.					No					
200115	HILL CITY, CITY OF	GRAHAM COUNTY	06/26/74		(NSFHA)	No	07/20/64				
200505C	HILLSBORO, CITY OF	MARION COUNTY	09/26/75	03/17/11	07/17/24(M)	No	07/20/64				
200020B	HOISINGTON, CITY OF	BARTON COUNTY	02/22/74	02/05/66	02/15/19	No	02/05/66				
200968#	HOLCOMB, CITY OF	FINNEY COUNTY		02/19/92	09/25/09	No	02/19/92				
	The FIRM for Finney County and Incorporated Areas, Kansas, which was scheduled to be effective September 25, 2009, was rescinded.					No					
200141#	HOLTON, CITY OF	JACKSON COUNTY	02/22/74	01/16/61	05/03/10	No	01/16/61				
200506B	HOLYROOD, CITY OF	ELLSWORTH COUNTY	06/06/75	08/18/09	06/10/21(M)	No	08/18/09				
200031A	HORTON, CITY OF	BROWN COUNTY	02/15/74	06/01/22	06/01/22	No	07/20/64				
200507	HOWARD, CITY OF	ELK COUNTY	06/06/75	04/08/77	04/06/77(M)	No	04/08/77				
200508	HOXIE, CITY OF	SHERIDAN COUNTY	06/16/76	03/01/01	03/01/01(L)	No	03/01/01				
200142#	HOYT, CITY OF	JACKSON COUNTY	12/20/74	05/03/10	(NSFHA)	No	03/30/79				
200002#	HUMBOLDT, CITY OF	ALLEN COUNTY	12/07/73	09/01/78	09/25/09	No	09/01/78	05/01/17	05/01/17	9	05%
200228A	HUNTER, CITY OF	MITCHELL COUNTY	12/13/74	09/27/65	10/05/23(M)	No	09/27/65				
200263B	HUTCHINSON, CITY OF	RENO COUNTY	06/26/74	09/05/78	01/29/21	No	09/05/78				
200233A	INDEPENDENCE, CITY OF	MONTGOMERY COUNTY	12/14/73	06/15/79	06/20/19	No	06/15/79	10/01/21	04/01/22	7	15%

Counties Designated "Nonattainment"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

Office of the Secretary
Curtis State Office Building
1000 SW Jackson St., Suite 540
Topeka, KS 66612-1367



Phone: 785-296-0461
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

Comments by: KDHE

Transmittal Date: August 13, 2025

This form provides notification and the opportunity for your agency to review and comments on this proposed project as required by Executive Order 12372. Review Agency, please complete Parts II and III as appropriate and return to the contact person listed below. Your prompt response will be appreciated.

Return To: Brytnée Kepley
Email: brytnée@sekrpc.org

PART I

REVIEW AGENCIES/COMMISSION

☐ Aging	☐ Education	☐ State Forester
☐ Agriculture	☐ Geological Survey, KS	☐ Transportation
☐ Biological Survey	☒ Health & Environment	☐ Water Office, KS
☐ Conservation Commission	☐ Historical Society	☐ Wildlife & Parks
☐ Corporation Commission	☐ Social & Rehabilitation	☐ Commerce

PART II

AGENCY REVIEW COMMENTS

(Attach additional sheet if necessary) Re: Independence, KS

Kevin Heit, Bureau of Waste Management: Comments and an attachment are enclosed for this project.

Bureau of Environmental Remediation: Tiffini Wells, The Remedial Section comments are enclosed for this project, Christopher Wierman / Michael Casanova; comments are enclosed for this project, Brett Tavener; comments are enclosed for this project, Delbert Smith; comments are enclosed for this project, Katy Schwinghamer, comments are enclosed for this project, Redevelopment Section: Andrea Schiller; Comments are enclosed for this project.

Connie Ellis, Bureau of Air: BOA has no comments at this time.

Erich Glave, Bureau of Environmental Field Services, BEFS has no comments.

Kate Gleeson / William Carr, Bureau of Water: Does not appear to have any issues for BOW to consider.

PART III

RECOMMENDED ACTION COMMENTS

☐ Clearance of the project should be granted.	☒ Clearance of the project should not be delayed but the Applicant should (in the final application) address and clarify the question or concerns indicated above.
☐ Clearance of the project should not be granted.	☐ Request the opportunity to review final application prior to submission to the federal funding agency.
☐ Clearance of the project should be delayed until the issues or questions above have been clarified.	
☐ Request a State Process Recommendation in concurrence with the above comments	

DIVISION/ AGENCY/ COMMISSION:

Judi Dunn, Division of Environment Director's Office

Phone: 785.291-3092

Email: Judi.Dunn@ks.gov

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



Phone: 785-296-1535
Fax: 785-559-4264
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn

CC: Jeff Walker

FROM: Kevin Heit – Bureau of Waste Management

DATE: August 1st, 2025

RE: Intergovernmental Agency Review requested by Southeast Kansas Regional Planning Commission for US Small Cities CDBG Community Facilities sponsored activities of the City of Independence for the KS Riverside Park Improvements Project, Montgomery County, KS.

The City of Independence and any contractor(s) should review the attached Technical Guidance Document and ensure all waste is properly disposed. Waste that does not meet the definition of clean rubble or construction/demolition waste should be disposed at a permitted municipal solid waste landfill. If further information is required, I may be reached via email at kevin.heit@ks.gov or by phone at (785) 296-1757.

Kansas Department of Health and Environment
 Bureau of Waste Management
 1000 SW Jackson, Suite 320, Topeka, Kansas 66612-1366



Construction and Demolition Wastes and Clean Rubble Guidance Document

Construction and Demolition (C&D) waste is solid waste generated during construction or demolition activities. Clean rubble is also generated during construction or demolition activities, but it differs in composition from C&D waste. This document explains the definitions of C&D waste and clean rubble and acceptable methods for disposal of both.

Construction and Demolition Waste

Definition of C&D waste

C&D waste is defined in KSA 65-3402(u) as:

- solid waste resulting from the construction, remodeling, repair and demolition of structures, roads, sidewalks and utilities;
- untreated wood and untreated sawdust from any source;
- treated wood from construction or demolition projects;
- small amounts of municipal solid waste generated by the consumption of food and drinks at construction or demolition sites, including, but not limited to, cups, bags and bottles;
- furniture and appliances from which ozone depleting chlorofluorocarbons have been removed in accordance with the provisions of the federal clean air act;
- solid waste consisting of motor vehicle window glass; and
- solid waste consisting of vegetation from land clearing and grubbing, utility maintenance, and seasonal or storm related cleanup.

Such wastes include, but are not limited to, bricks, concrete, and other masonry materials, roofing materials, soil, rock, wood, wood products, wall or floor coverings, plaster, drywall, plumbing fixtures, electrical wiring, electrical components containing no hazardous materials, non-asbestos insulation and construction related packaging.

Other statutes and regulations further refine the definition:

Construction related packaging means small quantities of packaging wastes that are generated in the construction, remodeling or repair of structures and related appurtenances. "Construction related packaging" does not include packaging wastes that are generated at retail establishments selling construction materials, chemical containers generated from any source or packaging generated during maintenance of existing structures. *KSA 65-3402(dd)*

Furniture and appliances do not include computer monitors and other computer components, televisions, videocassette recorders, stereos, and similar waste electronics.
KAR 28-29-300(a)(4)(A)

Treated wood includes wood treated with any of the following:

- (i) Creosote;
- (ii) oil-borne preservatives, including pentachlorophenol and copper naphthenate;

- (iii) waterborne preservatives, including chromated copper arsenate (CCA), ammoniacal copper zinc arsenate (ACZA), and ammoniacal copper quaternary compound (ACQ); or
- (iv) any other chemical that poses risks to human health and the environment that are similar to the risks posed by the chemicals specified in paragraphs (i) through (iii).

KAR 28-29-300(a)(4)(B)

Untreated wood includes the following, if the wood has not been treated with any of the chemicals listed in the definition of treated wood:

- (i) Coated wood, including wood that has been painted, stained, or varnished; and
- (ii) engineered wood, including plywood, laminated wood, oriented-strand board, and particle board.

KAR 28-29-300(a)(4)(C)

Wastes which may be disposed of in a C&D landfill

In addition to the items *explicitly* identified as C&D waste in KSA 65-3402(u), the Kansas Department of Health and Environment (KDHE) considers the following materials as *acceptable* for disposal in a C&D landfill:

1. Uncontaminated wooden pallets;
2. Street sweepings (litter must be removed and concentrations of metals, volatile organic compounds, and other compounds must be below regulatory levels);
3. Floor tile, siding, and roofing material containing non-friable asbestos. This material should be:
 - a. handled so it remains non-friable (e.g., may have to be manually removed prior to demolition of structure);
 - b. transported wet (covered with a mist spray to suppress dust) or transported with tarp cover; and
 - c. covered immediately at the landfill;
4. Trees, brush, sod, and incidental quantities of leaves and grass;
5. Ash and other residues from the burning of trees and brush (trees and brush must have been burned in accordance with KAR 28-19-647);
6. Metal scrap (e.g. tie strapping);
7. Mobile homes and trailers (except the tires and fuel tanks). KDHE encourages the recycling of metal components.

Dry mud trap solids from commercial car washes may be applied as cover at a C&D landfill. To be considered a solid the material must pass the paint filter test, EPA method SW 846/9095.

Wastes which may *not* be disposed of in a C&D landfill

Construction and demolition waste does not include waste material containing friable asbestos, garbage, appliances from which ozone depleting chlorofluorocarbons have not been removed in accordance with the provisions of the federal clean air act, electrical equipment containing hazardous materials, tires, drums and containers even though such wastes resulted from construction and demolition activities.

KSA 65-3402(u)

In addition to the items *explicitly* identified as not being C&D waste, KDHE considers the following wastes *unacceptable* for disposal in a C&D landfill:

1. Processed tires - i.e. cut or baled;
2. Mud trap wastes from businesses other than commercial car washes;
3. Bagged or bulk quantities of leaves and/or grass clippings;
4. Trash bags, unless demonstrated to contain only acceptable wastes.

Disposal options for C&D wastes

Acceptable C&D wastes may be disposed of in either a municipal solid waste landfill (MSWLF) or in a C&D landfill. Both MSWLFs and C&D landfills must be approved by KDHE through a permit process. But because of the relatively inert nature of the wastes disposed in C&D landfills, these landfills do not have to meet design standards as strict as those for MSWLFs.

Most C&D landfills will, on occasion, receive waste that is not appropriate for disposal. Therefore, all C&D landfills should conduct waste screening (i.e., inspect incoming waste and remove unacceptable materials) and maintain a dumpster or roll-off container onsite for unacceptable wastes which are received at the landfill. Waste screening is covered in Guidance Document Waste Screening and General Operations at Construction & Demolition Landfills, and storage of unapproved wastes screened from construction and demolition landfills is addressed in Bureau of Waste Management Policy 02-01.

Clean Rubble

Definition of clean rubble

According to KSA 65-3402(w), “Clean rubble means the following types of construction and demolition waste: concrete and concrete products including reinforcing steel, asphalt pavement, brick, rock and uncontaminated soil as defined in rules and regulations adopted by the secretary.”

KSA 65-3415b lists “clean rubble” as a waste which is exempt from the state solid waste tonnage fee. The definition of “construction and demolition waste” in KSA 65-3402(u) states: “Clean rubble that is mixed with other construction and demolition waste during demolition or transportation shall be considered to be construction and demolition waste.”

Clean rubble that is brought separately to a construction and demolition landfill or a municipal solid waste landfill is not subject to the tonnage fee, even if the clean rubble is mixed with construction and demolition waste or municipal solid waste upon disposal.

Disposal of clean rubble

The stable nature of the materials in clean rubble means it may be disposed of with C&D waste, or it may be disposed of separately at a clean rubble site. However, clean rubble that is mixed with other C&D waste during demolition or transportation is considered to be C&D waste and must be disposed of at either a MSWLF or at a C&D landfill.

Unlike a C&D landfill, state statutes do not require a solid waste permit for operation of a site that accepts only clean rubble. However, a clean rubble site may be subject to local city or county requirements such as local approval (zoning or land use) and local ordinances.

Approval from the Division of Water Resources (DWR) may be required if the site is located in the 100-year flood plain. The operation and appearance of the site must not create a public nuisance or adversely affect the public health or the environment.

Issued: 04/1994; Content revised 01/20/1998, 09/1998, 05/29/2002, 07/02/2002, 10/03/2007, and 09/29/2014; Revised 06/23/2022: updated formatting and contact information and added hyperlinks

For additional information regarding proper management of solid or hazardous waste in Kansas, you may contact the Bureau of Waste Management at (785) 296-1600 or the address at the top of this document, or visit the Bureau’s website at www.kdhe.ks.gov/Waste.

Office of the Secretary
Curtis State Office Building
1000 SW Jackson St., Suite 540
Topeka, KS 66612-1367



Phone: 785-296-0461
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn, DOE Administrative Assistant
FROM: Tiffini Wells, BER Remedial Section Chief
DATE: August 1, 2025
RE: Independence, KS – CDBG - Park Improvements

Nearby Bureau of Environmental Remediation (BER) interests include:

- Active environmental projects:
 - C3-063-71771 *Automotive Controls Corp – 21st Street*. Located at 800 N. 21st Street in the City of Independence in Section 25, Township 32S, Range 15E.

The site is currently managed by BER project manager Julie Manders in the State Cooperative Program. Contaminants of concern include volatile organic compounds (VOCs) and heavy metals in groundwater and soils.

Site Narrative provided from the online KDHE Identified Sites List Information webpage on 8/1/2025.

https://keap.kdhe.ks.gov/BER_ISL/ISL_PUB_DETAIL.ASPX?PROJECTCODE=C306371771

“This site has been used as an industrial facility since about 1909. Automotive Controls Corporation purchased the property in 1970 and manufactured various electronic automotive components. In 1986, the plant ceased active manufacturing activities and was converted into a return/testing center. Automotive Controls Corporation was merged into Dana Corporation (Dana) in 1998.

A 2002 Phase II investigation detected volatile organic compounds (VOCs) in soil and groundwater at concentrations exceeding Non-Residential values. Dana was accepted into the Kansas Voluntary Cleanup and Property Redevelopment Program (VCPRP) in 2003. The property was deeded to Standard Motor Products (SMP) in 2003. SMP sold the property to Independence Action Partnership, Inc. (IAP) in July 2004. IAP in turn sold the majority of the property, including the former main facility, to Earth Care Products, Inc. in July 2004. The remaining portion of the property was sold to Independence Custom Form Warehouse, Inc. in April 2005. Dana declared bankruptcy in 2006 and subsequently withdrew its responsibility for the site under the VCPRP in 2007.

A Supplemental Site Investigation was completed in 2011. Impacted soils were identified at several potential on-site source areas, and groundwater data confirmed previous findings of significant on- and off-site contamination. KDHE completed a Bedrock Investigation in May 2011 at an area immediately south of the Site to evaluate potential pathways for off-site migration of contaminated groundwater.

A groundwater remediation pilot study was initiated in April 2012. Slow-release permanganate candles were placed in an area of high TCE concentrations, but groundwater parameters measured over the course of a year indicated that the passive system was not effective at the site.

A Corrective Action Study has been initiated to address soil and groundwater contamination at the site. Results from a soil ventilation extraction (SVE) pilot test conducted in early March indicated SVE is not a viable remedial option. Long-term groundwater monitoring was conducted in October 2014; alternate soil and groundwater remedial actions are being evaluated. Investigative Derived Waste (IDW) containing drums were sampled in Spring 2015 to be characterized for removal from site. The IDW containing drums were removed in August 2015.

A Request for Bid (RFB) for design and implementation of a remedial system was developed, submitted and awarded in mid 2020; The Focused CAS, considered the portion of the Site adjacent south of the on-site building, and was approved by KDHE January 22, 2021. The recommended action was targeted source removal of soils with VOC impacts and groundwater monitoring. An Interim Remedial Measure (IRM) was implemented based on the Focused CAS in late 2021 through early 2022. Some soil impacts were left in place where excavation was impractical. After soils were excavated remedial amendments were applied directly to groundwater on the excavation floor prior to backfilling. The selected amendments were recommended in the CAS, and the effectiveness of the amendment application is uncertain.

In September 2022, a Groundwater Potability Evaluation Summary Report was completed for the site, and concluded that the water bearing zones present at the site would not be able to sustain long-term potable use.

In January 2023, KDHE awarded a contract for additional interim remedial measures focused on impacted soils across the rest of the Site. The contractor recommended additional sampling prior to removal actions. KDHE concurred and a Soil Characterization Work Plan was approved by KDHE on June 19, 2023. Site clearing and additional sampling is anticipated in July 2023. Following results of the additional sampling an IRM Work Plan will be developed, and is anticipated to be implemented later in the Summer 2023.

In July 2023, KDHE submitted a RFB for a Vapor Intrusion Assessment for the subject property and adjacent south property."

- C3-063-71840 *Automotive Controls Corp – Oak Street.* Located at 1300 W. Oak Street in the City of Independence in Section 25, Township 32S, Range 15E.

The site is currently managed by BER project manager Julie Manders in the State Cooperative Program. Contaminants of concern include volatile organic compounds (VOCs) in groundwater and soils.

Site Narrative provided from the online KDHE Identified Sites List Information webpage on 8/1/2025.

https://keap.kdhe.ks.gov/BER_ISL/ISL_PUB_DETAIL.ASPX?PROJECTCODE=C306371840

"This site was originally owned by the City of Independence, which leased the facility to Automotive Controls Corporation in 1971 for the purpose of manufacturing electronic automobile parts. Automotive Controls Corporation acquired title to the property and was eventually merged into Dana Corporation (Dana) in 1998. The property was sold to Standard Motor Products, Inc. (SMP) in July 2003.

A 2003 Phase II investigation identified several volatile organic compounds (VOCs) in soil and groundwater that are associated with previous operations at the facility. Dana entered into the Kansas Voluntary Cleanup and Property Redevelopment Program (VCPRP) in October 2003. Dana filed for bankruptcy in 2006 and subsequently withdrew its responsibilities for the site under the VCPRP in 2007. The Site Restoration Unit of KDHE – Bureau of Environmental Remediation (KDHE-BER) will oversee the cleanup efforts at the site.

Groundwater sampling results obtained from an additional well installed near the southeast corner of the Site indicated that several VOCs were detected at concentrations that exceed Maximum Contaminant Levels (MCLs) for groundwater. As a result of this investigation, SMP installed additional wells south of Oak Street; no VOCs were detected in samples collected from these wells.

In 2010 VOCs were detected in one on-site well. Four wells were resampled in 2011 and 2013 to confirm groundwater results for wells near the property boundary; no VOCs were detected in off-site groundwater. Monitored natural attenuation is being evaluated as a possible remedial alternative at the site.

Results of 4 of 4 Supplemental Ground Water Monitoring events performed between November 2017 and July 2019 were below RSK values. The fourth Supplemental Groundwater Monitoring Event was performed on July 11, 2019.

An additional Supplemental Groundwater Monitoring Event was performed on November 4, 2020 to analyze groundwater for 1,4-dioxane contamination. 1,4-dioxane was formally used as a stabilizer for chlorinated solvents, including 1,1,1-trichloroethane (1,1,1-TCA), in the automotive manufacturing industry until the practice was phased out in 1995. 1,1,1-TCA and its degradation products have been below RSK since January 2013. Data from this event will help KDHE evaluate whether closure of the Site is appropriate.”

- C3-063-73026 Catalytic Industrial Group, Inc. Located at 713 N. 20th Street in the City of Independence in Section 25, Township 32S, Range 15E.

The site is currently under review for Enforcement and Negotiation by Remedial Section Chief Tiffini Wells through the State Cooperative Program. Contaminants of concern include volatile organic compounds (VOCs) in groundwater and soils.

Site Narrative provided from the online KDHE Identified Sites List Information webpage on 8/1/2025.

https://keap.kdhe.ks.gov/BER_ISL/ISL_PUB_DETAIL.ASPX?PROJECTCODE=C306373026

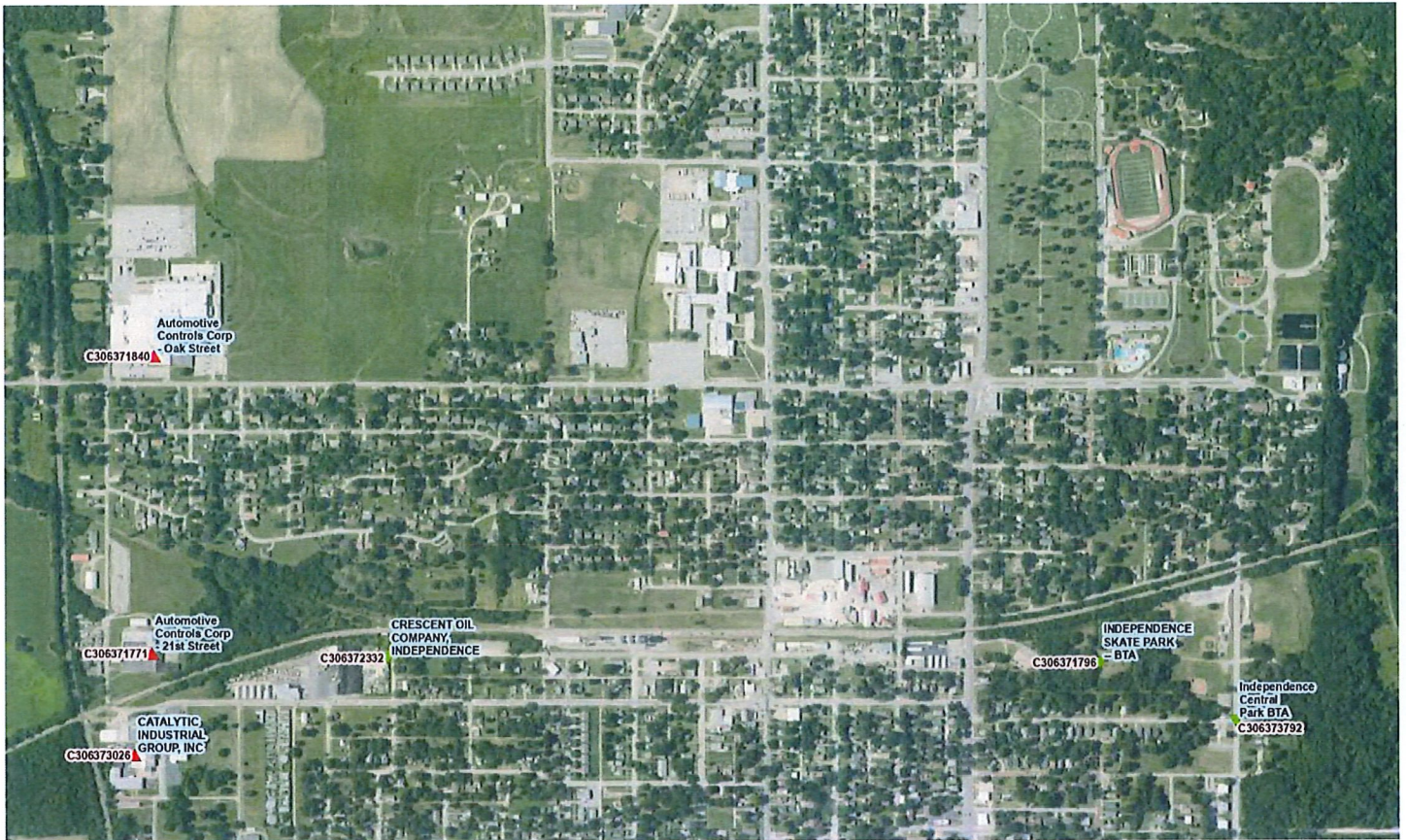
“On July 9, 2013, BER received a VCPRP application from Mr. Virgil Macaluso, applicant on behalf of Catalytic Industrial Group Inc., for the property located at 713 N. 20th Street Independence, Montgomery County, Kansas.

The Catalytic Industrial Group Inc., site is surrounded by industrial and residential properties in the northwest portion of Independence, Kansas. Groundwater flows southeast is less than 15 feet deep on the site, and bedrock is encountered at 18-20 feet.

The Catalytic Industrial Group Inc. is a metal fabrication company. The site is a known small quantity generator with a RCRA EPA ID of KSD046743795. According to the Bureau of Waste Management hazardous waste generator files, products used at the site included: perchlorethylene (PCE), oakite rinsewater, chromium, and lead. Automotive Controls Corporation (ACC Site, C3-063-71771) has monitoring wells onsite indicating concentrations of PCE at 47,900 ug/L. No soil sampling has been conducted at the site.

KDHE sent a VA on July 26, 2013 for entrance into the program as a Class II site. Applicant has decided not to sign a Voluntary Agreement.”

Figure: Screenshot taken from the internal KDHE BER Remediation Mapper webpage on 8/1/2025.
https://hewg100.kdhe.state.ks.us/FlexSites/BER_ISL_viewer/



Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 410
Topeka, KS 66612-1367



Phone: 785-296-1660
Fax: 785-559-4261
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn
FROM: Michael Casanova
DATE: August 8, 2025
RE: Intergovernmental Agency Review requested by Southeast Kansas Regional Planning Commission for Park Improvements in Montgomery County

The Kansas Department of Health and Environment Bureau of Environmental Remediation (KDHE/BER), Assessment and Restoration Section, Dry Cleaner / Superfund Unit, has not identified contaminated Drycleaner or Superfund sites within the vicinity of the proposed project.

Staff members or representatives for Southeast Kansas Regional Planning Commission, Independence, KS or Montgomery County are welcome to come and view the KDHE/BER files in accordance with the Kansas Open Records Act. Please contact me at (785) 296-6242 or by email at Michael.casanova@ks.gov if you have any questions.

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 410
Topeka, KS 66612-1367



Phone: 785-296-1660
Fax: 785-559-4261
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn
FROM: Brett Tavener
DATE: August 1, 2025
RE: Intergovernmental Agency Review for Riverside Park Improvements, Independence, KS

The Kansas Department of Health and Environment Bureau of Environmental Remediation (KDHE/BER), Storage Tank Section, did not identify any storage tank facilities within the vicinity of the proposed project area.

Staff members or representatives for the City of Independence or their consultant are welcome to come and view the KDHE/BER files in accordance with the Kansas Open Records Act. Please contact me at 785-291-3105 or brett.tavener@ks.gov if you have any questions or concerns.

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 410
Topeka, KS 66612-1367



Phone: 785-296-1660
Fax: 785-559-4261
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn
FROM: Delbert Smith
DATE: Aug 1, 2025
RE: Intergovernmental Agency Review requested by Southeast Kansas Regional Planning Commission (Riverside Park Improvements – City of Independence).

The Kansas Department of Health and Environment Bureau of Environmental Remediation (KDHE/BER), Assessment and Restoration Section, Spills Unit, has no identified contaminated spill sites within the vicinity of the proposed project.

Staff members or representatives for Southeast Kansas Regional Planning Commission or the City of Independence are welcome to come and view the KDHE/BER files in accordance with the Kansas Open Records Act. Please contact me at (785) 368-7301 or by email at delbert.smith@ks.gov if you have any questions.

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 410
Topeka, KS 66612-1367



Phone: 785-296-1660
Fax: 785-559-4261
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn

FROM: Andrea Schiller

DATE: August 12, 2025

RE: Intergovernmental Agency Review for Riverside Park Improvements, Independence

The Kansas Department of Health and Environment Bureau of Environmental Remediation (KDHE/BER), Redevelopment Section has not identified any sites within the vicinity of the proposed project which would be impacted by or would impact the project.

Staff members or representatives for the proposed project are welcome to come and view the KDHE/BER files in accordance with the Kansas Open Records Act. Please contact me at 785-296-0721 or andrea.schiller@ks.gov if you have any questions or concerns.

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 410
Topeka, KS 66612-1367



Phone: 785-296-1660
Fax: 785-559-4261
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn
FROM: Katy Schwinghamer
DATE: August 6, 2025
RE: Intergovernmental Agency Review requested by Southeast Kansas Regional Planning Commission on behalf of the city of Independence, KS regarding the CDBG project

The Kansas Department of Health and Environment Bureau of Environmental Remediation (KDHE/BER), Assessment and Restoration Section, Orphan Sites Unit, has not identified any sites within the vicinity of the project which would be impacted by or would impact the proposed project.

Staff members or representatives for the Southeast Kansas Regional Planning Commission are welcome to come and view the KDHE/BER files in accordance with the Kansas Open Records Act. Please contact me at (785) 296-1936 or by email Katy.Schwinghamer@ks.gov if you have any questions.

Office of the Secretary
Curtis State Office Building
1000 SW Jackson St., Suite 540
Topeka, KS 66612-1367



Phone: 785-296-0461
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

MEMORANDUM

TO: Judi Dunn
FROM: William J. Carr
DATE: 8/01/2025
RE: Independence Riverside Park Improvements Project Environmental Review Comments from BOW

No comments or concerns by BOW

William J. Carr

Assistant Director, Bureau of Water
Kansas Department of Health and Environment
1000 SW Jackson Street, Suite 420
Topeka, KS 66612
785-296-0735
william.j.carr@ks.gov



Coastal Zone Management Programs

Alabama [#alabama]	Alaska (*) [#alaska]	American Samoa [#samoa]
California [#california]	Connecticut [#connecticut]	Delaware [#delaware]
Florida [#florida]	Georgia [#georgia]	Guam [#guam]
Hawaii [#hawaii]	Illinois [#illinois]	Indiana [#indiana]
Louisiana [#louisiana]	Maine [#maine]	Maryland [#maryland]
Massachusetts [#massachusetts]	Michigan [#michigan]	Minnesota [#minnesota]
Mississippi [#mississippi]	New Hampshire [#newhampshire]	New Jersey [#newjersey]
New York [#newyork]	North Carolina [#northcarolina]	Northern Mariana Islands [#mariana]
Ohio [#ohio]	Oregon [#oregon]	Pennsylvania [#pennsylvania]
Puerto Rico [#puertorico]	Rhode Island [#rhodeisland]	South Carolina [#southcarolina]
Texas [#texas]	Virgin Islands [#virginislands]	Virginia [#virginia]
Washington [#washington]	Wisconsin [#wisconsin]	

** All 35 coastal and Great Lakes states and territories (with the exception of Alaska) participate in the National Coastal Zone Management Program.*

ALABAMA

The Alabama Coastal Area Management Program [http://adem.alabama.gov/programs/coastal/default.cnt] , approved by NOAA in 1979, is administered by two state agencies:

- The Alabama Department of Conservation and Natural Resources [https://www.outdooralabama.com/coastal-programs/alabama-coastal-area-management-program] is responsible for planning, fiscal management, public education, and research management; and the
- Alabama Department of Environmental Management [http://adem.alabama.gov/programs/coastal/default.cnt] carries out permitting, regulatory, and enforcement functions.

The primary authority for the coastal management program is the Alabama Coastal Area Act of 1976 (Act 534). The Alabama coastal zone [https://coast.noaa.gov/data/czm/media/StateCZBoundaries.pdf] extends inland to the continuous 10-foot contour in Mobile and Baldwin Counties.

ALASKA

Alaska withdrew from the voluntary National Coastal Zone Management Program [czm/about/] on July 1, 2011. Contact NOAA's Office for Coastal Management for additional information.

AMERICAN SAMOA

The American Samoa Coastal Management Program [https://www.doc.as.gov/our-divisions] , approved by NOAA in 1980, is led by the American Samoa Department of Commerce. The coastal program has developed a unique approach that incorporates both western and traditional systems of management. The American Samoa Coastal Management Act provides the primary authority for the program. American Samoa's coastal zone boundary [https://coast.noaa.gov/data/czm/media/StateCZBoundaries.pdf] consists of seven islands, totaling roughly 77 square miles, with a coastline of 126 miles.

About the National Program
[czm/about/]

Bipartisan Infrastructure Law
[https://coast.noaa.gov/funding/infrastructure.html]

Coastal Management Fellowship
[https://coast.noaa.gov/fellowship/coastalmanagement.html]

Coastal Zone Management Act
[czm/act/]

Evaluations
[czm/evaluations/]

National Program Funding Summary
[https://coast.noaa.gov/data/czm/media/funding-summary.pdf]

National Program Publications
[czm/publications/]

Performance Measures
[czm/performance/]

Program Change Website
[https://coast.noaa.gov/czmprogramchange/]

Program Guidance
[czm/guidance/]

Regulations
[https://www.ecfr.gov/cgi-bin/text-idx?SID=73fa77136a5eecb25a52b3ef02368ecb&tpl=/ecfrbrowse/Title

States and Territories
[czm/mystate/]



Operations Office
512 SE 25th Ave.
Pratt, KS 67124-8174

Christopher Kennedy, Secretary

Phone: (620) 672-5911
Fax: (620) 672-2972
www.ksoutdoors.com

Laura Kelly, Governor

Kansas Department of Wildlife and Parks Ecological Review Report

Contact Information

Company/Organization:	SEKRPC
Submitted By:	Brytnee Kepley
Phone:	6204323460
Email:	brytnee@sekrpc.org
Mailing Address:	20 South Highland Ave Chanute, KS 66720

The following project information has been submitted by Brytnee Kepley. All project locations are assumed to be precise and accurate for the purpose of this Ecological Review. The provider of the project data entry is solely responsible for the project location and thus the correctness/accuracy of the Kansas Department of Wildlife and Parks (KDWP) Ecological Review Report content. If the project location(s) or scope of work changes, the project sponsor must resubmit the project (with updated information) for further review.

Project Information

Automated Determination:	Further Review by KDWP Required
Report Generation Date:	09/03/2025
Project Sponsor:	

Project Title:	Independence, KS Riverside Park Improvements
KDWP Tracking Number:	ERT20251041
Project Size (acres):	4.62
County(ies):	Montgomery
HUC 8 Watershed(s):	MIDDLE VERDIGRIS. KANSAS, OKLAHOMA.
Section-Township-Range:	Array
Latitude/Longitude (Project Centroid):	37.23881/-95.7013
Project Details Accuracy Certified:	Yes
Project Activities:	- Pre-development site clearing, grubbing, grading - Recreational development (playgrounds, golf courses, athletic fields, etc.) - Sidewalks, paths, trails, etc. construction/repair

Project Description

The proposed project includes the removal of old play equipment to ensure safety and compliance. Replacement of the existing sidewalks to enhance accessibility. Extend sidewalks serving as an ADA path in the park for better access. Adding two shelters to protect visitors from the elements and improving landscaping to enhance the aesthetic appeal and usability of the park.

Ecological Review Findings: Further Review by KDWP Required

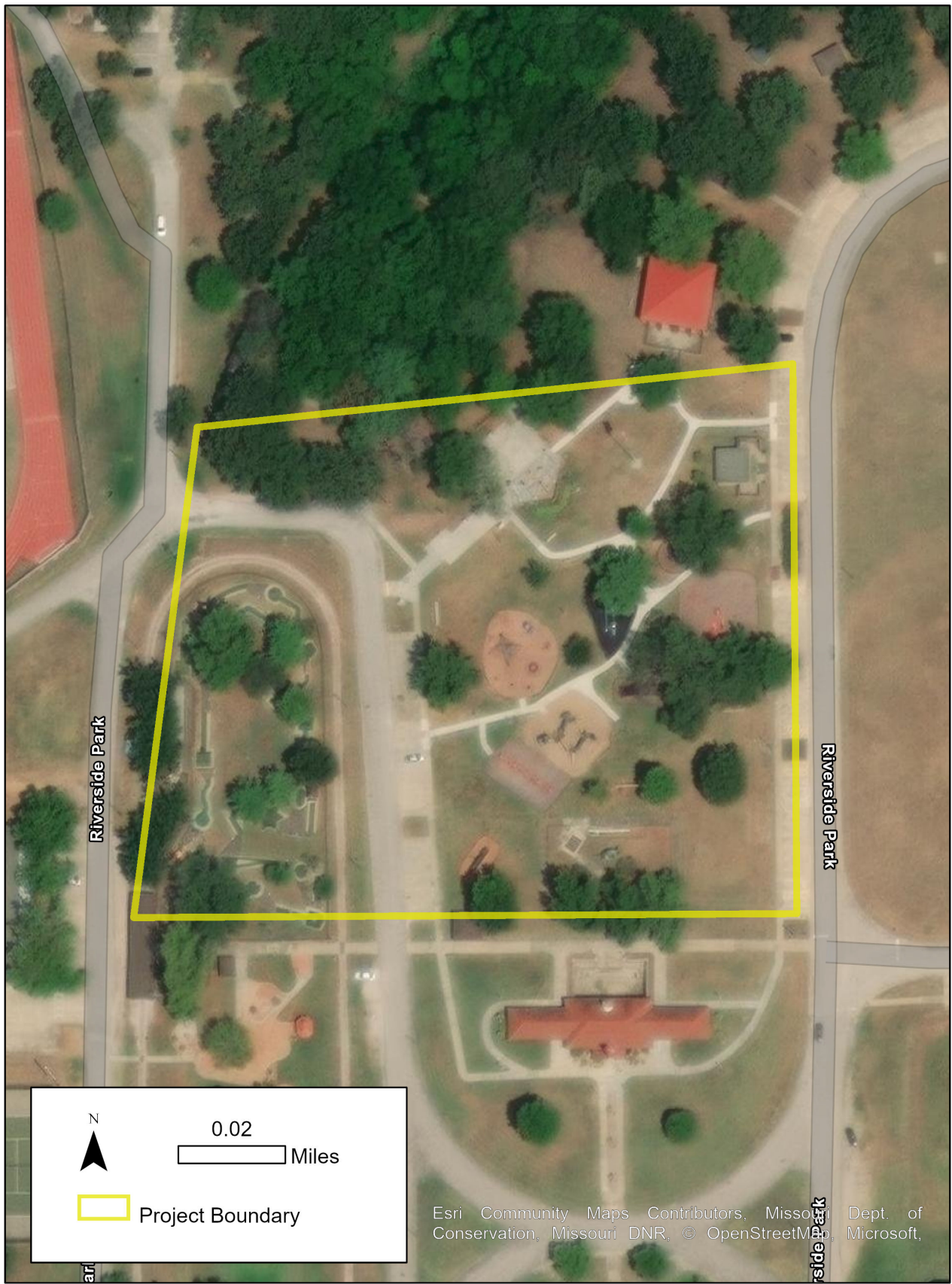
Preliminary review of the project information provided indicates further review is required by KDWP staff to evaluate and assess potential impacts to critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as KDWP-managed areas for which this agency has administrative authority. **Issuance of an Action Permit may be required by this Department prior to the start of construction. To expedite the review process, please complete the Action Permit Application (attached to this letter) and follow the instructions on the application to submit this information back to KDWP.**

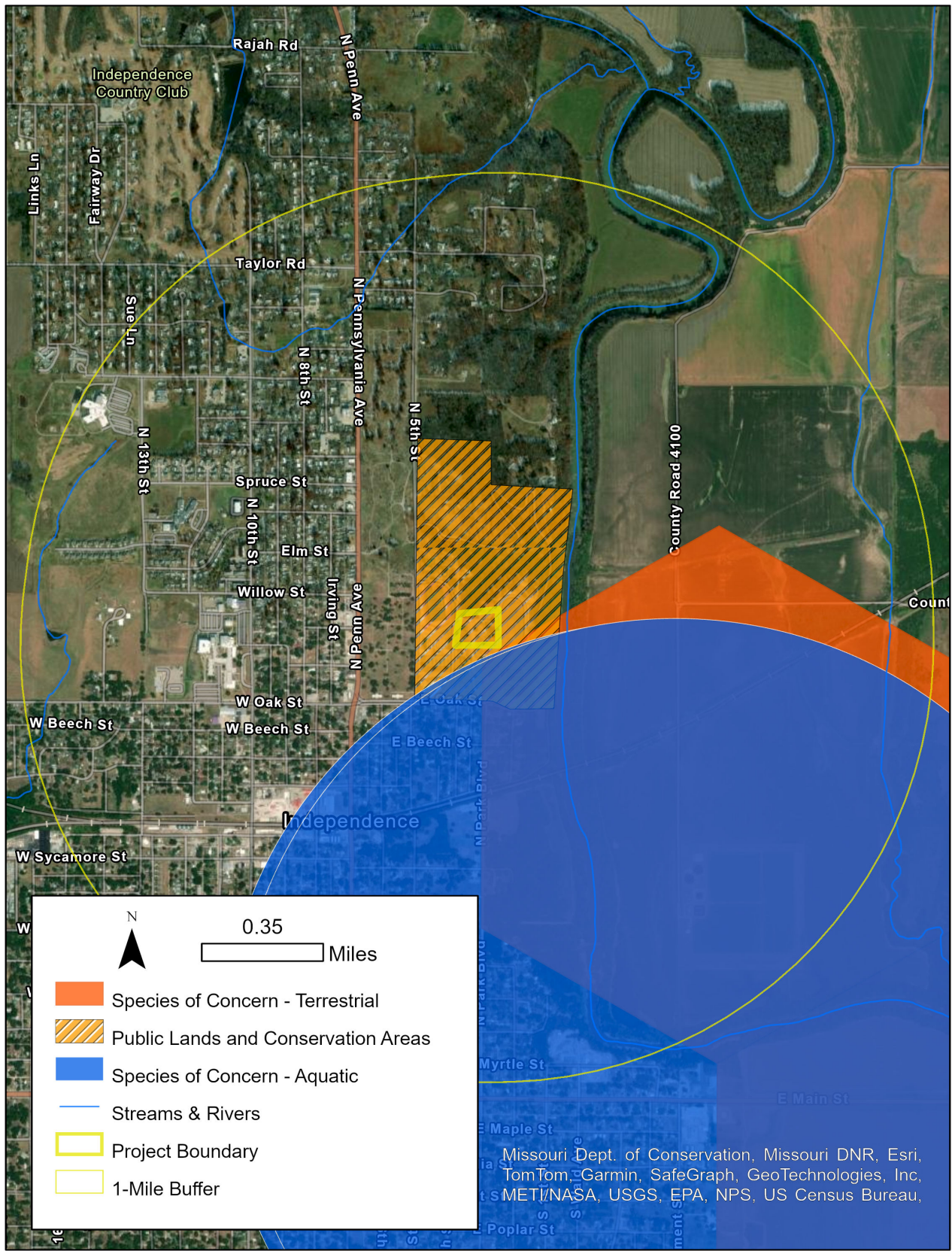
This Report should not be construed as project clearance or completed coordination with KDWP. We ask that all other necessary permits be held in abeyance until conditions necessary to protect threatened and endangered species have been determined and established. You should receive correspondence from KDWP within 30 days of the date the attached Action Permit Application is received by our office. This correspondence will either be a request for more information or provide this agency's determination regarding the issuance of an Action Permit.

Conflict Details

Analysis Layer Conflicts

Your project may intersect "Designated Critical Habitats", and will require further review by KDWP Staff





KDWP Statutory Authority

Legal authority for the conservation and recovery of state-listed wildlife species is delegated to KDWP through K.S.A 32-957 through 32-963, 32-1009 through 32-1012, 32-1033, and K.S.A. 32-960a and 32-960b cited as the Kansas Nongame and Endangered Species Conservation Act. These statutory directives are implemented through K.A.R. 115-15-1 through 115-15-4. Additional review authorities are granted to KDWP through K.S.A 82a-825 and 82a-326 known as the Water Projects Environmental Coordination Act.

Agency Contact Information

General Inquiries:	Kansas Department of Wildlife and Parks Operations Office 512 SE 25th Ave. Pratt, KS 67124 KDWPPT.kdwptinfo@ks.gov 620-672-5911
Ecological Review Inquiries:	Kansas Department of Wildlife and Parks Ecological Services Division 512 SE 25th Ave. Pratt, KS 67124 KDWPPT.ess@ks.gov 620-672-0720

**KANSAS
ACTION PERMIT
APPLICATION**

APPLICANT INFORMATION

DATE: _____

Applicant (Action Sponsor): _____
Contact: _____
Address: _____
City: _____ **State:** _____ **Zip:** _____
Telephone: (____) _____ **E-mail:** _____

ACTION DESCRIPTION

KDWP Tracking Number: _____
County: _____
Legal Description or Coordinates (decimal degrees):

Approximate Starting Date: _____
Estimated Completion Date: _____

2. Ensure you have uploaded project plans and other information to fully describe the proposed action into the Kansas Ecological Review Tool project page. The information should include sufficient detail to allow for a determination of how the action will affect Threatened and Endangered wildlife. Information needed includes but is not limited to: engineering plans or sketch of proposed work, map showing how the action will alter the landscape, complete description of any construction work to be accomplished including location and size of excavation and fill areas, and any other information pertinent to the proposed action.
3. APPLICATIONS PROVIDING INSUFFICIENT DETAIL FOR A FULL EVALUATION OF IMPACTS ARE LIKELY TO CAUSE DELAYS TO FINAL DETERMINATIONS AND/OR PERMIT ISSUANCE.

SUBMIT COMPLETED APPLICATION TO:
KDWPT.ess@ks.gov
OR
Kansas Department of Wildlife & Parks
Attn: Ecological Services Division

512 SE 25th Ave.
Pratt, KS 67124

From: [Zac Eddy \[KDWP\]](#)
To: [Brytnée Kepley](#)
Subject: KDWP Completed Review (ERT20251041) - Independence, KS Riverside Park Improvements
Date: Wednesday, September 3, 2025 9:53:41 AM
Attachments: [image.png](#)
[Outlook-A picture .png](#)

Brytnée Kepley,

Thank you for submitting information to the KDWP Ecological Review Tool website regarding the proposed Riverside Park Improvements occurring in Independence, Montgomery County, Kansas. The site's Automated Determination for the project indicates secondary review by KDWP staff is necessary. We have reviewed the project for potential impacts to critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as Kansas Department of Wildlife and Parks managed areas for which this agency has administrative authority.

We note the project was flagged by the Kansas Ecological Review Tool for potential impacts to Designated Critical Habitat for the Eastern Spotted Skunk (*Spilogale putorius*) and American Burying Beetle (*Nicrophorus americanus*). Upon further evaluation, we do not anticipate the project will impact Designated Critical Habitat; therefore, we will not require Action Permit issuance prior to project commencement. We have no objections to the project and provide the following comments and general recommendations. When applicable:

- **Avoid impacts to existing streams and rivers, adjacent riparian zones, wetlands, and native prairie and woodland areas.**
- **Minimize all bank or instream activity, particularly during general fish spawning season (March 1 – Aug. 31).**
- **Incorporate principles of low impact development (LID), such as permeable asphalt pavement, porous concrete, swales, bioretention, or raingardens. More info on LID: <https://www.epa.gov/nps/urban-runoff-low-impact-development>.**
- **Implement and maintain standard erosion control Best Management Practices during all aspects of construction by installing sediment barriers (wattles, filter logs, rock check ditches, mulching, or any combination of these) across the entire construction area to prevent sediment and spoil from entering aquatic systems. Barriers should be maintained at high functioning capacity until construction is completed and vegetation is established. For more information on erosion BMPs go to: <http://www.kdheks.gov/stormwater/#construct>.**
- **Reseed disturbed areas with native warm-season grasses, forbs, and trees.**

Results of our review indicate there will be no significant impacts to crucial wildlife habitats; therefore, no special mitigation measures are recommended. The project will not impact any public recreational areas, nor could we document any potential impacts to currently-listed threatened or endangered species or species in need of conservation. No Department of Wildlife and Parks permits or special authorizations will be needed if construction is started within one year, and no

design changes are made in the project plans. Permits may still be required from other agencies. We recommend consultation with all other applicable regulatory authorities which, among others, may include Kansas Department of Health and Environment, Kansas Department of Agriculture-Division of Water Resources, and the U.S. Army Corps of Engineers.

Since the Department's recreational land obligations and the State's species listings periodically change, if construction has not started within one year of this date, or if design changes are made in the project plans, the project sponsor must contact this office to verify continued applicability of this assessment report. For our purposes, we consider construction started when advertisements for bids are distributed.

Please consider this email our official review for this project. Thank you for the opportunity to provide these comments and recommendations. Please let me know if you have any questions or concerns about the preceding information.

Please direct all review materials electronically to kdwpt.ess@ks.gov to streamline the review process for all parties.

Thank you.



--

Zac Eddy | *Terrestrial Ecologist*

Kansas Department of Wildlife and Parks

512 SE 25th Ave. | Pratt, KS 67124

O: (620) 672-0788 | M: (620) 388-0043

ksoutdoors.com



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This email message, including attachments, if any, is intended for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any unauthorized review, use or disclosure is prohibited. If you are not the intended recipient, please contact the sender and destroy the original message, including all copies.

From: [Miesner, John](#)
To: [Brytnee Kepley](#)
Subject: City of Independence Riverside Park Improvements, IPAC Project #2025-0129719
Date: Wednesday, September 3, 2025 9:57:01 AM

Brytnee Kepley,

The U.S. Fish and Wildlife Service-Kansas Field Office has reviewed your email describing a project in Independence, Montgomery County, Kansas. This project would remove old play equipment from the park, replace existing sidewalks, and add shelters and improved landscaping to enhance the safety, aesthetic appeal and usability of the park. All construction activities would occur within park boundaries within the Independence city limits, and within previously disturbed areas.

This project lies within the known ranges of the Neosho mucket (*Lampsilis rafinesqueana*), Rabbitsfoot (*Quadrula cylindrica cylindrica*), Western fanshell (*Cyprogenia aberti*), and American burying beetle (*Nicrophorus americanus*), species which are listed under the Endangered Species Act. This project also lies within the known range of the Monarch butterfly (*Danaus plexippus*), a species Proposed for listing under the Endangered Species Act. You have determined that your project May Affect, but is Not Likely To Adversely Affect Neosho mucket, Rabbitsfoot, Western Fanshell, or American burying beetles, and we Concur with your determination. You have also determined that your project is not likely to have a negative impact on Monarch butterflies, and that the improved landscaping may have a positive impact on Monarchs, and we agree with this conclusion.

Thank you for the opportunity to review this project, and please accept this communication as our official correspondence for this matter. Please feel free to contact us if you require any additional information.

John F. Miesner
 Senior Environmental Contaminants Specialist
 U.S. Fish and Wildlife Service
 Kansas Ecological Services Field Office
 2609 Anderson Ave.
 Manhattan, KS 66502
 (785) 306-4278 **NOTE: New Phone Number**
 (785) 539-8567 (FAX)

There's a difference between living to work and working to live.
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From: [Miesner, John](#)
To: [Brytnée Kepley](#)
Subject: RE: [EXTERNAL] RE: City of Independence Riverside Park Improvements, IPAC Project #2025-0129719
Date: Tuesday, November 18, 2025 1:22:27 PM
Attachments: [image001.png](#)

Brytnée,

Thank you for providing the updated project plans and description. The additional construction within the park does not represent a significant change to our evaluation of potential impacts to the species cited in our previous correspondence. I believe our previous correspondence and concurrence should remain valid for the updated project.

Please feel free to contact me if you require any additional information. Take care,

John F. Miesner
Senior Environmental Contaminants Specialist
U.S. Fish and Wildlife Service
Kansas Ecological Services Field Office
2609 Anderson Ave.
Manhattan, KS 66502
(785) 306-4278 **NOTE: New Phone Number**
(785) 539-8567 (FAX)

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From: Brytnée Kepley <brytnée@sekrpc.org>
Sent: Monday, November 17, 2025 3:36 PM
To: Miesner, John <john_miesner@fws.gov>
Subject: [EXTERNAL] RE: City of Independence Riverside Park Improvements, IPAC Project #2025-0129719

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

John,

I am reaching out regarding the Independence Riverside Park Improvements Project. I responded to your email in response to the original request dated 7/31/25. The project has expanded slightly to include the public restroom just outside of the designated area. Please see the attached updated letter for reference. The public restroom will serve as the electrical tie-in for the park's new security lighting. Please review the attached and let me know if you have any questions or concerns. All I need is confirmation from you whether or not this update to the project will or will not change your original response.

Original Response:

*"This project lies within the known ranges of the Neosho mucket (*Lampsilis rafinesqueana*), Rabbitsfoot (*Quadrula cylindrica cylindrica*), Western fanshell (*Cyprogenia aberti*), and American burying beetle (*Nicrophorus americanus*), species which are listed under the Endangered Species Act. This project also lies within the known range of the Monarch butterfly (*Danaus plexippus*), a species Proposed for listing under the Endangered Species Act. You have determined that your project May Affect, but is Not Likely To Adversely Affect Neosho mucket, Rabbitsfoot, Western Fanshell, or American burying beetles, and we Concur with your determination. You have also determined that your project is not likely to have a negative impact on Monarch butterflies, and that the improved landscaping may have a positive impact on Monarchs, and we agree with this conclusion."*

Please let me know if you have any questions or concerns.

Thank you!

Brytnée Kepley

Grant Specialist

Office 620.431.0080

Cell 620.432.3460

20 South Highland Street

PO Box 664

Chanute, KS 66720



Confidentiality Notice: This message and any attached files are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law or compliance. If you are not the intended recipient, any use, copying, printing, reviewing, retention, disclosure, distribution or forwarding of the message or any attached file is not authorized and is strictly prohibited. If you have received this electronic mail in error, please advise the sender by electronic mail immediately and permanently delete the original transmission, any

attachments, and any copies of this message from your computer system.

From: Miesner, John <john_miesner@fws.gov>
Sent: Wednesday, September 3, 2025 9:57 AM
To: Brytnée Kepley <brytnée@sekrpc.org>
Subject: City of Independence Riverside Park Improvements, IPAC Project #2025-0129719

Brytnée Kepley,

The U.S. Fish and Wildlife Service-Kansas Field Office has reviewed your email describing a project in Independence, Montgomery County, Kansas. This project would remove old play equipment from the park, replace existing sidewalks, and add shelters and improved landscaping to enhance the safety, aesthetic appeal and usability of the park. All construction activities would occur within park boundaries within the Independence city limits, and within previously disturbed areas.

This project lies within the known ranges of the Neosho mucket (*Lampsilis rafinesqueana*), Rabbitsfoot (*Quadrula cylindrica cylindrica*), Western fanshell (*Cyprogenia aberti*), and American burying beetle (*Nicrophorus americanus*), species which are listed under the Endangered Species Act. This project also lies within the known range of the Monarch butterfly (*Danaus plexippus*), a species Proposed for listing under the Endangered Species Act. You have determined that your project May Affect, but is Not Likely To Adversely Affect Neosho mucket, Rabbitsfoot, Western Fanshell, or American burying beetles, and we Concur with your determination. You have also determined that your project is not likely to have a negative impact on Monarch butterflies, and that the improved landscaping may have a positive impact on Monarchs, and we agree with this conclusion.

Thank you for the opportunity to review this project, and please accept this communication as our official correspondence for this matter. Please feel free to contact us if you require any additional information.

John F. Miesner
Senior Environmental Contaminants Specialist
U.S. Fish and Wildlife Service
Kansas Ecological Services Field Office
2609 Anderson Ave.
Manhattan, KS 66502
(785) 306-4278 **NOTE: New Phone Number**
(785) 539-8567 (FAX)

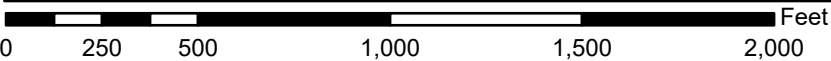
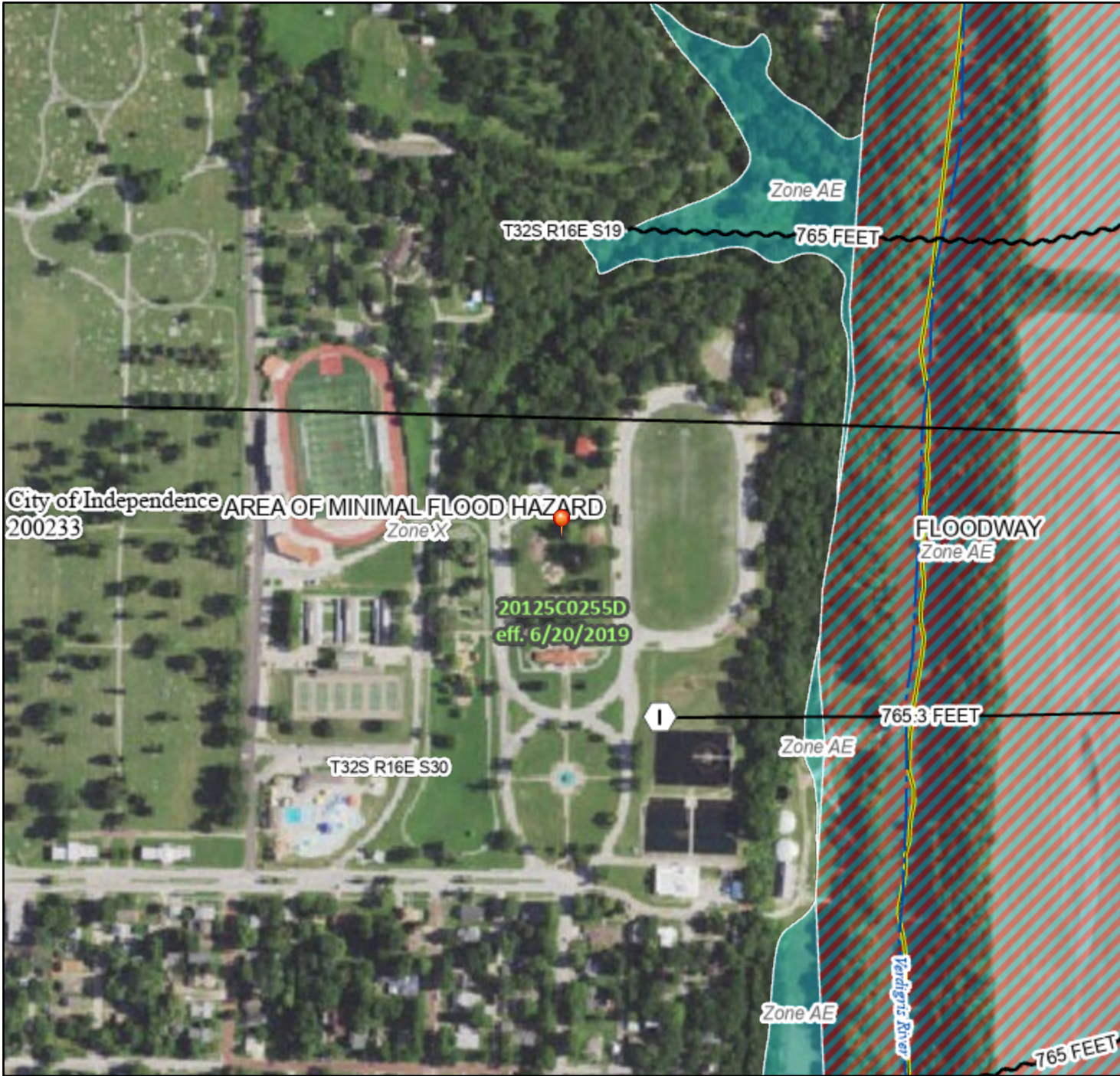
There's a difference between living to work and working to live.

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National Flood Hazard Layer FIRMette



95°42'22"W 37°14'34"N



1:6,000

95°41'45"W 37°14'6"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/5/2025 at 6:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



August 5, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Please contact the Kansas State Historic Preservation Office of the Kansas Historical Society with any questions at 785-272-8681 x240 or kshs.shpo@ks.gov

PROJECT DOCUMENTS

Date 2025-08-20T20:59:24Z

Subject 25-07-330 - 2025 City of Independence KS Riverside Park Improvements Project CDBG Grant

Body 25-07-330 - 2025 City of Independence KS Riverside Park Improvements Project CDBG Grant

Brytnee Kepley

We have reviewed the information received July 31, 2025 regarding the above-referenced project in accordance with 36 CFR Part 800. In reviews of this nature, the State Historic Preservation Office (SHPO) determines whether a federally funded, licensed, or permitted project will adversely affect properties that are listed or determined eligible for listing in the National Register of Historic Places. The SHPO has determined that the proposed project will not adversely affect any National Register-listed or National Register-eligible properties. This concludes the SHPO's role in this review.

Thank you for giving us the opportunity to comment on this proposal. Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. Please submit any comments or questions regarding this review to me at 785-272-8681, ext. 227 or robert.elder@ks.gov

On behalf of:

Katrina Ringler

Deputy State Historic Preservation Officer

Kansas Historical Society

Finished

Kansas R&C

MAIN NAVIGATION

Project Overview

Create New Project

Open Projects

Closed Projects

Please contact the Kansas State Historic Preservation Office of the Kansas Historical Society with any questions at 785-272-8681 x240 or kshs.shpo@ks.gov

Message Control panel

Home - Dashboard

PROJECT DOCUMENTS

Date

2025-10-02T16:28:27Z

Subject

25-09-083 - City of Independence KS Riverside Park Project CDBG Grant

Body

25-09-083 - City of Independence KS Riverside Park Project CDBG Grant

Brytnee Kepley

We have reviewed the information received September 10, 2025 regarding the above-referenced project in accordance with 36 CFR Part 800. In reviews of this nature, the State Historic Preservation Office (SHPO) determines whether a federally funded, licensed, or permitted project will adversely affect properties that are listed or determined eligible for listing in the National Register of Historic Places. The SHPO has determined that the proposed project will not adversely affect any National Register-listed or National Register-eligible properties. This concludes the SHPO's role in this review.

Thank you for giving us the opportunity to comment on this proposal. Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. Please submit any comments or questions regarding this review to me at 785-272-8681, ext. 227 or robert.elder@ks.gov

On behalf of:

Katrina Ringler

Deputy State Historic Preservation Officer

Kansas Historical Society

Finished

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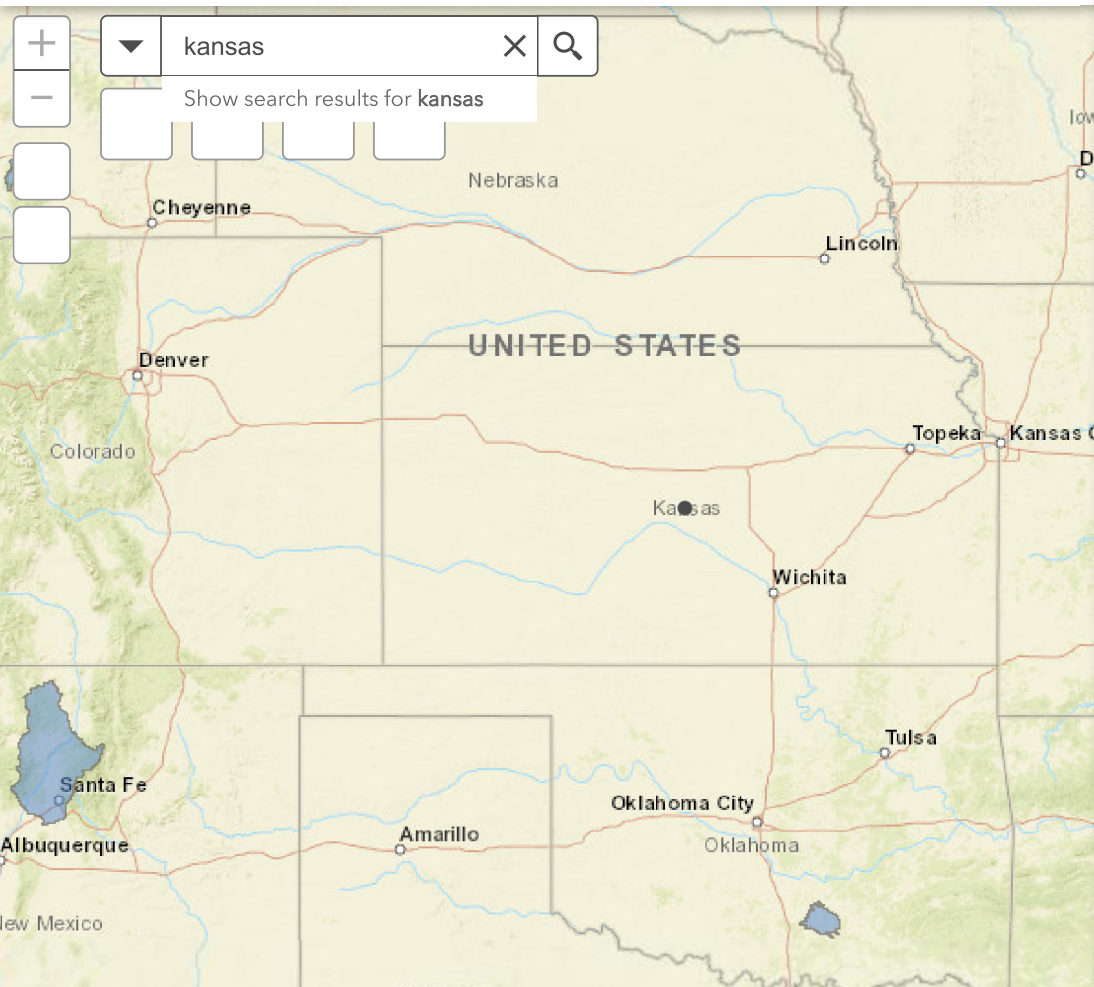
Version 2.3.7

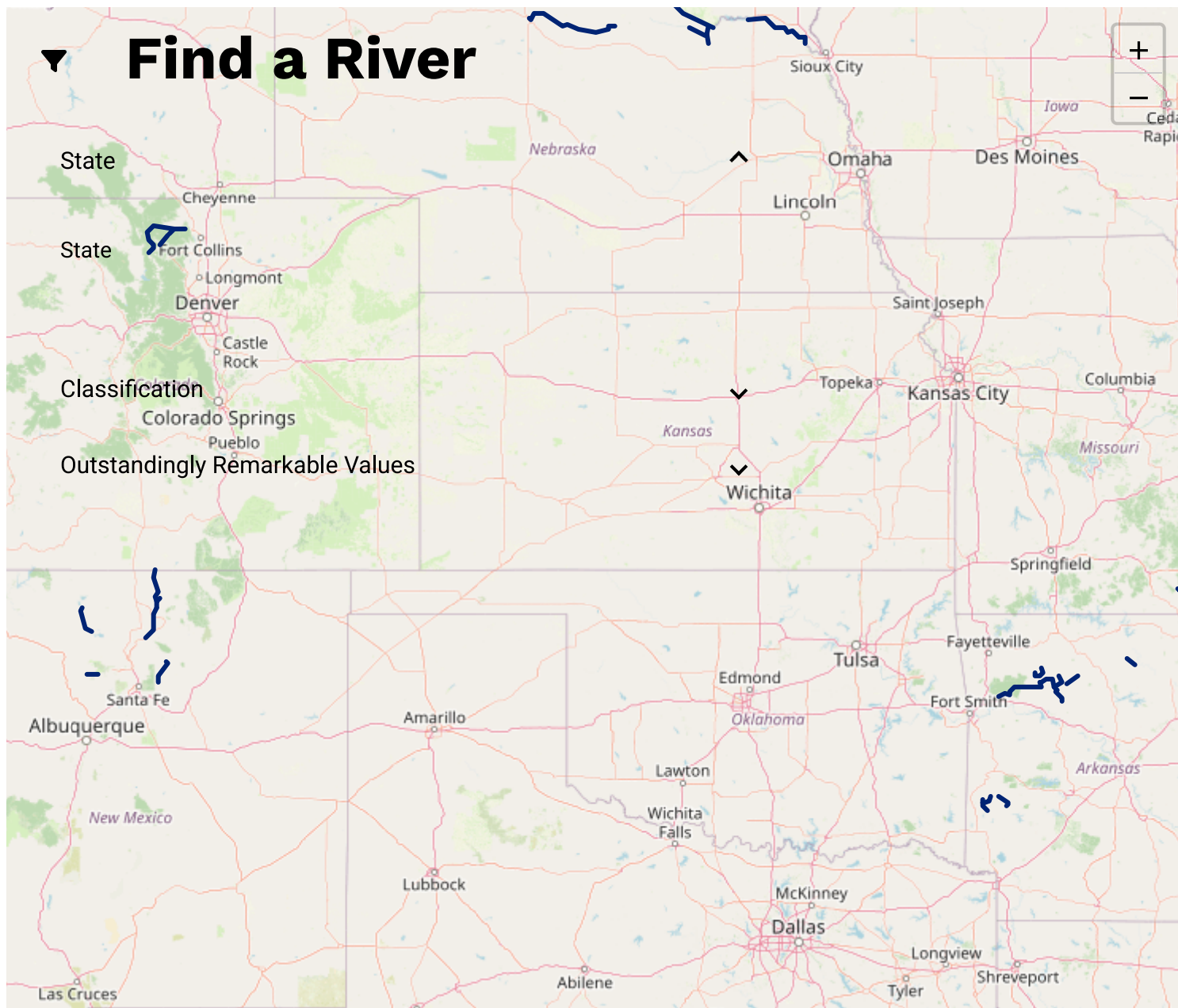


Sole Source Aquifers

Legend

Sole_Source_Aquifers





Leaflet | © OpenStreetMap (<http://www.openstreetmap.org/copyright>)

900 SW Jackson Street, Suite 404
Topeka, KS 66612



Phone: (785)-296-3185
Fax: (785)-296-0878
www.kwo.ks.gov

Connie Owen, Director

Laura Kelly, Governor

August 5, 2025

Scott Patton
c/o City of Independence.
120 N. 6th Street
Independence, KS 67301

Dear Scott,

It was good to visit with you this afternoon about the possible upgrades to the Riverside Park. I appreciate you taking the time to answer my questions. In reviewing the proposed improvements to the park, I did not see any issues of major concern. However, measures must be put in place during the demolition and construction phases of the project to prevent any contaminants from entering surface and groundwater in the area. Especially given the proximity to the Verdigris River.

Thank you for the opportunity to comment on this proposed project.

Sincerely,

Kirk Tjelmeland

Kirk Tjelmeland
KWO, Field Services Coordinator



Conservation Division
266 N. Main St., Ste. 220
Wichita, KS 67202-1513

Phone: 316-337-6200
Fax: 316-337-6211
<http://kcc.ks.gov/>

Andrew J. French, Chairperson
Dwight D. Keen, Commissioner
Annie Kuether, Commissioner

Laura Kelly, Governor

August 22, 2025

RE: Environmental Review Consultation
The City of Independence, KS Riverside Park Improvements Project
Counties Involved: Montgomery in KS

Ms. Kepley,

A review of Conservation Division files at the Kansas Corporation Commission failed to indicate any oil or gas related drilling activity within the project boundaries described in your submitted proposal. However, unreported wells or surface ponds may exist or have existed within your project boundaries for which we have no record. Should any oil field related problems occur, or wells be located during construction, please contact Troy Russell, District Supervisor, at (620) 902-6450.

If you have any questions or concerns, please let me know at (316) 337-6227.

Sincerely,

Kraig Stoll

Kraig Stoll
Environmental Program Administrator Supervisor



Conservation Division
Kansas Corporation Commission
266 N. Main St., Ste. 220 | Wichita, KS | 67202-1513
Phone (316) 337-6227 | Fax (316) 337-6211 | <http://kcc.ks.gov/>



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider adopting an ordinance approving the appropriations for 2026 authorized expenditures.

SUMMARY RECOMMENDATION City Staff recommends adopting an ordinance to approve appropriations as previously approved or budgeted in each fund for the 2026 fiscal year.

BACKGROUND The purpose of this ordinance is to allow for transactions to be fully processed through to payment in a timely manner, up to the budgeted authority in each fund or as otherwise previously authorized by Commission approved contract. Approving one ordinance authorizing payment up to previously approved amounts will allow for a more streamlined process as it will save staff time re-preparing ordinances, as well as allow the City to pay its vendors, reconcile accounts, and operate in a more efficient manner. In addition to accounts payable, this will also allow for the processing of payroll. All payment records may still be provided to the Commission as a report on a monthly basis at either the first or second monthly Commission meeting. As always, procurement policies must also be followed.

FINANCIAL INFORMATION No financial impact.

SUGGESTED MOTION I move to adopt Ordinance 4499, approving appropriations for 2026 authorized and budgeted expenditures

SUPPORTING DOCUMENTS

1. ORDINANCE 4499 - 2026 APPROPRIATIONS

ORDINANCE NO. 4499

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET FOR CALENDAR YEAR 2026, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN.

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

SECTION 1. That there is hereby appropriated the accounts set up in each fund in the budget for fiscal year 2026 for the payment of all claims and charges against each fund. In addition, there is hereby appropriated the accounts set up in all project funds for projects approved by the governing body for fiscal year 2026 for the payment of all claims and charges against such project funds. Payments of all claims and charges against each fund shall be made by combination checks and warrants, drawn by the Finance Director and counter-signed by the City Manager, as provided by law; provided, however, that such officers shall at all times comply with the provisions of the Budget Law and Cash Basis Law of the State of Kansas, and the City's Procurement as set forth in Resolution No. 2019-019.

SECTION 2. That the payment of all claims and charges against the respective accounts and funds provided in the budget for the year 2026 are hereby authorized, ratified and approved.

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

ADOPTED this day of December 11, 2025.

W. SCOTT SMITH, MAYOR

ATTEST: DAVID SCHWENKER, CITY CLERK



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider a resolution exempting the City from GAAP (Generally Accepted Accounting Principles) requirements.

SUMMARY RECOMMENDATION Staff recommends adopting a resolution waiving GAAP requirements.

BACKGROUND Each year the Commission adopts a resolution exempting the City from all requirements of GAAP. The GAAP requirement provides for a fixed asset accounting system in lieu of just an inventory system, as well as other financial reporting requirements. This action is taken based on past recommendations of the auditors that the GAAP requirements would cost the City additional funds to prepare the City audit and would not provide any additional benefit to the City.

FINANCIAL INFORMATION This will not have a budget impact as the City has waived the requirements of GAAP for several years.

SUGGESTED MOTION I move to adopt Resolution No. 2025-067, waiving the requirements of K.S.A. 75-1120a(a) as they apply to the City of Independence, Kansas for the year ended December 31, 2026.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-067 - 2025 GAAP WAIVER (4)

RESOLUTION NO. 2025-067

A RESOLUTION WAIVING THE REQUIREMENTS OF K.S.A. 75-1120a(a) “GAAP WAIVER”

WHEREAS the City of Independence, Kansas, has determined that the financial statements and financial reports for the year ended December 31, 2026 to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the Governing Body of the City of Independence, Kansas or the members of the general public of the City of Independence, Kansas; and

WHEREAS there are no revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with. K.S.A. 75-1120a(a) for the year ended December 31, 2026.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the City of Independence, Kansas, in regular meeting duly assembled this 11th day of December, 2025 that the Governing Body of the City of Independence, Kansas waives the requirements of K.S.A. 75-1120a(a) as they apply to the City of Independence, Kansas for the year ended December 31, 2026.

BE IT FURTHER RESOLVED that the Governing Body of the City of Independence, Kansas shall cause the financial statements and financial reports of the City of Independence, Kansas to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

Passed and approved this 11th day of December 2025.

W. SCOTT SMITH, Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Public Works & Utilities

Director Approval John Garris

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

SUMMARY RECOMMENDATION Authorize bidding.

BACKGROUND Previous inspections of the low-head dam at the Verdigris have been at the surface and visual. To fully inspect the dam, a diversion structure is necessary. A contract was entered into with Water Resource Solutions, LLC to design this structure and create bid documents for the installation of the diversion structure as well as the correction of known deficiencies. This project was previously authorized for bid, but no bids were received. In order to make the project more attractive to prospective bidders, flexibility for the construction window has been increased, theoretically increasing the number of contractors that may be able to bid. Provisions have been added to lower the potential increased cost to the City if the contractor elects to construct the project during periods of greater than average flow.

Permission is requested to bid for these services. The project would be advertised to bid on January 5, 2026 and the bid opening would occur on February 5, 2026 at 11AM.

FINANCIAL INFORMATION No additional costs are incurred by bidding this project.

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

SUPPORTING DOCUMENTS

1. 05 - Notice to Bidders - Revised

CITY OF INDEPENDENCE, KANSAS

NOTICE TO BIDDERS

Sealed bids for VERDIGRIS RIVER LOW-HEAD DAM INSPECTION & IMPROVEMENTS will be received by the City of Independence, at the office of the City Clerk, City Hall, 120 N 6th Street Independence, KS 67301, until 11:00 AM, local time on Thursday February 5th. At that time all sealed bids will be transferred to the City Courtroom, City Hall, where they will be publicly opened and read aloud. Any bid received after the designated closing time will be returned unopened.

All bids shall be submitted in sealed envelopes addressed to the City Clerk of Independence, Kansas, and marked **“VERDIGRIS RIVER LOW-HEAD DAM INSPECTION & IMPROVEMENTS”**. Copies of plans, specifications, bid documents and other contract documents are on file at the office of the City Clerk, 120 N 6th Street, Independence, KS 67301. There is no cost to the bidder for one set of plans and specifications. Plans and Contract Documents are also available in electronic format.

CONTRACTORS SHOULD READ AND BE FULLY FAMILIAR WITH ALL CONTRACT DOCUMENTS BEFORE SUBMITTING A BID. IN SUBMITTING A BID, THE BIDDER WARRANTS THAT HE HAS READ THE CONTRACT DOCUMENTS AND IS FULLY FAMILIAR THEREWITH AND THAT HE HAS VISITED THE SITE OF THE WORK TO FULLY INFORM HIMSELF AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN HIS BID A SUM TO COVER THE COST OF ALL ITEMS OF THE WORK.

Should a bidder find defects in the Contract Documents, he shall follow the procedures outlined in paragraph GC-3 to bring the same to the attention of City. Changes necessitated thereby shall be in the form of addenda issued by the City Engineer.

All bidders shall verify that they have considered all written addenda. Neither the City nor the City Engineer shall be responsible for oral instructions.

Any written addenda issued during the time of bidding shall be covered and included in the bid. There will be no clarifications or exceptions allowed on bid. Bids are for a total package, total contract price.

Bids shall be made upon the form provided, in ink or typewritten. Numbers shall be stated both in writing and in figures; the signature shall be long hand; and the complete form shall be without alteration or erasure. On alternate items for which a bid is not submitted, a written indication of “no bid” on the bid is required.

No oral, telegraphic, facsimile or telephonic bids or alterations will be considered.

The following items must be included in the sealed envelope with the bid:

- a. Bid
- b. 5% Bid Security—Bid Bond, Cashier’s Check or Certified Check (See Below)

Each bidder shall file with his bid, a cashier’s check or a certified check drawn on any acceptable bank, made payable to the City of Independence, Kansas, in the amount of not less than five percent (5%) of the total bid, which shall be retained by the City of Independence until a Contract for the project has been executed. Bid bonds will be returned to the unsuccessful bidders, with the exception of the second qualifying bidder, at such time as their bids are rejected. The bid deposit of the successful bidder and the second qualifying bidder will be returned when satisfactory bonds in the amount equal to the 100% of the Contract amount, required insurance certificates and other required documents shall have been furnished and the Contract Documents have been executed.

In the event the successful bidder is unable to execute the Contract, for whatever reason, the City may exercise its legal prerogatives, including, but not limited to, enforcement of its rights as to the bid security.

There will be a mandatory Pre-Bid Meeting held for this project on Friday January 16th at 11:00 AM at Independence City Hall at 120 N 6th Street, Independence, Kansas 67301. This Pre-bid meeting will also be available for remote attendance via Microsoft Teams for bidders who cannot attend in person.

[Verdigris River Low-Head Dam Repair - Prebid Meeting | Meeting-Join | Microsoft Teams](#)

For contracts where the total contract price or compensation to be received amounts to more than \$10,000, (1) non-resident corporations that are not already registered with the Kansas Secretary of State, and (2) all non-resident individuals, partnerships and other entities are required by law to register with the Secretary of Revenue (or the Secretary's designee), State Office Building, Topeka, Kansas. Each such non-resident corporation, individual or entity shall file with the Secretary of Revenue an acceptable bond in compliance with the requirements of K.S.A. 79-1010, as amended.

DAVID SCHWENKER
CITY CLERK



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider authorizing Main Street Bucks as an Employee Appreciation Bonus.

SUMMARY RECOMMENDATION Authorize issuing Main Street Bucks as an Employee Appreciation Bonus.

BACKGROUND The City of Independence would like to show appreciation to the dedicated staff by authorizing a bonus for each full-time regular employee in the form of Main Street Bucks to be utilized at numerous establishments in the community. The suggested amount is \$125 in Main Street Bucks for each full-time employee, which is the same amount as last the few years. The City will also pay KPERS/KP&F and FICA taxes associated with the bonus.

FINANCIAL INFORMATION Total cost is approximately \$13,500 based on employment numbers, as allocated below, plus KPERS/KP&F and FICA taxes.

Fund	Number of Employees	Total Cost
General Fund	83	\$10,375
Airport	1	\$125
Water/Sewer	20	\$2,500
Sanitation	4	\$500
Total	108	\$13,500

SUGGESTED MOTION I move to authorize \$125 in Main Street Bucks to City employees as an Employee Appreciation Bonus.

SUPPORTING DOCUMENTS



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Park, Zoo & Cemetery

Director Approval

AGENDA ITEM Consider authorizing the Mayor to sign the 2025 Tree City USA Application for Certification.

SUMMARY RECOMMENDATION City staff recommends approval of the application.

BACKGROUND On February 25th, 2016 the City Commission approved Ordinance # 4214 creating a Tree Board to honor the City's rich history of enjoying and preserving local natural resources, and to promote and protect the public health, safety and general welfare by providing for the development of a Community Forestry Plan to address the planting, maintenance and removal of trees located on public property, or which encroach upon public property, and to enhance the natural beauty of the community.

The attached application completes the certification for the 2025 calendar year.

FINANCIAL INFORMATION There is no financial impact to the budget.

SUGGESTED MOTION I move to sign the Tree City USA Applications for Certification for 2025.

SUPPORTING DOCUMENTS

1. 2025 TCUSA Application

2025 Tree City USA Application for Certification

The Tree City USA award is in recognition of work completed by the community during the 2025 calendar year.

PRIMARY CONTACT INFORMATION

Contact Name:

Leslie Fox

Email:

[REDACTED]

Phone:

[REDACTED]

Address:

400 Mickey Mantle Wy

Independence, Kansas 67301

Independence COMMUNITY INFORMATION

Select which best describes your community:

Community has both a Tree Board and a Department Chair/City Manager

Ordinance Date:

03/01/2016

Ordinance Uploaded**Per-capita Expenditure**

\$3.81

Arbor Day Date

04/25/2025

Arbor Day Proclamation Uploaded

As Mayor or Equivalent of the Community of Independence

_____ Mayor or Equivalent Signature	_____ Title	_____ Date
--	----------------	---------------

Application Certification (to be Completed by the State Forester)

The above-named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to be certified as a Tree City USA community, for the 2025 calendar year, having in my opinion met the standards required for recognition.

_____ State Forester Signature	_____ Title	_____ Date
-----------------------------------	----------------	---------------



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Public Hearing to Consider Amending the 2025 Budget.

SUMMARY RECOMMENDATION Approve the amended budgets as presented.

BACKGROUND Municipalities are authorized by K.S.A. 79-2929a to amend budgets to spend money not in the original budget. The additional expenditures are to be made from existing revenue and cannot require additional tax levies. Municipalities may amend the budget at anything during the year. The amended process is the same procedure as the original budget and must be completed on or before December 31 of the budgeted year.

This year, we are recommending to amend the following funds:

1. **Economic Development and Transportation Fund:** For additional incentive package authority and industrial signage projects.
2. **Special Use Sales Tax Fund:** For additional receipts received and transferred to appropriate funds.
3. **Special Highway Fund:** For additional receipts received and transferred to the Street Capital Fund.
4. **Sanitation Fund:** For additional expenditures arising from personnel, contractual, and supply related expenses as well as the lease purchase of a new sanitation truck.
5. **Special Park & Recreation Fund:** For pool pump repair projects.
6. **Debt Service Fund:** For the payoff and final financing of Temporary Notes SR 2023-1 to Series 2025-A Pipeline Project Bonds and Issuance of Series 2025-B for the Public Works Facility.

FINANCIAL INFORMATION No levy supported funds are included in the amendments.

SUGGESTED MOTION I move to adopt the amended 2025 budgets as presented.

SUPPORTING DOCUMENTS

1. 2025 Amended Budget Workbook

City of Independence

2025

Adopted Budget

Eco Dev & Transportation	2025 Adopted Budget	2025 Proposed Budget
Unencumbered Cash Balance January 1	1,275,813	1,076,269
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Franchise Fees	326,200	334,623
Transfers In	162,140	131,345
Interest on Idle Funds	25,000	176,729
Total Receipts	513,340	642,697
Resources Available:	1,789,153	1,718,966
Expenditures:		
Transfers - City Grant Programs	150,000	150,000
Transfers - Street Capital Projects	300,000	300,000
Labette Incentive	100,000	100,000
KWIKOM Incentive		50,000
Special Projects		27,590
Other Misc		100,000
Total Expenditures	550,000	727,590
Unencumbered Cash Balance December 31	1,239,153	991,376

CPA Summary

City of Independence

Adopted Budget

Special Use Sales Tax (2023-2033)	2025 Adopted Budget	2025 Proposed Budget
Unencumbered Cash Balance January 1	0	0
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Sales Tax	2,500,000	2,700,000
Interest on Idle Funds		
Total Receipts	2,500,000	2,700,000
Resources Available:	2,500,000	2,700,000
Expenditures:		
Transfers Out	2,500,000	2,700,000
Total Expenditures	2,500,000	2,700,000
Unencumbered Cash Balance December 31	0	0

CPA Summary

City of Independence

2025

Adopted Budget

Special Highway	2025 Adopted Budget	2025 Proposed Budget
Unencumbered Cash Balance January 1	0	10,094
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
State of Kansas Gas Tax	230,130	224,578
County Transfer Gas	36,050	54,516
Connecting Link	94,000	93,236
Federal Funds Exchange	106,439	108,611
Interest on Idle Funds		
Total Receipts	466,619	480,941
Resources Available:	466,619	491,035
Expenditures:		
Transfers Out	466,619	491,035
Total Expenditures	466,619	491,035
Unencumbered Cash Balance December 31	0	0

CPA Summary

City of Independence

2025

Adopted Budget

Sanitation	2025 Adopted Budget	2025 Proposed Budget
Unencumbered Cash Balance January 1	279,001	323,290
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Charges for Services	1,242,000	1,340,000
Other Income	11,000	19,000
Reimbursement (Lease Purchase)		247,356
Interest on Idle Funds		7,000
Total Receipts	1,253,000	1,613,356
Resources Available:	1,532,001	1,936,646
Expenditures:		
Transfers	137,800	68,915
Personnel	618,461	690,000
Contractual/Purchased Services	483,300	550,000
Supplies	91,500	100,000
Debt Service	188,686	133,685
Capital - Sanitation Truck (Lease Purchase)		245,512
Total Expenditures	1,519,747	1,788,112
Unencumbered Cash Balance December 31	12,254	148,534

CPA Summary

City of Independence

2025

Adopted Budget

Special Park & Recreation	2025 Adopted Budget	2025 Proposed Budget
Unencumbered Cash Balance January 1	20,317	85,197
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Local Alcohol Liquor Tax	43,978	40,681
Other Income	8,000	5,744
Interest on Idle Funds	3,000	2,392
Total Receipts	54,978	48,817
Resources Available:	75,295	134,014
Expenditures:		
Ash Youth Center Support	24,000	22,000
Aquatic Center Losses & Projects	21,000	
Park Capital Project	9,978	12,290
Pool Capital Project		28,662
Total Expenditures	54,978	62,952
Unencumbered Cash Balance December 31	20,317	71,062

CPA Summary

City of Independence

2025

Adopted Budget

Debt Service	2025 Adopted Budget	2025 Proposed Budget
Unencumbered Cash Balance January 1	474,808	1,076,269
Receipts:		
Ad Valorem Tax		
Delinquent Tax		4
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Transfers In	1,858,957	1,774,298
Bond Proceeds		2,262,751
Reimbursements		2,243,859
Interest on Idle Funds		
Total Receipts	1,858,957	6,280,912
Resources Available:	2,333,765	7,357,181
Expenditures:		
Principal	1,140,000	3,097,623
Interest Expense	1,068,956	1,290,863
Cost of Issuance	20,000	126,652
Transfer Out		2,000,000
Total Expenditures	2,228,956	6,515,138
Unencumbered Cash Balance December 31	104,809	842,043

CPA Summary

2025

**Notice of Budget Hearing for Amending the
2025 Budget**

The governing body of

City of Independence

will meet on the day of December 11, 2025 at 5:30 PM at City Hall, 120 N 6th St. for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at City Hall, 120 N 6th St.
and will be available at this hearing.

Summary of Amendments

Fund	2025 Adopted Budget			2025 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Eco Dev & Transportation			550,000	727,590
Special Use Sales Tax (2023-203			2,500,000	2,700,000
Special Highway			466,619	491,035
Sanitation			1,519,747	1,788,112
Special Park & Recreation			54,978	62,952
Debt Service			2,228,956	6,515,138

Lacey Lies

Official Title: Director of Finance



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

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

SUMMARY RECOMMENDATION City Staff recommends adjourning the meeting until June 11, 2026.

BACKGROUND

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

Mr. Regan successfully applied to the State Historic Preservation Office (SHPO) for the building's inclusion on the National Historic Registry. The local IHPRC recommended approval of the nomination on April 22, 2024, the State approved the listing on the Register of Historic Kansas Places on June 1, 2024, and the National Register listing was approved on August 5, 2024. Listing information can be found on the State's website at this link: <https://khri.kansasgis.org/index.cfm?in=125-2670-00159>.

In recent discussions with Mr. Regan, he indicated that he is currently completing a 59-unit project in Tulsa, which has been delayed due to infrastructure issues, and anticipates beginning work on the design and applications for the Independence project this fall but delays have continued with this project. According to his current schedule, design and permitting work will be completed in 2026, with construction anticipated to begin in 2026-2027

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

SUGGESTED MOTION I move to adjourn the public hearing until June 11, 2026, at 5:30 p.m.

SUPPORTING DOCUMENTS

1. Parcel Listing 05162024
2. 200 Arco Place - Public Hearing to Consider Condemnation 05222025
3. Notice of Public Hearing - 200 Arco Place 12112025

Print Page

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

Owner Information

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

Property Situs Address

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

Land Based Classification System

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

General Property Information

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

Property Factors

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

2023 Appraised Value

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

2022 Appraised Value

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

Tract Description

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

Building Permit Information

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

Deed Information

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

Market Land Information

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

General Commercial Building Information

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

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

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

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

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

April 29, 2025

Daniel Regan
2944 S Delaware Ave
Tulsa, Ok. 74114

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

Dear **Sir**:

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

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

Public Hearing Details:

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

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

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

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

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

Thank you for your attention to this matter.

David Cowan
Assistant City Manager
City of Independence



120 N. 6th Street
Independence, Kansas 67301

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



NOTICE OF PUBLIC HEARING TO CONSIDER CONDEMNATION OF PROPERTY

Date: November 6, 2025

TO: Daniel Regan {R.E.M. LLC}

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

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

On **May 22, 2025**, the City Commission adjourned the public hearing to be held on **December 11, 2025**, at 120 N. 6th Street, Commission Room, Independence, Kansas 67301. The public hearing will commence at 5:30 p.m. At such hearing, the owner of the Property, the owner’s agent, lienholders or record, and any occupant may appear and show cause why the structure(s) on the Property should not be condemned and ordered repaired or demolished.

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

Thank you for your prompt attention to this matter.

David Cowan

David Cowan
Assistant City Manager
120 N. 6th
Independence, Ks. 67301
620.332.2528 voice 620.330.0056 mobile
davidc@independenceks.gov



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

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

SUMMARY RECOMMENDATION City staff recommends adjourning the hearing based on the work that has been observed at the residence.

BACKGROUND

On June 16, 2025, City staff conducted an exterior inspection of the property and confirmed that all debris and trash had been removed. Hardboard material had been installed along the exterior foundation, sealing the masonry wall. However, staff was unable to verify whether the necessary repairs to the basement foundation wall had been completed.

At the previous meeting, JOYCO indicated that the building inspector had inspected the basement wall. Upon review with the building inspector, it was determined that the work was performed without inspection. Although he had been on-site for unrelated work and observed that foundation repairs had been made, no inspection was requested.

Since that meeting, I have been in contact with ML at the office, and work is continuing. They would ask that this Public Hearing be adjourned until February to allow for the completion of inspections. City staff recommends adjourning the hearing. JOYCO will contact the City to schedule an interior inspection to verify that all required repairs have been completed in compliance with building code standards.

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

SUGGESTED MOTION I move to adjourn the hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe to February 26, 2026, at 5:30 p.m.

SUPPORTING DOCUMENTS

1. 620 W. Chestnut - Notice of P-H 06262025
2. 620 W. CHESTNUT PARCEL
3. 620 W CHESTNUT
4. November 26, 2025 - 620 W Chestnut



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

May 26, 2025

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

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

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

Dear Sir:

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

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

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

Public Hearing Details:

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

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

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

Thank you for your attention to this matter.
Sincerely,

David Cowan
City of Independence, Kansas

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

Owner Information

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

Property Situs Address

Address	620 W CHESTNUT ST, Independence, KS 67301
----------------	---

Land Based Classification System

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

General Property Information

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

Property Factors

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

2024 Appraised Value

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

2023 Appraised Value

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

Tract Description

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

Deed Information

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

Market Land Information

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

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Partial - 3
Year Built	1920	Total Rooms	7
Eff Year		Bedrooms	4
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,667	Foundation	Brick - 5
Main Floor Living Area	1,323		
Upper Floor Living Area Pct.	26		
CDU	FR		
Phys/Func/Econ	FR-/ /		
Ovr Pct Gd/RCN	/190,990		
Remodel	2001		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

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

Building Improvements

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

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620 W. Chestnut





620 W. Chestnut



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

November 26, 2025

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

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

RE: Notice of Public Hearing December 11, 2025
Located at: 620 W. Chestnut Street – Independence, Kansas

Dear Sir:

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

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

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

Public Hearing Details:

- Date: Thursday, December 11, 2025
- Time: 5:30 PM
- Location: City Commission Room, 120 N. 6th Street, Independence, KS

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

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

Thank you for your attention to this matter.

Sincerely,



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

David Cowan
City of Independence, Kansas



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1020 W. Chestnut as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 1020 W. Chestnut Street has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 8/15/2012.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 1020 W. Chestnut Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-068 - CONDEMNATION - PH - 1020 W Chestnut Street
2. 2026 - 1020 W. Chestnut - Setting Date of Public Hearing
3. 1020 W. Chestnut - Determination of Unsafe or Dangerous Structure
4. 3159927_OE_Report
5. Untitled
6. 1020 W. Chestnut Photo

RESOLUTION NO. 2025-068

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 7, Block 12, York and Wilson's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1020 W Chestnut St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Hector Guevara

1020 W. Chestnut

Independence, Kansas 67301

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

Property Location: 1020 W. Chestnut

Lien Holder:

Dear Mr. Guevara:

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **1020 W. Chestnut Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **boarded windows, broken and missing windows**, and the fact that **City utility services were last active on August 15, 2012**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



“Delivering Excellence”

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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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



DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **1020 W. Chestnut**
Owner: **Hector Guevara**
Parcel No.: **087-25-0-40-34-006-00-0-01**
Legal Description: **Lot 7, Block 12, York and Wilson's Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ☒ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
☒ Such structure contains unsafe infrastructure, structure or equipment
☒ Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☒ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☒ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- ☒ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

xx ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

xx ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

xx ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

xx ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

xx ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3159927	Owner(s):	Hector A. Guevara
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1020 W Chestnut St, Independence, KS 67301

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

Tax Information:

[087-25-0-40-34-006.00-0](#)

Date: November 14, 2025

File No.: 3159927

Property Address: 1020 W Chestnut St, Independence, KS
67301

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 7, Block 12, York and Wilson's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Hector A. Guevara

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

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

General taxes and special assessments for the year 2025 in the amount of \$281.00, NOT PAID.

Tax Parcel No. # 087-25-0-40-34-006-00-0-01

PIN # IC 1934

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

General taxes and special assessments for the year 2024 in the amount of \$270.08, NOT PAID.

Tax Parcel No. # 087-25-0-40-34-006-00-0-01

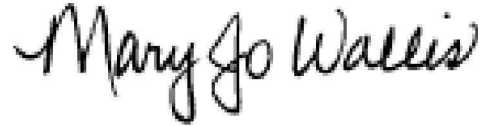
PIN # IC 1934

This Report is limited to only the information described above.

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

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

Security 1st Title

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

Licensed Abstracter

Address: 1020 W Chestnut

Utility Account: Y ☒ N

Last Active Service Date: 0/15/2012

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes: Poor Condition

Missing Windows: ☒ Y ☐ N

Notes: BROKEN, boarded, missing

Open Doors: Y ☒ N

Notes:

Yard ~~Not~~ Mowed: ☒ Y ☐ N

Trash or Debris: Y ☒ N

Notes:

Other Notes: Disrepair - Squatters

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The Parcel Number for this Property is 063-087-25-0-40-34-006.00-0

Quick Ref ID: 3469

Owner Information

Owner Name	GUEVARA, HECTOR A
Address	1024 W CHESTNUT INDEPENDENCE, KS 67301

Property Situs Address

Address	1020 W CHESTNUT ST, Independence, KS 67301
----------------	--

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	10,610	14,980
Total	4,370	10,610	14,980

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	9,760	14,130
Total	4,370	9,760	14,130

Tract Description

YORK & WILSONS ADD, S25, T32, R15, BLOCK 12, Lot 7, Lot Width: 050.0 Lot Depth: 140.0 Plat Book/Page 1 /9 Deed Book/Page 678 /97 340 /383

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
678	97	678	95	678	97 3		

Market Land Information

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

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1907	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	1
Calculated Area	884	Foundation	Brick - 5
Main Floor Living Area	884		
Upper Floor Living Area Pct.			
CDU	FR-		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/95,070		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wall Furnace		100		
Wood Deck (SF) with Roof	84			
Composition Shingle		100		
Plumbing Fixtures (#)	5			

Automatic Floor Cover Allowance				
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Parcel Search powered by  **Aumentum™**
TECHNOLOGIES



1020 W Chestnut



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 917 W. Sycamore Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 917 W. Sycamore has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 9/13/2015.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 917 W. Sycamore Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-069 - CONDEMNATION - PH - 917 W Sycamore Street
2. 2026 - 917 W. Sycamore - Setting Date of Public Hearing
3. 917 W Sycamore - Determination of Unsafe or Dangerous Structure
4. 917 W. Sycamore - Photos
5. 3159920_OE_Report
6. Notes & Parcel - 917 W Sycamore (2)

RESOLUTION NO. 2025-069

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 5, Block E, Dean's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 917 W Sycamore St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Ted & Ann Howard

917 W. Sycamore

Independence, Kansas 67301

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

Property Location: 917 W. Sycamore

Lien Holder:

Dear Mr. Howard:

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **917 W. Sycamore Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **roof in disrepair, open doors, broken windows and vegetation overgrown** and the fact that **City utility services were last active on 9/13/2015**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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



DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **917 W. Sycamore**
Owner: **Ted and Ann Howard**
Parcel No.: **087-25-0-40-09-005-00-0-01**
Legal Description: **Lot 5, Block E, Dean's Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ☒ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
☒ Such structure contains unsafe infrastructure, structure or equipment
☒ Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☒ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☒ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- ☒ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

xx ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

xx ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

xx ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

xx ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

xx ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.



917 W. Sycamore

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3159920	Owner(s):	Ted L. Howard and Ann L. Howard
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	917 W Sycamore St, Independence, KS 67301

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

Tax Information:

[087-25-0-40-09-005.00-0](#)

Date: November 14, 2025

File No.: 3159920

Property Address: 917 W Sycamore St, Independence, KS
67301

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 5, Block E, Dean's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Ted L. Howard and Ann L. Howard

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

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

General taxes and special assessments for the year 2025 in the amount of \$339.36, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 2821

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

General taxes and special assessments for the year 2024 in the amount of \$342.02, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 2821

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

General taxes and special assessments for the year 2023 in the amount of \$332.10, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 2821

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

General taxes and special assessments for the year 2022 in the amount of \$305.48, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 2821

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

General taxes and special assessments for the year 2021 in the amount of \$275.58, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 2821

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

General taxes and special assessments for the year 2020 in the amount of \$251.62, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

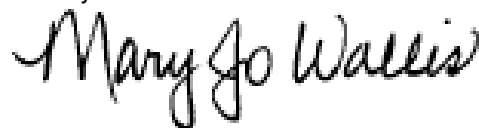
PIN # IC 2821

This Report is limited to only the information described above.

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

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

Security 1st Title

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

Licensed Abstracter

Address: 917 W Sycamore

9/23/2015
~~WATA~~

Utility Account: Y ☒ N

Last Active Service Date: WATA

Parcel: ☒ Y N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y N

Notes:

Back part of roof bad shape

Missing Windows: ☒ Y N

Notes:

Broken windows

Open Doors ☒ Y ☒ N

Notes:

Back door open

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y N

Notes:

All overgrown

Trash in shed

Other Notes:

~~Boat in driveway~~

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The Parcel Number for this Property is 063-087-25-0-40-09-005.00-0
Quick Ref ID: 3173

Owner Information

Owner Name	HOWARD, TED & ANN L
Address	917 W SYCAMORE ST INDEPENDENCE, KS 67301

Property Situs Address

Address	917 W SYCAMORE ST, Independence, KS 67301
----------------	---

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,560	13,540	18,100
Total	4,560	13,540	18,100

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,560	13,340	17,900
Total	4,560	13,340	17,900

Tract Description

DEANS ADD, S25, T32, R15, BLOCK E, Lot 5, 7976 SQUARE FEET, Lot Width: 050.0 Lot Depth: 160.0 Plat Book/Page 4 / 13 Deed Book/Page 352 / 082
--

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
352	082						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7976										4,560

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1915	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCS Struct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	1
Calculated Area	942	Foundation	Stone - 4
Main Floor Living Area	942		
Upper Floor Living Area Pct.			
CDU	FR-		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/105,460		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	55			
Frame, Hardboard Sheets		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF) with Roof	72			1
Composition Shingle		100		
Floor Furnace		100		
Plumbing Rough-ins (#)	1			

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
21	Residential Garage - Detached	D	1.00	1	1930			448	88	8	28 X 16	1	1	1					13,930	2	280
52	Prefabricated Storage Shed	D	1.00	1	1960			80	36	8	10 X 8	1	0	0					1,850	0	0

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TECHNOLOGIES



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 208 S. Earl Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 208 S. Earl has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 9/21/2016.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 208 S. Earl Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-070 - CONDEMNATION - PH - 208 S Earl Street
2. 2026 - 208 S. Earl - Setting Date of Public Hearing
3. 208 S. Earl - Determination of Unsafe or Dangerous Structure
4. 3160127_OE_Report
5. Notes & Parcel - 208 S Earl
6. 208 S. Earl Photo

RESOLUTION NO. 2025-070

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 14, Block 2, Chaney's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 208 S Earl St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Brian Lockett

984 Hot Shot Dr

Clarksville, Tn 37042

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

Property Location: 208 S. Earl

Lien Holder:

Dear Mr. Lockett:

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **208 S. Earl Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **roof in disrepair, open doors, broken windows and vegetation overgrown** and the fact that **City utility services were last active on 9/21/2016**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **208 S. Earl**
Owner: **Brian Lockett**
Parcel No.: **099-31-0-10-23-004-00-0-01**
Legal Description: **Lot 14, Block 2, Chaney's Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ☒ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
☒ Such structure contains unsafe infrastructure, structure or equipment
☒ Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☒ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☒ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- ☒ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

xx ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

xx ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

xx ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

xx ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

xx ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3160127	Owner(s):	Brian Kenatra Lockett
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	208 S Earl St, Independence, KS 67301

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

Tax Information:

[099-31-0-10-23-004.00-0](#)

Date: November 14, 2025

File No.: 3160127

Property Address: 208 S Earl St, Independence, KS 67301

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 14, Block 2, Chaney's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Brian Kenatra Luckett

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

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

General taxes and special assessments for the year 2025 in the amount of \$255.74, NOT PAID.

Tax Parcel No. # 099-31-0-10-23-004-00-0-01

PIN # IC 4297

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

General taxes and special assessments for the year 2024 in the amount of \$245.82, NOT PAID.

Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 4297

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

General taxes and special assessments for the year 2023 in the amount of \$238.56, NOT PAID.
Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 4297
4. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2022 in the amount of \$269.58, NOT PAID.
Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 4297
5. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2021 in the amount of \$255.10, NOT PAID.
Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 4297
6. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2020 in the amount of \$254.56, NOT PAID.
Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 4297
7. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the year 2019 in the amount of \$253.92, NOT PAID.
Tax Parcel No. # 087-25-0-40-09-005-00-0-01

PIN # IC 4297

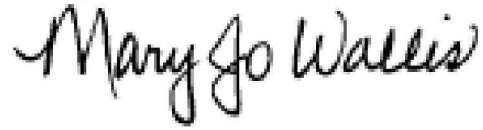
This Report is limited to only the information described above.

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

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

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

Security 1st Title

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

Licensed Abstracter

Address: 208 S EAM

Utility Account: Y ☒ N

Last Active Service Date: 9/21/2014

Parcel: ☒ Y N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y N

Notes:

Front porch collapsed

Missing Windows: ☒ Y N

Notes:

Broken/Missing/Boarded

Open Doors: Y ☒ N

Notes:

Yard ~~Not~~ Mowed: ☒ Y N

Trash or Debris: ☒ Y N

Notes:

Recent mow Un Back

Other Notes:

Complete disrepair

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The Parcel Number for this Property is 063-099-31-0-10-23-004.00-0

Quick Ref ID: 6705

Owner Information

Owner Name	LUCKETT, BRIAN KENATRA
Address	984 HOT SHOT DR CLARKSVILLE, TN 37042

Property Situs Address

Address	208 S EARL ST, Independence, KS 67301
----------------	---------------------------------------

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	9,260	13,630
Total	4,370	9,260	13,630

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,370	8,490	12,860
Total	4,370	8,490	12,860

Tract Description

CHANEYS ADD, S31, T32, R16, BLOCK 2, Lot 14, LOT WIDTH: 050.0 LOT DEPTH: 140.0 Plat Book/Page 6 /1 Deed Book/Page 657 /826 648 /645 634 /20 593 /50 586 /753 562 /521 478 /132 302 /350

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
657	826	648	645	634	20	593	50

Market Land Information

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

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1920	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	904	Foundation	Block - 3
Main Floor Living Area	904		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR- / /		
Ovr Pct Gd/RCN	/105,680		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	120			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wall Furnace		100		
Wood Deck (SF) with Roof	36		1	
Composition Shingle		100		

Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wood Deck (SF)	36			

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208 S. Earl





**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 417 N. 2nd Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 417 N. 2nd has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in disrepair, pose safety hazards, and reported animals in the house.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 417 N. 2nd Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-071 - CONDEMNATION - PH - 417 N 2nd Street
2. 2026 - 417 N. 2nd - Setting Date of Public Hearing
3. 417 N. 2nd - Determination of Unsafe or Dangerous Structure
4. 417 N. 2nd Photos
5. 3160044_OE_Report
6. Notes & Parcel - 417 N 2nd

RESOLUTION NO. 2025-071

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 2, Block 2, Nichol's Subdivision to the City of Independence, Montgomery County, Kansas.

Common Address: 417 N 2nd St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Thomas Nance

912 E. Maple

Independence, Ks. 67301

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

Property Location: 417 N. 2nd

Lien Holder:

Dear **Mr. Nance:**

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **417 N. 2nd Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **open windows, reports of animals in the house, over growth of vegetation, and disrepair**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **417 N. 2nd**
Owner: **Thomas Nance**
Parcel No.: **099-30-0-40-13-011-00-0-01**
Legal Description: **Lot 2, Nichol's Subdivision of Block 2, City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ___ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
X Such structure contains unsafe infrastructure, structure or equipment
___ Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- XX** ☐ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- xx** ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- xx** ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- xx** ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.



417 N. 2nd

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3160044	Owner(s):	Thomas L. Nance
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	417 N 2nd St, Independence, KS 67301

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

Tax Information:

[099-30-0-40-13-011.00-0](#)

Date: November 14, 2025

File No.: 3160044

Property Address: 417 N 2nd St, Independence, KS 67301

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 2, Nichol's Subdivision of Block 2, City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Thomas L. Nance

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

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

General taxes and special assessments for the year 2025 in the amount of \$1,145.48, NOT PAID.

Tax Parcel No. # 099-30-0-40-13-011-00-0-01

PIN # IC 2

This Report is limited to only the information described above.

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

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

Security 1st Title

Mary Jo Wallis

Licensed Abstracter

Address: 417 N 2nd

Utility Account: ☒ Y ☐ N

Last Active Service Date: Active

Parcel: ☒ Y ☒ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☐ Y ☐ N

Notes:

Missing Windows: ☐ Y ☐ N

Notes:

Open Doors: ☐ Y ☐ N

Notes:

Yard Not Mowed: ☐ Y ☐ N

Trash or Debris: ☐ Y ☐ N

Notes:

Other Notes:

House needs some Repair -
Occupied

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The Parcel Number for this Property is 063-099-30-0-40-13-011.00-0
Quick Ref ID: 6471

Owner Information

Owner Name	NANCE, THOMAS L
Address	417 N 2ND ST INDEPENDENCE, KS 67301

Property Situs Address

Address	417 N 2ND ST, Independence, KS 67301
----------------	--------------------------------------

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	10,930	50,150	61,080
Total	10,930	50,150	61,080

2024 Appraised Value

Class	Land	Building	Total
Residential - R	10,940	46,910	57,850
Total	10,940	46,910	57,850

Tract Description

NICHOLS SUB, S30, T32, R16, BLOCK 2, Lot 2, 6966 SQUARE FEET, LOT WIDTH: 050.0 LOT DEPTH: 140.0 Plat Book/Page 6 /3 Deed Book/Page 635 /1308 592 /469 592 /468 589 /331 589 /220 562 /172 529 /358 527 /321 452 /169 370 /353

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
635	1308	DOC #	11 PR	592	469	592	468

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7000										10,930

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR+	Bsmt Type	Partial - 3
Year Built	1915	Total Rooms	7
Eff Year		Bedrooms	3
MS Style	1 1/2 Story Finished	Family Rooms	1
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	1
Total Living Area		Garage Cap	1
Calculated Area	1,370	Foundation	Stone - 4
Main Floor Living Area	965		
Upper Floor Living Area Pct.	42		
CDU	FR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/200,590		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Attached Garage (SF)	440			
Raised Slab Porch (SF) with Roof	90		1	
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	7			
Single 1-Story Fireplace (#)	1			
Enclosed Wood Deck (SF), Solid Wall	112			

Garage Finish, Attached (SF)	440			
Frame, Siding/Shingle		100		
Total Basement Area (SF)	692			
Warmed & Cooled Air		100		
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1104 W. Chestnut Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 1104 W. Chestnut has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in disrepair, pose safety hazards, and no utilities 11/9/2020.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 1104 W. Chestnut Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-072 - CONDEMNATION - PH - 1104 W Chestnut Street
2. 2026 - 1104 W. Chestnut - Setting Date of Public Hearing
3. 1104 W. Chestnut - Determination of Unsafe or Dangerous Structure
4. 3159936_OE_Report
5. Notes & Parcel - 1104 W Chestnut
6. 1104 W. Chestnut - Photo

RESOLUTION NO. 2025-072

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: West 52 feet of Lot 17, Sisson & Brubaker Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1104 W Chestnut St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Christopher Canales

7238 Milton Ave Apt B

Whittier, Ca 90602

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

Property Location: 1104 W. Chestnut

Lien Holder: First Federal Savings & Loan – John S. Cox and John P Cox

Dear **Mr. Canales**

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **1104 W. Chestnut Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **open windows, reports of animals in the house, over growth of vegetation, and disrepair**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **1104 W. Chestnut**
Owner: **Christopher Canales**
Parcel No.: **087-25-0-30-13-021-00-0-01**
Legal Description: **West 52 feet of Lot 17, Sisson & Brubaker Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ___ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
X Such structure contains unsafe infrastructure, structure or equipment
X Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- XX** ☐ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- xx** ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- xx** ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- xx** ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3159936	Owner(s):	Christopher L. Canales
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1104 W Chestnut St, Independence, KS 67301

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

Tax Information:

[087-25-0-30-13-021.00-0](#)

Date: November 14, 2025

File No.: 3159936

Property Address: 1104 W Chestnut St, Independence, KS
67301

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

West 52 feet of Lot 17, Sisson & Brubaker Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Christopher L. Canales

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

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

General taxes and special assessments for the year 2025 in the amount of \$348.20, NOT PAID.

Tax Parcel No. # 087-25-0-30-13-021-00-0-01

PIN # IC 3114

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

General taxes and special assessments for the year 2024 in the amount of \$334.74, NOT PAID.

Tax Parcel No. # 087-25-0-30-13-021-00-0-01

PIN # IC 3114

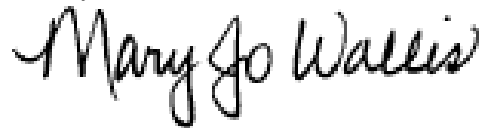
3. A mortgage to secure an original principal indebtedness of \$89,700.00 and any other amounts or obligations secured thereby, dated October 08, 2004, recorded October 15, 2004, as Book 543, page 631.
Mortgagor: John S. Cox and John P. Cox, both single persons
Mortgagee: First Federal Savings & Loan

This Report is limited to only the information described above.

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

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

Security 1st Title

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

Licensed Abstracter

Address: 1104 W Chestnut

Utility Account: Y ☒ N

Last Active Service Date: 11/9/2020

Parcel: ☒ Y N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: Y ☒ N

Notes: Decent shape

Missing Windows: ☒ Y N

Notes: Missing Attic Window, all others seem intact
maybe water damage

Open Doors: Y ☒ N

Notes:

Yard ~~Mow~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y N

Notes: Overgrowth some in Back &
on porch

Other Notes: Porch sagging - Unsure of foundation
- Basement

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The Parcel Number for this Property is 063-087-25-0-30-13-021.00-0
Quick Ref ID: 3003

Owner Information

Owner Name	CANALES, CHRISTOPHER L
Address	7238 MILTON AVE #APT B WHITTIER, CA 90602

Property Situs Address

Address	1104 W CHESTNUT ST, Independence, KS 67301
----------------	--

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	5,040	13,520	18,560
Total	5,040	13,520	18,560

2024 Appraised Value

Class	Land	Building	Total
Residential - R	5,040	12,470	17,510
Total	5,040	12,470	17,510

Tract Description

SISSON & BRUBAKER ADD, S25, T32, R15, W 52' LT 17; Lot Width: 052.0 Lot Depth: 202.0 Plat Book/Page 1 /16 Deed Book/Page 698 /1039 681 /30 534 /021 388 /006 380 /480 342 /080

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
698	1039	681	30				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	10504										5,040

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Full - 4
Year Built	1925	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,126	Foundation	Block - 3
Main Floor Living Area	1,126		
Upper Floor Living Area Pct.			
CDU	PR-		
Phys/Func/Econ	PR- / /		
Ovr Pct Gd/RCN	/144,020		
Remodel	1982		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Frame, Siding, Wood		100		
Total Basement Area (SF)	936			
Wall Furnace		100		
Plumbing Rough-ins (#)	1			
Enclosed Wood Deck (SF), Screened Walls	192		1	
Composition Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Bld	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN	%Gd	Value
53	Tool Shed	D	1.00	1	1930			216		8	18 X 12	1	1	1					3,240	2	60

Building Improvement Components

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

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1104 W. Chestnut



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 908 E. Maple Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 908 E. Maple Street has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in disrepair, pose safety hazards, and no utilities 11/30/2005.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 908 E. Maple Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-073 - CONDEMNATION - PH - 908 E Maple Street
2. 2026 - 908 E. Maple - Setting Date of Public Hearing
3. 908 E. Maple - Determination of Unsafe or Dangerous Structure
4. 3160121_OE_Report
5. Notes & Parcel - 908 E Maple
6. 908 E. Maple - Photos

RESOLUTION NO. 2025-073

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 11, Schoenfeldt's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 908 E Maple St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Laverne Darnell

617 Peter Pan Rd 2

Independence, Ks. 67301

Independence, Ks. 67301

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

Property Location: 908 E. Maple

Lien Holder:

Dear **Mr. Darnell:**

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **908 E. Maple Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **open windows, reports of animals in the house, over growth of vegetation, and disrepair**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **908 E. Maple**
Owner: **Laverne Darnell**
Parcel No.: **099-31-0-10-13-026-00-0-01**
Legal Description: **Lot 11, Schoenfeldt's Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ___ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
X Such structure contains unsafe infrastructure, structure or equipment
X Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- XX** ☐ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- xx** ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- xx** ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- xx** ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3160121	Owner(s):	Laverne N. Darnell
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	908 E Maple St, Independence, KS 67301

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

Tax Information:

[099-31-0-10-13-026.00-0](#)

Date: November 14, 2025
Property Address: 908 E Maple St, Independence, KS
67301

File No.: 3160121
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

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

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 11, Schoenfeldt's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Laverne N. Darnell

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

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

General taxes and special assessments for the year 2025 in the amount of \$209.38, NOT PAID.

Tax Parcel No. # 099-31-0-10-13-026-00-0-01

PIN # IC 6048

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

General taxes and special assessments for the year 2024 in the amount of \$201.44, NOT PAID.

Tax Parcel No. # 099-31-0-10-13-026-00-0-01

PIN # IC 6048

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

General taxes and special assessments for the year 2023 in the amount of \$203.16, NOT PAID.

Tax Parcel No. # 099-31-0-10-13-026-00-0-01

PIN # IC 6048

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

General taxes and special assessments for the year 2022 in the amount of \$213.82, NOT PAID.

Tax Parcel No. # 099-31-0-10-13-026-00-0-01

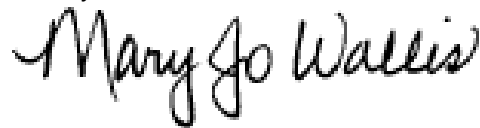
PIN # IC 6048

This Report is limited to only the information described above.

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

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

Security 1st Title

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

Licensed Abstracter

Address: 9000 E Maple

Utility Account: Y ☒ N

Last Active Service Date: 11/30/2005

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes:

Entire house is open

Missing Windows: ☒ Y ☐ N

Notes:

Missing windows/walls(external) doors

Open Doors ☒ Y ☐ N

Notes:

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y ☐ N

Notes:

overgrowth outside & some inside

Other Notes:

In disrepair - ~~no~~ no windows/doors

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The Parcel Number for this Property is 063-099-31-0-10-13-026.00-0
Quick Ref ID: 6610

Owner Information

Owner Name	DARNELL, LAVERNE N
Address	617 PETER PAN RD 2 INDEPENDENCE, KS 67301

Property Situs Address

Address	908 E MAPLE ST, Independence, KS 67301
----------------	--

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	8,350	2,820	11,170
Total	8,350	2,820	11,170

2024 Appraised Value

Class	Land	Building	Total
Residential - R	8,360	2,180	10,540
Total	8,360	2,180	10,540

Tract Description

SCHOENFELDT'S ADD, S31, T32, R16, Lot 11, Lot Width: 050.0 Lot Depth: 150.5 Plat Book/Page B /36 Deed Book/Page 709 /107 586 /176 582 /525 535 /137 382 /370 288 /453

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
709	107	586	176	582	525		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7500				5	75					8,350

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1920	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	976	Foundation	Concrete - 2
Main Floor Living Area	976		
Upper Floor Living Area Pct.			
CDU	VP-		
Phys/Func/Econ	VP- / /		
Ovr Pct Gd/RCN	/111,760		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Frame, Siding/Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wood Deck (SF) with Roof	70			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

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TECHNOLOGIES



908 E Maple



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 500 N. Park Blvd as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 500 N. Park Blvd has been previously reported to the City for issues involving the condition of the primary structure and environmental issues. Upon inspection, City staff observed that both structures are in disrepair, pose safety hazards, and no utilities unknown last time connected.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 500 N. Park Blvd as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-074 - CONDEMNATION - PH - 500 N Park Blvd
2. 2026 - 500 N. Park Blvd - Setting Date of Public Hearing
3. 500 N. Park Blvd - Determination of Unsafe or Dangerous Structure
4. 500 N. Park Blvd Photos
5. 3159929_OE_Report
6. Notes & Parcel - 500 N Park

RESOLUTION NO. 2025-074

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lots 7, 8 and 9, Allen Brown Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 500 N Park Blvd.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: 11/14/25

To:

Ken Devore

223 Cement St.

Independence, Ks. 67301

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

Property Location: 500 N. Park Blvd

Lien Holder:

Dear **Mr. Devore**

On **October 17, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **500 N. Park Blvd Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **open windows, over growth of vegetation, and disrepair**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.
3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris**.



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4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance**. A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

Your prompt cooperation in addressing this matter is appreciated.

Sincerely,

David J. Cowan

Assistant City Manager
Building Official / Director
City of Independence, Kansas

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: November 14, 2025
Address: **500 N. Park Blvd**
Owner: **Ken Devore**
Parcel No.: **099-30-0-40-02-006-00-0-01**
Legal Description: **Lots 7, 8 and 9, Allen Brown Addition, City of Independence, Montgomery County, Kansas**

Date of Inspection: October 17, 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ___ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
X Such structure contains unsafe infrastructure, structure or equipment
X Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- XX** ☐ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☐ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- xx** ☐ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- xx** ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- xx** ☐ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.



500 N. Park Blvd



500 N. Park Blvd

Report Cover Page

Date:	11/14/2025	Prepared For:	City of Independence
Order No.:	3159929	Owner(s):	Ken Devore
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	500 N Park Blvd, Independence, KS 67301

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

Tax Information:

[099-30-0-40-02-006.00-0](#)

Date: November 14, 2025
Property Address: 500 N Park Blvd, Independence, KS
67301

File No.: 3159929
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

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

Effective Date of this Report: November 01, 2025 at 7:00 A.M.

On Real Estate described as:

Lots 7, 8 and 9, Allen Brown Addition, City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Ken Devore

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

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

General taxes and special assessments for the year 2025 in the amount of \$136.84, NOT PAID.

Tax Parcel No. # 099-30-0-40-02-006-00-0-01

PIN # IC 1508

This Report is limited to only the information described above.

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

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

Security 1st Title

Mary Jo Wallis

Licensed Abstracter

Address: 500 N Park

Utility Account: Y ☒ N

Last Active Service Date: N/A

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes:

Missing walls/

Missing Windows: ☒ Y ☐ N

Notes:

Broken/Boardup

Open Doors: ☒ Y ☐ N

Notes:

open Downstairs

Yard ~~Not~~ Mowed: ☒ Y ☐ N

Trash or Debris: Y ☒ N

Notes:

Yard ~~is~~ mowed recently, building has overgrowth

Other Notes:

Graffiti, Missing the back wall of structure

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The Parcel Number for this Property is 063-099-30-0-40-02-006.00-0
Quick Ref ID: 6411

Owner Information

Owner Name	DEVORE, KEN
Address	223 CEMENT ST INDEPENDENCE, KS 67301

Property Situs Address

Address	500 N PARK BLVD, Independence, KS 67301
----------------	---

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,170	3,120	7,290
Total	4,170	3,120	7,290

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,170	2,710	6,880
Total	4,170	2,710	6,880

Tract Description

BROWNS ADD ALLEN BROWN, S30, T32, R16, Lot 7 - 9, Lot Width: 150.0 Lot Depth: 140.0 Plat Book/Page A /35 Deed Book/Page 660 /903 589 /271 443 /395 271 /227

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
660	903	589	271	660	903		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	21000				8	25					4,170

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Other
Quality	LO-	Bsmt Type	Full - 4
Year Built	1900	Total Rooms	1
Eff Year		Bedrooms	1
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,122	Foundation	Block - 3
Main Floor Living Area	1,122		
Upper Floor Living Area Pct.			
CDU	VP-		
Phys/Func/Econ	VP- / /		
Ovr Pct Gd/RCN	/138,730		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Wood Shake		100		
Plumbing Fixtures (#)	5			
Raised Subfloor (% or SF)		100		
Enclosed Porch (SF), Solid Walls	54			
Total Basement Area (SF)	1,122			
Frame, Siding, Wood		100		
Automatic Floor Cover Allowance				

Plumbing Rough-ins (#)	1			
Single 2-Story Fireplace (#)	1			
Enclosed Porch (SF), Solid Walls	18			

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1018 E. Birch Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 1018 E. Birch Street has been previously reported to the City for issues involving the condition of the primary structure, occupancy without utilities and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since for several years requiring the City to enforce our Ordinance requiring the residence to be vacated.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 1018 E. Birch Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-075 - CONDEMNATION - PH - 1018 E Birch St
2. 1018 E Birch - Setting Date of Public Hearing - 11212025
3. 1018 E. Birch - 11212025 - Determination of Unsafe or Dangerous Structure
4. 3160132_OE_Report
5. 1018 E Birch - Photo 11212025
6. Notes & Parcel - 1018 E Birch

RESOLUTION NO. 2025-075

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lots 9 and 10, Block 6, Revised Plat of Hill and Sutter's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1018 E Birch St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: November 21, 2025

To:

Deanna Gibson

Attn: Deanna Muhaluk

621 Sea Oats Way

Virginia Beach, VA 23451

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

Property Location: 1018 E. Birch

Lien Holder:

Dear Ms. Gibson:

On **November 1, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **1018 E. Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **foundation issues, overgrown vegetation, trash and debris accumulation**, and the fact that **City utility services were last active on 2025 but no water service to the house for a long period of time**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.
3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris**.



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4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance**. A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

Your prompt cooperation in addressing this matter is appreciated.

Sincerely,

David J. Cowan

Assistant City Manager
Building Official / Director
City of Independence, Kansas

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: **November 21, 2025**
Address: **1018 E. Birch**
Owner: **Deanna L. Gibson**
Parcel No.: **099-31-0-10-39-006-00-0-01**
Legal Description: **Lots 9 and 10, Block 6, Revised Plat of Hill and Sutter's Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: November 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ☐ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
- ☒ Such structure contains unsafe infrastructure, structure or equipment
- ☒ Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- ☒ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☒ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☒ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- ☒ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Report Cover Page

Date:	11/20/2025	Prepared For:	City of Independence
Order No.:	3160132	Owner(s):	Deanna L. Gibson
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1018 E Birch St, Independence, KS 67301

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

Tax Information:

[099-31-0-10-39-006.00-0](#)

Date: November 20, 2025
Property Address: 1018 E Birch St, Independence, KS
67301

File No.: 3160132
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

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

Effective Date of this Report: November 03, 2025 at 7:00 A.M.

On Real Estate described as:

Lots 9 and 10, Block 6, Revised Plat of Hill and Sutter's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Deanna L. Gibson

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

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

General taxes and special assessments for the year 2025 in the amount of \$438.36, NOT PAID.

Tax Parcel No. # 099-31-0-10-39-006-00-0-01

PIN # IC 5338

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

General taxes and special assessments for the year 2024 in the amount of \$421.50, NOT PAID.

Tax Parcel No. # 099-31-0-10-39-006-00-0-01

PIN # IC 5338

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

General taxes and special assessments for the year 2023 in the amount of \$409.04, HALF PAID.

Tax Parcel No. # 099-31-0-10-39-006-00-0-01

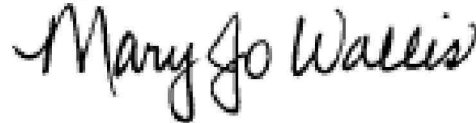
PIN # IC 5338

This Report is limited to only the information described above.

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

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

Security 1st Title

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

Licensed Abstracter

1018 E. Birch Street



Address: 10100 E Birch

Utility Account: ☒ Y ☐ N

Last Active Service Date: Active

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes:

Missing Windows: ☒ Y ☐ N

Notes:

Missing / Broken / Boarded

Open Doors: Y ☒ N

Notes:

Boarded

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y ☐ N

Notes:

Back & front / Truck &
car in back

Other Notes:

Disrepair

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The Parcel Number for this Property is 063-099-31-0-10-39-006.00-0

Quick Ref ID: 6875

Owner Information

Owner Name	GIBSON, DEANNA L
Address	Attn: DEANNA MUHALUK 621 SEA OATS WAY VIRGINIA BEACH, VA 23451
Owner Name	MUHALUK, DEANNA
Address	621 SEA OATS WAY VIRGINIA BEACH, VA 23451

Property Situs Address

Address	1018 E BIRCH ST, Independence, KS 67301
----------------	---

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	5,780	17,590	23,370
Total	5,780	17,590	23,370

2024 Appraised Value

Class	Land	Building	Total
Residential - R	5,780	16,270	22,050
Total	5,780	16,270	22,050

Tract Description

HILL & SUTTERS 1ST ADD, S31, T32, R16, BLOCK 6, Lot 9 & 10; Lot Width: 120.0 Lot Depth: 120.0 Plat Book/Page A /15
 Lot Width: 120.0 Lot Depth: 120.0 Deed Book/Page 507 /027 486 /145 336 /028

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
507	027						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	14400										5,780

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Old Style
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1905	Total Rooms	5
Eff Year		Bedrooms	3
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,421	Foundation	Concrete - 2
Main Floor Living Area	888		
Upper Floor Living Area Pct.	60		
CDU	FR		
Phys/Func/Econ	FR- / /		
Ovr Pct Gd/RCN	/127,550		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		

Plumbing Rough-ins (#)	1			
Wood Deck (SF)	21			

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The Parcel Number for this Property is 063-099-31-0-10-39-006.00-0
Quick Ref ID: 6875

Owner Information

Owner Name	GIBSON, DEANNA L
Address	Attn: DEANNA MUHALUK 621 SEA OATS WAY VIRGINIA BEACH, VA 23451
Owner Name	MUHALUK, DEANNA
Address	621 SEA OATS WAY VIRGINIA BEACH, VA 23451

Property Situs Address

Address	1018 E BIRCH ST, Independence, KS 67301
----------------	---

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	5,780	17,590	23,370
Total	5,780	17,590	23,370

2024 Appraised Value

Class	Land	Building	Total
Residential - R	5,780	16,270	22,050
Total	5,780	16,270	22,050

Tract Description

HILL & SUTTERS 1ST ADD, S31, T32, R16, BLOCK 6, Lot 9 & 10; Lot Width: 120.0 Lot Depth: 120.0 Plat Book/Page A /15
 Lot Width: 120.0 Lot Depth: 120.0 Deed Book/Page 507 /027 486 /145 336 /028

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
507	027						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	14400										5,780

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Old Style
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1905	Total Rooms	5
Eff Year		Bedrooms	3
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,421	Foundation	Concrete - 2
Main Floor Living Area	888		
Upper Floor Living Area Pct.	60		
CDU	FR		
Phys/Func/Econ	FR-/ /		
Ovr Pct Gd/RCN	/127,550		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Composition Shingle		100		
Plumbing Fixtures (#)	5			

Automatic Floor Cover Allowance				
Wood Deck (SF)	21			

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 518 N. 9th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 518 N. 9th Street has been previously reported to the City for issues involving the condition of the primary structure, occupancy without utilities and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 2022.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 518 E. N. 9th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-076 - CONDEMNATION - PH - 518 N 9th St
2. 518 N. 9th - Setting Date of Public Hearing - 11212025
3. Determination of Unsafe or Dangerous Structure
4. 3159938_OE_Report
5. 518 N. 9th Photos
6. Notes & Parcel - 518 N 9th

RESOLUTION NO. 2025-076

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The North 42 feet of Lot 4, Elmhurst Addition No. 2 to the City of Independence, Montgomery County, Kansas.

Common Address: 518 N 9th St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: November 21, 2025

To:

The Shanks Rev Trust

PO Box 351

Independence, Ks. 67301

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

Property Location: 518 N. 9th

Lien Holder:

Dear Shanks Trust:

On **November 1, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **518 N. 9th Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **foundation issues, overgrown vegetation, trash and debris accumulation**, and the fact that **City utility services were last active on 2022**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 2, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.
3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris**.



"Delivering Excellence"

4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance**. A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date:

- **Date:** December 11, 2025
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

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

David J. Cowan

Assistant City Manager
Building Official / Director
City of Independence, Kansas

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: **November 21, 2025**
Address: **518 N. 9th**
Owner: **Shanks Trust**
Parcel No.: **099-30-0-30-11-018-00-0-01**
Legal Description: **The North 42 feet of Lot 4, Elmhurst Addition No. 2 to the City of Independence, Montgomery County, Kansas**

Date of Inspection: November 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ___ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
X Such structure contains unsafe infrastructure, structure or equipment
X Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- ☒ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☒ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☒ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- ☒ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Report Cover Page

Date:	11/21/2025	Prepared For:	City of Independence
Order No.:	3159938	Owner(s):	The Shanks Revocable Trust U/A November 3, 2015
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	518 N 9th St, Independence, KS 67301

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

Tax Information:

[099-30-0-30-11-018.00-0](#)

Date: November 21, 2025

Property Address: 518 N 9th St, Independence, KS 67301

File No.: 3159938

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 05, 2025 at 7:00 A.M.

On Real Estate described as:

The North 42 feet of Lot 4, Elmhurst Addition No. 2 to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

The Shanks Revocable Trust U/A November 3, 2015

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

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

General taxes and special assessments for the year 2025 in the amount of \$525.80, NOT PAID.

Tax Parcel No. # 099-30-0-30-11-018-00-0-01

PIN # IC 1526

This Report is limited to only the information described above.

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

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

Security 1st Title

Mary Jo Wallis

Licensed Abstracter



518 N. 9th

Address: 510 N 9th

Utility Account: Y ☒ N

Last Active Service Date: 3/14/2022

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes:

Roof Repair needed

Missing Windows: ☒ Y ☐ N

Notes:

Some missing/broken/Boarded

Open Doors: ☒ Y ☐ N

Notes:

Front Porch open

Yard ~~Not~~ Mowed: ☒ Y ☐ N

Trash or Debris: ☒ Y ☐ N

Notes:

Vegetation Overgrowth,
side & front yard kept

Trash on porch &
side. Little in back

Other Notes:

could be repairable.

Print Page

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The Parcel Number for this Property is 063-099-30-0-30-11-018.00-0
Quick Ref ID: 6083

Owner Information

Owner Name	THE SHANKS REV TRUST U/A 11/03/2015
Address	PO BOX 351 INDEPENDENCE, KS 67301

Property Situs Address

Address	518 N 9TH ST, Independence, KS 67301
---------	--------------------------------------

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	10,380	17,650	28,030
Total	10,380	17,650	28,030

2024 Appraised Value

Class	Land	Building	Total
Residential - R	10,400	7,680	18,080
Total	10,400	7,680	18,080

Tract Description

ELMHURST ADD NO 2, S30, T32, R16, ACRES 0.13, Lot Block Info N 42' LOT 4; Lot Width: 042.0 Lot Depth: 140.0 Plat Book/Page B /13 Deed Book/Page 728 /233 464 /408 351 /407

Building Permit Information

Permit Number	Amount	Issue Date	Description
FC26		8/8/2025	Demolition

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
747	1242	728	233	728	231		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	5663										10,380

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Old Style
Quality	FR+	Bsmt Type	Crawl - 2
Year Built	1900	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	Two Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	2
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,409	Foundation	Block - 3
Main Floor Living Area	854		
Upper Floor Living Area Pct.	65		
CDU	PR		
Phys/Func/Econ	PR- / /		
Ovr Pct Gd/RCN	/147,100		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Screened Walls	112			
Composition Shingle		100		
Plumbing Fixtures (#)	8			
Automatic Floor Cover Allowance				
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			

Building Improvements

Id	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
55	Prefabricated Storage Shed	D	2.00	1	1980			80	36	6	10 X 8	1	0	0					2,220	0	0

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 720 W. Maple Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 720 W. Maple Street has been previously reported to the City for issues involving the condition of the primary structure, occupancy without utilities and environmental issues. Upon inspection, City staff observed that both structures are in significant disrepair, pose safety hazards, and no city utilities since 8/14/1998.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider the condemnation of the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 720 W. Maple Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-077 - CONDEMNATION - PH - 720 W Maple St
2. 720 W. Maple - Setting Date of Public Hearing - 11212025
3. Determination of Unsafe or Dangerous Structure
4. 720 W. Maple - Photos
5. 3160149_OE_Report
6. Notes & Parcel - 720 W Maple

RESOLUTION NO. 2025-077

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 7 and the West 6 feet of Lot 8, Block 9, Concannon's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 720 W Maple St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: November 21, 2025

To:

Independence Friends Church

507 N. 11th

Independence, Ks. 67301

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

Property Location: 720 W. Maple

Lien Holder:

Dear Shanks Trust:

On **November 1, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **720 W. Maple Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **foundation issues, overgrown vegetation, trash and debris accumulation**, and the fact that **City utility services were last active on 8/14/1998**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Structural Repair – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.
2. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris**.



3. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance**. A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: **November 21, 2025**
Address: **720 W. Maple**
Owner: **Friends Church**
Parcel No.: **087-36-0-10-18-004-00-0-01**
Legal Description: **Lot 7 and the West 6 feet of Lot 8, Block 9, Concannon's Addition to the City of Independence, Montgomery County, Kansas**

Date of Inspection: November 2025

The City of Independence, Kansas, has determined that the above-described structures or property are “unsafe”, “dangerous”, “hazardous”, and/or “unfit for human occupancy” under the City Codes and Ordinance 4466 as adopted for the following reasons:

UNSAFE STRUCTURES

- ___ Does not provide minimum safeguards to protect or warn occupants in the event of fire.
X Such structure contains unsafe infrastructure, structure or equipment
X Such structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Additional Findings: _____

DANGEROUS STRUCTURES

- ☐ Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the City as related to the requirements for existing buildings.
- ☐ The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- ☐ Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- ☐ Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- ☒ The building or structure, or part of the building or structure, because of dilapidation,



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deterioration, decay, faulty construction, the removal or movement of some portion of the ground

necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

- ☒ The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- ☐ The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children that might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☐ Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- ☒ A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- ☐ Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

STRUCTURES UNFIT FOR HUMAN OCCUPANCY

- ☒ A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by City Code and IBC, as adopted by the City, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.



720 W. Maple

Report Cover Page

Date:	11/21/2025	Prepared For:	City of Independence
Order No.:	3160149	Owner(s):	Independence Friends Church
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	720 W Maple St, Independence, KS 67301

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

Tax Information:

[087-36-0-10-18-004.00-0](#)

Date: November 21, 2025
Property Address: 720 W Maple St, Independence, KS
67301

File No.: 3160149
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

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

Effective Date of this Report: November 05, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 7 and the West 6 feet of Lot 8, Block 9, Concannon's Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Independence Friends Church

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

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

General taxes and special assessments for the year 2025 in the amount of \$106.00, NOT PAID.

Tax Parcel No. # 087-36-0-10-18-004-00-0-01

PIN # IC 2293

This Report is limited to only the information described above.

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

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

Security 1st Title

Mary Jo Wallis

Licensed Abstracter

Address: 720 W Maple

Utility Account: Y ☒ N

Last Active Service Date: 8/14/1998

Parcel: ☒ Y N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y N

Notes:

Missing Windows: ☒ Y N

Notes:

Open Doors ☒ Y N

Notes: House open

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y N

Notes: Lots of overgrowth

Other Notes: Squatters in garage - house fully open -
disrepair

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The Parcel Number for this Property is 063-087-36-0-10-18-004.00-0
Quick Ref ID: 3872

Owner Information

Owner Name	INDEPENDENCE FRIENDS CHURCH
Address	507 N 11TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	720 W MAPLE ST, Independence, KS 67301
----------------	--

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,530	1,120	5,650
Total	4,530	1,120	5,650

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,540	1,090	5,630
Total	4,540	1,090	5,630

Tract Description

CONCANNONS ADD, S36, T32, R15, 7862 SQUARE FEET, LOT 7; W 6' LOT 8 BLK 9; Lot Width: 140.0 Lot Depth: 056.0 Plat Book/Page 1 /8 Deed Book/Page 655 /332 610 /1051 599 /257 493 /156 481 /172 476 /273 457 /426 429 /420 429 /017 421 /506 417 /269 414 /115 354 /325

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
655	332	610	1051	599	257		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7862										4,530

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1895	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,065	Foundation	Stone - 4
Main Floor Living Area	1,065		
Upper Floor Living Area Pct.			
CDU	UN		
Phys/Func/Econ	UN/ /		
Ovr Pct Gd/RCN	/112,040		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF) with Roof	30			
Composition Shingle		100		
Wall Furnace		100		
Plumbing Rough-ins (#)	1			
Open Slab Porch (SF)	140			1960

Building Improvements

Id	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
87	Tool Shed	D	1.00	1	1930			432	84	8	24 X 18	1	0	0					5,420	0	0

Building Improvement Components

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

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 112 W. Oak Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 720 W. Maple Street has been previously reported to the City for issues involving the condition of the primary structure, occupancy without utilities and environmental issues. Upon inspection, City staff observed that both structures are in disrepair, pose safety hazards, and no city utilities since 8/10/2024.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider condemning the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 112 W. Oak Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-078 - CONDEMNATION - PH - 112 W Oak St
2. 2026 - Setting Date of Public Hearing
3. Notes & Parcel - 112 W Oak
4. 112 W. Oak - Photos
5. 3163545_OE_Report

RESOLUTION NO. 2025-078

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The West 50 feet of the East ½ of Lots 86 and 87, and the West 50 feet of East ½ of Lot 88, except the North 20 feet, Block G, Trolley Tract Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 112 W Oak St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: November 24, 2025

To:

Neil Erbe

6422 S. 109th East Ave

Tulsa, Ok. 74133

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

Property Location: 112 W. Oak Street

Lien Holder:

Dear Mr. Erbe:

On **November 1, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **112 W. Oak Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **broken/boarded-up windows, a shed/garage full of debris**, and the fact that **City utility services were last active on 8/10/2024**.

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

1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
Note: FAMI Insurance provided notification on June 8, 2025.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.



"Delivering Excellence"

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

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

Address: 112 W Oak

Utility Account: Y ☒ N

Last Active Service Date: 8/10/2024

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes: Needs lots of Repair

Missing Windows: Y ☒ N

Notes: Broken / Boarded

Open Doors: Y ☒ N

Notes:

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y ☐ N

Notes: Kept up Looks like trash in
Overgrowth inside home house

Other Notes: Shed / Garage falling - ~~disrepair~~
lots of Repair needed

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The Parcel Number for this Property is 063-099-30-0-20-10-008.00-0
Quick Ref ID: 5742

Owner Information

Owner Name	ERBE, NEIL R
Address	6422 S 109TH EAST AVE TULSA, OK 74133

Property Situs Address

Address	112 W OAK ST, Independence, KS 67301
---------	--------------------------------------

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	10,770	10,300	21,070
Total	10,770	10,300	21,070

2024 Appraised Value

Class	Land	Building	Total
Residential - R	10,790	9,090	19,880
Total	10,790	9,090	19,880

Tract Description

TROLLEY TRACT ADD, S30, T32, R16, BLOCK G, 6617 SQUARE FEET, W 50' OF E/2 LTS 86 & 87; W 50' OF E/2 LT 88 EX N 20' BLK G; TROLLEY TRACT ADD; Lot Width: 050.0 Lot Depth: 133.6 Plat Book/Page A /13 Deed Book/Page 461 /323 319 /498

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
461	323						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	6617										10,770

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1920	Total Rooms	5
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,108	Foundation	Block - 3
Main Floor Living Area	1,108		
Upper Floor Living Area Pct.			
CDU	PR-		
Phys/Func/Econ	VP/ /		
Ovr Pct Gd/RCN	/131,720		
Remodel	1997		
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	64			
Raised Enclosed Porch (SF), Knee Walls w/ Glass	159			
Composition Shingle		100		
Floor Furnace		100		
Plumbing Rough-ins (#)	1			
Raised Slab Porch (SF) with Roof	32			
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
36	Tool Shed	D	1.00	1	1920			221	60	8	17 X 13	1	1	1					3,170	2	60

Building Improvement Components

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

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112 W. Oak Street



Report Cover Page

Date:	11/23/2025	Prepared For:	City of Independence
Order No.:	3163545	Owner(s):	Neil R. Erbe
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	112 W Oak St, Independence, KS 67301

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

Tax Information:

[099-30-0-20-10-008.00-0](#)

Date: November 23, 2025
Property Address: 112 W Oak St, Independence, KS
67301

File No.: 3163545
Title Contact: Mary Jo Wallis
Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

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

Effective Date of this Report: November 07, 2025 at 7:00 A.M.

On Real Estate described as:

The West 50 feet of the E/2 of Lots 86 and 87, and the West 50 feet of the E/2 of Lot 88, except the North 20 feet, Block "G", Trolley Tract Addition to the City of Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Neil R. Erbe

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

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

General taxes and special assessments for the year 2025 in the amount of \$395.32, NOT PAID.

Tax Parcel No. # 099-30-0-20-10-008-00-0-01

PIN # IC 5530

This Report is limited to only the information described above.

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

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

Security 1st Title

Mary Jo Wallis

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of February 26, 2026, for a Public Hearing to consider the condemnation of 1028 W. Chestnut Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 1028 W. Chestnut Street has been previously reported to the City for issues involving the condition of the primary structure, occupancy without utilities and environmental issues. Upon inspection, City staff observed that both structures are in disrepair, pose safety hazards, and no city utilities since 9/15/2020.

City staff recommends that the Commission set February 26, 2026, as the date for a Public Hearing to consider condemning the structure as dangerous and unsafe.

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

SUGGESTED MOTION I move to adopt a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 1028 W. Chestnut Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-079 - CONDEMNATION - PH - 1028 W Chestnut St
2. 2026 - Setting Date of Public Hearing
3. Notes & Parcel - 1028 W Chestnut
4. 1028 W. Chestnut - Photos
5. 3159933_OE_Report

RESOLUTION NO. 2025-079

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Beginning at the Northeast corner of Lot 17, South 180 feet, West 48 feet, North 180 feet, East 48 feet to beginning, Sisson and Brubaker's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1028 W Chestnut St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: November 25, 2025

To:

Steadfast Properties, LLC

PO Box 183

Independence, Kansas 67301

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

Property Location: 1028 W. Chestnut

Lien Holder:

Dear Steadfast Properties:

On **November 1, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **1028 W. Chestnut Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **foundation issues, overgrown vegetation, trash and broken windows, open, possible squatters**, and the fact that **City utility services were last active on 9/15/2020**.

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

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

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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

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

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

Address: 10200 W Chestnut

Utility Account: Y ☒ N

Last Active Service Date: 9/15/2020

Parcel: ☒ Y N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: Y N

Notes:

Roof in poor condition

Missing Windows: ☒ Y N

Notes:

Missing, broken, boarded

Open Doors: ☒ Y N

Notes:

Front door open

Yard ~~Not~~ Mowed: ☒ Y N

Trash or Debris: Y ☒ N

Notes:

Yard kept

Other Notes:

Porch, foundation, roof in disrepair
Squatters, house & garage

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The Parcel Number for this Property is 063-087-25-0-30-13-024.00-0
Quick Ref ID: 3006

Owner Information

Owner Name	STEADFAST PROPERTIES, LLC
Address	PO BOX 183 INDEPENDENCE, KS 67301

Property Situs Address

Address	1028 W CHESTNUT ST, Independence, KS 67301
----------------	--

Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	4,680	4,560	9,240
Total	4,680	4,560	9,240

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,680	4,040	8,720
Total	4,680	4,040	8,720

Tract Description

SISSON & BRUBAKER ADD, S25, T32, R15, BEG NE COR LT 17 S 180' W 48' N 180' E 48' TO POB; LOT WIDTH: 048.0 LOT DEPTH: 180.0 Plat Book/Page 1 /16 Deed Book/Page 698 /561 628 /857 454 /320 315 /302

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
698	561	628	857	698	561		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	8640										4,680

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1905	Total Rooms	4
Eff Year		Bedrooms	2
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,098	Foundation	Block - 3
Main Floor Living Area	1,098		
Upper Floor Living Area Pct.			
CDU	VP		
Phys/Func/Econ	VP/ /		
Ovr Pct Gd/RCN	/130,180		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	32			
Composition Shingle		100		
Floor Furnace		100		
Plumbing Rough-ins (#)	1			
Enclosed Wood Deck (SF), Screened Walls	104			
Frame, Siding/Shingle		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				

Building Improvements																					
Id	Occupancy	MSCls	Rank	Qty	Yr Bld	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
86	Residential Garage - Detached	D	1.00	1	1960			360	76	8	20 X 18	1	1	1					11,910	2	240

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1028 W. Chestnut



Report Cover Page

Date:	11/24/2025	Prepared For:	City of Independence
Order No.:	3159933	Owner(s):	Steadfast Properties, LLC
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1028 W Chestnut St, Independence, KS 67301

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

Tax Information:

[087-25-0-30-13-024.00-0](#)

Date: November 24, 2025

File No.: 3159933

Property Address: 1028 W Chestnut St, Independence, KS
67301

Title Contact: Mary Jo Wallis

Contact E-mail: mwallis@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence

David Cowan

120 N. 6th Street

Independence, KS 67301

Effective Date of this Report: November 06, 2025 at 7:00 A.M.

On Real Estate described as:

Beginning at the Northeast corner of Lot 17, Sisson and Brubaker's Addition to the City of Independence, South 180 feet, West 48 feet, North 180 feet, East 48 feet to beginning, Independence, Montgomery County, Kansas

The Public Records located in Montgomery County indicate that:

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

Steadfast Properties, LLC

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

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

General taxes and special assessments for the year 2025 in the amount of \$173.18, NOT PAID.

Tax Parcel No. # 087-25-0-30-13-024-00-0-01

PIN # IC 3115

This Report is limited to only the information described above.

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

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

Security 1st Title

Mary Jo Wallis

Licensed Abstracter



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 521 W. Laurel Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 521 W. Laurel Street has been previously reported to the City for issues related to the condition of both the primary structure and the garage. City Code Enforcement and the Building Inspector have issued violation notices concerning the deteriorated exterior conditions. A response from the owner is included with this RCA.

The structure was last occupied in 2022, and utilities remained disconnected until June 2025. Although utilities have since been reactivated, no water usage has been recorded. The property currently has broken windows, missing or hanging siding, trash and debris in the yard, and a hole in the roof of the garage.

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

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

SUGGESTED MOTION I move to adopt a resolution setting the date of March 12, 2026, at 5:30 pm for a Public Hearing to consider the condemnation of 521 W. Laurel Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-080 - CONDEMNATION - PH - 521 W Laurel Street
2. 2026 - Setting Date of Public Hearing
3. Parcel
4. 521 W. Laurel - Owner Response 2025
5. 521 W. Laurel Photos

RESOLUTION NO. 2025-080

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

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 11th day of December 2025, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: West 70 feet and North 45 ½ feet of Lot 9, and West 70 feet of Lot 10, Block 35 Original Plat to the City of Independence, Montgomery County, Kansas.

Common Address: 521 W Laurel St.

Mortgage:

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

That a public hearing will be held on Thursday, **February 26, 2026** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in City Hall, 120 N. 6th Street, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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

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

Adopted this 11th day of December 2025.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: November 26, 2025

To:

Terrance & Margie Smith

4009 CR 3900

Independence, Ks. 67301

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

Property Location: 521 W. Laurel

Lien Holder:

Dear Terrance & Margie Smith:

On **December 11, 2025**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **521 W. Laurel Street** are unsafe or dangerous, and whether they should be ordered by the Governing Body to be repaired or demolished.

The City has received reports from Code Enforcement staff and neighboring residents indicating that the structure(s) at this address are **vacant, deteriorated, and in disrepair**. Observed conditions include **broken windows, siding missing, overgrown vegetation, trash and debris accumulation**, and the fact that **City utility services was not active from 2022 – 2025, active June this year but there is no usage and no occupancy**.

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

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



"Delivering Excellence"

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

Commission Meeting – Setting the Date:

- **Date:** **December 11, 2025**
- **Time:** **5:30 PM**
- **Location:** **120 N. 6th – Commission Meeting Room 1st Floor**

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

Your prompt cooperation in addressing this matter is appreciated.

Sincerely,

David J. Cowan

Assistant City Manager

Building Official / Director

City of Independence, Kansas

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.[View Sketch](#) --- [Back to Search Page](#) --- [Home](#)

The Parcel Number for this Property is 063-087-36-0-10-02-004.00-0
Quick Ref ID: 3729

Owner Information

Owner Name	SMITH, TERRANCE L & MARGIE L
Address	4009 CR 3900 INDEPENDENCE, KS 67301

Property Situs Address

Address	521 W LAUREL ST, Independence, KS 67301
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Land Based Classification System

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

General Property Information

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

Property Factors

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

2025 Appraised Value

Class	Land	Building	Total
Residential - R	10,860	28,890	39,750
Total	10,860	28,890	39,750

2024 Appraised Value

Class	Land	Building	Total
Residential - R	10,870	27,780	38,650
Total	10,870	27,780	38,650

We have updated our Privacy Statement. Before you continue, please read our new Privacy Statement and familiarize yourself with the terms. [X](#)

ORIG PLAT, S36, T32, R15, 6833 SQUARE FEET, W 70' N 45.6' LT 9; W 70' LT 10 BLK 35; Lot Width: 105.6 Lot Depth: 070.0 Plat Book/Page 1 /6&7
Deed Book/Page 637 /1017 637 /1016 509 /424 431 /330 357 /133

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
637	1017	637	1016	588	310		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	6833										10,860

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR+	Bsmt Type	Crawl - 2
Year Built	1914	Total Rooms	6
Eff Year		Bedrooms	2
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,672	Foundation	Stone - 4
Main Floor Living Area	1,032		
Upper Floor Living Area Pct.	62		
CDU	FR-		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/169,420		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	224			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wall Furnace		100		
Enclosed Wood Deck (SF), Solid Wall	32			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Open Slab Porch (SF)	156			2 1990

Building Improvements																					
Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
82	Tool Shed	D	1.00	1	1930			360	76	8	20 X 18	1	1	1					4,670	2	90

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

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We have updated our Privacy Statement. Before you continue, please read our new Privacy Statement and familiarize yourself with the terms. ×



Office of Code Enforcement
120 North 6th Street
Independence, KS 67301

Letter of Intent

Property Owner Information:

Name: Terrance + Margie Smith
Property Address: 521 W. Laurel St. Independence KS 67301
City: Independence, Kansas 67301

Decision Regarding Notice of Violation:

Please select one:

☒ **Yes**, I would like to appeal the Notice of Violation.

Provide a specific written explanation of why you wish to appeal this Notice of Violation: *(You may use the back of this page if additional space is needed.)*

The structure is not worth the repairs. We plan to
tear it down. We will have to coordinate for the removal
of items and demo. We think 3 to 4 months before we can
Complete.

☐ **No**, I will not appeal and agree to commence repairs.

Explanation of Scope of Work:

(Provide a detailed description of the corrective actions you will undertake, including estimated timelines.) The building inspector will contact you regarding permitting. *(You may use the back of this page if additional space is needed.)*

Acknowledgment:

By signing below, I acknowledge that this Letter of Intent will be submitted to the City of Independence within the specified deadline.

Signature: Terry L. Smith

Print Name: Terry L. Smith

Date: 2-28-2025

Phone: 1-620-714-1523



Office of Code Enforcement
120 North 6th Street
Independence, KS 67301

NOTICE OF VIOLATION

STATE OF KANSAS
COUNTY OF MONTGOMERY
CITY OF INDEPENDENCE

You are hereby notified that on the 31 of December 2024 at 9:00:00 AM (A.M./p.m.),
the undersigned Public Officer conducted an inspection of the following property:

Property Owner: SMITH, TERRANCE L& MARGIE L

**Legal Description: ORIG PLAT, S36, T32, R15, 6833 SQUARE FEET, W 70' N 45.
6' LT 9;**

Occupant (if applicable): N/A

Common Address: 521 W LAUREL ST, INDEPENDENCE KS 67301

VIOLATION(S)

Description of Violation(s):

POSSIBLE DAMAGE GARAGE ROOF

Corrective Action(s) Needed:

CLEAN REPAIR AS NEEDED GARAGE ROOF

You are hereby given 45 days from the date of notification or mailing to alleviate
the violation(s).



Office of Code Enforcement
120 North 6th Street
Independence, KS 67301

FAILURE TO ALLEVIATE:

Failure to correct the listed violation(s) within the specified time may result in enforcement action including abatement of environmental code violations at the owner's expense. In the event of a conviction for an unlawful act, as defined by this article, penalties may include a fine of up to \$500.00 for each violation. If applicable, penalties may also include a continuing per diem fine of up to \$500.00 per day until the violation is resolved.

APPEAL PROCESS:

A person who has been served a notice of violation may appeal that determination by delivering a written request for a hearing to the office of the City within 72 hours of service of the notice of violation. All enforcement and abatement procedures shall be stayed once an appeal has been filed with the city clerk and until such time as the appeal has been decided. The hearing shall be held by a hearing officer designated by the City Manager and shall be conducted as soon as possible after the written appeal is made.

Please e-mail kaylaa@independencesks.gov with the signed letter of intent within 72 hours stating your decision.

Issued by Public Officer:

Signature: _____

Date: 1/2/2025

Maurice Garlet - mauriceg@independencesks.gov

Building Inspector, City of Independence

CERTIFICATION OF NOTICE DELIVERY:

I hereby certify that a true and correct copy of the above notice of violation was:

- ☐ Personally served
- ☒ Sent by first-class mail
- ☐ Communicated via telephone/verbal notification
- ☐ Sent via fax and/or email
- ☐ Sent by certified mail

To SMITH, TERRANCE L& MARGIE L on 1/2/2025

Signature of Public Officer: _____

Date of Certification: 1/2/2025

2nd Notice

Date: January 28, 2025

RE: Maintenance Code Violation

This letter serves as a second notice regarding the **Maintenance Code Violation** for your property.

Under **Ordinance No. 4466**, the City of Independence requires property owners to maintain their properties to the following standards:

- Ensure the property is secure, with windows and doors properly in place.
- Keep the exterior of the property clean and free of debris, weeds, brush, and rodent infestations.
- Maintain all accessory structures in sound condition.
- Ensure the exterior of the structure is safe and free of hazards, including having a roof that is intact, with no holes or missing materials.

Your property has been identified as vacant and in violation of these requirements. The following **deficiencies** must be addressed:

PLEASE SEE THE ATTACHED NOTICE OF VIOLATION

You are required to contact the Building Inspector immediately to discuss this notice of violation and establish a timeline for the necessary repairs. Failure to respond to this notice may result in further action, including a summons to municipal court or condemnation of the property, depending on the severity of the exterior condition.

To assist you, the City of Independence offers several programs that may help with the repair and upkeep of your property:

- **Neighborhood Exterior Grant Program QR code link:**
<https://www.independencexs.gov/352/neighborhood-exterior-grant-program>
- **Neighborhood revitalization Program QR code Link**
<https://www.independencexs.gov/210/Economic-Development>



- **Landbank Program**

Contact the Housing Department at **620.332.2536** for details on donating property to the landbank.

***The above programs can be found on the City of Independence web page at
www.independenceks.gov.***

We strongly urge you to take advantage of these resources and act promptly to address this matter.

Please contact Maurice Garlet, Building Inspector, at your earliest convenience to review this notice and avoid further enforcement actions.

Contact Information:

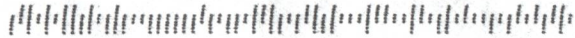
Maurice Garlet
Building Inspector
120 N. 6th St.
Independence, KS 67301
mauriceg@independenceks.gov
620-205-7166 (Mobile)
620-332-2541 (Office)

Failure to respond to this notice will result in a court summons or consideration of condemnation of the property.

We appreciate your prompt attention to this matter.
Sincerely,

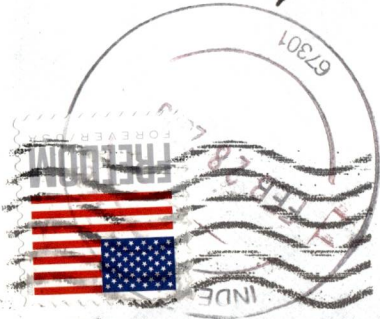
David Cowan

Assistant City Manager
City of Independence, Kansas



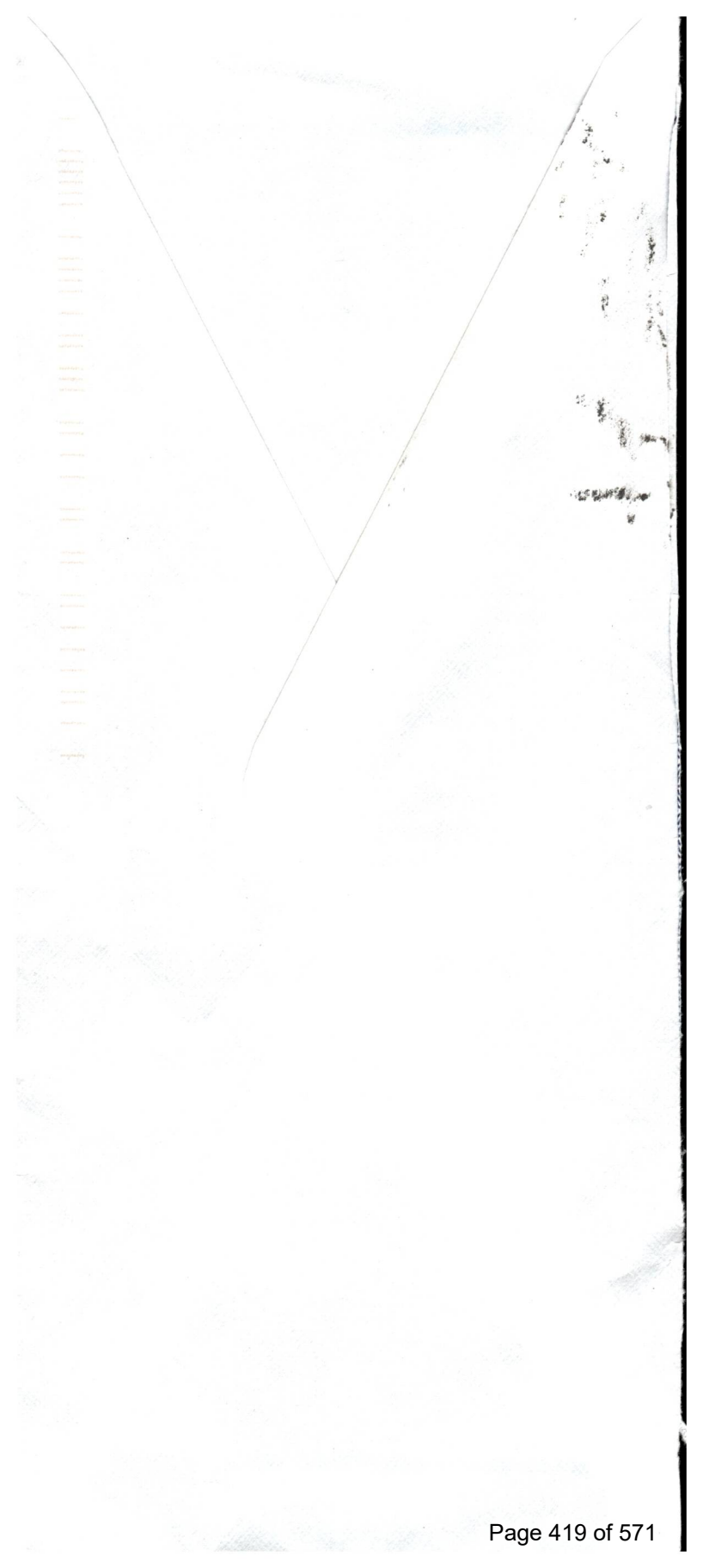
67301-376699

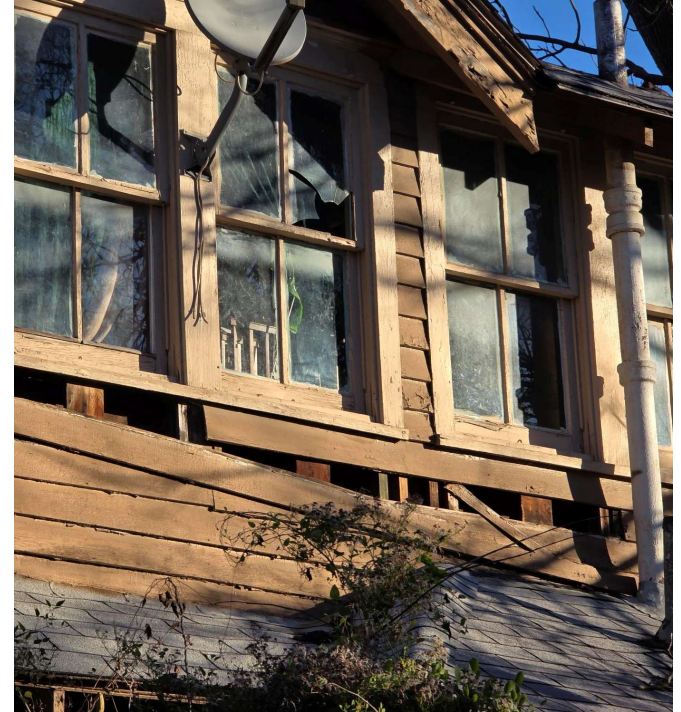
Office of Code Enforcement
130 North 6th Street
Independence, KS 67301



WICHITA KS 670
28 FEB 2025 PM 2 L

T. Smith
4009 GE 3900
Indep KS 67301





521 W. Laurel Street



521 W. Laurel





**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider adopting a resolution rescinding the condemnation action for 205 S. 16th Street.

SUMMARY RECOMMENDATION City Staff is recommending rescinding the condemnation process of 205 S. 16th Street.

BACKGROUND

The structure located at 205 S. 16th was initially identified for action following multiple complaints and a review of utility records. The property owner, Justin Donnelly, has since worked closely with the Building and Code Enforcement Office to rehabilitate the structure and bring it into compliance. The property has successfully passed the Inspire inspection, making it eligible for occupancy and rental use.

City staff therefore recommends that the Commission adopt a resolution rescinding the condemnation of 205 S. 16th.

FINANCIAL INFORMATION No financial impact

SUGGESTED MOTION I move to authorize the Mayor to sign a resolution rescinding the condemnation of 205 S. 16th Street.

SUPPORTING DOCUMENTS

1. RESOLUTION 2025-081 - RESCIND CONDEMNATION - 205 S 16th
2. 208 S 16th Justin Donnelly

RESOLUTION NO. 2025-081

A RESOLUTION RESCINDING A PREVIOUS RESOLUTION WHICH SET A HEARING DATE TO CONSIDER CONDEMNATION

WHEREAS, the Governing Body of the City of Independence, Kansas, previously adopted a resolution setting a hearing to consider condemning certain property located within the City as being dangerous and unsafe;

AND WHEREAS, the owner of said property has taken steps to make repairs and/or improvements to the property.

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

The resolution setting a hearing to consider condemning the following described property as being dangerous and unsafe is hereby rescinded and the property is released from all condemnation proceedings:

Legal Description

The South Half of Lots 1 and 2, Block 13, Concannon's Addition to the City of Independence, Montgomery County, Kansas

Common Address

205 S 16th Street

Mortgage

Adopted this 11th day of December, 2025.

(SEAL)

Mayor

City Clerk

NSPIRE HCV/PBV INSPECTION CHECKLIST

PHA:	Address of Unit: 208 S 16
Family Identifier:	Owner: Donnelly Properties LLC
Any children under 6 reside or expected to reside in the unit? (Y/N):	Owner Contact Information: 620-305 9576
Inspector: Erin Musgrove	Housing Type: SFR
Date of Inspection: 11/6/2025	Year Constructed: 1915
Type of Inspection: Initial for Landlord Lic	Number of Bedrooms:

Summary Decision on Unit (Pass/Fail):

11/14/2025

*Affirmative Habitability Requirement per 24 CFR 5.703(d) and NSPIRE Final Rule

Mark all that apply:

Health & Safety Designation	Correction Timeframe (P/F)
LT	Life-Threatening - 24 Hours (Fail)
S	Severe - 30 Days (Fail)
M	Moderate - 30 Days (Fail)
L	Low - N/A (Pass)

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Address and Signage	Address, signage, or building identification codes are broken, illegible, or not visible.			M ☐	
Bathtub and Shower	Only 1 bathtub or shower is present and it is inoperable or does not drain.	S ☐	L ☐		
	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.	M ☐	L ☐		
	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.	M ☐	L ☐		
	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	L ☐			
	Bathtub or shower cannot be used in private.*	*M ☐	M ☐		
Cabinet and Storage	Food storage space is not present.*	*M ☐			
	Storage component is damaged, inoperable, or missing.	M ☐	L ☐		
Call-For-Aid System	System is blocked, or pull cord is higher than 6 inches off the floor.	LT ☐	LT ☐		
	System does not function properly.	LT ☐	LT ☐		
Carbon Monoxide	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.*	LT ☐			
	Carbon monoxide alarm is obstructed.	LT ☐	LT ☐		
	Carbon monoxide alarm does not produce an audio or visual alarm when tested.	LT ☐	LT ☐		
Ceiling	Ceiling has an unstable surface.	M ☐	M ☐		
	Ceiling has a hole.	M ☐	M ☐		
	Ceiling component(s) is not functionally adequate.	S ☐	S ☐		
Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.	LT ☐	LT ☐	LT ☐	
	Chimney exhibits signs of structural failure.			LT ☐	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing.	LT ☐	LT ☐		
	Gas dryer transition duct is detached or missing.	LT ☐	LT ☐		
	Electric dryer exhaust ventilation system has restricted airflow.	LT ☐	LT ☐	LT ☐	
	Dryer transition duct is constructed of unsuitable material.	LT ☐	LT ☐		
	Gas dryer exhaust ventilation system has restricted airflow.	LT ☐	LT ☐	LT ☐	
	Exterior dryer vent cover, cap, or a component thereof is missing.			L ☐	
NOT Provided Cooking Appliance	Cooking range, cooktop, or oven does not ignite or produce heat.	S ☐	L ☐		
	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.	M ☐	M ☐		
	Primary cooking appliance is missing.*	*M ☐			
	A microwave is the primary cooking appliance and it is damaged.	S ☐			
	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	M ☐	M ☐		
Door - Entry	Entry door will not open.	M ☐	M ☐		
	Entry door will not close.	S ☐	M ☐		
	Entry door self-closing mechanism is damaged, inoperable, or missing.	S ☐	M ☐		
	Hole, split, or crack that penetrates completely through entry door.	M ☐	M ☐		
	Entry door is missing.	LT ☐	S ☐		
	Entry door surface is delaminated or separated.	M ☐	M ☐		
	Entry door frame, threshold, or trim is damaged or missing.	M ☐	M ☐		
	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	M ☐	M ☐		11/14 added Weatherstripping to Back door
	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.	L ☐	L ☐		
Door - Fire	Entry door cannot be secured.	S ☐	M ☐		
	Fire labeled door does not open.	S ☐	S ☐		
	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.	S ☐	S ☐		
	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.	S ☐	S ☐		
	Fire labeled door seal or gasket is damaged or missing.	S ☐	S ☐		
	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.	S ☐	S ☐		
	Fire labeled door cannot be secured.	S ☐	M ☐		
Door - General	Fire labeled door is missing.	LT ☐	LT ☐		
	A passage door does not open.	M ☐	M ☐		
	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	L ☐	L ☐		
	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing	L ☐			
	An exterior door component is damaged, inoperable, or missing.			M ☐	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Drain	Drain is fully blocked.	M ☐	M ☐	M ☐	
Egress	Obstructed means of egress.	LT ☐	LT ☐	LT ☐	
	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.	LT ☐			
	Fire escape access is obstructed.	LT ☐			
Electrical - Conductor, Outlet, and Switch	Outlet or switch is damaged.	LT ☐	LT ☐	LT ☐	
	Testing indicates a three-pronged outlet is not properly wired or grounded.	S ☐	S ☐	S ☐	Covers replaced 7/1/14
	Outlet does not have visible damage and testing indicates it is not energized.	S ☐	S ☐	S ☐	
	Exposed electrical conductor.	LT ☐	LT ☐	LT ☐	
	Water is currently in contact with an electrical conductor.	LT ☐	LT ☐		
Electrical - GFCI/AFCI	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	S ☐	S ☐	S ☐	
	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.	S ☐	S ☐	S ☐	
	An unprotected outlet is present within six feet of a water source.* <i>In Basement</i>	*S ☐	*S ☐	*S ☐	
Electrical - Service Panel	Electrical service panel is not readily accessible.	M ☐	M ☐	M ☐	
	The overcurrent protection device is damaged.	LT ☐	LT ☐	LT ☐	
	The overcurrent protection device is contaminated.	S ☐	S ☐	S ☐	
Elevator	Elevator is inoperable.		M ☐		
	Elevator door does not fully open and close.		M ☐		
	Elevator cab is not level with the floor.		M ☐		
	Safety edge device has malfunctioned or is inoperable.		M ☐		
Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.		LT ☐	LT ☐	
Fence and Gate	Fence component is missing.			M ☐	
	Gate does not open, close, latch, or lock.			M ☐	
	Fence demonstrates signs of collapse.			M ☐	
Fire Escape	Fire escape component is damaged or missing.			LT ☐	
Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.	LT ☐	LT ☐	LT ☐	
	Fire extinguisher service tag is missing, illegible, or expired.	LT ☐	LT ☐	LT ☐	
	Fire extinguisher is damaged or missing.	LT ☐	LT ☐	LT ☐	
Flammable and Combustible Item	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.	LT ☐	LT ☐	LT ☐	
Floor	Floor substrate is exposed.	M ☐	M ☐		
	Floor component(s) is not functionally adequate.	M ☐	M ☐		
Food Preparation	Food preparation area is not present.*	*M ☐			
	Food preparation area is damaged or is not functionally adequate.	M ☐	M ☐		

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Foundation	Foundation is cracked. <i>sandstone leaning -</i>	M ☐	M ☐	M ☐	
	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.	M ☐	M ☐	M ☐	
	Foundation is infiltrated by water.	M ☐	M ☐	☐	
	Foundation support post, column, beam, or girder is damaged.	M ☐	M ☐	M ☐	
	Foundation vent cover is missing or damaged.	☐	☐	M ☐	
Garage Door	Garage door has a hole.	M ☐	M ☐	M ☐	
	Garage door does not open, close, or remain open or closed.	M ☐	M ☐	M ☐	
Guardrail	Grab bar is not secure.	M ☐	M ☐	☐	
	Guardrail is missing or not installed.*	*LT ☐	*LT ☐	*LT ☐	
	Guardrail is not functionally adequate.	LT ☐	LT ☐	LT ☐	
Handrail	Handrail is missing.	M ☐	M ☐	M ☐	
	Handrail is not secure.	M ☐	M ☐	M ☐	
	Handrail is not functionally adequate.	M ☐	M ☐	M ☐	
	Handrail is not installed where required.	☐	L ☐	L ☐	
HVAC	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.*	*LT ☐	☐	☐	
	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.*	*S ☐	☐	☐	
	Air conditioning system or device is not operational.	M ☐	L ☐	☐	
	Unvented space heater that burns gas, oil, or kerosene is present.*	*LT ☐	*LT ☐	☐	
	Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.	LT ☐	LT ☐	☐	
	Heating system or device safety shield is damaged or missing. <i>new</i>	S ☐	S ☐	☐	
	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.*	*M ☐	*M ☐	☐	
	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.	LT ☐	LT ☐	LT ☐	
Infestation	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.	☐	M ☐	☐	
	Evidence of cockroaches.	M ☐	M ☐	☐	
	Extensive cockroach infestation.	S ☐	M ☐	☐	
	Evidence of bedbugs.	M ☐	M ☐	☐	
	Extensive bedbug infestation.	S ☐	M ☐	☐	
	Evidence of mice.	M ☐	M ☐	☐	
	Extensive mouse infestation.	S ☐	M ☐	☐	
	Evidence of rats.	M ☐	M ☐	M ☐	
	Extensive rat infestation.	S ☐	S ☐	☐	
	Evidence of other pests.	M ☐	M ☐	☐	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Leak - Gas/Oil	Natural gas, propane, or oil leak. <i>none in Building</i>	LT ☐	LT ☐	LT ☐	
Leak - Sewage	Blocked sewage system.	S ☐	S ☐	S ☐	
	Leak in sewage system.	S ☐	S ☐	S ☐	
	Cap to the cleanout or pump cover is detached or missing.	M ☐	M ☐	M ☐	
	Cleanout cap or riser is damaged.	M ☐	M ☐	M ☐	
Leak - Water	Environmental water intrusion.	M ☐	M ☐		
	Plumbing leak.	M ☐	M ☐	L ☐	
	Fluid is leaking from the sprinkler assembly.	M ☐	M ☐	L ☐	
Lighting - Auxiliary	Auxiliary lighting is damaged, missing, or fails to illuminate when tested.		S ☐	S ☐	
Lighting - Exterior	A permanently installed light fixture is damaged, inoperable, missing, or not secure.			M ☐	
Lighting - Interior	A permanently installed light fixture is inoperable.	M ☐	M ☐		
	A permanently installed light fixture is not secure.	M ☐	M ☐		
	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.*	*M ☐	*M ☐		
Litter	Litter is accumulated in an undesignated area.		M ☐	L ☐	
Minimum Electrical and Lighting	At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.*	*M ☐			
Mold-Like Substance	Presence of mold-like substance at moderate levels is observed visually.	M ☐	L ☐		
	Presence of mold-like substance at high levels is observed visually.	S ☐	M ☐		
	Presence of mold-like substance at extremely high levels is observed visually.	LT ☐	S ☐		
	Elevated moisture level.	M ☐	L ☐		
Parking Lot	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.			M ☐	
	Parking lot has ponding.			M ☐	
Potential Lead-Based Paint Hazards - Visual Assessment	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.	M ☐	M ☐		
	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.	S ☐	S ☐		
	Paint Outside on a target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.			M ☐	
	Paint Outside on a target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.			S ☐	
Private Roads and Driveways	Road or driveway access to the property is blocked or impassable for vehicles.			S ☐	
	Road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater.			M ☐	
Refrigerator	Refrigerator is inoperable such that it may be unable to safely and adequately store food.	M ☐	M ☐		
	Refrigerator component is damaged such that it impacts functionality.	M ☐	M ☐		
	Refrigerator is missing.*	*M ☒			<i>not installing one</i>

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Retaining Wall	Retaining wall is leaning away from the fill side.			M ☐	
	Retaining wall is partially or completely collapsed.			M ☐	
Roof Assembly	Restricted flow of water from a roof drain, gutter, or downspout.			M ☐	
	Gutter component is damaged, missing, or unfixed.			M ☐	
	Roof surface has standing water.			M ☐	
	Substrate is exposed.			M ☐	
	Roof assembly has a hole.			M ☐	
	Roof assembly is damaged.			M ☐	
Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.	S ☐	S ☐	S ☐	
Sidewalk, Walkway, Ramp	Sidewalk, walkway, or ramp is blocked or impassable.			M ☐	
	Sidewalk, walkway, or ramp is not functionally adequate.			M ☐	
Sink	Sink or sink component is damaged or missing and the sink is not functionally adequate.	M ☐	L ☐		
	Water is directed outside of the basin.	L ☐	L ☐		
	Sink is not draining.	M ☐	M ☐		
	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.	M ☐	M ☐		
	Sink component is damaged or missing and the sink is functionally adequate.	L ☐	L ☐		
	Cannot activate or deactivate hot and cold water.*	*M ☐	M ☐		
	Sink is missing or not installed within the primary kitchen.*	*M ☐			
Site Drainage	Water runoff is unable to flow through the site drainage system.			L ☐	
	Erosion is present.			L ☐	
	Grate is not secure or does not cover the site drainage system's collection point.			M ☐	
Smoke Alarm	Smoke alarm is not installed where required.*	*LT ☐	*LT ☐		
	Smoke alarm is obstructed.	LT ☐	LT ☐		
	Smoke alarm does not produce an audio or visual alarm when tested.	LT ☐	LT ☐		
Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.	LT ☐	LT ☐	LT ☐	
	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.	LT ☐	LT ☐		
	Sprinkler assembly has evidence of corrosion.	LT ☐	LT ☐	LT ☐	
	Sprinkler assembly has evidence of foreign material that is detrimental to performance.	LT ☐	LT ☐	LT ☐	
Stairs	Tread is missing or damaged.	M ☐	M ☐	M ☐	
	Stringer is damaged.	M ☐	M ☐	M ☐	
Steps and Stairs	Step or stair is not functionally adequate. <i>Basement Steps Repaired</i>			M ☒	11/14/25
Structure	Structural system exhibits signs of serious failure.	LT ☐	LT ☐	LT ☐	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Toilet	Only 1 toilet was installed, and it is missing.	LT ☐	M ☐		
	A toilet is missing and at least 1 toilet is installed elsewhere that is operational.	M ☐	M ☐		
	Only 1 toilet was installed, and it is damaged or inoperable.	S ☐	M ☐		
	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.	M ☐	M ☐		
	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.	M ☐	M ☐		
	Toilet is not secured at the base.	M ☐	M ☐		
	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.	L ☐	L ☐		
	Toilet cannot be used in private.*	*M ☐	M ☐		
Trash Chute	Chute door does not open or self-close and latch.		M ☐		
	Chute is clogged.		M ☐		
Trip Hazard	Trip hazard on walking surface.	M ☐	M ☐	M ☐	
Ventilation	Exhaust system does not respond to the control switch.	M ☐	M ☐		
	Exhaust system has restricted airflow.	M ☐	M ☐		
	Exhaust system component is damaged or missing.	M ☐	M ☐		
	Bathroom does not have proper ventilation or dehumidification.	M ☐	M ☐		
Wall - Exterior	Exterior wall covering has missing sections of at least 1 square foot per wall.			M ☐	
	Exterior wall has peeling paint of 10 square feet or more.			M ☐	
	Exterior wall component(s) is not functionally adequate.			M ☐	
Wall - Interior	Interior wall has a loose or detached surface covering.	M ☐	M ☐		
	Interior wall component(s) is not functionally adequate.	M ☐	M ☐		
	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.	M ☐	M ☐		
Water Heater	Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.	S ☐	S ☐	S ☐	
	No hot water.	S ☐	L ☐		
	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.	M ☐	M ☐	M ☐	
	Chimney or flue piping is blocked, misaligned, or missing.	LT ☐	LT ☐	LT ☐	
	Gas shutoff valve is damaged, missing, or not installed.	LT ☐	LT ☐	LT ☐	
Window	Window will not open or stay open.	M ☐	L ☐		
	Window cannot be secured.	M ☐	L ☐		
	Window will not close.	S ☐	M ☐		
	Window component is damaged or missing and the window is not functionally adequate.	M ☐	M ☐		

Note: This checklist is not a standards form and is not required for use. The form or its data should not be submitted to HUD, and will not be collected or maintained by HUD. No PII data should be submitted, nor will it be collected.

The housing authority or owner is responsible for compliance with the HUD NSPIRE Standards per the NSPIRE Final Rule (88 FR 30442) and accompanying Federal Register Notices (88 FR 40832, 88 FR 66882).

HQS Summary for

Date 11/6/2025 again 11/14/25 for repairs

Owner Justin Donnelly 620-305-9576

Inspection Required for Landlord License,

The property is a 2 bedroom could be 3 1 bath

Address on front of house, yes

Living room, All outlets and light switches work, door opens, shuts and locks securely. Windows open and lock now

Dining Room All outlets & switches work windows will open & lock Mini split installed for heat & air

Kitchen: Stove & fridge not provided adequate cabinets, sink water gets hot & drains properly. Lights & outlets all work.

Bathroom; All the fixtures work as they should, water drains properly from sink & shower. Toilet operates properly, flushes & fills properly. Window for venting, peel & stick flooring is being covered, coming up on corners. Was starting as I left.

Bedroom left center first floor all plugins work, Windows open & lock. Smoke detector installed Added Mini split.

Bedroom top of stairs back of house All good, smoke detectors installed, Has a closet, windows on 3 sides all open & have locks and storm windows.

Bedroom left in front of the house All good smoke detector installed, Windows good.

Put regular knob on back of house that used to be a garage, Steps to basement repaired, Electrical box marked Hot water tank in compliance.

Dryer vent installed, metal.

No Issues outside

Erin Musgrove, HQS Inspector,

620-714-1758



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider awarding the contract for engineering design of runway pavement rehabilitation to H.W. Lochner, Inc.

SUMMARY RECOMMENDATION Authorize award.

BACKGROUND As a part of the capital plan for maintaining the airport, H.W. Lochner, Inc. (Lochner) is preparing to start engineering work on the next planned project at the airport. This project consists mainly of milling and overlay of Runway 4/22 with repair of some additional areas if sufficient funding is available. A sketch of the areas involved is attached.

This contract is for \$199,300, on a lump sum basis. 95% of that will be covered by the FAA, leaving the net cost of this contract to the City of \$9,965. It is projected that, if the project is selected by the FAA for full funding, that the project will also benefit from the 95% match.

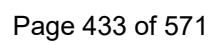
The contract is not attached to the RCA as it is 42 pages, but a copy is available at the meeting for review if requested. The contract would be subject to FAA approval before it becomes final.

FINANCIAL INFORMATION The project will be paid for using airport capital reserve funds.

SUGGESTED MOTION I move to authorize the contract with H. W. Lochner, Inc. for the engineering of the pavement rehabilitation at the Independence Municipal Airport.

SUPPORTING DOCUMENTS

1. 4-22 Map
2. 00_Lochner Agreement_IDP RW 4-22 and TW C Rehab_FOR SIGNATURE



CONSULTANT AGREEMENT

Owner: City of Independence, Kansas

Client: City of Independence, Kansas

Consultant: H.W. Lochner, Inc. ("Lochner")

Date:

Project: Independence Municipal Airport (IDP)

BASE BID – Rehabilitate Runway 4-22

ADD ALTERNATE – Rehabilitate Midfield Connecting Taxiway C

Lochner and the Client (collectively, the "Parties" and individually, a "Party") agree as follows:

1. **Agreement.** This Agreement is a contract between Lochner and the Client for Lochner to perform consulting, engineering, and/or design services on the Project.

2. **Lochner.** Lochner is the Client's Consultant for the services listed in this Agreement which Lochner is contracting to provide for the Project, and Lochner shall facilitate the exchange of information between or among Lochner and the Client, Lochner and other consultants retained by the Client, and Lochner and other consultants that Lochner may have retained for the Project. All communications between Lochner and the Client shall be through Lochner unless the Client authorizes otherwise.

Lochner represents that it is a properly licensed engineering firm and is registered to practice its profession and to conduct business in the State of Kansas.

3. **Scope of Services.** Lochner shall perform the services set forth in Attachment A Scope of Work/Services, as awarded herein (the "Services").

4. **Compensation.** The Client shall compensate Lochner in accordance with Attachment B Agreement Price and Schedule of Values

5. **Schedule.** Lochner shall perform its Services within a timeframe mutually agreed to by Lochner and the Client as specified in Attachment C.

Lochner shall strive to cooperate with and to coordinate its Services with the activities of all other parties to the Project, including other consultants retained by the Client.

6. **Additional Services.** If the Client requests Lochner to perform services that Lochner believes to be in addition to the Services specified in Section 3 of this Agreement, and for which Lochner believes it is entitled to additional time or additional compensation, before commencing with any Additional Services Lochner shall submit a written cost estimate and revised schedule in accordance with Section 15 of this Agreement. Lochner shall not commence with any Additional Services without written authorization by the Client.

7. **Standard of Care.** The standard of care applicable to Lochner's Scope of Services shall be the degree of skill and care normally employed by professionals engaged to perform services similar to the Services required herein at the same time and in the same geographic area as the performance of Services hereunder and on projects similar in size and scope to the Project. In the event a standard of care is prescribed by statute, such statutory formulation shall be the Standard of Care.

8. **Payment.** Lochner shall send invoices to the Client at monthly intervals. Payment will be made to Lochner for invoiced Services not more than thirty (30) days following submittal of invoice to the Client.

9. **Correction of Work.** Lochner shall correct any Services that fail to conform to the Standard of Care set forth in Section 7 of this Agreement at Lochner's own expense.

10. **Termination.** Lochner may terminate this Agreement upon five (5) days written notice if the Client breaches any term of this Agreement. The Client may terminate this Agreement upon seven (7) days written notice without cause for the Client's own convenience. If this Agreement is terminated by Lochner for the Client's breach, the Client shall be liable to Lochner for all costs and expenses that Lochner incurred prior to the termination as a result of the Client's breach. If this Agreement is terminated by the Client for its convenience, Client shall be liable to Lochner for all costs and expenses that Lochner incurred prior to the termination.

11. **Insurance.** Lochner will provide and maintain the following policies of insurance under the terms and conditions set forth below:

1. **Professional Liability Insurance** retroactive to the date of commencement of Lochner's services in relation to the Project with a per claim and aggregate limit in the amount of the greater of \$1.0 million. This policy shall be maintained in effect for a period of one (1) year after completion of all Lochner's Services hereunder.

2. **Commercial General Liability ("CGL") Insurance** in the amount of \$1.0 million per occurrence, \$1.0 million aggregate limit, and \$1.0 million products and completed operations aggregate limit. In addition to the coverage provided by the Commercial General Liability Insurance, if not already included in such coverage, such insurance shall also provide coverage for personal injury, bodily injury, property damage, products-completed operations (for a minimum of five (5) years after completion of work) and broad form contractual liability.

3. **Comprehensive Automobile Liability ("Auto") Insurance** in the amount of \$1.0 million per occurrence, and \$1.0 million aggregate limit. In addition to the coverage provided by the Comprehensive Automobile Liability Insurance, if not already included in such coverage, such insurance shall also provide coverage for personal injury, bodily injury and property damage arising out of owned, hired, leased and non-owned vehicles, automobiles, trucks and trailers.

4. **Workmen's Compensation Insurance** in the amount of the statutory maximum, if there is one, and if there is no statutory maximum, in the amount of \$1.0 million and Employer's Liability Insurance of at least \$1.0 million.

5. **Umbrella Excess Liability Insurance** in the minimum amount of \$3.0 million each occurrence, and \$3.0 million aggregate limit. The Umbrella Excess Liability Insurance shall be written on an umbrella excess basis over, and shall follow form to, the Commercial General Liability

Insurance policy, the Comprehensive Automobile Liability Insurance policy, and the Employer's Liability Insurance policy. The Umbrella Excess Liability Insurance policy shall be endorsed to provide defense coverage obligations.

Lochner will include coverage for its subcontractors in its policies or obtain from each subcontractor equivalent insurance as required of Lochner hereunder. The provisions of Section 11 shall apply equally to Lochner's subcontractors as they do to Lochner.

All insurance policies will be endorsed to provide that the insurance company will give the Client at least thirty (30) days written notice of cancellation or material change prior to such cancellation or modification.

Prior to commencement of Lochner's Scope of Services hereunder, Lochner shall provide the Client with certificates of insurance evidencing the requirements set forth herein.

12. Indemnification. Lochner agrees to indemnify the Client and its officers, directors, members, managers, employees and assigns (the "Indemnitees") from and against liability, claims, damages, losses and expenses (including, but not limited to, reasonable attorneys' fees, expert witness costs, other litigation costs, judgments, settlements and economic losses) (collectively the "Losses" and individually, a "Loss") arising out of or resulting from negligent performance of any Services or duties under this Agreement by Lochner, its subcontractors, lower-subcontractors, or agents of any tier or their respective employees provided, however, that in the event of a Loss arising out of damages to persons or property, the foregoing obligation (1) shall not require Lochner to indemnify any Indemnatee for Losses other than to the extent caused by the act, omission or default of Lochner, its contractors, subcontractors, lower-subcontractors, materialmen, or agents of any tier or their respective employees, where such is prohibited by law, and (2) shall not require Lochner to indemnify any Indemnatee for Losses caused in whole or in part by any act, omission, or default of the Indemnatee, where such is prohibited by law. If the obligation to indemnify set forth in this Section is broader than that allowed by applicable law, this Section should be interpreted as providing the broadest indemnification obligation permitted and should be limited only to the extent necessary to comply with that law.

Lochner shall reimburse the Client for its reasonable attorneys' fees, expert witness costs and other litigation costs to enforce this Section 12 and shall survive the termination or full performance of this Agreement by either or both Lochner and/or the Client. Section 12 is to be read separately and independently of Section 11 and the additional insured obligations therein contained.

13. Waiver of Immunity. In claims against any person or entity indemnified under Section 12 by an employee of Lochner, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable (a "Claimant"), the indemnification obligation under Section 12 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Claimant's employer under workers' compensation acts, disability benefit acts or other employee benefit acts.

14. Ownership of Documents. If the Agreement requires that any of the Client's documents, drawings, plans, specifications, or other work product are, or shall become, the property of another person, Lochner shall, at the Client's request, assign all rights of ownership of any like document prepared by Lochner to the same person.

15. Changes. Client may, by written direction only, make changes, revisions, additions, or deletions (collectively called “changes”) to this Agreement. Any claim by Lochner for an adjustment under this paragraph must be asserted in writing fully supported by factual documentation to the Client, within fifteen (15) calendar days from the date of receipt by Lochner of the written change order from the Client, or within such extension of this period as Client, in its sole discretion, may grant in writing at Lochner's request prior to expiration of said period.

Claims arising under this Agreement shall be decided in the state or federal courts located in Kansas.

16. Confidentiality. Lochner acknowledges, that as part of Lochner's relationship with the Client, it will have access to information that is not publicly available (“Confidential Information”). Lochner agrees that it will maintain strict confidentiality with respect to such Confidential Information and will not, directly, or indirectly, disseminate it or use it for any purpose unrelated to Lochner's obligations under this Agreement. Lochner shall not, without the prior written consent of the Client, make any public statement, announcement or release concerning the Project or the Confidential Information to trade publications, the press, or any other individual, corporation, partnership, or entity except as may be necessary to comply with the requirements of any applicable law, governmental order or regulation. In the event Lochner believes it is required to disclose any Confidential Information in order to comply with any applicable law, governmental order or regulation, Lochner shall promptly notify the Client of same with sufficient time to allow the Client to object or otherwise take actions to prevent the disclosure of such Confidential Information.

17. Quality Control/Quality Assurance. Lochner shall perform Quality Control/Quality Assurance (QC/QA) commensurate with the Standard of Care throughout the provision of all Services by Lochner pursuant to the terms of this Agreement.

18. Miscellaneous Provisions.

1. Assignment. Lochner shall not assign this Agreement or the benefits arising therefrom without the prior written consent of the Client.

2. Integration. This Agreement represents the entire and integrated Agreement between Lochner and the Client and supersedes all prior negotiations, representations or agreements, either written or oral.

3. Third Parties. There are no third-party beneficiaries to this Agreement other than as expressly indicated in Section 11 (Insurance) and Section 12 (Indemnification).

4. Invalidity. In the event any provision or part of a provision of this Agreement is found invalid by a tribunal of competent jurisdiction, (i) the other provisions or parts of the provision of this Agreement shall remain in full force and effect notwithstanding such finding, and (ii) the Agreement shall be interpreted to, as closely as possible, effectuate the purpose the original Agreement language.

5. Mutually Negotiated. The Parties acknowledge that the terms and conditions of this Agreement have been the subject of mutual negotiation, and that this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any provision of this Agreement.

6. Survival. Notwithstanding anything herein to the contrary, the provisions of this Agreement providing for limitation of or protection against liabilities between the Parties, shall survive termination of the Agreement and/or completion of the Services hereunder.

7. Limitation of Liability. Lochner's liability for any claim or breach of Standard of Care shall be limited to the amount of its ~~Compensation as defined~~ shown in Section 4 11.1.

8. Notices. Unless otherwise provided herein, all notices, requests, consents, approvals, demands and other communications to be given hereunder shall be in writing and shall be deemed given upon (a) the date of delivery when hand delivered to the respective Parties as set forth below, or (b) actual receipt as evidenced by proof of delivery by a national courier service or the United States Postal Service, addressed to the respective Parties at the following addresses:

Notice to Lochner:

Matthew J. Jacobs, PE
Senior Project Manager
H.W. Lochner, Inc.
15717 College Boulevard
Lenexa, KS 66219

Notice to Client:

John Garriss
City Engineer / Director of Public Works & Utilities
City Hall
120 N. 6th Street
Independence, KS 67301

9. Mutual Waiver of Consequential Damages. In no event shall either Party, their members, managers, affiliates, officers, directors, employees, agents, or shareholders be liable to the other Party for any special, incidental or consequential damages, direct or indirect, including, but not limited to, lost revenue, lost profits, financing costs, overhead, penalties, fines, liquidated damages and lost opportunities, whether incurred by a Party or by third parties to that Party may be liable, whether sounding in breach of contract, warranty, tort (including negligence), strict or statutory liability or otherwise, arising from or relating to the Services under this Agreement.

10. Electronically Produced Documents. Electronically produced documents will be submitted in data files compatible with AutoCAD Release 2022. Lochner makes no warranty as to the compatibility of the data files beyond the above specified hardware and release or version of the stated software.

Because data stored on electronic media can deteriorate undetected or be modified without Lochner's knowledge, the electronic data files submitted to the Sponsor or other Agencies will have an acceptance period of thirty (30) days. If during that period the Sponsor or other Agencies find any errors or omissions in the files, Lochner will correct the errors or omissions as a part of the basic Agreement. Lochner will not be responsible for maintaining copies of the submitted electronic data files after the acceptance period.

11. Engineer's Opinion of Probable Project Cost and Construction Cost. Since Lochner has no control over the cost of labor, materials, equipment or services furnished by others, or over

the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Lochner's opinions of probable Project Cost and Construction Cost provided for herein are to be made on the basis of Lochner's experience and qualifications and represent its best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but Lochner cannot and does not guarantee that proposals, bids or actual Project or Construction Cost will not vary from opinions of probable cost prepared by Lochner. However, Lochner represents that it will use reasonable engineering care and judgment commonly exercised by an engineer in the same or similar circumstances in making and transmitting such cost estimates to the Client.

12. Force Majeure. Any delay or failure of Lochner in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God, war, riot, strike, fire, storm, flood, windstorm, discovery or uncovering of hazardous or toxic materials or causes beyond the reasonable control of Lochner, provided that prompt written notice of such delay or suspension be given by Lochner to the Client. Upon receipt of said notice, if necessary, the time for performing shall be extended for a period of time reasonably necessary to overcome the effect of such delays and Lochner shall be reimbursed for the cost of such delays.

13. Client's Responsibilities.

- a. Arrange for access to and make all provisions for Lochner to enter upon public and private property as required for it to perform his/her services.
- b. Assist in approvals and permits from all governmental entities having jurisdiction over the project and such approvals and consents from others as may be necessary for completion of the project.
- c. Designate in writing a person to act as Client representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, and interpret and define Sponsor policies and decisions.
- d. Give prompt written notice to Lochner whenever Client observes or knows of any development that affects the scope or timing of Lochner's services.
- e. Pay publishing cost for advertisements of notices, public hearings, request for bids, and other similar items. The Sponsor shall pay for all permits and licenses that may be required by local, state or federal authorities; and shall secure the necessary land, easements and rights-of-way required for the project.
- f. Available information relating to environmental conditions at the property, including any permits, clearances, investigations, and remediation required for federal, state, and local agencies identified by environmental consultants for the Sponsor in currently available reports.

14. Mandatory Federal Contract Provisions. (Reference Attachment D)

H.W. LOCHNER, INC.

CITY OF INDEPENDENCE, KANSAS

By: Erik Vliet

By: _____

Title: Business / Operations Manager

Title: _____

Date: 12/3/2025

Date: _____

Attachments

Attachment A Scope of Work/Services

Attachment B Agreement Price and Schedule of Values

Attachment C Project Schedule

Attachment D Mandatory Federal Contract Provisions

SCOPE OF WORK/SERVICES

WHEREAS, the Client has agreed to employ the Consultant to provide the engineering services required for performing topographical surveys and pavement and geotechnical investigations, and for preparing engineer's design report, designs, construction plans, contract documents/technical specifications, tabulation of construction quantities, engineer's opinion of probable construction cost and project budget. The Consultant shall also assist the Client with bidding and administrative services including updating the Client's DBE Program. The Client may enter into a separate agreement for the additional services for providing construction administration, construction observation, and materials acceptance testing services for the proposed Project upon completion of the Design Phase services.

All services will be performed in accordance with good engineering practice and applicable published design criteria of the FAA, primarily FAA Advisory Circulars (AC) and Central Region Guidance publications.

- AC 150/5300-13B *"Airport Design"*
- AC 150/5320-6G *"Airport Pavement Design and Evaluation"*
- AC 150/5340-1M *"Standards for Airport Markings"*
- AC 150/5370-2G *"Operational Safety on Airports During Construction"*
- AC 150/5370-10H *"Standard Specifications for Construction of Airports."*
- AIP Guide 900 *"Project Design Development Project."*
- AIP Guide 1000 *"Construction Phase."*

The following is a detailed description of the specific engineering services that are a duty of this Agreement.

A. **BASIC SERVICES**

1. Preliminary

- a. Coordination with the Client and FAA regarding Project scope, schedule, and budget.
- b. Prepare agenda and conduct predesign TEAMS meeting and distribute meeting minutes.
- c. Update ACIP Data Sheets for proposed improvements and assist Client with submittal to FAA.
- d. Prepare topographical survey and pavement and geotechnical investigation services Scopes of Services and subconsultant Agreements.
- e. Prepare Disadvantaged Business Enterprise (DBE) Scope of Services Vendor Agreement.

2. Engineer's Design Report

- a. Conduct site visit to assess project area, pavement condition, and surrounding airfield features related to overlay and possible shoulder grading.
- b. Prepare Engineer's Design Report (EDR): The EDR will generally include the following:
 - Narrative regarding the proposed construction project
 - Existing site conditions including photographs.
 - Construction safety and phasing.

- Topographical survey overview
 - Runway Safety Area (RSA) analysis overview.
 - Runway 4-22 pavement report overview (report details geotechnical and pavement investigation, soils and laboratory test results, Lochner analysis, and recommended improvements)
 - Runway asphalt pavement rehabilitation (mill and overlay) methods.
 - Taxiway asphalt pavement rehabilitation (seal coat) methods.
 - Geometric design requirements.
 - Surface drainage design.
 - Pavement marking design.
 - Miscellaneous items (erosion control, DBE, NAVAID shutdown, ATO coordination, etc.)
 - Environmental considerations.
 - Engineer's opinion of probable construction cost and project budget.
 - Identification of deviation from FAA design criteria (proposed Modifications to Standards (MOS)).
- c. Submit Preliminary EDR to the Client and FAA for review and comment. PDF copies will be submitted electronically with hard copies provided upon request. (This submittal will be considered the 30% complete project submittal.)
- d. Finalize EDR with consideration of preliminary review comments and submit Final EDR to the Client and FAA for final approval and authorization to advertise. PDF copies will be submitted electronically with hard copies provided upon request. Final EDR will be submitted with final CSSP Report and Final Construction Plans and Contract Documents/Technical Specifications.

3. CSPP Report

- a. Prepare Construction Safety and Phasing Plan (CSPP) Report: The CSPP Report will be prepared in accordance with the guidelines included in Chapter 2, "*Construction Safety and Phasing Plans*" and Chapter 3, "*Guidelines for Writing a CSPP*" of Advisory Circular (AC) 150/5370-2G. The CSPP document will also include the Phasing Plans prepared for the Project that are applicable to all phases of construction.
- b. Submit Preliminary CSPP Report to the Client and FAA for review and comment. PDF copies will be submitted electronically with hard copies provided upon request. (This submittal shall be considered the 30% complete project submittal.)
- c. Conduct preliminary CSPP Report in-person review meeting with Client, Airport Operations staff, and Tenants.
- d. Finalize CSPP Report with consideration of preliminary review comments and submit Final CSPP Report to the Client and FAA for final approval and authorization to advertise. PDF copies will be submitted electronically with hard copies provided upon request. Final CSPP Report will be submitted with final EDR, Construction Plans and Contract Documents/Technical Specifications.

4. Plans and Specifications

a. Prepare Construction Plans and Contract Documents/Technical Specifications for the Project.

- 1) Prepare Construction Plans for the Project. The Construction Plans will generally include the following:
 - Title Sheet
 - General Layout Plan and General Notes
 - Construction Safety and Phasing Plan
 - Construction Safety and Phasing Details
 - Boring Log Layout and Details
 - Summary of Quantities
 - Pay Item Notes
 - Typical Sections
 - Demolition Plan
 - Runway 4-22 Overlay Plan and Profile
 - Runway 4 Turnaround and Connecting Taxiway Overlay Plan and Profile
 - Taxiway C Rehabilitation Plan and Details
 - Spot Elevations
 - Paving Details
 - RSA Improvement (Grading) Plan
 - Borrow Area Grading Plan
 - Drainage Details
 - Erosion Control Details
 - Pavement Marking Plan
 - Pavement Marking Details
 - Cross Sections – Runway 4-22
 - Cross Sections – Runway 4 Turnaround and Connecting Taxiway
- 2) Prepare Contract Documents/Technical Specifications that are in accordance with FAA criteria and satisfy project specific needs. The specifications shall be developed using FAA Advisory Circular 150/5370-10H and “Regional Modifications to Standards”.
- 3) Submit preliminary (90% completion) Construction Plans, Contract Documents/Technical Specifications, updated engineer's opinion of probable construction cost, and Project budget to the Client and FAA for review and comment. PDF copies will be submitted electronically with hard copies provided upon request. (This submittal shall be considered the 90% complete project submittal.)
- 4) Finalize Construction Plans and Contract Documents/Technical Specifications with consideration of preliminary review comments.

- 5) Submit Final Construction Plans and Contract Documents/Technical Specifications along with Final EDR and Final CSPP Report to the Client and the FAA for final approval and authorization to advertise. PDF copies will be submitted electronically with hard copies provided upon request.

5. Bidding

- a. Assist the Client with advertisement for bids. The Consultant shall prepare the advertisement and send the "Notice to Bidders" to prospective Contractors. (The Client shall place the advertisement in the appropriate media.)
- b. Upload the Construction Plans and Contract Documents/Technical Specifications to QuestCDN for prospective bidders to access and download.
- c. Answer questions, clarify points, and issue addenda as necessary pertaining to the Construction Plans and Contract Documents/Technical Specifications during the Bidding Phase.
- d. Attend and conduct a prebid conference at the Independence Municipal Airport.
- e. Prepare and issue addendums during the Bidding Phase as required.
- f. The Consultant will conduct a virtual bid submittal/opening and assist the Client with one (1) receipt of bids.
- g. Tabulate and analyze bid results, prepare Project budget, review Contractor's qualifications and DBE subcontractor's list provided by the Contractor, and make recommendation of contract award.
- h. Prepare construction contracts for award to successful bidder.

B. SPECIAL SERVICES

1. Administrative Assistance

- a. Prepare and submit FAA Form 7460 for project limits identified in the CSPP.
- b. Assist the Client in preparation of FAA Grant Application for federal funding for submittal to the FAA Airports Division.
- c. Assist the Client in preparation of required Sponsor Certifications for submittal to the FAA Airports Division.
- d. Assist the Client in preparation of Invoice Summary forms as required for requests for reimbursement and SF Forms 271 and 425.
- e. Assist the Client in preparation of Quarterly Performance Reports for submittal to the FAA Airports Division on a quarterly basis for the duration of the Project.

2. Field Survey

- a. Perform field surveys as required for the Project. (*Reference Attachment A2*)

3. Geotechnical / Pavement Investigation

- a. Perform geotechnical and pavement investigations for the Project. (*Reference Attachment A3*)

4. DBE Program / Goal Update

- a. Prepare DBE Goal Update for FFY 2025 – 2027 per guidelines acceptable by the Civil Rights Division of the FAA.
- b. Develop a schedule for development of the DBE Program Update for delivery to the Civil Rights Division of the FAA.
- c. Provide assistance to aid the Client in understanding their responsibilities in the administration of the DBE Program.

C. CONSTRUCTION SERVICES

- 1. The Scope of Services required for construction administration, construction observation, and materials acceptance testing for the Project may be added by separate Agreement.

INDEPENDENCE MUNICIPAL AIRPORT (IDP) INDEPENDENCE, KANSAS

SURVEY SCOPE OF SERVICES

The Consultant, in consideration of the payment as hereinafter specified on the part of the Engineer, agrees to perform the topographical surveying services enumerated as follows:

1. Field Survey
 - a. Perform field survey as required. The survey area is depicted on the attached Exhibit A and will consist of the following:
 - 1) Coordinate access to the project site with the Airport and the Engineer.
 - a. When operating within the Air Operations Area (AOA), Surveyor personnel shall comply with airfield safety regulations as described within FAA AC 150/5370-2G, Operational Safety on Airports During Construction(https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5370-2).
 - b. The Surveyor shall have a radio capable of receiving communications on the Airport's Common Traffic Advisory Frequency (CTAF) 123.05.
 - c. At a minimum, the Surveyor shall have a flag and/or a flashing beacon mounted on all vehicles operating within the AOA. Requirements for each are described within FAA AC 150/5370-2G.
 - 2) Establish survey baselines for improvement areas and set horizontal control points (CP-1 – CP-2) as shown on Exhibit A for use during the survey and construction. All control points shall not extend above the adjacent ground elevation. They shall be either flush or below the ground surface.
 - a. The Surveyor shall supply the Engineer with one (1) photo of each horizontal control point set on the project site by the Surveyor.
 - 3) Establish vertical control at the site based upon U.S.G.S. NAVD 88 datum and set benchmark for use during construction within close proximity of the survey limits if one is not already located there.
 - a. The Surveyor shall supply the Engineer with one (1) photo of each vertical control point set or utilized on the project site by the Surveyor.
 - 4) Obtain pavement and ground elevations and topography within the depicted survey limits or at the individual call-out locations further described as follows.
 - (1) For paved areas applicable to Runway 4-22 and the Runway 4 turnaround and connecting taxiway, survey will contain elevations along centerline of pavement, 30 ft. left/right of centerline (Runway 4-22 only), edges of pavement, grade breaks, and midpoints between grade breaks with readings no greater than 30 ft. apart. For un-paved areas adjacent to Runway 4-22 and the Runway 4 turnaround and connecting taxiway, ground immediately adjacent to edges of pavement, 10 ft. from the edge of pavement, and out to the survey limits as depicted on Exhibit A shall be obtained.

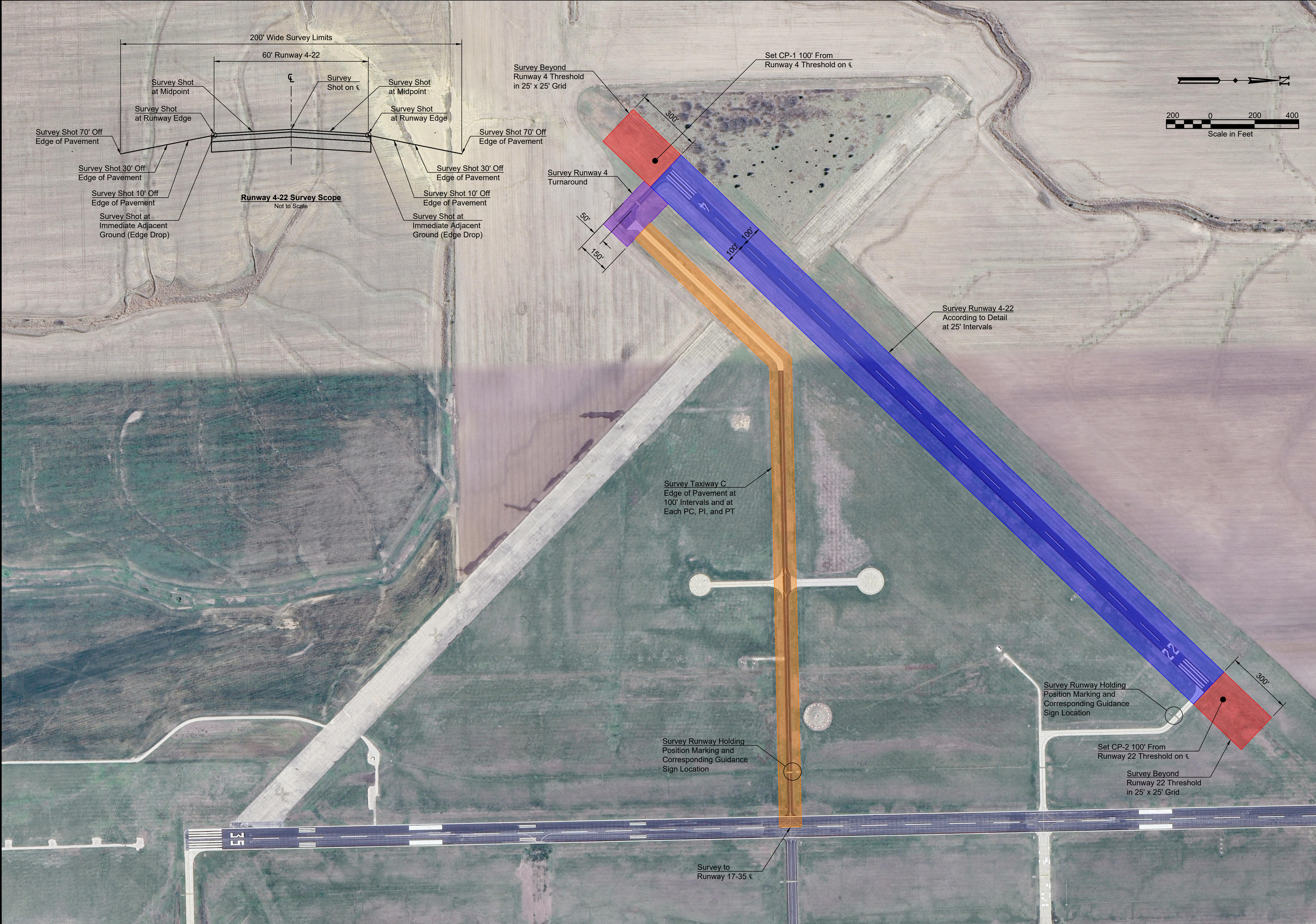
- (2) For paved areas applicable to Taxiway C, survey will contain elevations at edge of pavement and points of curvature, intersection, and tangent with readings no greater than 100 ft. apart.
- 5) Cross sections and topography within the survey limits will include the location and elevation of existing pavements, utilities, structures, and other existing features and shall also include:
 - (1) Spot elevations – Runway 4-22
 - a. Earth to the nearest 0.10 ft.
 - i. Elevations at the locations and frequency previously described and depicted in Exhibit A.
 - b. Pavement – to nearest 0.01 ft.
 - i. Elevations at the locations and frequency previously described and depicted in Exhibit A.
 - (2) Visual and underground utilities within the survey limits – water, sewer, gas, electric, telephone, etc.
 - a. The Surveyor shall be responsible for coordinating the marking of all utilities within the area by contacting Kansas 811 prior to completing the survey.
 - b. Type, size, approximate depth, and location
 - c. Manholes, handholes, meter pits, catch basins, inlets
 - i. Size and location
 - ii. Top and invert elevations
 - (3) Culverts – size, length, material, invert elevations
 - (4) Airport Features –lights, guidance signs, navigational aids (including foundations), ducts, cable markers, handholes, junction boxes, underdrain cleanouts and outlet pipes, etc. and pavement marking locations as depicted in Exhibit A.
- b. One (1) additional trip for acquiring additional survey points as needed by the Engineer.
- c. Deliverables
 - 1) One (1) compact disk with the electronic files of the survey, including DTM folder, suitable for operating on AutoCAD Civil 3D 2024. Please ensure the survey is provided in grid coordinates.
 - 2) Electronic copy of survey notes, calculations, raw survey data, .txt or .csv (PNEZD), comma delimited coordinate file and code legend obtained by electronic means, and any field notes taken by hand.
 - 3) Digital (.jpg or similar) photos of each horizontal control point (CP-1 and CP-2), vertical control point, and, at a minimum, three photos of the general survey limits, totaling, at a minimum, ten (10) photos.

- 4) One (1) AutoCAD drawing and one (1) hard copy original sealed by a Professional Land Surveyor with points, point numbers, description, tin file, survey baseline, existing features, and contours. The contours shall be provided at 1-foot intervals. The drawing shall include a legend that clearly describes the site features represented, a graphic scale, and a north arrow.
- 5) One (1) signed and sealed survey certification letter attesting to the horizontal and vertical accuracies of the survey as required for a 1A certification.

Plot Style: ae.ctb

Last Saved By: iwright 2025/11/05

Drawing Name: C:\Users\wright\OneDrive - hwlochner.com\Desktop\IDP\FAA - 4-22 Overlay\Survey\ACAD\Survey Scope.dwg, Nov. 06, 2025 - 5:25pm



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT.



15717 College Blvd.
Lenexa, KS 66219
P 816.945.5840
www.hwlochner.com

INDEPENDENCE MUNICIPAL AIRPORT (IDP)

CITY OF INDEPENDENCE, KANSAS

PROJECT NO.	26002
DRAWN BY	IJW
CHECKED BY	MJJ
DESIGNED BY	IJW
REVISIONS	

EXHIBIT A
SURVEY LIMITS

A

Page 449 of 571



November 18, 2025

Mr. Matt Jacobs
HW Lochner, Inc.
15717 College Boulevard
Lenexa, Kansas 66219
MJacobs@HWLocher.com

SUBJECT: Proposal for Geotechnical Engineering Services
Independence RW 4-22
Independence, Kansas
UES Proposal A25125.01005.000

Dear Mr. Jacobs:

UES Professional Solutions 25, LLC is pleased to present this proposal to provide the geotechnical engineering services for the above-referenced project. This proposal is based upon a preliminary understanding of your requirements as stated in your request for proposal dated November 5, 2025.

UES is committed to providing a high level of service to its clients. If a change in the proposed scope of work is requested, we are prepared to consider appropriate modifications, subject to the standards of care to which we adhere as professionals. Modifications such as changes in scope, methodology, scheduling, and contract terms and conditions beyond that which is described in this proposal may result in additional risks assumed by you and may require adjustments to our fee.

PROJECT DESCRIPTION

The proposed project will be located at the existing Runway 4/22 at the Independence Municipal Airport in Independence, Kansas. We understand the purpose of this investigation is to determine the suitability of the existing runway pavements for a mill and overlay operation. We also understand that it is necessary to determine if the existing pavements will support the heavy equipment required for the operation.

SCOPE OF SERVICES

UES will request a utility clearance through Kansas One-Call. The client will be responsible for locating and marking nonmember utilities or private utilities not located by Kansas One-Call. UES is not responsible for loss or damage resulting from unmarked utilities. UES will coordinate with the airport prior to field work to help identify possible underground utilities in the work area. If requested, we will

provide a quote to provide underground utility locating services to locate private utilities.

UES will coordinate the necessary signage, channelizing, and other traffic control measures during our field operations with a qualified subcontractor. All work will be coordinated with the Airport and Lochner.

We propose to explore the subsurface conditions at this site by performing 14 pavement cores according to the Coring Location Plan in Figure 1 below using a 5-inch nominal diameter, diamond-tipped core barrel. The cores will be spaced at approximately 250-foot intervals along the length of the runway. In addition to coring the surficial pavement, we will also advance one Dynamic Cone Penetrometer (DCP) test and collect subgrade samples using a hand-powered auger at each coring location to a maximum depth of 3 feet below the pavement surface. The resulting voids will be backfilled with clean sand, and the pavement patched with non-shrink grout.

We understand that there are several instances of severe cracking along the existing pavements, and that it is desired to ascertain the depth to which the cracks extend. If necessary to accomplish this, we will rearrange the locations of the pavement cores, or perform additional cores, such that the damaged areas are reasonably covered.

Figure 1: Proposed Coring Location Plan



Logs of the subsurface conditions encountered in the core locations will be recorded by our field personnel at the time of subsurface exploration. Samples will be obtained at selected depth intervals and will be returned to our laboratory for testing and analysis.

We anticipate that the laboratory testing program may include the following tests:

- Moisture Content (ASTM D2216)
- Atterberg Limits (ASTM D4318)

- No. 200 Sieve Wash (ASTM D1140)
- Asphalt Burnoff/Gradation (ASTM D6307 & D1856)

The actual type and number of tests will depend on the soil conditions we encounter.

Based on the findings of the field and laboratory programs and engineering analyses, we will provide opinions and recommendations regarding the following:

- Evaluation of existing pavement conditions, including depth and consistency of pavement and underlying subgrade
- Recommendations regarding pavement rehabilitation methods
- Opinions on suitability of existing asphalt pavement for supporting heavy equipment

We will present our opinions and recommendations in a written report which will include a map of the coring locations, photographs of the pavement cores, and laboratory test results. We will submit an electronic copy (pdf format) of the final report.

SCHEDULE

Our estimated schedule for the proposed geotechnical exploration is presented in Table 2. We will provide verbal updates as information is developed to expedite the project schedule.

Table 2: Project Schedule

Service	Estimated Schedule
Begin Field Work	15 to 20 days after notice to Proceed
Field Work Duration	1 to 2 days
Final Report	20 days after completion of fieldwork



If any significant changes are made in the location or proposed construction as described above, or if the encountered soil conditions are significantly different from those anticipated, additional study and analyses or more or deeper field exploration may be required. Any work required beyond the scope of that proposed above will be undertaken only after receiving your prior authorization and after an adjustment has been made to our fee to cover the additional work.

LIMITATIONS

The proposed exploration described herein specifically excludes the assessment of environmental characteristics, particularly those involving hazardous and/or toxic substances. A separate or concurrent environmental assessment may be appropriate prior to construction. We would be pleased to prepare a proposal for these services if requested. If obviously suspicious subsurface materials are encountered visually or by odor in the field explorations, we will immediately terminate the explorations and notify you regarding the situation.

During the performance of UES's services, hazardous materials may be discovered. UES will assume no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing hazardous materials being encountered or present on the project site or from the discovery of such hazardous materials. You will be asked to sign an agreement indemnifying UES from liability or loss arising out of the services covered by this proposal, including liability or loss in connection with pre-existing hazardous materials.

CLOSURE

UES appreciates the opportunity to submit this proposal, and we look forward to working with you on this project. If you agree with the terms of this proposal, please sign and return the enclosed service agreement. A fully executed copy will be returned to you. If you have any questions or need additional information, please contact UES's Wichita office.

Respectfully submitted,
UES Professional Solutions 25, LLC

A handwritten signature in blue ink, appearing to read "Kaleb A. Meyer".

Kaleb A. Meyer, P.G.
Wichita Geotechnical Manager
Kmeyer@teamues.com

A handwritten signature in blue ink, appearing to read "Matthew N. Tye".

Matthew N. Tye, P.E.
West Area Manager – Midwest Region
MTye@teamues.com

Attachments: Geotechnical Service Agreement and General Conditions (3); GBA (3)

COMPENSATION

The Client agrees to compensate the Consultant for performing engineering services as described herein on the following basis:

COMPENSATION SCHEDULE

A. BASIC SERVICES

1. Preliminary	\$12,500.00 Lump Sum
2. Engineer's Design Report	\$22,860.00 Lump Sum
3. CSPP Report.....	\$18,400.00 Lump Sum
4. Plans and Specifications	\$69,700.00 Lump Sum
5. Bidding	<u>\$14,800.00</u> Lump Sum
Subtotal Basic Services	\$138,260.00 Lump Sum

B. SPECIAL SERVICES

1. Administrative Assistance	\$8,800.00 Lump Sum
2. Field Survey	\$11,400.00 Lump Sum
3. Geotechnical / Pavement Investigation	\$31,790.00 Lump Sum
4. DBE Program / Goal Update.....	<u>\$9,050.00</u> Lump Sum
Subtotal Special Services	\$61,040.00 Lump Sum
Total Basic and Special Services	\$199,300.00 Lump Sum

C. CONSTRUCTION SERVICES

1. Construction Services.....May be Added by Separate Agreement

The Consultant shall not proceed with the services described herein until written authorization in the form of a Notice to Proceed is received from the Client.

For Item A. Basic Services, and Item B. Special Services, partial payment shall be made to the Consultant for those portions of the services completed. The Consultant shall submit to the Owner a monthly statement showing an estimate of completion, and the portion of compensation requested for each element and phase of the services. The request for partial payments will not be in excess of the value of the services completed at the time the statement is rendered.

For Item C. Construction Services, the method of payment may be added by separate Agreement upon completion of Basic Services Items A.2. – 4.

DERIVATION OF CONSULTANT PROJECT COSTS

BASE BID
REHABILITATE RUNWAY 4-22

ADD ALTERNATE
REHABILITATE MIDFIELD CONNECTING TAXIWAY C

FAA I/JA/AIP 3-20-0036-030/031-2026
INDEPENDENCE MUNICIPAL AIRPORT (IDP)
INDEPENDENCE, KANSAS

BASIC AND SPECIAL SERVICES

November 20, 2025

1. DIRECT SALARY COSTS:

<u>TITLE</u>	<u>HOURS</u>	<u>RATE/HOUR</u>	<u>COST (\$)</u>
Principal	7	\$109.00	\$ 763.00
Project Manager	13	\$102.00	\$ 1,326.00
Senior Design Engineer	15	\$101.00	\$ 1,515.00
Assistant Project Manager	86	\$88.00	\$ 7,568.00
Design Engineer	80	\$68.00	\$ 5,440.00
Design Technician	174	\$52.00	\$ 9,048.00
Admin. Assistant	122	\$51.00	\$ 6,222.00
Engineer Intern	381	\$44.00	\$ 16,764.00
Total Direct Salary Costs			= \$ 48,646.00

2. LABOR AND GENERAL ADMINISTRATIVE OVERHEAD:

Percentage of Direct Salary Costs @ 171.64% = \$ 83,495.99

3. SUBTOTAL:

Items 1 and 2 = \$ 132,141.99

4. PROFIT:

15% of Item 3 Subtotal = \$ 19,821.30

Subtotal of Items 3 and 4 \$ 151,963.29

5. OUT-OF-POCKET EXPENSES:

a. Mileage	1,100 miles @ \$0.70/mile	= \$ 770.00
b. Aircraft Rental	0 hrs. @ \$400.00/hour	= \$ -
c. Meals	4 @ \$68.00/day	= \$ 272.00
d. Motel	0 days @ \$110.00/day	= \$ -
e. Mailing & Misc. Expenses		= \$ 194.71

Total Out-of-Pocket Expenses = \$ 1,236.71

6. SUBCONTRACT COST:

a. Cornerstone Regional Surveying, LLC (Topo. Survey)	\$ 9,600.00
b. UES Prof. Solutions 25, LLC (Pavement and Geotechnical Investigation)	\$ 28,000.00
c. DBE Plans & Goals Prep. Services (DBE Program & Goal Calculation)	\$ 8,500.00

7. TOTAL FEE:

Items 4, 5 and 6 \$ 199,300.00

ENGINEERING BASIC AND SPECIAL SERVICES - COST BREAKDOWN

**BASE BID
REHABILITATE RUNWAY 4-22**

**ADD ALTERNATE
REHABILITATE MIDFIELD CONNECTING TAXIWAY C**

**INDEPENDENCE MUNICIPAL AIRPORT (IDP)
INDEPENDENCE, KANSAS**

November 20, 2025

Classification:	Principal	Project Manager	Senior Design Engineer	Assistant Project Manager	Design Engineer	Design Technician	Admin. Assistant	Engineer Intern	Other Costs
Hourly Rate:	\$340.50	\$318.63	\$315.51	\$274.90	\$212.42	\$162.44	\$159.32	\$137.45	
<u>A. BASIC SERVICES</u>									
1. Preliminary:	0	4	0	26	0	4	18	4	(1,2)
Labor Subtotal =	\$ 12,489.19	\$0.00	\$1,274.53	\$0.00	\$7,147.39	\$0.00	\$649.76	\$2,867.70	\$549.80
Expense Subtotal =	\$ 10.81								\$ 10.81
Subconsultant Subtotal =	\$ -								\$ -
Total Fee =	\$ 12,500.00								
2. Engineer's Design Report:	2	3	0	19	12	21	0	71	(1,2)
Labor Subtotal =	\$ 22,579.26	\$681.00	\$955.90	\$0.00	\$5,223.09	\$2,549.07	\$3,411.26	\$0.00	\$9,758.94
Expense Subtotal =	\$ 280.74								\$ 280.74
Subconsultant Subtotal =	\$ -								\$ -
Total Fee =	\$ 22,860.00								
3. CSPP Report:	1	1	3	8	20	6	19	44	(1,2)
Labor Subtotal =	\$ 18,102.77	\$340.50	\$318.63	\$946.53	\$2,199.20	\$4,248.45	\$974.64	\$3,027.02	\$6,047.79
Expense Subtotal =	\$ 297.23								\$ 297.23
Subconsultant Subtotal =	\$ -								\$ -
Total Fee =	\$ 18,400.00								
4. Plans and Specifications:	4	1	8	19	22	143	27	204	(1,2)
Labor Subtotal =	\$ 69,671.45	\$1,362.00	\$318.63	\$2,524.08	\$5,223.09	\$4,673.29	\$23,229.02	\$4,301.56	\$28,039.77
Expense Subtotal =	\$ 28.55								\$ 28.55
Subconsultant Subtotal =	\$ -								\$ -
Total Fee =	\$ 69,700.00								
5. Bidding:	0	0	0	14	20	0	18	26	(1,2)
Labor Subtotal =	\$ 14,538.44	\$0.00	\$0.00	\$0.00	\$3,848.60	\$4,248.45	\$0.00	\$2,867.70	\$3,573.70
Expense Subtotal =	\$ 261.56								\$ 261.56
Subconsultant Subtotal =	\$ -								\$ -
Total Fee =	\$ 14,800.00								
PART A SUBTOTAL =	\$ 138,260.00								
<u>B. SPECIAL SERVICES</u>									
1. Administrative Assistance:	0	4	0	0	0	0	40	8	(2)
Labor Subtotal =	\$ 8,746.81	\$0.00	\$1,274.53	\$0.00	\$0.00	\$0.00	\$6,372.67	\$1,099.60	
Expense Subtotal =	\$ 53.19								\$ 53.19
Subconsultant Subtotal =	\$ -								\$ -
Total Fee =	\$ 8,800.00								
2. Field Survey:	0	0	0	0	2	0	0	10	(2)
Labor Subtotal =	\$ 1,799.34	\$0.00	\$0.00	\$0.00	\$0.00	\$424.84	\$0.00	\$0.00	\$1,374.50
Expense Subtotal =	\$ 0.66								\$ 0.66
Subconsultant Subtotal =	\$ 9,600.00								\$ 9,600.00
Total Fee =	\$ 11,400.00								
3. Geotech./Pavement Investigation:	0	0	4	0	4	0	0	10	(2,3)
Labor Subtotal =	\$ 3,486.23	\$0.00	\$0.00	\$1,262.04	\$0.00	\$849.69	\$0.00	\$0.00	\$1,374.50
Expense Subtotal =	\$ 303.77								\$ 303.77
Subconsultant Subtotal =	\$ 28,000.00								\$ 28,000.00
Total Fee =	\$ 31,790.00								
4. DBE Program / Goal Update:	0	0	0	0	0	0	0	4	(2,3)
Labor Subtotal =	\$ 549.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$549.80	
Expense Subtotal =	\$ 0.20								\$ 0.20
Subconsultant Subtotal =	\$ 8,500.00								\$ 8,500.00
Total Fee =	\$ 9,050.00								
PART B SUBTOTAL =	\$ 61,040.00								
GRAND TOTAL =	\$ 199,300.00								

- (1) Mileage, Motel and Meals
(2) Equipment, Materials and Supplies
(3) Vendor Services

TIME SCHEDULE

The Consultant agrees to proceed with the services immediately upon receipt of a written Notice to Proceed (NTP) by the Client, and to employ such personnel as required to complete the Scope of Services in accordance with the following time schedule:

SCHEDULED PERFORMANCE IN CALENDAR DAYS

A. BASIC SERVICES

1. Preliminary As Required
2. Engineer's Design Report
 - c. Submit Preliminary Engineer's Design Report 75 Calendar Days After Receipt of NTP
 - d. Submit Final Engineer's Design Report 21 Calendar Days After Receipt of Review Comments for Attachment A, Item A.4.a.3)
3. CSPP Report
 - b. Submit Preliminary CSPP Report 75 Calendar Days After Receipt of NTP
 - d. Submit Final CSPP Report 21 Calendar Days After Receipt of Review Comments for Attachment A, Item A.4.a.3)
4. Plans and Specifications
 - a.3) Submit Preliminary Plans and Specifications 30 Calendar Days After Receipt of Review Comments for Attachment A, Item A.2.c.
 - a.5) Submit Final Plans and Specifications 21 Calendar Days After Receipt of Review Comments for Attachment A, Item A.4.a.3)
5. Bidding As Required

B. SPECIAL SERVICES

1. Administrative Assistance As Required
2. Field Survey 30 Calendar Days After Receipt of NTP
3. Geotechnical / Pavement Investigation 30 Calendar Days After Receipt of NTP
4. DBE Program / Goal Update 90 Calendar Days After Receipt of Notice to Proceed

C. CONSTRUCTION SERVICES

1. Construction Services May be Added by Separate Agreement

The schedule presented above does not include review time by the Client, FAA or other interested agencies.

FEDERAL CONTRACT PROVISIONS FOR A/E AGREEMENTS

ALL REFERENCES MADE HEREIN TO “CONTRACTOR”, “PRIME CONTRACTOR”,
“BIDDER”, “OFFEROR”, AND “APPLICANT” SHALL PERTAIN TO THE
ARCHITECT/ENGINEER (A/E).

ALL REFERENCES MADE HEREIN TO “SUBCONTRACTOR”, “SUB-TIER CONTRACTOR”
OR “LOWER TIER CONTRACTOR” SHALL PERTAIN TO ANY SUBCONSULTANT UNDER
CONTRACT WITH THE A/E.

ALL REFERENCES MADE HEREIN TO “SPONSOR” AND “OWNER” SHALL PERTAIN TO
THE STATE, CITY, AIRPORT AUTHORITY OR OTHER PUBLIC ENTITY EXECUTING
CONTRACTS WITH THE A/E.

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PROVISIONS APPLICABLE TO ALL CONTRACTS**ACCESS TO RECORDS AND REPORTS**

Reference: 2 CFR § 200.334
 2 CFR § 200.337
 FAA Order 5100.38

The Contractor must maintain an acceptable cost accounting system. The Contractor agrees to provide the Owner, the Federal Aviation Administration and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The Contractor agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

CIVIL RIGHTS – GENERAL

Reference: 49 USC § 47123

In all its activities within the scope of its airport program, the Contractor agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

CIVIL RIGHTS – TITLE VI ASSURANCES

Reference: 49 USC § 47123
 FAA Order 1400.11

Title VI Solicitation Notice

The Sponsor, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

Title VI List of Pertinent Nondiscrimination Acts and Authorities

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);

- 49 CFR part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 USC § 12101, *et seq.*) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs [70 Fed. Reg. 74087 (2005)];
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC § 1681, *et seq.*).

Nondiscrimination Requirements / Title VI Clauses for Compliance

Compliance with Nondiscrimination Requirements:

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”) agrees as follows:

1. **Compliance with Regulations:** The Contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be

amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the Sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Contractor's noncompliance with the non-discrimination provisions of this contract, the Sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the Contractor under the contract until the Contractor complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the Sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the Sponsor to enter into any litigation to protect the interests of the Sponsor. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

Reference: 2 CFR § 200, Appendix II(K)
2 CFR § 200.216

Contractor and Subcontractor agree to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [Public Law 115-232 § 889(f)(1)].

FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

Reference: 29 USC § 201, et seq
2 CFR § 200.430

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, et seq, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

Reference: 20 CFR Part 1910

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The employer must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The employer retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (29 CFR Part 1910). The employer must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

RIGHT TO INVENTIONS

Reference: 2 CFR Part 200, Appendix II(F)
37 CFR Part 401

Contracts or agreements that include the performance of experimental, developmental, or research work must provide for the rights of the Federal Government and the Owner in any resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This contract incorporates by reference the patent and inventions rights as specified within 37 CFR § 401.14. Contractor must include this requirement in all sub-tier contracts involving experimental, developmental, or research work.

SEISMIC SAFETY

Reference: 49 CFR Part 41

In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard that provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a “certification of compliance” that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

TAX DELINQUENCY AND FELONY CONVICTIONS

Reference: Section 8113 of the Consolidated Appropriations Act, 2022 (Public Law 117-103) and similar provisions in subsequent appropriations acts
DOT Order 4200.6 – Appropriations Act Requirements for Procurement and Non-Procurement Regarding Tax Delinquency and Felony Convictions

The Contractor certifies:

- 1) It is not a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
- 2) It is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months. A felony conviction is a conviction within the preceding twenty four (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 USC § 3559.

The Contractor agrees to incorporate the above certification in all lower tier subcontracts.

TRADE RESTRICTION CERTIFICATION

Reference: 49 USC § 50104
49 CFR Part 30

By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror:

- 1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);
- 2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and

- 3) has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC § 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR § 30.17, no contract shall be awarded to an Offeror or subcontractor:

- 1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR; or
- 2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list; or
- 3) who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

VETERAN'S PREFERENCE

Reference: 49 USC § 47112(c)

In the employment of labor (excluding executive, administrative, and supervisory positions), the Contractor and all sub-tier contractors must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 USC § 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$10,000**DISTRACTED DRIVING**

Reference: Executive Order 13513
DOT Order 3902.10

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving", (10/1/2009) and DOT Order 3902.10, "Text Messaging While Driving", (12/30/2009), the Federal Aviation Administration encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or subgrant.

In support of this initiative, the Owner encourages the Contractor to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Contractor must include the substance of this clause in all sub-tier contracts exceeding \$10,000 that involve driving a motor vehicle in performance of work activities associated with the project.

EQUAL EMPLOYMENT OPPORTUNITY (EEO)

Reference: 2 CFR Part 200, Appendix II(C)
41 CFR § 60-1.4
41 CFR § 60-4.3
Executive Order 11246

Equal Opportunity Clause

During the performance of this contract, the Contractor agrees as follows:

- (1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff, or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in

response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

- (4) The Contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under this section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (5) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (6) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (8) The Contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions, including sanctions for noncompliance: *Provided*, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

PROHIBITION OF SEGREGATED FACILITIES

Reference: 2 CFR Part 200, Appendix II(C)
41 CFR Part 60-1

- (a) The Contractor agrees that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Contractor agrees that a breach of this clause is a violation of the Equal Employment Opportunity clause in this contract.
- (b) "Segregated facilities," as used in this clause, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees that are segregated by explicit directive or are in fact

segregated on the basis of race, color, religion, sex, sexual orientation, gender identity, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user rest rooms or necessary dressing or sleeping areas provided to assure privacy between the sexes.

- (c) The Contractor shall include this clause in every subcontract and purchase order that is subject to the Equal Employment Opportunity clause of this contract.

TERMINATION OF CONTRACT

Reference: 2 CFR Part 200, Appendix II(B)
 FAA Advisory Circular 150/5370-10, Section 80-09

Termination for Convenience (Professional Services)

The Owner may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Owner, the Contractor must immediately discontinue all services affected.

Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

Termination for Cause (Professional Services)

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party seven (7) days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

- a) **Termination by Owner:** The Owner may terminate this Agreement for cause in whole or in part, for the failure of the Consultant to:
1. Perform the services within the time specified in this contract or by Owner approved extension;
 2. Make adequate progress so as to endanger satisfactory performance of the Project; or
 3. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant

must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

b) **Termination by Consultant:** The Consultant may terminate this Agreement for cause in whole or in part, if the Owner:

1. Defaults on its obligations under this Agreement;
2. Fails to make payment to the Consultant in accordance with the terms of this Agreement;
3. Suspends the project for more than one hundred eighty (180) days due to reasons beyond the control of the Consultant.

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract.

In the event of termination due to Owner breach, the Consultant is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$25,000

DEBARMENT AND SUSPENSION

Reference: 2 CFR Part 180 (Subpart B)
 2 CFR Part 200, Appendix II(H)
 2 CFR Part 1200
 DOT Order 4200.5
 Executive Orders 12549 and 12689

Certification of Offeror/Bidder Regarding Debarment

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

Certification of Lower Tier Contractors Regarding Debarment

The successful bidder, by administering each lower tier subcontract that exceeds \$25,000 as a “covered transaction”, must confirm each lower tier participant of a “covered transaction” under the project is not presently debarred or otherwise disqualified from participation in this federally-assisted project. The successful bidder will accomplish this by:

1. Checking the System for Award Management at website: <http://www.sam.gov>.
2. Collecting a certification statement similar to the Certification of Offeror /Bidder Regarding Debarment, above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract.

If the Federal Aviation Administration later determines that a lower tier participant failed to disclose to a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedies, including suspension and debarment of the non-compliant participant.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$100,000**CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS**

Reference: 2 CFR Part 200, Appendix II(E)
 2 CFR § 5.5(b)
 40 USC § 3702
 40 USC § 3704

1. Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this clause, in the sum of \$29 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this clause.

3. Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration (FAA) or the Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any

such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this clause.

4. Subcontractors.

The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this clause.

LOBBYING AND INFLUENCING FEDERAL EMPLOYEES

Reference: 31 USC § 1352 – Byrd Anti-Lobbying Amendment
2 CFR Part 200, Appendix II(I)
49 CFR Part 20, Appendix A

Certification Regarding Lobbying

The Bidder or Offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder or Offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$150,000**CLEAN AIR AND WATER POLLUTION CONTROL**

References: 2 CFR Part 200, Appendix II(G)
 42 USC § 7401, et seq
 33 USC § 1251, et seq

Contractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 USC §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 USC §§ 1251-1387). The Contractor agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration.

The Contractor must include this requirement in all subcontracts that exceed \$150,000.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$250,000**BREACH OF CONTRACT TERMS**

Reference: 2 CFR § 200 Appendix II(A)

Any violation or breach of terms of this contract on the part of the Contractor or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement.

Owner will provide Contractor written notice that describes the nature of the breach and corrective actions the Contractor must undertake in order to avoid termination of the contract. Owner reserves the right to withhold payments to Contractor until such time the Contractor corrects the breach or the Owner elects to terminate the contract. The Owner's notice will identify a specific date by which the Contractor must correct the breach. Owner may proceed with termination of the contract if the Contractor fails to correct the breach by the deadline indicated in the Owner's notice.

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

DISADVANTAGED BUSINESS ENTERPRISE

Reference: 49 CFR Part 26

Solicitation Language (Solicitations that include a Contract Goal)**Bid Information Submitted as a matter of responsiveness:**

The Owner's award of this contract is conditioned upon Bidder or Offeror satisfying the good faith effort requirements of 49 CFR § 26.53.

As a condition of responsiveness, the Bidder or Offeror must submit the following information with its proposal on the forms provided herein:

- 1) The names and addresses of Disadvantaged Business Enterprise (DBE) firms that will participate in the contract;

- 2) A description of the work that each DBE firm will perform;
- 3) The dollar amount of the participation of each DBE firm listed under (1);
- 4) Written statement from Bidder or Offeror that attests their commitment to use the DBE firm(s) listed under (1) to meet the Owner's project goal;
- 5) Written confirmation from each listed DBE firm that it is participating in the contract in the kind and amount of work provided in the prime contractor's commitment; and
- 6) If Bidder or Offeror cannot meet the advertised project DBE goal, evidence of good faith efforts undertaken by the Bidder or Offeror as described in appendix A to 49 CFR part 26. The documentation of good faith efforts must include copies of each DBE and non-DBE subcontractor quote submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract.

Bid Information submitted as a matter of bidder responsibility:

The Owner's award of this contract is conditioned upon Bidder or Offeror satisfying the good faith effort requirements of 49 CFR § 26.53.

As a condition of responsibility, every Bidder or Offeror must submit the following information on the forms provided herein within five days after bid opening.

- 1) The names and addresses of Disadvantaged Business Enterprise (DBE) firms that will participate in the contract;
- 2) A description of the work that each DBE firm will perform;
- 3) The dollar amount of the participation of each DBE firm listed under (1);
- 4) Written statement from Bidder or Offeror that attests their commitment to use the DBE firm(s) listed under (1) to meet the Owner's project goal;
- 5) Written confirmation from each listed DBE firm that it is participating in the contract in the kind and amount of work provided in the prime contractor's commitment; and
- 6) If Bidder or Offeror cannot meet the advertised project DBE goal, evidence of good faith efforts undertaken by the Bidder or Offeror as described in appendix A to 49 CFR part 26. The documentation of good faith efforts must include copies of each DBE and non-DBE subcontractor quote submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract.

Solicitation Language (Race/Gender Neutral Means)

The requirements of 49 CFR part 26 apply to this contract. It is the policy of the Owner to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Owner encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

Prime Contracts (Contracts Covered by a DBE Program)

Contract Assurance (49 CFR § 26.13)

The Contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the Contractor to carry out these requirements is a material breach of this contract, which may

result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:

- 1) Withholding monthly progress payments;
- 2) Assessing sanctions;
- 3) Liquidated damages; and/or
- 4) Disqualifying the Contractor from future bidding as non-responsible.

Prompt Payment (49 CFR § 26.29)

The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty (30) calendar days from the receipt of each payment the prime contractor receives from Owner. The prime contractor agrees further to return retainage payments to each subcontractor within thirty (30) calendar days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the Owner. This clause applies to both DBE and non-DBE subcontractors.

Termination of DBE Subcontracts (49 CFR § 26.53(f))

The prime contractor must not terminate a DBE subcontractor listed in response to the above *Solicitation Language (Solicitations that include a Contract Goal)* section (or an approved substitute DBE firm) without prior written consent of Owner. This includes, but is not limited to, instances in which the prime contractor seeks to perform work originally designated for a DBE subcontractor with its own forces or those of an affiliate, a non-DBE firm, or with another DBE firm.

The prime contractor shall utilize the specific DBEs listed to perform the work and supply the materials for which each is listed unless the contractor obtains written consent from the Owner. Unless the Owner's consent is provided, the prime contractor shall not be entitled to any payment for work or material unless it is performed or supplied by the listed DBE.

The Owner may provide such written consent only if the Owner agrees, for reasons stated in the concurrence document, that the prime contractor has good cause to terminate the DBE firm. For purposes of this paragraph, good cause includes the circumstances listed in 49 CFR §26.53.

Before transmitting to the Owner its request to terminate and/or substitute a DBE subcontractor, the prime contractor must give notice in writing to the DBE subcontractor, with a copy to the Owner, of its intent to request to terminate and/or substitute, and the reason for the request.

The prime contractor must give the DBE five days to respond to the prime contractor's notice and advise the Owner and the contractor of the reasons, if any, why it objects to the proposed termination of its subcontract and why the Owner should not approve the prime contractor's action. If required in a particular case as a matter of public necessity (e.g., safety), the Owner may provide a response period shorter than five days.

In addition to post-award terminations, the provisions of this section apply to preaward deletions of or substitutions for DBE firms put forward by offerors in negotiated procurements.

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 11, 2025**

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider canceling the December 17th Special Commission Meeting and the December 18th Regular Commission Meeting.

SUMMARY RECOMMENDATION Cancel the December 17th and December 18th meetings

BACKGROUND Due to the Christmas holiday, the 2nd meeting of the month was moved up one week, which means that there are two Commission meetings one week apart. City staff has placed the time-sensitive items on the December 11th agenda so that the Commission may cancel the December 18th regular Commission meeting. City Code only requires the Commission to hold one meeting per month, so a second meeting is not required.

FINANCIAL INFORMATION

SUGGESTED MOTION I move to cancel the December 17th Special Commission meeting and the December 18th Regular Commission Meeting.

SUPPORTING DOCUMENTS



Report
CITY OF INDEPENDENCE
December 11, 2025

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Appropriations

BACKGROUND

SUPPORTING DOCUMENTS

1. AP 10-10-2025
2. AP 10-31-2025
3. OCTOBER 2025 DRAFT
4. PAYROLL 10-10-2025
5. PAYROLL 10-24-2025

APPROPRIATIONS 2025

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

Total: \$392,584.09



Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount
	Void	0.00
Payment Type	Payment Number	Payment Date
**Void Check	80289	10/01/2025
		0.00

Vendor Number	Vendor Name					Total Vendor Amount
035778	8th & Main Historic					1,122.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8375			10/01/2025	1,122.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	123 W. Main #303	10/01/2025	10/31/2025	0.00	359.00	
	123 W Main #205	10/01/2025	10/31/2025	0.00	340.00	
	123 W Main #101	10/01/2025	10/31/2025	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	8376					10/01/2025	3,150.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003595	AWOL CONTRACT	10/01/2025	10/01/2025	0.00	3,150.00		

Vendor Number	Vendor Name					Total Vendor Amount	
037559	Alisha Florio					265.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8377					10/01/2025	265.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
	1004 W COTTONWOOD	10/01/2025	10/31/2025	0.00	265.00		

Vendor Number	Vendor Name					Total Vendor Amount
034882	Christopher David Mitchell					324.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	8378				10/01/2025	324.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	917 E HILL	10/01/2025	10/31/2025	0.00	324.00	

Vendor Number	Vendor Name					Total Vendor Amount
035632	Class Ltd					43.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	8379				10/01/2025	43.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	309 CEMENT	10/01/2025	10/31/2025	0.00	43.00	

Vendor Number	Vendor Name					Total Vendor Amount
038113	Elizabeth Hager					605.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	8380				10/01/2025	605.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	415 S. 14th St.	10/01/2025	10/01/2025	0.00	605.00	

Payment Register

APPKT01446 - Oct 2025 1st of the month

Vendor Number	Vendor Name					Total Vendor Amount
035721	Emert Chubb LLC					3,834.98
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8381	10/01/2025	3,834.98			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003592	MUNICIPAL COURT PROSECUTOR	10/01/2025	10/01/2025	0.00	3,834.98	

Vendor Number	Vendor Name					Total Vendor Amount
033777	Independence Gun Club					121.59
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8382	10/01/2025	121.59			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003587	Monthly Payment	10/01/2025	10/01/2025	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	8383	10/01/2025	1,425.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003591	HISTORICAL MUSEUM SUPPORT	10/01/2025	10/01/2025	0.00	1,425.00	

Vendor Number	Vendor Name					Total Vendor Amount
030108	Independence Housing Authority					4,110.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80288	10/01/2025	4,110.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	922 E COFFEYVILLE #C	10/01/2025	10/31/2025	0.00	234.00	
	916 E CEDAR #3	10/01/2025	10/31/2025	0.00	418.00	
	708 N. 13TH	10/01/2025	10/31/2025	0.00	367.00	
	710 N 13TH ST	10/01/2025	10/31/2025	0.00	555.00	
	704 N 13TH ST	10/01/2025	10/31/2025	0.00	123.00	
	1008 E. Coffeyville #A	10/01/2025	10/31/2025	0.00	87.00	
	922 E Coffeyville #B	10/01/2025	10/31/2025	0.00	205.00	
	702 N 13th	10/01/2025	10/31/2025	0.00	355.00	
	1009 E CEDAR #A	10/01/2025	10/31/2025	0.00	230.00	
	916 E CEDAR #2	10/01/2025	10/31/2025	0.00	166.00	
	1009 E CEDAR #B	10/01/2025	10/31/2025	0.00	174.00	
	915 E EDISON #3	10/01/2025	10/31/2025	0.00	133.00	
	923 E CEDAR #C	10/01/2025	10/31/2025	0.00	168.00	
	923 E CEDAR #B	10/01/2025	10/31/2025	0.00	375.00	
	718 N 13TH	10/01/2025	10/31/2025	0.00	147.00	
	720 N 13th	10/01/2025	10/31/2025	0.00	139.00	
	923 E CEDAR #A	10/01/2025	10/31/2025	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	8384	10/01/2025	2,915.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003594	FUNDING FOR INDEP. MAIN STR.	10/01/2025	10/01/2025	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	8385	10/01/2025	2,000.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003590	ASH ALLOTMENT	10/01/2025	10/10/2025	0.00	2,000.00	

Payment Register

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Vendor Number 004497	Vendor Name Jeff Chubb - C/O Emert					Total Vendor Amount 5,899.50
Payment Type EFT	Payment Number 8386			Payment Date 10/01/2025	Payment Amount 5,899.50	
Payable Number INV0003596	Description CITY ATTORNEY'S FEES	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 5,899.50	
Vendor Number 038129	Vendor Name Jeffrey Wheat					Total Vendor Amount 150.00
Payment Type Check	Payment Number 80290			Payment Date 10/01/2025	Payment Amount 150.00	
Payable Number INV0003593	Description Penn Terrace On - Call	Payable Date 10/01/2025	Due Date 10/10/2025	Discount Amount 0.00	Payable Amount 150.00	
Vendor Number 037363	Vendor Name Joslyn M Kusiak					Total Vendor Amount 3,146.40
Payment Type EFT	Payment Number 8387			Payment Date 10/01/2025	Payment Amount 3,146.40	
Payable Number INV0003589	Description MUNICIPAL COURT JUDGE	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 3,146.40	
Vendor Number 032485	Vendor Name Kelly C. Passauer					Total Vendor Amount 107.70
Payment Type EFT	Payment Number 8388			Payment Date 10/01/2025	Payment Amount 107.70	
Payable Number INV0003597	Description KPRS OGLI REIMBURSEMENT	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 107.70	
Vendor Number 038221	Vendor Name Lotus Investment Fund LLC					Total Vendor Amount 259.00
Payment Type EFT	Payment Number 8389			Payment Date 10/01/2025	Payment Amount 259.00	
Payable Number [REDACTED]	Description 213 W Locust	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 259.00	
Vendor Number 036893	Vendor Name Martin Estates LLC					Total Vendor Amount 836.00
Payment Type EFT	Payment Number 8390			Payment Date 10/01/2025	Payment Amount 836.00	
Payable Number [REDACTED]	Description 818 Landon	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 284.00	
Payable Number [REDACTED]	Description 824 LANDON	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 552.00	
Vendor Number 015680	Vendor Name Mid Continent Band					Total Vendor Amount 700.00
Payment Type EFT	Payment Number 8391			Payment Date 10/01/2025	Payment Amount 700.00	
Payable Number INV0003588	Description MONTHLY PAYMENT	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 700.00	
Vendor Number 038292	Vendor Name Pioneer Creek LLC					Total Vendor Amount 991.00
Payment Type EFT	Payment Number 8392			Payment Date 10/01/2025	Payment Amount 991.00	
Payable Number [REDACTED]	Description 2325 N 20TH PL #6	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 193.00	
Payable Number [REDACTED]	Description 2350 N 20th Pl #2	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 798.00	

Payment Register

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Vendor Number	Vendor Name					Total Vendor Amount
034739	Robert Pasternak					327.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8393			10/01/2025	327.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	603 S 1ST	10/01/2025	10/31/2025	0.00	327.00	
Vendor Number	Vendor Name					Total Vendor Amount
038195	Rural Housing of Independence, LP					387.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8394			10/01/2025	387.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1701 N. 10th Apt. 32	10/01/2025	10/01/2025	0.00	387.00	
Vendor Number	Vendor Name					Total Vendor Amount
038293	Steadfast Properties LLC					519.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8395			10/01/2025	519.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	319 S 9th	10/01/2025	10/31/2025	0.00	519.00	
Vendor Number	Vendor Name					Total Vendor Amount
038268	Strive Capital Ventures LLC					399.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8396			10/01/2025	399.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1200 1/2 N 6th	10/01/2025	10/31/2025	0.00	399.00	
Vendor Number	Vendor Name					Total Vendor Amount
038099	Ted A. Kuehl					380.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8397			10/01/2025	380.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	512 Charlotte	10/01/2025	10/01/2025	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	8398			10/01/2025	625.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	1600 HALSEY AVE	10/01/2025	10/31/2025	0.00	625.00	
Vendor Number	Vendor Name					Total Vendor Amount
037258	Washington Historic Residences, LLC					1,001.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8399			10/01/2025	1,001.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
	300 E MYRTLE #112	10/01/2025	10/31/2025	0.00	154.00	
	300 E. Myrtle #202	10/01/2025	10/31/2025	0.00	349.00	
	300 E. Myrtle #204	10/01/2025	10/31/2025	0.00	146.00	
	300 E MYRTLE #111	10/01/2025	10/31/2025	0.00	352.00	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	18	2	0.00	4,260.00
General	Voided **Void Check	0	1	0.00	0.00
General	EFT	32	25	0.00	31,383.67
Packet Totals:		50	28	0.00	35,643.67

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-35,643.67
Packet Totals:		-35,643.67



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	8411			10/03/2025	0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
				0.00	0.00	

Vendor Number	Vendor Name					Total Vendor Amount
035900	Ane Mae's Coffee And Sandwich Shop					162.80
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8400			10/03/2025	162.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
12812	Meals for Tyler/CAD training	09/23/2025	10/23/2025	0.00	82.80	
12817	Commission Meeting	09/25/2025	10/25/2025	0.00	80.00	

Vendor Number	Vendor Name					Total Vendor Amount
038287	Ashcraft Tire & Auto					90.23
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8401			10/03/2025	90.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
050506	Repair Flat tire	09/22/2025	10/22/2025	0.00	90.23	

Vendor Number	Vendor Name					Total Vendor Amount
034736	AT&T Mobility					175.45
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80291			10/03/2025	175.45	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
287348209881X09272025	Acct# 287348209881	09/19/2025	10/19/2025	0.00	98.46	
287348366225X09272025	Acct #287348366225 - Memorial Hall	09/19/2025	10/19/2025	0.00	76.99	

Vendor Number	Vendor Name					Total Vendor Amount
037126	Autozone, Inc					204.16
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80292			10/03/2025	204.16	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
01605604407	Generator Battery	09/24/2025	10/24/2025	0.00	175.46	
01605606563	Oil	09/29/2025	10/29/2025	0.00	28.70	

Vendor Number	Vendor Name					Total Vendor Amount
032299	Barta Animal Hospital					1,919.64
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80293			10/03/2025	1,919.64	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
420848	Cust no 3645 - Zoo August statement	09/01/2025	10/01/2025	0.00	1,919.64	

Vendor Number	Vendor Name					Total Vendor Amount
037975	Benefit Technology Resources, LLC					200.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8402			10/03/2025	200.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
39762	Employee Navigator Monthly Fees	09/22/2025	10/22/2025	0.00	200.00	

Payment Register

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Vendor Number 037736	Vendor Name Conference Technologies, Inc.	Total Vendor Amount 2,396.96			
Payment Type EFT	Payment Number 8403	Payment Date 10/03/2025	Payment Amount 2,396.96		
Payable Number P-INV031184	Description City Hall Courtroom Sound	Payable Date 07/29/2025	Due Date 08/28/2025	Discount Amount 0.00	Payable Amount 2,396.96
Vendor Number 038082	Vendor Name CPI Financing LLC	Total Vendor Amount 601.76			
Payment Type EFT	Payment Number 8404	Payment Date 10/03/2025	Payment Amount 601.76		
Payable Number CPIF27933	Description Printing	Payable Date 09/26/2025	Due Date 10/26/2025	Discount Amount 0.00	Payable Amount 601.76
Vendor Number 037934	Vendor Name Daniel And Sons LLC	Total Vendor Amount 4,970.43			
Payment Type EFT	Payment Number 8405	Payment Date 10/03/2025	Payment Amount 4,970.43		
Payable Number 192	Description CPSC Stonework	Payable Date 09/16/2025	Due Date 10/16/2025	Discount Amount 0.00	Payable Amount 4,970.43
Vendor Number 036611	Vendor Name Design Mechanical, Inc.	Total Vendor Amount 1,307.00			
Payment Type EFT	Payment Number 8406	Payment Date 10/03/2025	Payment Amount 1,307.00		
Payable Number 268579	Description Boiler	Payable Date 09/19/2025	Due Date 10/19/2025	Discount Amount 0.00	Payable Amount 1,307.00
Vendor Number 037890	Vendor Name Detectachem, Inc.	Total Vendor Amount 218.18			
Payment Type EFT	Payment Number 8407	Payment Date 10/03/2025	Payment Amount 218.18		
Payable Number INV20666	Description Meth kits	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 218.18
Vendor Number 036360	Vendor Name Director of Accounts & Reports	Total Vendor Amount 300.00			
Payment Type Check	Payment Number 80294	Payment Date 10/03/2025	Payment Amount 300.00		
Payable Number 2024 Audit	Description 2024 Audit - City of Independence	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 300.00
Vendor Number 037979	Vendor Name Evergy	Total Vendor Amount 774.75			
Payment Type Check	Payment Number 80295	Payment Date 10/03/2025	Payment Amount 774.75		
Payable Number 0234247078 Sept 2025	Description Acct #0234247078 - 2143 Enterprise Dr	Payable Date 09/22/2025	Due Date 09/22/2025	Discount Amount 0.00	Payable Amount 567.17
Payable Number 1330377344 - Sept 2025	Description 1330377344 - 301 E Railroad Ave	Payable Date 09/22/2025	Due Date 09/22/2025	Discount Amount 0.00	Payable Amount 100.00
Payable Number 8536881964 Sept 2025	Description Acct 8536881964 - 703 N. Park Blvd	Payable Date 09/22/2025	Due Date 09/22/2025	Discount Amount 0.00	Payable Amount 107.58
Vendor Number 035115	Vendor Name Express Services, Inc.	Total Vendor Amount 14,653.62			
Payment Type EFT	Payment Number 8408	Payment Date 10/03/2025	Payment Amount 14,653.62		
Payable Number 32905439	Description Express Employment	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 14,653.62

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Vendor Number	Vendor Name					Total Vendor Amount	
037519	Fab Creative Services					237.50	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8409					10/03/2025	237.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
10.01.2025	PIO Work	10/01/2025	10/31/2025	0.00	237.50		
Vendor Number	Vendor Name					Total Vendor Amount	
037139	Fleet Fuels, LLC					4,314.42	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8410					10/03/2025	4,314.42
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
CFSI-25802	Animal Control Fuel	09/28/2025	10/28/2025	0.00	75.32		
CFSI-25803	Fire/EMS Fuel	09/28/2025	10/28/2025	0.00	738.05		
CFSI-25804	Park Dept. Fuel	09/28/2025	10/28/2025	0.00	23.15		
CFSI-25805	Police Fuel	09/28/2025	10/28/2025	0.00	722.76		
CFSI-25806	Public Safety Director Fuel	09/28/2025	10/28/2025	0.00	37.71		
CFSI-25807	Sewer Collection Fuel	09/28/2025	10/28/2025	0.00	173.71		
CFSI-25808	Street Fuel	09/28/2025	10/28/2025	0.00	419.12		
CFSI-25809	Water Distribution Fuel	09/28/2025	10/28/2025	0.00	195.25		
CFSI-25810	Water/Sewer Administration Fuel	09/28/2025	10/28/2025	0.00	156.35		
CFSI-25811	Sanitation Fuel	09/28/2025	10/28/2025	0.00	1,014.31		
SI-27603	Airport Fuel	09/24/2025	10/24/2025	0.00	758.69		
Vendor Number	Vendor Name					Total Vendor Amount	
037737	Gateway Wireless & Network Services					813.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8412					10/03/2025	813.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
056447	Alarms and Door Access	10/01/2025	10/31/2025	0.00	813.00		
Vendor Number	Vendor Name					Total Vendor Amount	
009230	Gilmore & Bell					23,000.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8413					10/03/2025	23,000.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
8058296	Issuance General Obligation Bonds Series 2025-B	10/03/2025	11/02/2025	0.00	23,000.00		
Vendor Number	Vendor Name					Total Vendor Amount	
010440	Hugo's Industrial Supply					789.27	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8414					10/03/2025	789.27
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
10767CM	Screens	09/22/2025	10/22/2025	0.00	-12.86		
341769	Restroom supplies	09/17/2025	10/17/2025	0.00	99.07		
341923	Cleaning Supplies	09/19/2025	10/19/2025	0.00	421.07		
342221	Freshner & screens	09/26/2025	10/26/2025	0.00	66.11		
342254	Paper & envelopes	09/26/2025	10/26/2025	0.00	215.88		
Vendor Number	Vendor Name					Total Vendor Amount	
011212	Independence Heating & Air					450.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8415					10/03/2025	450.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
45926	heater repair	09/22/2025	10/22/2025	0.00	450.00		
Vendor Number	Vendor Name					Total Vendor Amount	
011290	Independence Ready Mix					310.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8416					10/03/2025	310.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
48775	concrete for floor	09/23/2025	10/23/2025	0.00	154.00		

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48776	concrete floor	09/23/2025	10/23/2025	0.00	156.00
Vendor Number	Vendor Name	Total Vendor Amount			
037483	J & S Enterprises	970.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8417	10/03/2025	970.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3777	Nuisance Mowing	09/26/2025	10/26/2025	0.00	970.00
Vendor Number	Vendor Name	Total Vendor Amount			
038295	Maryland Department of Transportation	15.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80296	10/03/2025	15.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003751	Certified Record Request	10/01/2025	10/01/2025	0.00	15.00
Vendor Number	Vendor Name	Total Vendor Amount			
015530	Messenger Furniture Inc	17,930.43			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80297	10/03/2025	17,930.43		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
17062	Roof - 211 N. Penn	10/01/2025	10/31/2025	0.00	17,930.43
Vendor Number	Vendor Name	Total Vendor Amount			
036981	Montgomery County Rwd #2	48.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8418	10/03/2025	48.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Sept 2025	Usage Meter Readings	10/01/2025	10/31/2025	0.00	48.00
Vendor Number	Vendor Name	Total Vendor Amount			
035503	National Screening Bureau	141.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8419	10/03/2025	141.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2509155	Hiring background checks	10/01/2025	10/31/2025	0.00	141.00
Vendor Number	Vendor Name	Total Vendor Amount			
018120	O'Reilly Auto Parts	4.74			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80298	10/03/2025	4.74		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0154-275872	Mini bulb	09/30/2025	10/30/2025	0.00	4.74
Vendor Number	Vendor Name	Total Vendor Amount			
037023	Quality Paint & Body	3,644.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80299	10/03/2025	3,644.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
21653	truck accident repair	09/22/2025	10/22/2025	0.00	3,644.00
Vendor Number	Vendor Name	Total Vendor Amount			
033732	Quest Diagnostics	288.25			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80300	10/03/2025	288.25		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9217521774	Drug Testing	09/25/2025	10/25/2025	0.00	288.25

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Vendor Number 035848	Vendor Name Randall Romans	Total Vendor Amount 312.00			
Payment Type Check	Payment Number 80301	Payment Date 10/03/2025	Payment Amount 312.00		
Payable Number 100-10164	Description equipment rental	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 312.00
Vendor Number 037404	Vendor Name Red Tiger Tire & Auto Inc.	Total Vendor Amount 130.00			
Payment Type EFT	Payment Number 8420	Payment Date 10/03/2025	Payment Amount 130.00		
Payable Number 11693	Description Battery, Headlamp, Diagnostic	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 130.00
Vendor Number 021300	Vendor Name Resource Recovery Div 4392	Total Vendor Amount 13,063.54			
Payment Type EFT	Payment Number 8421	Payment Date 10/03/2025	Payment Amount 13,063.54		
Payable Number 4392-000009183	Description Landfill	Payable Date 09/30/2025	Due Date 10/30/2025	Discount Amount 0.00	Payable Amount 13,063.54
Vendor Number 037739	Vendor Name Rodentpro.Com, LLC	Total Vendor Amount 990.00			
Payment Type Check	Payment Number 80302	Payment Date 10/03/2025	Payment Amount 990.00		
Payable Number 934109	Description animal feed	Payable Date 09/20/2025	Due Date 10/20/2025	Discount Amount 0.00	Payable Amount 990.00
Vendor Number 021530	Vendor Name Romans Motor Company Inc.	Total Vendor Amount 2,209.47			
Payment Type Check	Payment Number 80303	Payment Date 10/03/2025	Payment Amount 2,209.47		
Payable Number 6024352/1	Description Oil change & repair	Payable Date 09/09/2025	Due Date 10/09/2025	Discount Amount 0.00	Payable Amount 2,209.47
Vendor Number 022110	Vendor Name Sayers Ace Hardware Inc.	Total Vendor Amount 5.41			
Payment Type Check	Payment Number 80304	Payment Date 10/03/2025	Payment Amount 5.41		
Payable Number 068979	Description keys	Payable Date 10/02/2025	Due Date 11/01/2025	Discount Amount 0.00	Payable Amount 1.99
Payable Number K96765	Description Railing Repair	Payable Date 09/24/2025	Due Date 10/24/2025	Discount Amount 0.00	Payable Amount 3.42
Vendor Number 032898	Vendor Name Stericycle, Inc.	Total Vendor Amount 159.18			
Payment Type EFT	Payment Number 8422	Payment Date 10/03/2025	Payment Amount 159.18		
Payable Number 8011989837	Description IPD Shredding services	Payable Date 09/18/2025	Due Date 10/18/2025	Discount Amount 0.00	Payable Amount 159.18
Vendor Number 038297	Vendor Name Tony Campbell	Total Vendor Amount 1,950.00			
Payment Type Check	Payment Number 80305	Payment Date 10/03/2025	Payment Amount 1,950.00		
Payable Number 000001	Description straw bales	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 1,950.00

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Vendor Number	Vendor Name					Total Vendor Amount
036512	US Cellular					272.48
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80306	10/03/2025	272.48			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0755361111	Park- Zoo- Cemetery radios	09/10/2025	10/10/2025	0.00	272.48	

Vendor Number	Vendor Name					Total Vendor Amount
034744	Woods Lumber Company					448.35
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8423	10/03/2025	448.35			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
582470	Rental	11/25/2024	12/25/2024	0.00	202.00	
602267	Leaf rake	05/21/2025	06/20/2025	0.00	85.96	
614004	Rental	08/28/2025	09/27/2025	0.00	64.00	
616968	Framing blade	09/23/2025	10/23/2025	0.00	19.99	
617011	Pipe level	09/24/2025	10/24/2025	0.00	7.49	
617043	Railing Repair	09/24/2025	10/24/2025	0.00	24.28	
617111	Drill bit	09/24/2025	10/24/2025	0.00	17.99	
617419	Tarp	09/26/2025	10/26/2025	0.00	22.99	
617565	Pruner	09/25/2025	10/25/2025	0.00	27.99	
618117	paint	10/02/2025	11/01/2025	0.00	21.27	
A82822	FC	08/23/2025	09/22/2025	0.00	-0.61	
J52290	Duplicate payment	08/20/2024	09/19/2024	0.00	-45.00	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	21	16	0.00	30,995.78
General	EFT	50	23	0.00	69,475.24
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		71	40	0.00	100,471.02

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-100,471.02
Packet Totals:		-100,471.02



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	8442	10/10/2025	0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
				0.00 0.00

Vendor Number	Vendor Name			Total Vendor Amount
038236	Ace Transports LLC			1,353.69
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT	8424	10/10/2025	1,353.69	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
INV-72	602 Repair	10/02/2025	11/01/2025	0.00 1,353.69

Vendor Number	Vendor Name			Total Vendor Amount
038075	Affordable Autos, Inc			326.42
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	80307	10/10/2025	326.42	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
INV0003851		10/10/2025	10/10/2025	0.00 326.42

Vendor Number	Vendor Name			Total Vendor Amount
038287	Ashcraft Tire & Auto			30.90
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT	8425	10/10/2025	30.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
050443	tire repair	09/17/2025	10/17/2025	0.00 30.90

Vendor Number	Vendor Name			Total Vendor Amount
037126	Autozone, Inc			95.94
Payment Type	Payment Number	Payment Date	Payment Amount	
Check	80308	10/10/2025	95.94	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
01605567177	Diesel Exhaust Fuel	06/27/2025	07/27/2025	0.00 95.94

Vendor Number	Vendor Name			Total Vendor Amount
037918	Baker Services Inc			763.80
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT	8426	10/10/2025	763.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
70386	Ammonium Sulfate	09/17/2025	10/17/2025	0.00 763.80

Vendor Number	Vendor Name			Total Vendor Amount
003050	Barco Municipal Products,			1,375.90
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT	8427	10/10/2025	1,375.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
IN-252870	Solar Hazard Light	09/15/2025	10/15/2025	0.00 1,375.90

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Vendor Number	Vendor Name					Total Vendor Amount
032299	Barta Animal Hospital					3,007.41
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80309			10/10/2025	316.41	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003812	Acct no 2739 - Vet care	10/01/2025	10/31/2025	0.00	316.41	
Check	80310			10/10/2025	2,691.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
421635	Acct no 3645 veterinary care	10/01/2025	10/31/2025	0.00	2,691.00	
Vendor Number	Vendor Name					Total Vendor Amount
037618	Bills Tree Service					1,600.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80311			10/10/2025	1,600.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003757	Remove 2 trees & stumps	10/01/2025	10/31/2025	0.00	1,600.00	
Vendor Number	Vendor Name					Total Vendor Amount
032744	Brenntag Southwest Inc.					2,185.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8428			10/10/2025	2,185.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
BSW649803	Chlorine	09/11/2025	10/11/2025	0.00	2,185.00	
Vendor Number	Vendor Name					Total Vendor Amount
037601	Butler & Associates, P.A.					403.94
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8429			10/10/2025	403.94	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
178894	Ambulance Fees	10/02/2025	11/01/2025	0.00	403.94	
Vendor Number	Vendor Name					Total Vendor Amount
038275	CBE Group, Inc.					232.59
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80312			10/10/2025	232.59	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003852		10/10/2025	10/10/2025	0.00	232.59	
Vendor Number	Vendor Name					Total Vendor Amount
033027	Cintas Corporation					39.62
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8430			10/10/2025	39.62	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5294639810	WTP First Aid Supplies	09/30/2025	10/30/2025	0.00	39.62	
Vendor Number	Vendor Name					Total Vendor Amount
032159	CJ'S Threads					61.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8431			10/10/2025	61.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25253	Shirts for N. Moreland	09/30/2025	10/30/2025	0.00	21.00	
25255	Shirts and Shorts for J. Johnson	09/30/2025	10/30/2025	0.00	40.00	
Vendor Number	Vendor Name					Total Vendor Amount
037780	Clean Uniform Company					685.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8432			10/10/2025	685.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
22246043	Airport Uniform Cleaning	02/11/2025	03/13/2025	0.00	48.16	
22247846	Airport Uniform Cleaning	02/18/2025	03/20/2025	0.00	48.16	
22292992	Airport Uniform Cleaning	08/12/2025	09/11/2025	0.00	97.00	

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22294805	Airport Uniform Cleaning	08/19/2025	09/18/2025	0.00	97.00
22297045	Airport Uniform Cleaning	08/26/2025	09/25/2025	0.00	97.00
22298428	Airport Uniform Cleaning	09/02/2025	10/02/2025	0.00	97.00
22300220	Airport Uniform Cleaning	09/09/2025	10/09/2025	0.00	103.68
22302046	Airport Uniform Cleaning	09/16/2025	10/16/2025	0.00	97.00
Vendor Number	Vendor Name				Total Vendor Amount
033671	Coffeyville Feed & Farm Supply				3,185.50
Payment Type	Payment Number				Payment Date Payment Amount
EFT	8433				10/10/2025 3,185.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
941418	diets	10/06/2025	11/05/2025	0.00	2,760.50
941421	diets	10/06/2025	11/05/2025	0.00	425.00
Vendor Number	Vendor Name				Total Vendor Amount
033174	Crossland Construction Co				179,802.30
Payment Type	Payment Number				Payment Date Payment Amount
EFT	8434				10/10/2025 179,802.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CPSC Phase 2 Application 7	CPSC Phase 2 Construction	09/25/2025	10/25/2025	0.00	179,802.30
Vendor Number	Vendor Name				Total Vendor Amount
006012	D And D Proves It, Inc.				845.00
Payment Type	Payment Number				Payment Date Payment Amount
Check	80313				10/10/2025 845.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003750	Calibrate Meter	05/02/2025	06/01/2025	0.00	845.00
Vendor Number	Vendor Name				Total Vendor Amount
035070	D&F Services, LLC				3,650.00
Payment Type	Payment Number				Payment Date Payment Amount
EFT	8435				10/10/2025 3,650.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
7427	DFLOC	09/29/2025	10/29/2025	0.00	2,850.00
7432	Chlorine Dioxide System Maintenance Repair	09/29/2025	10/29/2025	0.00	800.00
Vendor Number	Vendor Name				Total Vendor Amount
036611	Design Mechanical, Inc.				304.00
Payment Type	Payment Number				Payment Date Payment Amount
EFT	8436				10/10/2025 304.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
269520	Part for Mem Hall Chiller	09/30/2025	10/30/2025	0.00	304.00
Vendor Number	Vendor Name				Total Vendor Amount
038036	Diversified Logistics Training Solutions LLC				2,250.00
Payment Type	Payment Number				Payment Date Payment Amount
Check	80314				10/10/2025 2,250.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1806	CDL Training - Ty & Steve	09/30/2025	09/30/2025	0.00	2,250.00
Vendor Number	Vendor Name				Total Vendor Amount
034686	Emergency Apparatus Maintenance, Inc.				3,197.11
Payment Type	Payment Number				Payment Date Payment Amount
Check	80315				10/10/2025 3,197.11
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
137329	Tower 1 Work on Lader, and Pump	09/15/2025	10/15/2025	0.00	3,197.11

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APPKT01464 - 10/10/2025 AP

Vendor Number 035115	Vendor Name Express Services, Inc.					Total Vendor Amount 14,053.50	
Payment Type EFT	Payment Number 8437					Payment Date 10/10/2025	Payment Amount 14,053.50
Payable Number 32943985	Description Express Employment	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 14,053.50		
Vendor Number 033223	Vendor Name Factset Research Systems Inc.					Total Vendor Amount 548.00	
Payment Type EFT	Payment Number 8438					Payment Date 10/10/2025	Payment Amount 548.00
Payable Number C110-00147599	Description GO Bond Series 2025-B	Payable Date 07/21/2025	Due Date 08/20/2025	Discount Amount 0.00	Payable Amount 548.00		
Vendor Number 032155	Vendor Name Family Support Payment Center					Total Vendor Amount 173.08	
Payment Type Check	Payment Number 80316					Payment Date 10/10/2025	Payment Amount 173.08
Payable Number INV0003850	Description [REDACTED]	Payable Date 10/10/2025	Due Date 10/10/2025	Discount Amount 0.00	Payable Amount 173.08		
Vendor Number 033119	Vendor Name Fastenal Company					Total Vendor Amount 122.44	
Payment Type EFT	Payment Number 8439					Payment Date 10/10/2025	Payment Amount 122.44
Payable Number KSIND68558	Description Equipment for Signs	Payable Date 09/16/2025	Due Date 10/16/2025	Discount Amount 0.00	Payable Amount 70.09		
KSIND68559	Boots	09/16/2025	10/16/2025	0.00	52.35		
Vendor Number 035760	Vendor Name Feld Fire					Total Vendor Amount 243.76	
Payment Type EFT	Payment Number 8440					Payment Date 10/10/2025	Payment Amount 243.76
Payable Number INV15616	Description SCBA repairs	Payable Date 09/16/2025	Due Date 10/16/2025	Discount Amount 0.00	Payable Amount 243.76		
Vendor Number 037139	Vendor Name Fleet Fuels, LLC					Total Vendor Amount 3,066.18	
Payment Type EFT	Payment Number 8441					Payment Date 10/10/2025	Payment Amount 3,066.18
Payable Number CFSI-27149	Description Animal Control Fuel	Payable Date 10/05/2025	Due Date 11/04/2025	Discount Amount 0.00	Payable Amount 49.64		
CFSI-27150	Fire/EMS Fuel	10/05/2025	11/04/2025	0.00	758.26		
CFSI-27151	Park Dept. Fuel	10/05/2025	11/04/2025	0.00	128.43		
CFSI-27152	Police Fuel	10/05/2025	11/04/2025	0.00	585.95		
CFSI-27153	Sewer Treatment Fuel	10/05/2025	11/04/2025	0.00	70.25		
CFSI-27154	Street Fuel	10/05/2025	11/04/2025	0.00	333.02		
CFSI-27155	Water Distribution Fuel	10/05/2025	11/04/2025	0.00	87.46		
CFSI-27156	Water/Sewer Administration Fuel	10/05/2025	11/04/2025	0.00	39.54		
CFSI-27157	Water Treatment Fuel	10/05/2025	11/04/2025	0.00	37.83		
CFSI-27158	Sanitation Fuel	10/05/2025	11/04/2025	0.00	975.80		
Vendor Number 009330	Vendor Name Grainger					Total Vendor Amount 220.13	
Payment Type EFT	Payment Number 8443					Payment Date 10/10/2025	Payment Amount 220.13
Payable Number 9655547884	Description Valve Repair Kit	Payable Date 09/26/2025	Due Date 10/26/2025	Discount Amount 0.00	Payable Amount 216.53		
9655547892	Rocker switch	09/26/2025	10/26/2025	0.00	3.60		

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Vendor Number	Vendor Name					Total Vendor Amount	
010440	Hugo's Industrial Supply					2,347.90	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8444					10/10/2025	2,347.90
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
341760	Large Trash Bags	09/16/2025	10/16/2025	0.00	74.28		
342093	Disinfectant	09/23/2025	10/23/2025	0.00	91.92		
342245	Calendar & folders	09/26/2025	10/26/2025	0.00	151.54		
342386	Cleaning supplies	09/30/2025	10/30/2025	0.00	108.28		
342417	Cleaning supplies	10/01/2025	10/31/2025	0.00	1,022.72		
342618	Toner	10/03/2025	11/02/2025	0.00	899.16		
Vendor Number	Vendor Name					Total Vendor Amount	
011180	Independence Community					5.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8445					10/10/2025	5.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003825	Charitable Contribution - Employee Direct	10/10/2025	10/10/2025	0.00	5.00		
Vendor Number	Vendor Name					Total Vendor Amount	
011200	Independence Daily Reporter					1,230.84	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8446					10/10/2025	1,230.84
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
95528	Res 2025-041 Legal Notice	09/03/2025	10/03/2025	0.00	69.52		
95532	Riverside Park Lights Legal Notice	09/11/2025	10/11/2025	0.00	25.28		
95807	2025/Var/07 Legal Notice	09/17/2025	10/17/2025	0.00	31.60		
95808	Public Hearing Legal Notice	09/17/2025	10/17/2025	0.00	28.44		
95812	Invitation to Bid Legal Notice	09/27/2025	10/27/2025	0.00	316.00		
95948	Hometown Magazine	09/27/2025	10/27/2025	0.00	760.00		
Vendor Number	Vendor Name					Total Vendor Amount	
011211	Independence Fire Fighter					150.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8447					10/10/2025	150.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003827	Fire Insurance	10/10/2025	10/10/2025	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	8448					10/10/2025	200.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003826	Funding/ Firemen's Association	10/10/2025	10/10/2025	0.00	200.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037321	Internal Revenue Service					242.88	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80317					10/10/2025	242.88
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003833	Tax Levy	10/10/2025	10/10/2025	0.00	242.88		
Vendor Number	Vendor Name					Total Vendor Amount	
037483	J & S Enterprises					2,115.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8449					10/10/2025	2,115.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
3784	Nuisance Lots	10/06/2025	11/05/2025	0.00	2,115.00		

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Vendor Number	Vendor Name					Total Vendor Amount
038210	Jimmy Greer					90.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8450			10/10/2025	90.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0004	donkey trims	09/11/2025	09/11/2025	0.00	90.00	
Vendor Number	Vendor Name					Total Vendor Amount
036340	Kansas Health & Environmental Laboratories					1,232.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80318			10/10/2025	1,232.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
74560	Water Testing	10/02/2025	11/01/2025	0.00	1,232.00	
Vendor Number	Vendor Name					Total Vendor Amount
032474	Kansas One-Call System, Inc.					175.56
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8451			10/10/2025	175.56	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5090322	Locates	09/30/2025	10/30/2025	0.00	175.56	
Vendor Number	Vendor Name					Total Vendor Amount
032449	Kansas Payment Center					580.61
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80319			10/10/2025	580.61	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003846		10/10/2025	10/10/2025	0.00	282.46	
INV0003847		10/10/2025	10/10/2025	0.00	84.92	
INV0003848		10/10/2025	10/10/2025	0.00	90.92	
INV0003849		10/10/2025	10/10/2025	0.00	122.31	
Vendor Number	Vendor Name					Total Vendor Amount
013351	KC 24 Hour Truck Repair					355.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8452			10/10/2025	355.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4931	Tire repair on Tanker 1	09/26/2025	10/26/2025	0.00	355.00	
Vendor Number	Vendor Name					Total Vendor Amount
036790	Life-Assist, Inc					2,731.38
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8453			10/10/2025	2,731.38	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1635274	ET Tubes, Electrodes, IV Caths, Vac Splint	09/08/2025	10/08/2025	0.00	629.30	
1635275	Laerdal Suction Unit for Ambulance	09/08/2025	10/08/2025	0.00	650.70	
1635904	Medium Vacuum Splint	09/09/2025	10/09/2025	0.00	264.86	
1639455	Suction Tubing, Gloves	09/19/2025	10/19/2025	0.00	175.84	
1639816	ET Tubes	09/22/2025	10/22/2025	0.00	109.80	
1640417	IV Saline Lock	09/23/2025	10/23/2025	0.00	50.50	
1640791	Chest Seals, Pillows, IV Caths, Tourniquets, ETCO2	09/24/2025	10/24/2025	0.00	455.73	
1642528	Cot Sheets, Gloves, Veni Guards, People Mover Tarp	09/30/2025	10/30/2025	0.00	394.65	
Vendor Number	Vendor Name					Total Vendor Amount
037935	Marmic Fire And Safety Co Inc					704.55
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80320			10/10/2025	704.55	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
D418119	Fire Extinguisher Inspection	09/15/2025	10/15/2025	0.00	704.55	

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Vendor Number 037078	Vendor Name National Industrial & Safety Supply			Total Vendor Amount 218.00	
Payment Type EFT	Payment Number 8454			Payment Date 10/10/2025	Payment Amount 218.00
Payable Number 48271	Description Oil Absorbent Pads	Payable Date 09/24/2025	Due Date 10/24/2025	Discount Amount 0.00	Payable Amount 218.00
Vendor Number 018120	Vendor Name O'Reilly Auto Parts			Total Vendor Amount 13.18	
Payment Type Check	Payment Number 80321			Payment Date 10/10/2025	Payment Amount 13.18
Payable Number 0154-256874	Description Fuel Filter	Payable Date 06/12/2025	Due Date 07/12/2025	Discount Amount 0.00	Payable Amount 13.18
Vendor Number 032859	Vendor Name Pace Analytical Services			Total Vendor Amount 1,146.00	
Payment Type EFT	Payment Number 8455			Payment Date 10/10/2025	Payment Amount 1,146.00
Payable Number 2560234661	Description Analytical Charges	Payable Date 09/22/2025	Due Date 10/22/2025	Discount Amount 0.00	Payable Amount 609.00
Payable Number 2560234786	Description Analytical Charges	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 537.00
Vendor Number 035669	Vendor Name Palmer Johnson Power Systems LLC			Total Vendor Amount 3,217.38	
Payment Type EFT	Payment Number 8456			Payment Date 10/10/2025	Payment Amount 3,217.38
Payable Number 5655478	Description Harness & Connectors	Payable Date 09/24/2025	Due Date 10/24/2025	Discount Amount 0.00	Payable Amount 3,217.38
Vendor Number 038152	Vendor Name Pappas Hayden Westberg & Jackson PC			Total Vendor Amount 498.79	
Payment Type Check	Payment Number 80322			Payment Date 10/10/2025	Payment Amount 498.79
Payable Number INV0003853	Description [REDACTED]	Payable Date 10/10/2025	Due Date 10/10/2025	Discount Amount 0.00	Payable Amount 498.79
Vendor Number 036591	Vendor Name Premier Truck Group Of Tulsa			Total Vendor Amount 2,487.80	
Payment Type Check	Payment Number 80323			Payment Date 10/10/2025	Payment Amount 2,487.80
Payable Number 12586858	Description 503 Repair	Payable Date 09/18/2025	Due Date 10/18/2025	Discount Amount 0.00	Payable Amount 1,956.50
Payable Number 12586866	Description 502 Repair	Payable Date 09/18/2025	Due Date 10/18/2025	Discount Amount 0.00	Payable Amount 531.30
Vendor Number 037993	Vendor Name Ricky R. Barnes			Total Vendor Amount 800.00	
Payment Type EFT	Payment Number 8457			Payment Date 10/10/2025	Payment Amount 800.00
Payable Number 012	Description Professional Services at Building D	Payable Date 10/01/2025	Due Date 10/01/2025	Discount Amount 0.00	Payable Amount 800.00
Vendor Number 036137	Vendor Name Romans Outdoor Power			Total Vendor Amount 312.00	
Payment Type EFT	Payment Number 8458			Payment Date 10/10/2025	Payment Amount 312.00
Payable Number 100-10164	Description Equipment Rental	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 312.00

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Vendor Number	Vendor Name					Total Vendor Amount
022030	Safety-Kleen Corp					2,476.16
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8459	10/10/2025	2,476.16			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
97906341	Containerized Waste Scheduled Service	09/06/2025	10/06/2025	0.00	2,476.16	

Vendor Number	Vendor Name					Total Vendor Amount
022110	Sayers Ace Hardware Inc.					16.77
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80324	10/10/2025	16.77			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
K96958	Wire Brush	09/30/2025	10/30/2025	0.00	16.77	

Vendor Number	Vendor Name					Total Vendor Amount
022400	Sherwin Williams					35.95
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8460	10/10/2025	35.95			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5686-7	9 Marathom	09/17/2025	10/17/2025	0.00	5.99	
5691-7	Ase Oil LL Black	09/17/2025	10/17/2025	0.00	59.45	
6827-0	Duplicate pymt Inv 8267-3	11/25/2025	12/25/2025	0.00	-29.49	

Vendor Number	Vendor Name					Total Vendor Amount
034515	Tidy Whitie's Laundromat					20.50
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8461	10/10/2025	20.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6430	Wash & Fold	09/30/2025	10/30/2025	0.00	20.50	

Vendor Number	Vendor Name					Total Vendor Amount
032956	TLC Nursery & Outdoor Living					446.88
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8462	10/10/2025	446.88			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1-1862	Hustler - Tire Wheel Assembly	08/14/2025	09/13/2025	0.00	446.88	

Vendor Number	Vendor Name					Total Vendor Amount
035684	Tyler Technologies, Inc					5,659.80
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8463	10/10/2025	5,659.80			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
025-526489	Smart Meter Access	08/27/2025	09/26/2025	0.00	60.00	
025-530471	Insite Transaction Fees - Utility	09/30/2025	10/30/2025	0.00	5,599.80	

Vendor Number	Vendor Name					Total Vendor Amount
035913	Waters Hardware					672.51
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8464	10/10/2025	672.51			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5634/P	Cust no 72182 - Tube	05/26/2025	06/25/2025	0.00	56.72	
5738/P	Cust no 72182 - Super Marking Dye	06/09/2025	07/09/2025	0.00	45.96	
5918/P	Cust no 72182 - Power Nozzle	06/27/2025	07/27/2025	0.00	14.22	
5975/P	Cust no 72182 - Gaslet	07/03/2025	08/02/2025	0.00	146.37	
6012/P	Cust no 72178 - Cut off wheel	07/08/2025	08/07/2025	0.00	12.98	
6044/P	Cust no 72182 - Red Oil	07/10/2025	08/09/2025	0.00	28.45	
6169/P	Cust no 72182 - Alum Roll Foam Slnt	07/28/2025	08/27/2025	0.00	45.96	
6517/P	Cust no 72178 - Parts	09/02/2025	10/02/2025	0.00	78.96	
6728/P	Cust no 72177 - Nipple & Valve	09/24/2025	10/24/2025	0.00	99.96	
6731/P	Cust no 72177 - Nipple & Union	09/24/2025	10/24/2025	0.00	44.74	
6737/P	Cust no 72177 - Elbow & Pipe	09/24/2025	10/24/2025	0.00	98.19	

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Vendor Number	Vendor Name					Total Vendor Amount	
038154	WCD Enterprises, LLC					1,143.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80325					10/10/2025	1,143.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
433733	City Hall & Bldg D Cleaning	10/07/2025	11/06/2025	0.00	1,143.00		
Vendor Number	Vendor Name					Total Vendor Amount	
038276	Wilson County Hospital					403.45	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80326					10/10/2025	403.45
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003854		10/10/2025	10/10/2025	0.00	403.45		
Vendor Number	Vendor Name					Total Vendor Amount	
034744	Woods Lumber Company					416.54	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8465					10/10/2025	416.54
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
608422	Oriented Strand Board	07/11/2025	08/10/2025	0.00	35.73		
617049	Nails & Pine Board	09/24/2025	10/24/2025	0.00	184.99		
617054	Milwaukee Marker	09/24/2025	10/24/2025	0.00	8.94		
617112	Hammer Bit	09/24/2025	10/24/2025	0.00	33.96		
617946	Barrier foam, paint brush, containers	10/01/2025	10/31/2025	0.00	31.74		
618802	Hose connectors are bolts for mounting benches	10/08/2025	11/07/2025	0.00	121.18		
Vendor Number	Vendor Name					Total Vendor Amount	
029045	Zoll Medical Corporation					501.76	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8466					10/10/2025	501.76
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4331334	3 pack of Auto Pulse Bands	09/23/2025	10/23/2025	0.00	501.76		

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	24	20	0.00	19,050.58
General	EFT	99	42	0.00	237,418.82
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		123	63	0.00	256,469.40

Fund	Name	Amount
099	Pooled Cash	-256,469.40
Packet Totals:		-256,469.40

APPROPRIATIONS 2025

Accounts payable paid from October 15th, 2025, through October 31st, 2025.

Total: \$1,601,860.60



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	80332						10/17/2025	0.00
**Void Check	80333						10/17/2025	0.00
**Void Check	80334						10/17/2025	0.00
**Void EFT	8477						10/17/2025	0.00
Payable Number	Description		Payable Date	Due Date	Discount Amount	Payable Amount		
					0.00	0.00		
**Void EFT	8479						10/17/2025	0.00
Payable Number	Description		Payable Date	Due Date	Discount Amount	Payable Amount		
					0.00	0.00		
**Void EFT	8480						10/17/2025	0.00
Payable Number	Description		Payable Date	Due Date	Discount Amount	Payable Amount		
					0.00	0.00		
**Void EFT	8481						10/17/2025	0.00
Payable Number	Description		Payable Date	Due Date	Discount Amount	Payable Amount		
					0.00	0.00		
**Void EFT	8511						10/17/2025	0.00
Payable Number	Description		Payable Date	Due Date	Discount Amount	Payable Amount		
					0.00	0.00		

Vendor Number	Vendor Name						Total Vendor Amount
038287	Ashcraft Tire & Auto						934.67
Payment Type	Payment Number				Payment Date	Payment Amount	
EFT	8467				10/17/2025	934.67	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
050370	413 Flat Repair	09/05/2025	10/05/2025	0.00	30.90		
050384	Flat Repair	09/08/2025	10/08/2025	0.00	118.45		
050444	410 Tire Repair	09/16/2025	10/16/2025	0.00	217.17		
050487	Tires 603	09/19/2025	10/19/2025	0.00	288.40		
050499	413 Flat & Tire Repair	09/23/2025	10/23/2025	0.00	248.85		
050597	440 Flat Repair	09/26/2025	10/26/2025	0.00	30.90		

Vendor Number	Vendor Name					Total Vendor Amount
036926	AT&T Long Distance					31.03
Payment Type	Payment Number				Payment Date	Payment Amount
Check	80327				10/17/2025	31.03
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
861850574 Oct 2025	AT&T Long Distance Acct #861850574	10/01/2025	10/31/2025	0.00	31.03	

Vendor Number	Vendor Name					Total Vendor Amount
037126	Autozone, Inc					68.28
Payment Type	Payment Number				Payment Date	Payment Amount
Check	80328				10/17/2025	68.28
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
01605600816	Glass	09/15/2025	10/15/2025	0.00	29.49	
01605601334	Flashlight	09/16/2025	10/16/2025	0.00	38.79	

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Vendor Number	Vendor Name					Total Vendor Amount
038185	Berkshire Hathaway Homestate Insurance Company					3,534.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80329			10/17/2025	3,534.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003869	412 Penn	10/07/2025	11/06/2025	0.00	3,534.00	
Vendor Number	Vendor Name					Total Vendor Amount
037431	Brian McHugh					128.10
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8468			10/17/2025	128.10	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003878	Pickup Spotlight	10/13/2025	11/12/2025	0.00	128.10	
Vendor Number	Vendor Name					Total Vendor Amount
038174	Casey's Automotive LLC					143.04
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80330			10/17/2025	143.04	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
20737	Oil	10/02/2025	10/02/2025	0.00	143.04	
Vendor Number	Vendor Name					Total Vendor Amount
033027	Cintas Corporation					714.42
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8469			10/17/2025	714.42	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4242709731	Cleaning supplies	09/09/2025	10/09/2025	0.00	76.81	
4244191078	Cleaning supplies	09/23/2025	10/23/2025	0.00	76.81	
5290736005	Sanitation First Aid	09/08/2025	10/08/2025	0.00	369.55	
5295690702	Water/Sewer First Aid Supplies	10/06/2025	11/05/2025	0.00	191.25	
Vendor Number	Vendor Name					Total Vendor Amount
004645	City Of Independence					22,758.58
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80331			10/17/2025	12,758.58	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003866	Housing Water Bills	09/15/2025	10/17/2025	0.00	6,115.59	
INV0003876	Housing Water Bills	10/16/2025	11/15/2025	0.00	6,642.99	
Check	80335			10/17/2025	10,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
202508060230	IHA Annual City Fee	08/06/2025	09/05/2025	0.00	10,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
034663	Community National Bank					42,348.10
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80336			10/17/2025	42,348.10	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10/07/2025 Pay	Sanitation Truck	10/07/2025	11/06/2025	0.00	42,348.10	
Vendor Number	Vendor Name					Total Vendor Amount
034221	Core & Main					3,814.32
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8470			10/17/2025	3,814.32	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
X305005	ACC Set	09/25/2025	10/25/2025	0.00	3,814.32	

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Vendor Number	Vendor Name					Total Vendor Amount
037938	Cummins Inc.					1,613.01
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80337			10/17/2025	1,613.01	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
11-250938889	Full Service Maintenance	09/27/2025	10/27/2025	0.00	1,613.01	
Vendor Number	Vendor Name					Total Vendor Amount
036349	D&A Electrical Systems, LLC					52.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8471			10/17/2025	52.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
250318	Security Monitoring	10/07/2025	11/06/2025	0.00	52.50	
Vendor Number	Vendor Name					Total Vendor Amount
006320	Decker Construction, Inc.					11,105.64
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8472			10/17/2025	11,105.64	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Draw00003b	Change Order 1	09/19/2025	10/19/2025	0.00	11,105.64	
Vendor Number	Vendor Name					Total Vendor Amount
037979	Evergy					266.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80338			10/17/2025	266.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6799611042 Oct 2025	412 Penn	09/10/2025	09/10/2025	0.00	53.29	
9103034205 - Oct 2025	McKinley 1004 Coffeyville	09/12/2025	09/12/2025	0.00	91.04	
9103034205 Oct 2025	McKinley 922B Coffeyville	10/01/2025	10/01/2025	0.00	121.67	
Vendor Number	Vendor Name					Total Vendor Amount
035115	Express Services, Inc.					15,067.66
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8473			10/17/2025	15,067.66	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
32970994	Express Employment	10/08/2025	11/07/2025	0.00	15,067.66	
Vendor Number	Vendor Name					Total Vendor Amount
033119	Fastenal Company					99.65
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8474			10/17/2025	99.65	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
KSIND68571	Batteries	09/17/2025	10/17/2025	0.00	53.50	
KSIND68713	Cable Ties	09/30/2025	10/30/2025	0.00	46.15	
Vendor Number	Vendor Name					Total Vendor Amount
038288	First Step Builders LLC					20,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8475			10/17/2025	20,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003874	Jefferson Subdivision Lot Reimbursement 601 Pearl	09/17/2025	10/17/2025	0.00	10,000.00	
INV0003875	Jefferson Subdivision Lot Reimbursement 512 Pearl	09/17/2025	10/17/2025	0.00	10,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
037139	Fleet Fuels, LLC					5,102.45
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8476			10/17/2025	5,102.45	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CFSI-27965	Animal Control Fuel	10/12/2025	11/11/2025	0.00	62.38	
CFSI-27966	Cemetery Fuel	10/12/2025	11/11/2025	0.00	106.97	
CFSI-27967	Fire/EMS Fuel	10/12/2025	11/11/2025	0.00	1,164.22	
CFSI-27969	Police Fuel	10/12/2025	11/11/2025	0.00	618.63	

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CFSI-27970	Sewer Collection Fuel	10/12/2025	11/11/2025	0.00	118.99
CFSI-27971	Street Fuel	10/12/2025	11/11/2025	0.00	316.66
CFSI-27972	City Van	10/12/2025	11/11/2025	0.00	9.27
CFSI-27973	Water Distribution Fuel	10/12/2025	11/11/2025	0.00	185.01
CFSI-27974	Water/Sewer Administration Fuel	10/12/2025	11/11/2025	0.00	313.84
CFSI-27975	Water Treatment Fuel	10/12/2025	11/11/2025	0.00	59.84
CFSI-27976	Sanitation Fuel	10/12/2025	11/11/2025	0.00	754.18
SI-30718	Water Treatment Fuel	10/07/2025	11/06/2025	0.00	545.14
SI-31450	Cemetery Fuel	10/09/2025	11/08/2025	0.00	847.32

Vendor Number	Vendor Name	Total Vendor Amount			
033568	Galaxie Business	7,584.85			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8478	10/17/2025	7,584.85		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
148295	Monthly Subscriptions	10/08/2025	11/07/2025	0.00	6,147.35
148296	Monthly Subscription - PD/Dispatch	10/08/2025	11/07/2025	0.00	1,347.50
148334	Antivirus	10/13/2025	11/12/2025	0.00	90.00

Vendor Number	Vendor Name	Total Vendor Amount			
037737	Gateway Wireless & Network Services	2,256.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8482	10/17/2025	2,256.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
45323	Camera Replacement	07/23/2025	08/22/2025	0.00	2,256.00

Vendor Number	Vendor Name	Total Vendor Amount			
037669	Gordon CPA LLC	3,500.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8483	10/17/2025	3,500.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
391-24-1	2024 Audit	09/30/2025	10/30/2025	0.00	3,500.00

Vendor Number	Vendor Name	Total Vendor Amount			
009330	Grainger	1,638.95			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8484	10/17/2025	1,638.95		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9655505296	Lawn Rake	09/26/2025	10/26/2025	0.00	388.15
9657307279	Ladder	09/29/2025	10/29/2025	0.00	1,250.80

Vendor Number	Vendor Name	Total Vendor Amount			
008200	Harry Bass Attorney	1,600.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80339	10/17/2025	1,600.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10/09/2025 Stmt	Court Appointment Attorney Fees	10/09/2025	11/08/2025	0.00	1,600.00

Vendor Number	Vendor Name	Total Vendor Amount			
038114	Hickman Environmental Services LLC	9,732.41			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80340	10/17/2025	9,732.41		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
963649	Pump Stations	09/17/2025	09/17/2025	0.00	9,732.41

Vendor Number	Vendor Name	Total Vendor Amount			
010440	Hugo's Industrial Supply	194.44			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8485	10/17/2025	194.44		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
342841	Calendar	10/09/2025	11/08/2025	0.00	18.44

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342949	Tape, chalk, paper, envelopes	10/13/2025	11/12/2025	0.00	176.00		
Vendor Number	Vendor Name			Total Vendor Amount			
011215	Independence Main Street			150.00			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8486			10/17/2025	150.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003868	IHA Annual Membership	09/01/2025	10/17/2025	0.00	150.00		
Vendor Number	Vendor Name			Total Vendor Amount			
034284	Indigo Design, Inc.			1,318.40			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8487			10/17/2025	1,318.40		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Central Park Phase 2 - Invoice	CPSC Phase II Final Design	10/14/2025	11/13/2025	0.00	1,318.40		
Vendor Number	Vendor Name			Total Vendor Amount			
037194	J Graham Construction Inc.			16,557.50			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8488			10/17/2025	16,557.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1918	Pavement Patching, C&G	10/07/2025	11/06/2025	0.00	16,557.50		
Vendor Number	Vendor Name			Total Vendor Amount			
004497	Jeff Chubb - C/O Emert			413.58			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8489			10/17/2025	413.58		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003884	Reimbursement mileage and hotel room	10/10/2025	11/09/2025	0.00	413.58		
Vendor Number	Vendor Name			Total Vendor Amount			
037569	John Garris			385.28			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8490			10/17/2025	385.28		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Q3 2025	John Garris Mileage	10/08/2025	11/07/2025	0.00	385.28		
Vendor Number	Vendor Name			Total Vendor Amount			
037363	Joslyn M Kusiak			786.60			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8491			10/17/2025	786.60		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003882	Additonal Court September & October	10/15/2025	11/14/2025	0.00	786.60		
Vendor Number	Vendor Name			Total Vendor Amount			
035618	Kansasland Tire Inc Of Hays, Kansas			3,403.84			
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8492			10/17/2025	3,403.84		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
122698	602 Tires	08/22/2025	09/21/2025	0.00	1,146.84		
123158	Tires	08/29/2025	09/28/2025	0.00	2,257.00		
Vendor Number	Vendor Name			Total Vendor Amount			
038300	Kathleen Larson			465.96			
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80341			10/17/2025	465.96		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003880	Security Deposit Refund	10/16/2025	10/16/2025	0.00	465.96		

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Vendor Number	Vendor Name					Total Vendor Amount
037823	Koehn Construction Services					3,315.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8493			10/17/2025	3,315.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
35013	Curb	07/01/2025	07/31/2025	0.00	3,315.00	
Vendor Number	Vendor Name					Total Vendor Amount
036883	Labette Health					369.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8494			10/17/2025	369.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
8 - 2025	HR - Hiring	10/06/2025	11/05/2025	0.00	369.00	
Vendor Number	Vendor Name					Total Vendor Amount
014250	Lee's Cooling & Heating					495.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8495			10/17/2025	495.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
52354057	McKinley 923 A Cedar	09/05/2025	10/17/2025	0.00	495.00	
Vendor Number	Vendor Name					Total Vendor Amount
037408	Let's Talk Locks					113.40
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8496			10/17/2025	113.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1615	Keys	09/17/2025	10/17/2025	0.00	113.40	
Vendor Number	Vendor Name					Total Vendor Amount
014400	Linns Air Cooled Engines LLC					591.99
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80342			10/17/2025	591.99	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
206681	Chain Saw/ Chains/ oil	09/19/2025	10/19/2025	0.00	591.99	
Vendor Number	Vendor Name					Total Vendor Amount
035478	Lochner, H.W. Inc.					6,825.53
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8497			10/17/2025	6,825.53	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CQ0121584-CQ4	Rehabilitate Nornern Portion of Rwy 17-35	10/05/2025	11/04/2025	0.00	6,825.53	
Vendor Number	Vendor Name					Total Vendor Amount
037935	Marmic Fire And Safety Co Inc					776.94
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80343			10/17/2025	776.94	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
D418114	Fire Extinguisher Inpsection	09/15/2025	10/15/2025	0.00	355.97	
D426786	Fire Extinguisher Service	09/23/2025	10/23/2025	0.00	420.97	
Vendor Number	Vendor Name					Total Vendor Amount
038301	Mary Todd					50.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80344			10/17/2025	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003883	Park Building Rental Refund	10/10/2025	10/10/2025	0.00	50.00	

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Vendor Number	Vendor Name					Total Vendor Amount
035268	Mega LLC					7,765.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80345			10/17/2025	7,765.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1446	Dumpsters & Top Soil	09/29/2025	10/29/2025	0.00	7,765.00	
Vendor Number	Vendor Name					Total Vendor Amount
032556	Midwest Minerals, LLC					460.53
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8498			10/17/2025	460.53	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
813134	AB-3	09/25/2025	10/25/2025	0.00	460.53	
Vendor Number	Vendor Name					Total Vendor Amount
033575	Modern Copy Systems					190.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8499			10/17/2025	190.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
60339	PT Toner	09/30/2025	10/30/2025	0.00	190.00	
Vendor Number	Vendor Name					Total Vendor Amount
035799	Omni Billing					5,786.73
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8500			10/17/2025	5,786.73	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9302025	EMS Billing	10/02/2025	11/01/2025	0.00	5,786.73	
Vendor Number	Vendor Name					Total Vendor Amount
036591	Premier Truck Group Of Tulsa					1,857.92
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80346			10/17/2025	1,857.92	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
12586862	420 Repair	09/18/2025	10/18/2025	0.00	1,857.92	
Vendor Number	Vendor Name					Total Vendor Amount
034970	Realpage, Inc.					82.74
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8501			10/17/2025	82.74	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
12509108263	TBRA Background Checks	09/17/2025	10/17/2025	0.00	82.74	
Vendor Number	Vendor Name					Total Vendor Amount
035995	Red Equipment, LLC					1,180.29
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8502			10/17/2025	1,180.29	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
P02184	Silencer Nozzle	09/19/2025	10/19/2025	0.00	550.00	
P02199	Chisel Point Nozzle	09/23/2025	10/23/2025	0.00	630.29	
Vendor Number	Vendor Name					Total Vendor Amount
021300	Resource Recovery Div 4392					12,501.19
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8503			10/17/2025	12,501.19	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4392-000009196	Landfill	10/15/2025	11/14/2025	0.00	12,501.19	

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Vendor Number	Vendor Name					Total Vendor Amount
037888	Rincks Dwood Plumbing					110.00
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	8504		10/17/2025	110.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4070	3005 N Penn Repair	08/16/2025	09/15/2025	0.00	110.00	
Vendor Number	Vendor Name					Total Vendor Amount
038159	Schindler Elevator Corporation					3,043.50
Payment Type	Payment Number		Payment Date	Payment Amount		
Check	80347		10/17/2025	3,043.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3052631	PT Elevator Service Quarterly	09/11/2025	10/17/2025	0.00	3,043.50	
Vendor Number	Vendor Name					Total Vendor Amount
036694	Schulte Supply					1,873.41
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	8505		10/17/2025	1,873.41		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
S1234382.001	Clutch Assembly	09/24/2025	10/24/2025	0.00	1,873.41	
Vendor Number	Vendor Name					Total Vendor Amount
022400	Sherwin Williams					477.03
Payment Type	Payment Number		Payment Date	Payment Amount		
EFT	8506		10/17/2025	477.03		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3835-2	Love Indy	07/14/2025	10/17/2025	0.00	47.08	
6031-5	705 N Penn Paint	09/29/2025	10/29/2025	0.00	389.50	
6115-6	705 N Penn Paint	10/01/2025	10/31/2025	0.00	40.45	
Vendor Number	Vendor Name					Total Vendor Amount
037084	Southeast Kansas Library System					159.00
Payment Type	Payment Number		Payment Date	Payment Amount		
Check	80348		10/17/2025	159.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003879	Damaged LP rotation books	10/16/2025	11/15/2025	0.00	159.00	
Vendor Number	Vendor Name					Total Vendor Amount
037182	Sparklight Business					1,250.00
Payment Type	Payment Number		Payment Date	Payment Amount		
Check	80349		10/17/2025	1,250.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
8160281050042527 Oct 202	Acct 8160281050042527 - 811 W Laurel	10/01/2025	10/31/2025	0.00	1,250.00	
Vendor Number	Vendor Name					Total Vendor Amount
038298	THA Inc					2,134.00
Payment Type	Payment Number		Payment Date	Payment Amount		
Check	80350		10/17/2025	2,134.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9082	Repair Parts	08/18/2025	08/18/2025	0.00	2,134.00	
Vendor Number	Vendor Name					Total Vendor Amount
038299	The Law Office of Daniel Health Lampson					400.00
Payment Type	Payment Number		Payment Date	Payment Amount		
Check	80351		10/17/2025	400.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10/10/2025 Stmt	Court Appointed Legal Fees	10/10/2025	10/10/2025	0.00	400.00	

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Vendor Number	Vendor Name					Total Vendor Amount
035684	Tyler Technologies, Inc					2,601.22
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8507			10/17/2025	2,601.22	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
130-160234	CAD/RMS	09/30/2025	10/30/2025	0.00	2,601.22	
Vendor Number	Vendor Name					Total Vendor Amount
026090	VLP An Equipmentsshare Company					7,238.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80352			10/17/2025	7,238.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5847970-000	24" Bucket	09/30/2025	10/30/2025	0.00	7,238.80	
Vendor Number	Vendor Name					Total Vendor Amount
026097	Volz Welding And Machine					335.33
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8508			10/17/2025	335.33	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
14527	Hydraulic Hose/End Repair	09/15/2025	10/15/2025	0.00	335.33	
Vendor Number	Vendor Name					Total Vendor Amount
035913	Waters Hardware					1,423.20
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8509			10/17/2025	1,423.20	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6565/P	Cust no 72177 - Wonder Bar & Bit Set	09/08/2025	10/08/2025	0.00	40.98	
6583/P	Cust no 72177 - Blades	09/09/2025	10/09/2025	0.00	51.98	
6595/P	Cust no 72177 - Putty & Painting Supplies	09/10/2025	10/10/2025	0.00	213.47	
6602/P	Cust no 72177 - Painters Tools	09/11/2025	10/11/2025	0.00	54.41	
6680/P	Cust no 72177 - Sanding Sponges	09/18/2025	10/18/2025	0.00	12.98	
6765/P	Cust no 72177 - Scraper	09/29/2025	10/29/2025	0.00	48.97	
6792/P	Cust no 72177 - Utility Knife	10/01/2025	10/31/2025	0.00	31.98	
6797/P	Cust no 72177 - Refrigerator	10/01/2025	10/31/2025	0.00	899.99	
6819/P	Cust no 72177 - Grinder Wheel	10/02/2025	11/01/2025	0.00	19.48	
6824/P	Cust no 72177 - Carpet Bar	10/03/2025	11/02/2025	0.00	21.99	
6838/P	Cust no 72177 - Bolts & Screws	10/06/2025	11/05/2025	0.00	26.97	
Vendor Number	Vendor Name					Total Vendor Amount
034744	Woods Lumber Company					3,923.71
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8510			10/17/2025	3,923.71	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
323927	FC	09/30/2025	10/30/2025	0.00	1.16	
344714	FC	05/31/2025	06/30/2025	0.00	34.50	
353700	FC	04/30/2025	10/17/2025	0.00	0.63	
356274	FC	01/31/2025	10/17/2025	0.00	7.25	
361838	FC	03/31/2025	10/17/2025	0.00	18.86	
384559	FC	02/28/2025	10/17/2025	0.00	16.08	
613983	Couplings	08/28/2025	09/27/2025	0.00	46.14	
614300	Bath Spout	09/02/2025	10/17/2025	0.00	65.97	
614389	Coupling/Valve	09/02/2025	10/17/2025	0.00	152.88	
614964	705 N Penn Lift	09/06/2025	10/17/2025	0.00	866.00	
615104	Nuts & Sockets	09/08/2025	10/08/2025	0.00	30.48	
615138	Screws Drill Kit	09/08/2025	10/17/2025	0.00	73.97	
615663	Coupling/Valve	09/11/2025	10/17/2025	0.00	118.96	
615792	PT Flooring	09/12/2025	10/17/2025	0.00	343.92	
616097	Grill Mitt Grill Supplies	09/16/2025	10/17/2025	0.00	63.97	
616230	Ground Contact 2x8	09/17/2025	10/17/2025	0.00	22.68	
616235	Pattern 117 12' YP	09/17/2025	10/17/2025	0.00	84.00	
616280	Nuts/Bolts	09/17/2025	10/17/2025	0.00	45.96	
616302	Wooden Round Seat	09/17/2025	10/17/2025	0.00	23.99	

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616406	Nails & Screws	09/18/2025	10/18/2025	0.00	144.10
616804	Flooring 412	09/22/2025	10/22/2025	0.00	1,578.58
616923	Adhesive	09/23/2025	10/23/2025	0.00	42.99
617753	Rafter Andalum Blk	09/30/2025	10/30/2025	0.00	25.98
617770	Pine Boards	09/30/2025	10/30/2025	0.00	81.69
617979	Glue Floor Purp QT	10/01/2025	10/31/2025	0.00	32.97

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	21	17	0.00	93,844.92
General	Voided **Void Check	0	3	0.00	0.00
General	Check	7	6	0.00	13,982.64
General	EFT	2	1	0.00	20,000.00
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	190.00
General	Voided **Void EFT	0	2	0.00	0.00
General	EFT	99	36	0.00	116,849.42
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	2	2	0.00	232.74
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		132	71	0.00	245,099.72

Fund	Name	Amount
099	Pooled Cash	-245,099.72
Packet Totals:		-245,099.72



City of Independence

Payment Register

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01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount	
004864	Community National Bank	15.00	
Payment Type	Payment Number	Payment Date	Payment Amount
Check	80353	10/17/2025	15.00
Payable Number	Description	Payable Date	Due Date
INV0003867	IHA Deposit Box	09/15/2025	10/17/2025
		Discount Amount	Payable Amount
		0.00	15.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	1	1	0.00	15.00
Packet Totals:		1	1	0.00	15.00

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-15.00
Packet Totals:		-15.00



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	8528			10/24/2025		0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8540			10/24/2025		0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8541			10/24/2025		0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8542			10/24/2025		0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8543			10/24/2025		0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8544			10/24/2025		0.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8559			10/24/2025		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					240.00	
Payment Type	Payment Number			Payment Date		Payment Amount	
EFT	8512			10/24/2025		240.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
HI26004	Chlorite EPA 300.1 water testing	10/06/2025	11/05/2025	0.00	240.00		

Vendor Number	Vendor Name					Total Vendor Amount	
038075	Affordable Autos, Inc					326.42	
Payment Type	Payment Number			Payment Date		Payment Amount	
Check	80354			10/24/2025		326.42	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003922		10/24/2025	10/24/2025	0.00	326.42		

Vendor Number	Vendor Name					Total Vendor Amount	
038287	Ashcraft Tire & Auto					30.90	
Payment Type	Payment Number			Payment Date		Payment Amount	
EFT	8513			10/24/2025		30.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
050816	Flat Tire	10/21/2025	11/20/2025	0.00	30.90		

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Vendor Number	Vendor Name					Total Vendor Amount
036623	AT&T					213.69
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80355			10/24/2025	213.69	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2810830114	Acct #831-001-4887-638 - Memorial Hall	10/07/2025	11/06/2025	0.00	213.69	
Vendor Number	Vendor Name					Total Vendor Amount
037944	Atmos					29.16
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80356			10/24/2025	29.16	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3074273898 - Oct 2025	Acct 3074273898 - 122 East Locust Gas	10/10/2025	11/09/2025	0.00	29.16	
Vendor Number	Vendor Name					Total Vendor Amount
037126	Autozone, Inc					521.02
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80357			10/24/2025	521.02	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
01605595862	Fuse service kit	09/03/2025	10/03/2025	0.00	31.34	
01605612803	Barrel Lock & Ball Mount	10/14/2025	11/13/2025	0.00	76.61	
01605612804	Class V Barrel	10/14/2025	11/13/2025	0.00	21.33	
01605612805	Barrel Lock	10/14/2025	11/13/2025	0.00	-21.33	
01605613445	Wiper Blades	10/16/2025	11/15/2025	0.00	37.48	
01605614801	Battery	10/20/2025	11/19/2025	0.00	366.10	
01605614845	Battery	10/20/2025	11/19/2025	0.00	9.49	
Vendor Number	Vendor Name					Total Vendor Amount
037918	Baker Services Inc					763.80
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8514			10/24/2025	763.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
70412	Ammonium Sulfate	10/07/2025	11/06/2025	0.00	763.80	
Vendor Number	Vendor Name					Total Vendor Amount
003050	Barco Municipal Products,					393.61
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8515			10/24/2025	393.61	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
IN-252988	Parking Signs	09/30/2025	10/30/2025	0.00	393.61	
Vendor Number	Vendor Name					Total Vendor Amount
032090	Berry Tractor And Equipment					12,247.42
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80358			10/24/2025	12,247.42	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
01093233	Sweeper Repair	09/29/2025	10/29/2025	0.00	12,247.42	
Vendor Number	Vendor Name					Total Vendor Amount
035073	Blankinship Electric, LLC					7,675.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80359			10/24/2025	7,675.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4088	Woodland View Pump	10/10/2025	11/09/2025	0.00	7,425.00	
4105	Power for stage	10/13/2025	11/12/2025	0.00	250.00	

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Vendor Number 032744	Vendor Name Brenntag Southwest Inc.					Total Vendor Amount 2,185.00	
Payment Type EFT	Payment Number 8516					Payment Date 10/24/2025	Payment Amount 2,185.00
Payable Number BSW652409	Description Chlorine	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 2,185.00		
Vendor Number 038275	Vendor Name CBE Group, Inc.					Total Vendor Amount 232.59	
Payment Type Check	Payment Number 80360					Payment Date 10/24/2025	Payment Amount 232.59
Payable Number INV0003923	Description [REDACTED]	Payable Date 10/24/2025	Due Date 10/24/2025	Discount Amount 0.00	Payable Amount 232.59		
Vendor Number 033027	Vendor Name Cintas Corporation					Total Vendor Amount 144.45	
Payment Type EFT	Payment Number 8517					Payment Date 10/24/2025	Payment Amount 144.45
Payable Number 5294394504	Description Airport first aid supplies	Payable Date 09/29/2025	Due Date 10/29/2025	Discount Amount 0.00	Payable Amount 41.94		
5295447402	Street First Aid	10/03/2025	11/02/2025	0.00	102.51		
Vendor Number 037780	Vendor Name Clean Uniform Company					Total Vendor Amount 218.98	
Payment Type EFT	Payment Number 8518					Payment Date 10/24/2025	Payment Amount 218.98
Payable Number 22303833	Description Airport Uniform Cleaning	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 50.54		
22305641	Airport Uniform Cleaning	09/30/2025	10/30/2025	0.00	55.59		
22307454	Airport Uniform Cleaning	10/07/2025	11/06/2025	0.00	57.26		
22309257	Airport Uniform Cleaning	10/14/2025	11/13/2025	0.00	55.59		
Vendor Number 005065	Vendor Name Crown Products, Inc. Of Kansas					Total Vendor Amount 284.21	
Payment Type EFT	Payment Number 8519					Payment Date 10/24/2025	Payment Amount 284.21
Payable Number 3052521	Description Coalescer	Payable Date 10/14/2025	Due Date 11/13/2025	Discount Amount 0.00	Payable Amount 284.21		
Vendor Number 035070	Vendor Name D&F Services, LLC					Total Vendor Amount 52,840.10	
Payment Type EFT	Payment Number 8520					Payment Date 10/24/2025	Payment Amount 52,840.10
Payable Number 7435	Description Sodium Chlorite	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 11,188.10		
7446	DFLOC	10/08/2025	11/07/2025	0.00	41,652.00		
Vendor Number 037934	Vendor Name Daniel And Sons LLC					Total Vendor Amount 7,750.43	
Payment Type EFT	Payment Number 8521					Payment Date 10/24/2025	Payment Amount 7,750.43
Payable Number 7169	Description CPSC Stonework	Payable Date 10/21/2025	Due Date 11/20/2025	Discount Amount 0.00	Payable Amount 7,750.43		
Vendor Number 006320	Vendor Name Decker Construction, Inc.					Total Vendor Amount 391,821.30	
Payment Type EFT	Payment Number 8522					Payment Date 10/24/2025	Payment Amount 391,821.30
Payable Number DRAW00004	Description Jefferson Subdivision Decker	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 391,821.30		

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Vendor Number	Vendor Name					Total Vendor Amount
036611	Design Mechanical, Inc.					2,624.09
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8523			10/24/2025	2,624.09	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
269457	Boiler Repair	10/03/2025	11/02/2025	0.00	2,087.09	
269762	Stage Compressor - HVAC	10/10/2025	11/09/2025	0.00	537.00	
Vendor Number	Vendor Name					Total Vendor Amount
037620	Desiree Swanson					384.59
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8524			10/24/2025	384.59	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10/20/2025	Supplies for park & zoo	10/20/2025	11/19/2025	0.00	384.59	
Vendor Number	Vendor Name					Total Vendor Amount
038036	Diversified Logistics Training Solutions LLC					1,750.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80361			10/24/2025	1,750.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1818	Skills Training - Steve Gregory	10/17/2025	10/17/2025	0.00	1,750.00	
Vendor Number	Vendor Name					Total Vendor Amount
036278	Elliott Equipment Co.					2,462.84
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80362			10/24/2025	2,462.84	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
189041	New Sweeper Repair	10/01/2025	10/31/2025	0.00	2,462.84	
Vendor Number	Vendor Name					Total Vendor Amount
037979	Evergy					213.26
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80363			10/24/2025	213.26	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1330377344 Oct 2025	1330377344 - 301 E Railroad Ave	10/14/2025	10/14/2025	0.00	213.26	
Vendor Number	Vendor Name					Total Vendor Amount
035115	Express Services, Inc.					15,833.07
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8525			10/24/2025	15,833.07	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
33003002	Express Employment	10/15/2025	11/14/2025	0.00	15,833.07	
Vendor Number	Vendor Name					Total Vendor Amount
037015	Fab Lab ICC					50.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80364			10/24/2025	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3385	sponsor sign	10/13/2025	11/12/2025	0.00	50.00	
Vendor Number	Vendor Name					Total Vendor Amount
032155	Family Support Payment Center					173.08
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80365			10/24/2025	173.08	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003921		10/24/2025	10/24/2025	0.00	173.08	

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APPKT01498 - 10/24/2025 AP

Vendor Number	Vendor Name						Total Vendor Amount	
033119	Fastenal Company						768.25	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8526						10/24/2025	768.25
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
KSIND67261	Eye Nut	05/29/2025	06/28/2025	0.00	16.52			
KSIND68291	Oil Dri	08/25/2025	09/24/2025	0.00	693.00			
KSIND68779	Thimble	10/07/2025	11/06/2025	0.00	58.73			
Vendor Number	Vendor Name						Total Vendor Amount	
037139	Fleet Fuels, LLC						2,890.04	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8527						10/24/2025	2,890.04
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
CFSI-22012	Fuel	09/07/2025	10/24/2025	0.00	84.32			
CFSI-25012	Fuel	09/21/2025	10/24/2025	0.00	111.51			
CFSI-27968	Fuel	10/12/2025	11/11/2025	0.00	54.83			
CFSI-28795	Fire/EMS Fuel	10/19/2025	11/18/2025	0.00	697.86			
CFSI-28796	Fuel	10/19/2025	11/18/2025	0.00	49.44			
CFSI-28797	Park Dept. Fuel	10/19/2025	11/18/2025	0.00	62.25			
CFSI-28798	Police Fuel	10/19/2025	11/18/2025	0.00	600.20			
CFSI-28799	Public Safety Director Fuel	10/19/2025	11/18/2025	0.00	28.94			
CFSI-28800	Street Fuel	10/19/2025	11/18/2025	0.00	408.42			
CFSI-28801	Water Distribution Fuel	10/19/2025	11/18/2025	0.00	154.97			
CFSI-28802	Water/Sewer Administration Fuel	10/19/2025	11/18/2025	0.00	82.58			
CFSI-28803	Sanitation Fuel	10/19/2025	11/18/2025	0.00	554.72			
Vendor Number	Vendor Name						Total Vendor Amount	
036925	Foley Industries Inc.						2,450.65	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8529						10/24/2025	2,450.65
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
SS760029457	Cat Service	10/08/2025	11/07/2025	0.00	2,450.65			
Vendor Number	Vendor Name						Total Vendor Amount	
009330	Grainger						73.54	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8530						10/24/2025	73.54
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
9663860196	Single Check Kit	10/03/2025	11/02/2025	0.00	73.54			
Vendor Number	Vendor Name						Total Vendor Amount	
034901	HD Supply Facilities						2,226.90	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80366						10/24/2025	2,226.90
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
9240627417	Coin Operated System for PT Laundry	09/03/2025	10/24/2025	0.00	1,525.32			
9240627418	Wypall Towels	09/03/2025	10/24/2025	0.00	98.39			
9240742748	Germicide Foam	09/05/2025	10/24/2025	0.00	108.23			
9241141047	Toilet Bowl Gasket	09/17/2025	10/24/2025	0.00	44.90			
9241409110	Washer Coin Box	09/25/2025	10/25/2025	0.00	193.80			
9241441285	Kwiksets	09/26/2025	10/26/2025	0.00	256.26			
Vendor Number	Vendor Name						Total Vendor Amount	
010440	Hugo's Industrial Supply						1,583.16	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8531						10/24/2025	1,583.16
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
341353	PT Supplies	09/08/2025	10/24/2025	0.00	140.90			
341951	Office Supplies	09/19/2025	10/24/2025	0.00	132.76			
342253	Copy Toners	09/26/2025	10/26/2025	0.00	621.26			
342369	Copy paper	09/30/2025	10/30/2025	0.00	491.60			

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342573	9 volt batteries - sound	10/02/2025	11/01/2025	0.00	89.28
342742	Hand Soap	10/07/2025	11/06/2025	0.00	75.88
343280	Table skirts	10/20/2024	11/19/2024	0.00	31.48
Vendor Number	Vendor Name	Total Vendor Amount			
011120	Independence Chamber of Commerce	60.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80367	10/24/2025	60.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3843	Leadership refresh & learn training	10/16/2025	11/15/2025	0.00	60.00
Vendor Number	Vendor Name	Total Vendor Amount			
011180	Independence Community	5.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8532	10/24/2025	5.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003896	Charitable Contribution - Employee Direct	10/24/2025	10/24/2025	0.00	5.00
Vendor Number	Vendor Name	Total Vendor Amount			
011211	Independence Fire Fighter	157.50			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8533	10/24/2025	157.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003898	Fire Insurance	10/24/2025	10/24/2025	0.00	157.50
Vendor Number	Vendor Name	Total Vendor Amount			
033149	Independence Firemen's Association	210.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8534	10/24/2025	210.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003897	Funding/ Firemen's Association	10/24/2025	10/24/2025	0.00	210.00
Vendor Number	Vendor Name	Total Vendor Amount			
038264	Innovative Engineered Equipment LLC	1,483.15			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80368	10/24/2025	1,483.15		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
250814TB1-2	Rubber Flapper Replacement Kit	10/10/2025	11/09/2025	0.00	1,483.15
Vendor Number	Vendor Name	Total Vendor Amount			
037321	Internal Revenue Service	242.88			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80369	10/24/2025	242.88		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003904	Tax Levy	10/24/2025	10/24/2025	0.00	242.88
Vendor Number	Vendor Name	Total Vendor Amount			
032449	Kansas Payment Center	580.61			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80370	10/24/2025	580.61		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003917		10/24/2025	10/24/2025	0.00	282.46
INV0003918		10/24/2025	10/24/2025	0.00	84.92
INV0003919		10/24/2025	10/24/2025	0.00	90.92
INV0003920		10/24/2025	10/24/2025	0.00	122.31

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Vendor Number 037128	Vendor Name Kelley Electric Inc.					Total Vendor Amount 100.00	
Payment Type EFT	Payment Number 8535					Payment Date 10/24/2025	Payment Amount 100.00
Payable Number 2977	Description Fuse Replacement	Payable Date 10/13/2025	Due Date 11/12/2025	Discount Amount 0.00	Payable Amount 100.00		
Vendor Number 038128	Vendor Name Latimer, Sommers & Associates P.A.					Total Vendor Amount 17,150.00	
Payment Type EFT	Payment Number 8536					Payment Date 10/24/2025	Payment Amount 17,150.00
Payable Number 23329	Description Memorial Hall HVAC Design	Payable Date 10/14/2025	Due Date 10/14/2025	Discount Amount 0.00	Payable Amount 17,150.00		
Vendor Number 035478	Vendor Name Lochner, H.W. Inc.					Total Vendor Amount 411.96	
Payment Type EFT	Payment Number 8537					Payment Date 10/24/2025	Payment Amount 411.96
Payable Number C00021602-C05	Description Construction Services	Payable Date 10/07/2025	Due Date 11/06/2025	Discount Amount 0.00	Payable Amount 411.96		
Vendor Number 032148	Vendor Name Locke Supply					Total Vendor Amount 661.98	
Payment Type Check	Payment Number 80371					Payment Date 10/24/2025	Payment Amount 661.98
Payable Number 56381409-00	Description PT Toilet	Payable Date 09/03/2025	Due Date 10/24/2025	Discount Amount 0.00	Payable Amount 661.98		
Vendor Number 038306	Vendor Name Luke Emmot					Total Vendor Amount 235.38	
Payment Type Check	Payment Number 80372					Payment Date 10/24/2025	Payment Amount 235.38
Payable Number INV0003937	Description Utility Billing Refund	Payable Date 10/21/2025	Due Date 11/20/2025	Discount Amount 0.00	Payable Amount 235.38		
Vendor Number 037950	Vendor Name Medical Air Services Association					Total Vendor Amount 641.00	
Payment Type EFT	Payment Number 8538					Payment Date 10/24/2025	Payment Amount 641.00
Payable Number 2192200	Description B2BNETCIK - Medical Air Services Premium	Payable Date 10/24/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 641.00		
Vendor Number 037915	Vendor Name Metropolitan Life Insurance Company					Total Vendor Amount 6,593.39	
Payment Type EFT	Payment Number 8539					Payment Date 10/24/2025	Payment Amount 6,593.39
Payable Number INV0003821	Description 5391110 - Accident Insurance	Payable Date 10/10/2025	Due Date 10/10/2025	Discount Amount 0.00	Payable Amount 442.36		
INV0003822	5391110 - Critical Illness Premium	10/10/2025	10/31/2025	0.00	319.45		
INV0003828	5391110 - Basic Group AD&D Premium	10/10/2025	10/10/2025	0.00	120.61		
INV0003829	5391110 - Basic Group Life Insurance Premium	10/10/2025	10/10/2025	0.00	447.18		
INV0003831	5391110 - Hospital Indemnity Premium	10/10/2025	10/31/2025	0.00	120.14		
INV0003842	5391110 - Short Term Disability Premium	10/10/2025	10/31/2025	0.00	551.66		
INV0003843	5391110 - Vision Insurance Premium	10/10/2025	10/31/2025	0.00	806.11		
INV0003844	5391110 - Voluntary AD&D Premium	10/10/2025	10/31/2025	0.00	50.88		
INV0003845	5391110 - Voluntary Life Ins Premium	10/10/2025	10/31/2025	0.00	498.84		
INV0003892	5391110 - Accident Insurance	10/24/2025	10/24/2025	0.00	418.29		
INV0003893	5391110 - Critical Illness Premium	10/24/2025	10/31/2025	0.00	305.90		
INV0003899	5391110 - Basic Group AD&D Premium	10/24/2025	10/24/2025	0.00	1.37		
INV0003900	5391110 - Basic Group Life Insurance Premium	10/24/2025	10/24/2025	0.00	422.40		
INV0003902	5391110 - Hospital Indemnity Premium	10/24/2025	10/31/2025	0.00	119.99		
INV0003913	5391110 - Short Term Disability Premium	10/24/2025	10/31/2025	0.00	534.76		

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INV0003914	5391110 - Vision Insurance Premium	10/24/2025	10/31/2025	0.00	895.84
INV0003915	5391110 - Voluntary AD&D Premium	10/24/2025	10/31/2025	0.00	49.65
INV0003916	5391110 - Voluntary Life Ins Premium	10/24/2025	10/31/2025	0.00	487.96

Vendor Number	Vendor Name					Total Vendor Amount	
032556	Midwest Minerals, LLC					7,377.63	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8545					10/24/2025	7,377.63
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
800783	CPA-4	07/21/2025	08/20/2025	0.00	949.87		
801103	CS2	07/22/2025	08/21/2025	0.00	181.94		
801104	SCA-4	07/22/2025	08/21/2025	0.00	1,819.08		
807692	CPA-4	08/22/2025	09/21/2025	0.00	1,161.71		
808008	SCA-4	08/25/2025	09/24/2025	0.00	1,291.36		
808009	AB-3	08/25/2025	09/24/2025	0.00	1,973.67		

Vendor Number	Vendor Name						Total Vendor Amount	
036608	One Stop Pack N Ship						320.80	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80373						10/24/2025	320.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
80367	Mail	09/09/2025	10/09/2025	0.00	57.24			
80385	Mail	09/12/2025	10/12/2025	0.00	194.68			
80465	Mail	09/25/2025	10/25/2025	0.00	68.88			

Vendor Number	Vendor Name						Total Vendor Amount	
018120	O'Reilly Auto Parts						11.22	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80374						10/24/2025	11.22
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
0154-273863	Motor Oil	09/19/2025	10/19/2025	0.00	13.98			
0154-274475	Headlight	09/23/2025	10/23/2025	0.00	344.63			
0154-274497	15 Amp	09/23/2025	10/23/2025	0.00	11.04			
0154-276318	Cabin Filter	10/02/2025	11/01/2025	0.00	13.20			
0154-277127	Hose Clamps & Barb	10/07/2025	11/06/2025	0.00	5.92			
0154-277257	Pwr Belt	10/08/2025	11/07/2025	0.00	25.40			
0154-278416	tractor maint	10/15/2025	11/14/2025	0.00	63.12			
0154-279359	Motor oil	10/21/2025	11/20/2025	0.00	37.95			
OPCM-90800	Duplicate payment 0154-262493	07/31/2025	08/30/2025	0.00	-18.92			
OPCM-90981	Duplicate payment 0154-250332	08/06/2025	09/05/2025	0.00	-485.10			

Vendor Number	Vendor Name						Total Vendor Amount	
037121	P.B. Hoidale Co. Inc.						14,432.29	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80375						10/24/2025	14,432.29
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
INV21478	Tank Gauge Installation	07/24/2025	08/23/2025	0.00	14,432.29			

Vendor Number	Vendor Name					Total Vendor Amount	
038152	Pappas Hayden Westberg & Jackson PC					498.79	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80376					10/24/2025	498.79
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003924		10/24/2025	10/24/2025	0.00	498.79		

Vendor Number	Vendor Name						Total Vendor Amount	
038165	Platinum Chemicals Inc.						863.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80377						10/24/2025	863.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
12182-02	Disinfectant Wipes	08/15/2025	08/15/2025	0.00	863.00			

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Vendor Number	Vendor Name					Total Vendor Amount	
036591	Premier Truck Group Of Tulsa					5,361.38	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80378					10/24/2025	5,361.38
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
12587013	602 Repair	10/20/2025	11/19/2025	0.00	4,404.88		
12587161	502 Repair	09/30/2025	10/30/2025	0.00	956.50		
Vendor Number	Vendor Name					Total Vendor Amount	
038305	Protek Towing and Recovery, LLC					1,465.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80379					10/24/2025	1,465.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
3263	Vehicle tow & storage	09/10/2025	10/10/2025	0.00	1,465.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037404	Red Tiger Tire & Auto Inc.					487.99	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8546					10/24/2025	487.99
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
11565	Break pad and rotors work	08/27/2025	09/26/2025	0.00	487.99		
Vendor Number	Vendor Name					Total Vendor Amount	
036137	Romans Outdoor Power					142.26	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8547					10/24/2025	142.26
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
100-10163	Rental	09/25/2025	10/25/2025	0.00	12.00		
100-103124	Mower Repair	10/06/2025	11/05/2025	0.00	130.26		
Vendor Number	Vendor Name					Total Vendor Amount	
022110	Sayers Ace Hardware Inc.					1,479.62	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80380					10/24/2025	1,479.62
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
068045	Filters	06/09/2025	10/24/2025	0.00	730.44		
068428	Brads / Putty Knife	07/29/2025	10/24/2025	0.00	53.95		
068709	Fct	09/02/2025	10/24/2025	0.00	57.54		
068712	Faucet	09/02/2025	10/24/2025	0.00	59.99		
068833	Faucet	09/15/2025	10/24/2025	0.00	98.35		
968439	Finance Charge	09/25/2025	10/25/2025	0.00	27.56		
K93615	Taping Knife	06/11/2025	10/24/2025	0.00	16.58		
K95899	Tub Spout	08/28/2025	10/24/2025	0.00	47.97		
K96076	Titebond	09/03/2025	10/24/2025	0.00	11.99		
K96357	Supply Line	09/11/2025	10/24/2025	0.00	82.32		
K96758	Faucet Lav	09/23/2025	10/24/2025	0.00	239.96		
K96900	Hex Nipple	09/29/2025	10/29/2025	0.00	3.99		
K97113	Dryer Cord	10/06/2025	11/05/2025	0.00	25.99		
K97178	Towel Bar	10/08/2025	11/07/2025	0.00	22.99		
Vendor Number	Vendor Name					Total Vendor Amount	
022400	Sherwin Williams					174.73	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8548					10/24/2025	174.73
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6491-1	Pavement Striping	10/16/2025	11/15/2025	0.00	207.96		
68930BF	Overpayment	11/12/2024	12/12/2024	0.00	-33.23		

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Vendor Number 022876	Vendor Name Strukel Electric Corporation					Total Vendor Amount 5,235.51
Payment Type EFT	Payment Number 8549					Payment Date 10/24/2025
Payable Number 4079	Description Single Mod Sign	Payable Date 10/09/2025	Due Date 11/08/2025	Discount Amount 0.00	Payable Amount 5,235.51	
Vendor Number 036540	Vendor Name Tapco					Total Vendor Amount 8,546.57
Payment Type Check	Payment Number 80381					Payment Date 10/24/2025
Payable Number 1810269	Description Sign Repair	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 8,546.57	
Vendor Number 037100	Vendor Name TBS Electronics, Inc					Total Vendor Amount 66,701.80
Payment Type EFT	Payment Number 8550					Payment Date 10/24/2025
Payable Number 00133947	Description New dispatch computer set up	Payable Date 10/02/2025	Due Date 11/01/2025	Discount Amount 0.00	Payable Amount 32,518.40	
00133948	New dispatch computer set up	10/02/2025	11/01/2025	0.00	19,183.40	
00133949	Service visit move equipment to new console desks	10/02/2025	11/01/2025	0.00	15,000.00	
Vendor Number 014210	Vendor Name The League Of KS Municipalities					Total Vendor Amount 260.00
Payment Type EFT	Payment Number 8551					Payment Date 10/24/2025
Payable Number 200016141	Description KACM Fall Conference	Payable Date 10/20/2025	Due Date 11/19/2025	Discount Amount 0.00	Payable Amount 260.00	
Vendor Number 032956	Vendor Name TLC Nursery & Outdoor Living					Total Vendor Amount 299.00
Payment Type EFT	Payment Number 8552					Payment Date 10/24/2025
Payable Number 11435	Description Mums	Payable Date 10/08/2025	Due Date 11/07/2025	Discount Amount 0.00	Payable Amount 299.00	
Vendor Number 035684	Vendor Name Tyler Technologies, Inc					Total Vendor Amount 2,386.27
Payment Type EFT	Payment Number 8553					Payment Date 10/24/2025
Payable Number 130-160375	Description CAD/RMS	Payable Date 10/09/2025	Due Date 11/08/2025	Discount Amount 0.00	Payable Amount 2,386.27	
Vendor Number 025004	Vendor Name USA Bluebook					Total Vendor Amount 134.62
Payment Type EFT	Payment Number 8554					Payment Date 10/24/2025
Payable Number INV00844524	Description Acetate Buffer Solution	Payable Date 10/02/2025	Due Date 11/01/2025	Discount Amount 0.00	Payable Amount 134.62	
Vendor Number 035459	Vendor Name USD # 446					Total Vendor Amount 245,034.61
Payment Type EFT	Payment Number 8555					Payment Date 10/24/2025
Payable Number September 2025	Description Sales tax	Payable Date 10/23/2025	Due Date 11/22/2025	Discount Amount 0.00	Payable Amount 245,034.61	

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Vendor Number	Vendor Name					Total Vendor Amount
034817	Washer Specialties Co					38.72
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8556	10/24/2025	38.72			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
21023962	Element Stove	10/15/2025	11/15/2025	0.00	38.72	

Vendor Number	Vendor Name					Total Vendor Amount
035913	Waters Hardware					1,104.80
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8557	10/24/2025	1,104.80			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6471/P	Cust no 72183 - Misc Supplies	08/28/2025	10/24/2025	0.00	317.16	
6523/P	Cust no 72183 - Misc Supplies	09/03/2025	10/24/2025	0.00	279.92	
6612/P	Cust no 72183 - 122 Locust Supplies	09/11/2025	10/24/2025	0.00	46.98	
6638/P	Cust no 72183 - Toilet Seats	09/15/2025	10/24/2025	0.00	115.96	
6760/P	Cust no 72177 - No Exchange Propance	09/29/2025	10/29/2025	0.00	59.99	
6767/P	Cust no 72180 - Regulator	09/29/2025	10/29/2025	0.00	29.99	
6769/P	Cust no 72180 - Adapter	09/29/2025	10/29/2025	0.00	10.99	
6779/P	Cust no 72180 - Propane Exchange	09/30/2025	10/30/2025	0.00	19.99	
6784/P	Cust no 72180 - Keys	09/30/2025	10/30/2025	0.00	62.91	
6809/P	Cust no 72177 - Propane Exchange	10/02/2025	11/01/2025	0.00	59.97	
6827/P	Cust no 72177 - Towels/Conduit	10/03/2025	11/02/2025	0.00	49.47	
6848/P	Cust no 72177 - Wire Rope	10/06/2025	11/05/2025	0.00	22.93	
6857/P	Cust no 72180 - Wire	10/07/2025	11/06/2025	0.00	25.74	
892155	Cust no 72182 - Finance charge	09/28/2025	10/28/2025	0.00	2.80	

Vendor Number	Vendor Name					Total Vendor Amount
038276	Wilson County Hospital					403.45
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80382	10/24/2025	403.45			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003925		10/24/2025	10/24/2025	0.00	403.45	

Vendor Number	Vendor Name					Total Vendor Amount
034744	Woods Lumber Company					3,734.67
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8558	10/24/2025	3,734.67			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
615490	Concrete	09/10/2025	10/10/2025	0.00	16.17	
617569	Propane Torch	09/29/2025	10/29/2025	0.00	89.99	
617944	705 Lumber	10/01/2025	10/31/2025	0.00	33.33	
617982	705 Cut Wheel Galv Box	10/01/2025	10/31/2025	0.00	15.97	
618035	CDX YP	10/02/2025	11/01/2025	0.00	29.92	
618104	Lumber	10/02/2025	11/01/2025	0.00	596.63	
618213	705 Lumber	10/03/2025	11/02/2025	0.00	40.50	
618256	705 Smart Lap Siding	10/03/2025	11/02/2025	0.00	102.40	
618645	705 Lift Rental	10/07/2025	11/06/2025	0.00	1,153.00	
618702	Rental	10/07/2025	11/06/2025	0.00	152.00	
618781	Paint Thinner	10/08/2025	11/07/2025	0.00	15.49	
618814	Misc Supplies	10/08/2025	11/07/2025	0.00	481.91	
618815	Misc supplies	10/08/2025	11/07/2025	0.00	-240.00	
618816	915 #1 Shims	10/08/2025	11/07/2025	0.00	7.49	
619010	Ground Contact	10/09/2025	11/08/2025	0.00	407.48	
619467	Nuts Bolts Screws	10/14/2025	11/13/2025	0.00	246.42	
619507	Nuts Bolts Screws Concrete	10/14/2025	11/13/2025	0.00	121.42	
619513	Welcome Indy signs	10/14/2025	11/13/2025	0.00	26.77	
619570	Hammer	10/15/2025	11/14/2025	0.00	33.67	
619667	Striker & Flint	10/15/2025	11/14/2025	0.00	25.47	
619746	Supplies	10/16/2025	11/15/2025	0.00	180.12	
619892	zoo a frame repair	10/17/2025	11/16/2025	0.00	18.99	

620586	shop supplies	10/23/2025	11/22/2025	0.00	179.53
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Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	69	29	0.00	64,767.50
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	641.00
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	21	4	0.00	22,793.96
General	Voided **Void EFT	0	3	0.00	0.00
General	EFT	97	32	0.00	695,648.72
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	8	4	0.00	122,577.95
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		196	77	0.00	906,429.13

Fund	Name	Amount
099	Pooled Cash	-906,429.13
Packet Totals:		-906,429.13



City of Independence

Payment Register

APPKT01510 - 10/27/2025 AP
01 - City of Independence

Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount	
036202	Security 1st Title LLC	1,533.00	
Payment Type	Payment Number	Payment Date	Payment Amount
Check	80383	10/27/2025	1,533.00
Payable Number	Description	Payable Date	Due Date
KS-C3155991	811 W. Laurel	10/23/2025	11/22/2025
		Discount Amount	Payable Amount
		0.00	1,533.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	1	1	0.00	1,533.00
Packet Totals:		1	1	0.00	1,533.00

Fund	Name	Amount
099	Pooled Cash	-1,533.00
Packet Totals:		-1,533.00



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	8576			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8581			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8582			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8583			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8584			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8585			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8586			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8587			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8588			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8589			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8590			10/31/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		

Vendor Number	Vendor Name			Total Vendor Amount	
038266	Allied Instrumentation			8,097.09	
Payment Type	Payment Number			Payment Date	Payment Amount
EFT	8560			10/31/2025	8,097.09
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
546592	Monitor	10/23/2025	10/23/2025	0.00	8,097.09

Vendor Number	Vendor Name			Total Vendor Amount	
035900	Ane Mae's Coffee And Sandwich Shop			28.50	
Payment Type	Payment Number			Payment Date	Payment Amount
EFT	8561			10/31/2025	28.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
12907	Special Meeting	10/21/2025	11/20/2025	0.00	28.50

Payment Register

APPKT01513 - 10/31/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount	
038287	Ashcraft Tire & Auto					752.83	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8562					10/31/2025	752.83
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
050448	Tire Repair	09/16/2025	10/16/2025	0.00	77.25		
050719	Flat Repair	10/09/2025	11/08/2025	0.00	30.90		
050773	Battery	10/16/2025	11/15/2025	0.00	422.20		
050784	Mount & Blanace	10/17/2025	11/16/2025	0.00	165.83		
050794	Flat Repair	10/20/2025	11/19/2025	0.00	56.65		
Vendor Number	Vendor Name					Total Vendor Amount	
034736	AT&T Mobility					175.45	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80384					10/31/2025	175.45
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
287348209881X10272025	Acct# 287348209881	10/19/2025	11/18/2025	0.00	98.46		
287348366225X10272025	Acct #287348366225 - Memorial Hall	10/19/2025	11/18/2025	0.00	76.99		
Vendor Number	Vendor Name					Total Vendor Amount	
037126	Autozone, Inc					23.21	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80385					10/31/2025	23.21
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
01605613599	Wax for Vehicles	10/16/2025	11/15/2025	0.00	15.50		
01605614100	Fuel Cap	10/17/2025	11/16/2025	0.00	11.83		
01605614106	Return of Unused Fuel Cap	10/17/2025	11/16/2025	0.00	-11.83		
01605614109	Fuel Cap	10/17/2025	11/16/2025	0.00	7.71		
Vendor Number	Vendor Name					Total Vendor Amount	
037918	Baker Services Inc					763.80	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8563					10/31/2025	763.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
70443	Ammonium Sulfate	10/20/2025	11/19/2025	0.00	763.80		
Vendor Number	Vendor Name					Total Vendor Amount	
037975	Benefit Technology Resources, LLC					200.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8564					10/31/2025	200.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
40185	Employee Navigator Monthly Fees	10/24/2025	11/23/2025	0.00	200.00		
Vendor Number	Vendor Name					Total Vendor Amount	
032744	Brenntag Southwest Inc.					2,185.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8565					10/31/2025	2,185.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
BSW655193	Chlorine	10/09/2025	11/08/2025	0.00	2,185.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037431	Brian McHugh					133.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8566					10/31/2025	133.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0003941	Return Spotlight to Tulsa	10/30/2025	11/29/2025	0.00	133.00		

Payment Register

APPKT01513 - 10/31/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount
038308	Casco Industries, Incorporated					22,800.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80386			10/31/2025	22,800.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
275327	MFG Bunker Gear Donation	08/13/2025	08/13/2025	0.00	22,800.00	
Vendor Number	Vendor Name					Total Vendor Amount
033027	Cintas Corporation					1,158.03
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8567			10/31/2025	1,158.03	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5285064303	Sanitation First Aid	08/07/2025	09/06/2025	0.00	700.39	
5295690701	Sanitation First Aid	10/06/2025	11/05/2025	0.00	426.98	
5299416009	WTP First Aid Supplies	10/27/2025	11/26/2025	0.00	30.66	
Vendor Number	Vendor Name					Total Vendor Amount
038082	CPI Financing LLC					583.45
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8568			10/31/2025	583.45	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CPIF28507	Printing	10/23/2025	11/22/2025	0.00	583.45	
Vendor Number	Vendor Name					Total Vendor Amount
038307	Dean Hayse					346.62
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80387			10/31/2025	346.62	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1598660	LKM Conference - Hotel Room	10/11/2025	10/11/2025	0.00	346.62	
Vendor Number	Vendor Name					Total Vendor Amount
038122	Department of Motor Vehicles					5.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80388			10/31/2025	5.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003948	Record request	10/29/2025	10/29/2025	0.00	5.00	
Vendor Number	Vendor Name					Total Vendor Amount
036611	Design Mechanical, Inc.					6,028.59
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8569			10/31/2025	6,028.59	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
267281	Stage HVAC	08/29/2025	09/28/2025	0.00	5,491.59	
267299	Pump Repair	08/29/2025	09/28/2025	0.00	537.00	
Vendor Number	Vendor Name					Total Vendor Amount
035770	Emc Insurance Company					1,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80389			10/31/2025	1,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
GW Y24741	Deductible – Claim # GW Y24741	10/30/2025	11/29/2025	0.00	1,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
038271	Emery Sapp & Sons Inc					227,646.55
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8570			10/31/2025	227,646.55	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Maple-Pine Mill & Overlay A	Mill & Overlay: Maple, 10th-17th, Pine St. to 10th	10/01/2025	10/31/2025	0.00	227,646.55	

Payment Register

APPKT01513 - 10/31/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount
037822	Evans, Bierly, Hutchison & Associates, P.A.					24,501.70
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8571			10/31/2025	24,501.70	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
16207	WATER TRANSMISSION LINE	09/30/2025	10/30/2025	0.00	14,301.70	
16213	Water Study	09/30/2025	10/30/2025	0.00	10,200.00	
Vendor Number	Vendor Name					Total Vendor Amount
037931	Everygy					35,990.34
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80391			10/31/2025	35,990.34	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
M108001179	Jefferson Subdivision Electirc Installation	04/28/2025	05/28/2025	0.00	35,990.34	
Vendor Number	Vendor Name					Total Vendor Amount
037979	Everygy					638.51
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80390			10/31/2025	638.51	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0234247078 Oct 2025	Acct 0234247078 - 2143 Enterprise Dr	10/21/2025	10/21/2025	0.00	558.73	
8536881964 Oct 2025	Acct 8536881964 - 703 N. Park Blvd	10/20/2025	10/20/2025	0.00	79.78	
Vendor Number	Vendor Name					Total Vendor Amount
035115	Express Services, Inc.					14,620.19
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8572			10/31/2025	14,620.19	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
33038592	Express Employment	10/22/2025	11/21/2025	0.00	14,620.19	
Vendor Number	Vendor Name					Total Vendor Amount
033119	Fastenal Company					395.14
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8573			10/31/2025	395.14	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
KSIND68663	Water	09/29/2025	10/29/2025	0.00	395.14	
Vendor Number	Vendor Name					Total Vendor Amount
032095	Fisher, Patterson, Sayler & Smith					1,575.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8574			10/31/2025	1,575.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
115049	Legal fees	09/30/2025	10/30/2025	0.00	409.50	
115598	Legal Fees	10/29/2025	11/28/2025	0.00	1,165.50	
Vendor Number	Vendor Name					Total Vendor Amount
037139	Fleet Fuels, LLC					3,285.75
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8575			10/31/2025	3,285.75	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CFSI-29538	Animal Control Fuel	10/26/2025	11/25/2025	0.00	105.88	
CFSI-29539	Fire/EMS Fuel	10/26/2025	11/25/2025	0.00	716.88	
CFSI-29541	Park Dept. Fuel	10/26/2025	11/25/2025	0.00	117.33	
CFSI-29542	Police Fuel	10/26/2025	11/25/2025	0.00	671.21	
CFSI-29543	Sewer Collection Fuel	10/26/2025	11/25/2025	0.00	351.48	
CFSI-29544	Street Fuel	10/26/2025	11/25/2025	0.00	234.61	
CFSI-29545	Water Distribution Fuel	10/26/2025	11/25/2025	0.00	190.98	
CFSI-29546	Water/Sewer Administration Fuel	10/26/2025	11/25/2025	0.00	86.22	
CFSI-29547	Sanitation Fuel	10/26/2025	11/25/2025	0.00	811.16	

Payment Register

APPKT01513 - 10/31/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount
036925	Foley Industries Inc.					1,151.16
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8577			10/31/2025	1,151.16	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SS310052648	Billing SVC Control & Maint - CAT9	10/08/2025	11/07/2025	0.00	1,151.16	
Vendor Number	Vendor Name					Total Vendor Amount
033164	Hays Fire And Rescue Sales & Service, LLC					54.82
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80392			10/31/2025	54.82	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
7879D	3/4 Auto drain	08/15/2025	09/14/2025	0.00	54.82	
Vendor Number	Vendor Name					Total Vendor Amount
034901	HD Supply Facilities					1,176.72
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80393			10/31/2025	1,176.72	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9241409109	Jefferson Subdivision Bathroom Fans	09/25/2025	10/31/2025	0.00	505.60	
9241441284	Jefferson Subdivision Bathroom Fans	09/26/2025	10/31/2025	0.00	162.38	
9241475320	Jefferson Subdivision Bathroom Fans	09/28/2025	10/31/2025	0.00	508.74	
Vendor Number	Vendor Name					Total Vendor Amount
010440	Hugo's Industrial Supply					1,109.19
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8578			10/31/2025	1,109.19	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
343146	Toner	10/16/2025	11/15/2025	0.00	858.38	
343239	Cardstock & Guillotine	10/17/2025	11/16/2025	0.00	195.36	
343675	Card stock & trash bags	10/28/2025	11/27/2025	0.00	55.45	
Vendor Number	Vendor Name					Total Vendor Amount
011120	Independence Chamber of Commerce					800.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80394			10/31/2025	800.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3808	Chamber Leadership Program	10/23/2025	11/22/2025	0.00	800.00	
Vendor Number	Vendor Name					Total Vendor Amount
036025	Ironworks Welding And Fabrication					1,245.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8579			10/31/2025	1,245.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4120	Dumpster & Truck Repair	10/12/2025	11/11/2025	0.00	1,245.00	
Vendor Number	Vendor Name					Total Vendor Amount
037483	J & S Enterprises					13,068.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8580			10/31/2025	13,068.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3834	Mowing Contract	10/22/2025	11/21/2025	0.00	5,574.00	
3835	Mowing Contract	10/22/2025	11/21/2025	0.00	6,444.50	
3866	Nuisance	10/25/2025	11/24/2025	0.00	1,050.00	
Vendor Number	Vendor Name					Total Vendor Amount
036340	Kansas Health & Environmental Laboratories					120.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80395			10/31/2025	120.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2025000152	Training/Certification - Erik LeQue	10/27/2025	11/26/2025	0.00	120.00	

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APPKT01513 - 10/31/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount
036790	Life-Assist, Inc					352.80
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8591			10/31/2025	352.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1646294	ET Tube Holder, Large EMS Gloves, Pulse Ox	10/13/2025	11/12/2025	0.00	352.80	
Vendor Number	Vendor Name					Total Vendor Amount
038204	Nate Lambert					56.70
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8592			10/31/2025	56.70	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003939	Mileage reimbursement	10/16/2025	10/16/2025	0.00	56.70	
Vendor Number	Vendor Name					Total Vendor Amount
018120	O'Reilly Auto Parts					553.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80396			10/31/2025	553.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0154-278696	Wax for Vehicles	10/16/2025	11/15/2025	0.00	21.47	
0154-279042	Med 1 Wipers, Shammys for Vehicles, Vehicle Wax	10/19/2025	11/18/2025	0.00	90.95	
0154-279063	Wax for vehicle for Neewollah	10/19/2025	11/18/2025	0.00	25.48	
0154-279067	Tire Shine for EMS/Fire Fleet	10/19/2025	11/18/2025	0.00	26.97	
0154-279388	Fuel Treatment for Neewollah Side By Sides	10/21/2025	11/20/2025	0.00	11.99	
0154-279601	Hidden Key Holder for Brown Utility Truck	10/22/2025	11/21/2025	0.00	6.99	
0154-279709	Med 4 Headlight, Med 3 Wheel Covers	10/23/2025	11/22/2025	0.00	89.05	
0154-280388	Parts	10/27/2025	11/26/2025	0.00	280.98	
Vendor Number	Vendor Name					Total Vendor Amount
032859	Pace Analytical Services					990.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8593			10/31/2025	990.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2560236203	Analytical Charges	10/20/2025	11/19/2025	0.00	534.00	
2560236624	Analytical Charges	10/24/2025	11/23/2025	0.00	456.00	
Vendor Number	Vendor Name					Total Vendor Amount
034712	Prairie Fire Coffee & Roasters					67.90
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8594			10/31/2025	67.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1691801	Coffee	10/22/2025	11/21/2025	0.00	67.90	
Vendor Number	Vendor Name					Total Vendor Amount
036591	Premier Truck Group Of Tulsa					5,773.82
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80397			10/31/2025	5,773.82	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
12586189	605 Repair	08/29/2025	09/28/2025	0.00	1,729.19	
12587012	603 Repair	10/10/2025	11/09/2025	0.00	1,732.12	
12587014	605 Repair	10/10/2025	11/09/2025	0.00	2,312.51	
Vendor Number	Vendor Name					Total Vendor Amount
021040	R.E. Pedrotti Co., Inc.					6,008.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8595			10/31/2025	6,008.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
18258	Controller & Transmitter	10/24/2025	11/23/2025	0.00	6,008.00	

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APPKT01513 - 10/31/2025 AP

Vendor Number 037404	Vendor Name Red Tiger Tire & Auto Inc.					Total Vendor Amount 65.00
Payment Type EFT	Payment Number 8596					Payment Date 10/31/2025
Payable Number 11728	Description Medic 2 Oil Change	Payable Date 09/30/2025	Due Date 10/30/2025	Discount Amount 0.00	Payment Amount 65.00	
Vendor Number 037993	Vendor Name Ricky R. Barnes					Total Vendor Amount 280.00
Payment Type EFT	Payment Number 8597					Payment Date 10/31/2025
Payable Number 014	Description Professional Services for Building D Chillers	Payable Date 10/11/2025	Due Date 10/11/2025	Discount Amount 0.00	Payment Amount 280.00	
Vendor Number 037888	Vendor Name Rincks Dwood Plumbing					Total Vendor Amount 2,000.00
Payment Type EFT	Payment Number 8598					Payment Date 10/31/2025
Payable Number 4398	Description Sewer replacement 1428 Irving	Payable Date 10/29/2025	Due Date 11/28/2025	Discount Amount 0.00	Payment Amount 2,000.00	
Vendor Number 022110	Vendor Name Sayers Ace Hardware Inc.					Total Vendor Amount 40.09
Payment Type Check	Payment Number 80398					Payment Date 10/31/2025
Payable Number K97457	Description Hook Utensil	Payable Date 10/17/2025	Due Date 11/16/2025	Discount Amount 0.00	Payment Amount 40.09	
Vendor Number 038159	Vendor Name Schindler Elevator Corporation					Total Vendor Amount 3,043.50
Payment Type Check	Payment Number 80399					Payment Date 10/31/2025
Payable Number 4607236692	Description PT Elevator Contract	Payable Date 10/16/2025	Due Date 10/31/2025	Discount Amount 0.00	Payment Amount 3,043.50	
Vendor Number 036202	Vendor Name Security 1st Title LLC					Total Vendor Amount 390.00
Payment Type Check	Payment Number 80400					Payment Date 10/31/2025
Payable Number 3159945	Description O&E Report	Payable Date 10/26/2025	Due Date 11/25/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3159957	Description O&E Report	Payable Date 10/26/2025	Due Date 11/25/2025	Discount Amount 0.00	Payment Amount 195.00	
Vendor Number 034515	Vendor Name Tidy Whitie's Laundromat					Total Vendor Amount 20.00
Payment Type EFT	Payment Number 8599					Payment Date 10/31/2025
Payable Number 6554	Description Wash & Fold	Payable Date 10/22/2025	Due Date 11/21/2025	Discount Amount 0.00	Payment Amount 20.00	
Vendor Number 032956	Vendor Name TLC Nursery & Outdoor Living					Total Vendor Amount 459.78
Payment Type EFT	Payment Number 8600					Payment Date 10/31/2025
Payable Number 11505	Description Sprinkler Repair	Payable Date 10/15/2025	Due Date 11/14/2025	Discount Amount 0.00	Payment Amount 82.50	
Payable Number 11591	Description Winterize irrigation system	Payable Date 10/28/2025	Due Date 11/27/2025	Discount Amount 0.00	Payment Amount 125.00	
Payable Number 11592	Description Lawn care seeding	Payable Date 10/28/2025	Due Date 11/27/2025	Discount Amount 0.00	Payment Amount 252.28	

Payment Register
APPKT01513 - 10/31/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount	
024490	Transsystems Corporation					21,797.20	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8601					10/31/2025	21,797.20
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV-0004996582	1st & Birch Sewer Inspection	09/26/2025	10/26/2025	0.00	8,303.00		
INV-0004996629	East Maple, 10th-17th, Pine St. W of 10th	09/26/2025	10/26/2025	0.00	13,494.20		
Vendor Number	Vendor Name					Total Vendor Amount	
036512	US Cellular					784.36	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80401					10/31/2025	784.36
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
0761894676	Sanitation Monthly Charges	10/10/2025	11/09/2025	0.00	694.98		
0762076107	Water/Sewer Monthly Charges	10/10/2025	11/09/2025	0.00	89.38		
Vendor Number	Vendor Name					Total Vendor Amount	
035378	Verizon Wireless					80.04	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80402					10/31/2025	80.04
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6125510857	SE Liftstation	10/08/2025	11/07/2025	0.00	80.04		
Vendor Number	Vendor Name					Total Vendor Amount	
037921	Water Resource Solutions					32,572.27	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8602					10/31/2025	32,572.27
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2025013-04	Verdigris River Low Water Dam Inspection Contract	09/03/2025	10/03/2025	0.00	11,858.77		
2025013-05	Verdigris River Low Water Dam Inspection Contract	10/10/2025	11/09/2025	0.00	20,713.50		
Vendor Number	Vendor Name					Total Vendor Amount	
035913	Waters Hardware					177.43	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8603					10/31/2025	177.43
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6750/P	Cust no 72180 - Propane Exchange	09/26/2025	10/26/2025	0.00	39.98		
6993/P	Cust no 72177 - Trash Can	10/21/2025	11/20/2025	0.00	127.96		
7007/P	Cust no 72180 - Chalk/Reel	10/22/2025	11/21/2025	0.00	9.49		
Vendor Number	Vendor Name					Total Vendor Amount	
034744	Woods Lumber Company					1,611.84	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8604					10/31/2025	1,611.84
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
619694	Markers for MCI Kits for Neewollah	10/15/2025	11/14/2025	0.00	34.44		
619744	Star Gold	10/16/2025	11/15/2025	0.00	32.99		
619803	Paint	10/16/2025	11/15/2025	0.00	1,132.93		
620580	Ground Contact	10/23/2025	11/22/2025	0.00	280.55		
621024	Conduit	10/28/2025	11/27/2025	0.00	113.94		
621025	JB Weld	10/28/2025	11/27/2025	0.00	16.99		

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	37	19	0.00	73,796.36
General	EFT	19	8	0.00	326,623.66
General	Voided **Void EFT	0	9	0.00	0.00
General	EFT	3	3	0.00	964.75
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	45	23	0.00	47,398.98
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		104	64	0.00	448,783.75

Fund	Name	Amount
099	Pooled Cash	-448,783.75
Packet Totals:		-448,783.75

OCTOBER 2025 DRAFT

\$ 314,192.44



City of Independence

Vendor History Report

By Vendor Name

Posting Date Range -

Payment Date Range 10/31/2025 - 10/31/2025

Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description				Amount	Account Number	Account Name		Dist Amount					
Vendor Set: 01 - City of Independence													
037209 - First National Bank Of Omaha								38,710.37	82.33	35.42	0.00	38,828.12	38,828.12
00000	USDA Zoo inspection			10/31/2025		DFT0004919	10/31/2025	120.00	0.00	0.00	0.00	120.00	120.00
	USDA Zii inspection	0.00	0.00	120.00	001-042-60000	Other Professional Services		120.00					
00007	Meal for Tyler CAD training			10/31/2025		DFT0004859	10/31/2025	30.11	0.00	0.00	0.00	30.11	30.11
	Meal for Tyler CAD train	1.00	30.11	30.11	001-021-60760	Training		30.11					
00031494120395466156	zoolloween			10/31/2025		DFT0004891	10/31/2025	14.84	0.00	0.00	0.00	14.84	14.84
	zoolloween	1.00	14.84	14.84	040-041-80000	Other Capital Outlay		14.84					
0154-272551	Oil filter & oil			10/31/2025		DFT0004797	10/31/2025	145.08	0.00	0.00	0.00	145.08	145.08
	Oil filter & oil	1.00	145.08	145.08	001-042-70240	Vehicle Repair & Maintenance Sup		145.08					
0154-273759	Wiper blade			10/31/2025		DFT0004893	10/31/2025	21.98	0.00	0.00	0.00	21.98	21.98
	Wiper blade	1.00	21.98	21.98	001-041-70240	Vehicle Repair & Maintenance Supj		21.98					
01605595819	Restroom repair			10/31/2025		DFT0004782	10/31/2025	31.03	0.00	0.00	0.00	31.03	31.03
	Restroom repair	1.00	31.03	31.03	001-041-70210	Building Repair & Maintenance Sup		31.03					
01631978132394407156	diets and zoolloween			10/31/2025		DFT0004913	10/31/2025	84.19	0.00	0.00	0.00	84.19	84.19
	diets and zoolloween	1.00	84.19	84.19	001-042-70083	Animal Food		51.55					
					001-042-70220	Grounds Repair & Maintenance Suj		16.50					
					040-041-80000	Other Capital Outlay		16.14					
01877240765844324741	Pest control supplies			10/31/2025		DFT0004899	10/31/2025	35.65	0.00	0.00	0.00	35.65	35.65
	Pest control supplies	1.00	35.65	35.65	001-043-70210	Building Repair & Maintenance Sup		35.65					
02955983553985064552	Kit & Hose Reel			10/31/2025		DFT0004958	10/31/2025	32.62	0.00	0.00	0.00	32.62	32.62
	Kit & Hose Reel	1.00	32.62	32.62	033-061-70100	Other Small Tools & Equipment		32.62					
0306981	Airport Parking			10/31/2025		DFT0004978	10/31/2025	27.00	0.00	0.00	0.00	27.00	27.00
	Airport Parking	0.00	0.00	27.00	979-070-70050	Meetings		27.00					
050431	Flat repair			10/31/2025		DFT0004897	10/31/2025	32.14	0.00	0.00	0.00	32.14	32.14
	Flat repair	0.00	0.00	32.14	001-042-60340	Vehicle Repair & Maintenance		32.14					
05396726643407940605	safety and supplies			10/31/2025		DFT0004912	10/31/2025	75.30	0.00	0.00	0.00	75.30	75.30
	safety and supplies	1.00	75.30	75.30	001-042-70210	Building Repair & Maintenance Sup		15.50					
					001-043-60740	Safety/First Aid		59.80					
09531951110396459186	zoolloween games			10/31/2025		DFT0004902	10/31/2025	47.48	0.00	0.00	0.00	47.48	47.48
	zoolloween games	1.00	47.48	47.48	040-041-80000	Other Capital Outlay		47.48					
100070652	Mirror			10/31/2025		DFT0004800	10/31/2025	223.47	0.00	0.00	0.00	223.47	223.47

Vendor History Report

											Posting Date Range -	
Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount						
Mirror	1.00	223.47	223.47	001-041-70240	Vehicle Repair & Maintenance Supj	223.47						
1000917981	Double Eye Leaf Spring		10/31/2025	DFT0004945	10/31/2025	65.00	57.32	0.00	0.00		122.32	122.32
Double Eye Leaf Spring	1.00	65.00	122.32	001-033-70230	Equipment Repair & Maintenance !	122.32						
100-1006921	head light		10/31/2025	DFT0004777	10/31/2025	6.86	0.00	0.00	0.00		6.86	6.86
head light	1.00	6.86	6.86	001-041-70240	Vehicle Repair & Maintenance Supj	6.86						
1001849048	Bulb & warning light kit		10/31/2025	DFT0004806	10/31/2025	317.46	0.00	0.00	0.00		317.46	317.46
Bulb & warning light kit	1.00	317.46	317.46	001-042-70230	Equipment Repair & Maintenance !	317.46						
103824	605 Fuel		10/31/2025	DFT0004942	10/31/2025	96.21	0.00	0.00	0.00		96.21	96.21
605 Fuel	26.73	3.60	96.21	037-067-70030	Diesel	96.21						
104286	Fuel for Training Class		10/31/2025	DFT0004752	10/31/2025	31.00	0.00	0.00	0.00		31.00	31.00
Fuel for Training Class	1.00	31.00	31.00	001-026-60760	Training	31.00						
10888840887624501823	Supplies		10/31/2025	DFT0004772	10/31/2025	25.64	0.00	0.00	0.00		25.64	25.64
Supplies ACO	1.00	25.64	25.64	001-029-70000	Other Operational Supplies	25.64						
111-1583952-8941046	Carpet Tile		10/31/2025	DFT0004831	10/31/2025	297.84	0.00	0.00	0.00		297.84	297.84
Carpet Tile	2.00	148.92	297.84	033-062-70210	Building Repair & Maintenance Sup	297.84						
111-2016767-7234644	Engine Stop Switch		10/31/2025	DFT0004823	10/31/2025	16.98	0.00	0.00	0.00		16.98	16.98
Engine Stop Switch	1.00	16.98	16.98	033-062-70230	Equipment Repair & Maintenance !	16.98						
111-5028670-1110604	Cable - Police		10/31/2025	DFT0004835	10/31/2025	23.98	0.00	0.00	0.00		23.98	23.98
Cable	1.00	23.98	23.98	001-021-70100	Other Small Tools & Equipment	23.98						
111-6445888-8470621	Wire Connectors		10/31/2025	DFT0004821	10/31/2025	10.99	0.16	0.00	0.00		11.15	11.15
Wire Connectors	1.00	10.99	11.15	033-062-70111	Meters	11.15						
111-7668473-0403432	Planner/Calendar		10/31/2025	DFT0004827	10/31/2025	59.97	0.00	0.00	0.00		59.97	59.97
Planner/Calendar	1.00	59.97	59.97	033-063-70010	Office Supplies	59.97						
111901	Sprinklers & spreader		10/31/2025	DFT0004892	10/31/2025	19.37	0.00	0.00	0.00		19.37	19.37
Sprinklers & spreader	1.00	19.37	19.37	001-042-70100	Other Small Tools & Equipment	19.37						
112-0736245-0277032	Wasp spray, safety glasses and chair cushic		10/31/2025	DFT0004796	10/31/2025	143.63	0.00	0.00	0.00		143.63	143.63
Wasp spray, safety glass	1.00	143.63	143.63	001-041-60740	Safety/First Aid	14.25						
				001-041-70000	Other Operational Supplies	39.10						
				001-042-60740	Safety/First Aid	14.25						
				001-042-70220	Grounds Repair & Maintenance Suj	61.79						
				001-043-60740	Safety/First Aid	14.24						
112-1816122-4144254	diets		10/31/2025	DFT0004901	10/31/2025	43.98	0.00	0.00	0.00		43.98	43.98
diets	1.00	43.98	43.98	001-042-70083	Animal Food	43.98						
112-3543929-3617066	Backpack sprayer and concessions		10/31/2025	DFT0004814	10/31/2025	286.98	0.00	0.00	0.00		286.98	286.98
Backpack sprayer and cc	1.00	286.98	286.98	001-042-70082	Concessions	26.99						
				001-043-70100	Other Small Tools & Equipment	259.99						
112-5177611-3288260	Edger blade		10/31/2025	DFT0004788	10/31/2025	72.97	0.00	0.00	0.00		72.97	72.97

Vendor History Report

Posting Date Range -

Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
Edger blade	1.00	72.97	72.97	001-041-70230	Equipment Repair & Maintenance	36.48					
				001-042-70230	Equipment Repair & Maintenance	36.49					
112-7903891-0343403	Sweatshirt & jacket	10/31/2025		DFT0004802	10/31/2025	237.98	0.00	0.00	0.00	237.98	237.98
Sweatshirt & jacket	1.00	237.98	237.98	001-042-70060	Uniforms	237.98					
112-8110423-7221803	office chair	10/31/2025		DFT0004793	10/31/2025	101.98	0.00	0.00	0.00	101.98	101.98
office chair	1.00	101.98	101.98	001-042-70000	Other Operational Supplies	101.98					
112-8873834-5344231	diets	10/31/2025		DFT0004904	10/31/2025	54.91	0.00	0.00	0.00	54.91	54.91
diets	1.00	54.91	54.91	001-042-70083	Animal Food	54.91					
112-9071610-1868231	Furnace air filters	10/31/2025		DFT0004916	10/31/2025	96.99	0.00	0.00	0.00	96.99	96.99
Furnace air filters	1.00	96.99	96.99	001-042-70210	Building Repair & Maintenance Sup	96.99					
112919	exhibit items and feed	10/31/2025		DFT0004914	10/31/2025	94.26	0.00	0.00	0.00	94.26	94.26
exhibit supplies and fee	1.00	94.26	94.26	001-042-70083	Animal Food	48.28					
				001-042-70220	Grounds Repair & Maintenance Sup	45.98					
113-0234565-6557854	OSHA notice sign	10/31/2025		DFT0004962	10/31/2025	124.71	0.00	0.00	0.00	124.71	124.71
OSHA Notice Sign	1.00	124.71	124.71	033-061-60740	Safety/First Aid	124.71					
113-0427857-3354649	Door Gasket	10/31/2025		DFT0004970	10/31/2025	119.43	0.00	0.00	0.00	119.43	119.43
Door Gasket	1.00	119.43	119.43	982-070-70230	Equipment Repair & Maintenance	119.43					
11306	Parts	10/31/2025		DFT0004931	10/31/2025	245.00	0.00	0.00	0.00	245.00	245.00
Parts	1.00	245.00	245.00	001-041-70240	Vehicle Repair & Maintenance Supj	245.00					
113-0696913-1021843	Chair	10/31/2025		DFT0004830	10/31/2025	170.63	0.00	0.00	0.00	170.63	170.63
Chair	1.00	170.63	170.63	037-067-70000	Other Operational Supplies	170.63					
113-1232350-4475400	zoolloween and merch	10/31/2025		DFT0004799	10/31/2025	201.84	0.00	0.00	0.00	201.84	201.84
zoolloween and merch	1.00	201.84	201.84	040-041-80000	Other Capital Outlay	201.84					
113-2141698-7524208	Work Gloves	10/31/2025		DFT0004828	10/31/2025	67.00	3.64	0.00	0.00	70.64	70.64
Work Gloves	4.00	16.75	70.64	037-067-70100	Other Small Tools & Equipment	70.64					
113-3277585-9419420	Zoolloween	10/31/2025		DFT0004792	10/31/2025	91.11	0.00	0.00	0.00	91.11	91.11
Zoolloween	1.00	91.11	91.11	040-041-80000	Other Capital Outlay	91.11					
113-4308350-0945052	Eye Wash Station	10/31/2025		DFT0004963	10/31/2025	188.22	0.00	0.00	0.00	188.22	188.22
Eye Wash Station	1.00	188.22	188.22	033-061-60740	Safety/First Aid	188.22					
113-4371156-3877013	Supplies for Shop	10/31/2025		DFT0004960	10/31/2025	99.69	0.00	0.00	0.00	99.69	99.69
Supplies	1.00	99.69	99.69	033-061-70230	Equipment Repair & Maintenance	99.69					
113-4530983-3367452	Carpet cleaner	10/31/2025		DFT0004790	10/31/2025	84.21	0.00	0.00	0.00	84.21	84.21
Carpet cleaner	1.00	84.21	84.21	001-042-70020	Janitorial Supplies	84.21					
113-4878991-2815410	Rechargable	10/31/2025		DFT0004957	10/31/2025	31.20	0.00	0.00	0.00	31.20	31.20
Rechargable Battery	1.00	31.20	31.20	033-061-70252	Water Tower Repairs & Maintenanc	31.20					
113606	Battery & hitch pin	10/31/2025		DFT0004738	10/31/2025	245.54	0.00	0.00	0.00	245.54	245.54
Battery & hitch pin	1.00	245.54	245.54	031-066-70240	Vehicle Repair & Maintenance Supj	245.54					

Vendor History Report

Posting Date Range -

Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount						
113-7139189-9284221	Scissors		10/31/2025		DFT0004959	10/31/2025	35.87	0.00	0.00	0.00	35.87	35.87
Scissors	1.00	35.87	35.87	033-061-70100	Other Small Tools & Equipment			35.87				
113-7320374-4763459	Weed preventer		10/31/2025		DFT0004798	10/31/2025	157.99	0.00	0.00	0.00	157.99	157.99
Weed preventer	1.00	157.99	157.99	001-041-70220	Grounds Repair & Maintenance Suj			157.99				
113-7639368-9545868	safety items		10/31/2025		DFT0004794	10/31/2025	111.11	0.00	0.00	0.00	111.11	111.11
safety items	1.00	111.11	111.11	001-041-60740	Safety/First Aid			29.04				
				001-042-60740	Safety/First Aid			29.04				
				001-042-70082	Concessions			23.99				
				001-043-60740	Safety/First Aid			29.04				
113-7682420-1302656	Zoolloween and merch		10/31/2025		DFT0004805	10/31/2025	271.09	0.00	0.00	0.00	271.09	271.09
Zoolloween and merch	1.00	271.09	271.09	040-041-80000	Other Capital Outlay			271.09				
113-8430393-6491414	Glass Dropper		10/31/2025		DFT0004956	10/31/2025	8.86	0.00	0.00	0.00	8.86	8.86
Glass Dropper	1.00	8.86	8.86	033-061-70100	Other Small Tools & Equipment			8.86				
113-8702762-6002658	concession items		10/31/2025		DFT0004795	10/31/2025	114.96	0.00	0.00	0.00	114.96	114.96
concession items	1.00	114.96	114.96	001-042-70082	Concessions			114.96				
113-9307505-3640213	Smead Pressboard		10/31/2025		DFT0004971	10/31/2025	119.55	0.00	0.00	0.00	119.55	119.55
Pressboard	1.00	119.55	119.55	979-070-70230	Equipment Repair & Maintenance !			119.55				
114046	flower bed prep		10/31/2025		DFT0004779	10/31/2025	16.00	0.00	0.00	0.00	16.00	16.00
flower bed prep	1.00	16.00	16.00	001-004-70220	Grounds Repair & Maintenance Suj			16.00				
114131	diets		10/31/2025		DFT0004965	10/31/2025	77.95	0.00	0.00	0.00	77.95	77.95
diets	1.00	77.95	77.95	001-042-70083	Animal Food			77.95				
114143	exhibit expansion		10/31/2025		DFT0004924	10/31/2025	179.95	0.00	0.00	0.00	179.95	179.95
exhibit expansion	1.00	179.95	179.95	001-042-70220	Grounds Repair & Maintenance Suj			179.95				
114-1462406-7262641	Index cards and binders for dispatch		10/31/2025		DFT0004864	10/31/2025	69.94	0.00	0.00	0.00	69.94	69.94
Index cards and binders	1.00	69.94	69.94	001-020-70010	Office Supplies			69.94				
114-2499382-5218632	Printer		10/31/2025		DFT0004818	10/31/2025	489.00	0.00	0.00	0.00	489.00	489.00
Printer	1.00	489.00	489.00	001-011-70100	Other Small Tools & Equipment			489.00				
114-2521649-1590637	Keyboard stand		10/31/2025		DFT0004820	10/31/2025	49.99	0.00	0.00	0.00	49.99	49.99
Keyboard stand	1.00	49.99	49.99	033-063-70100	Other Small Tools & Equipment			49.99				
114-2735913-0637807	Kitchen Sink Faucet		10/31/2025		DFT0004758	10/31/2025	56.99	0.00	0.00	0.00	56.99	56.99
Kitchen Sink Faucet	1.00	56.99	56.99	001-026-70210	Building Repair & Maintenance Sup			56.99				
114-3044592-8419459	Heater for Sgts office		10/31/2025		DFT0004863	10/31/2025	67.49	0.00	0.00	0.00	67.49	67.49
Heater for Sgts office	1.00	67.49	67.49	001-020-70100	Other Small Tools & Equipment			67.49				
114-3714056-3348253	First Aid Supplies		10/31/2025		DFT0004785	10/31/2025	51.61	0.00	0.00	0.00	51.61	51.61

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Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
First Aid Supplies	1.00	51.61	51.61	001-041-60740	Safety/First Aid	9.76					
				001-041-70000	Other Operational Supplies	11.16					
				001-042-60740	Safety/First Aid	9.77					
				001-042-70000	Other Operational Supplies	11.15					
				001-043-60740	Safety/First Aid	9.77					
114-3718585-0962600	Battery Charger	10/31/2025		DFT0004879	10/31/2025	31.98	0.00	0.00	0.00	31.98	31.98
Battery Charger	1.00	31.98	31.98	001-001-70100	Other Small Tools & Equipment	31.98					
114-4593238-3632259	Firefighting Gloves for Nicolas Moreland	10/31/2025		DFT0004744	10/31/2025	139.00	0.00	0.00	0.00	139.00	139.00
Firefighting Gloves for N	1.00	139.00	139.00	001-026-70120	Specialized Equipment	139.00					
114-4667013-2637047	Barcode scanner	10/31/2025		DFT0004819	10/31/2025	17.99	0.00	0.00	0.00	17.99	17.99
Barcode scanner	1.00	17.99	17.99	033-063-70100	Other Small Tools & Equipment	17.99					
114-4949245-4860246	Termal transfer ribbon for evidence label n	10/31/2025		DFT0004858	10/31/2025	22.20	6.99	0.00	0.00	29.19	29.19
Termal transfer ribbon f	1.00	22.20	29.19	001-021-70010	Office Supplies	29.19					
114-6057056-5347407	Police - booking	10/31/2025		DFT0004880	10/31/2025	95.47	0.00	0.00	0.00	95.47	95.47
Booking toilet paper hol	1.00	95.47	95.47	001-021-70220	Grounds Repair & Maintenance Suj	95.47					
114-6917536-0477833	Job Shirt for A. Cook	10/31/2025		DFT0004762	10/31/2025	67.99	0.00	0.00	0.00	67.99	67.99
Job Shirt for A. Cook	1.00	67.99	67.99	001-026-70060	Uniforms	67.99					
114-7959642-9077054	Radio Mics and Belt Clips, SCBA Mask Cove	10/31/2025		DFT0004767	10/31/2025	340.63	0.00	0.00	0.00	340.63	340.63
Radio Mics and Belt Clip	1.00	340.63	340.63	001-026-70100	Other Small Tools & Equipment	340.63					
114-8339366-8931419	Job Shirt for Nicolas Moreland	10/31/2025		DFT0004760	10/31/2025	61.98	0.00	0.00	0.00	61.98	61.98
Job Shirt for Lindsey Rey	1.00	61.98	61.98	001-026-70060	Uniforms	61.98					
115230	diets and buckets	10/31/2025		DFT0004906	10/31/2025	59.96	0.00	0.00	0.00	59.96	59.96
diets and buckets	1.00	59.96	59.96	001-042-70083	Animal Food	5.99					
				001-042-70100	Other Small Tools & Equipment	53.97					
115797977	Toner for Quill	10/31/2025		DFT0004878	10/31/2025	943.19	0.00	0.00	0.00	943.19	943.19
Toner	1.00	780.29	780.29	001-021-70010	Office Supplies	780.29					
Toner	1.00	162.90	162.90	001-021-70010	Office Supplies	162.90					
115899984	Toner and post it tabs	10/31/2025		DFT0004875	10/31/2025	398.73	0.00	0.00	0.00	398.73	398.73
Toner and post it tabs	1.00	304.24	304.24	001-021-70010	Office Supplies	304.24					
Toner	1.00	94.49	94.49	001-021-70010	Office Supplies	94.49					
115901060	Tape for label maker	10/31/2025		DFT0004856	10/31/2025	16.49	0.00	0.00	0.00	16.49	16.49
Tape for label maker in	1.00	16.49	16.49	001-020-70010	Office Supplies	16.49					
118500	CDBG postage	10/31/2025		DFT0004787	10/31/2025	67.98	0.00	0.00	0.00	67.98	67.98
CDBG postage	0.00	0.00	67.98	001-041-60000	Other Professional Services	67.98					
12134426	Parking Fee - Tulsa	10/31/2025		DFT0004834	10/31/2025	49.65	0.00	0.00	0.00	49.65	49.65
Travel - Parking Fee	0.00	0.00	49.65	001-001-60760	Training	49.65					
1235516	Meal for Command School training - Casey	10/31/2025		DFT0004844	10/31/2025	12.92	0.00	0.00	0.00	12.92	12.92
Meal for Command Schi	1.00	12.92	12.92	001-021-60760	Training	12.92					

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Item Description	Units		Amount	Account Number	Account Name		Dist Amount					
12510920	Newspaper renewal		10/31/2025		DFT0004837	10/31/2025	74.90	0.00	0.00	0.00	74.90	74.90
Newspaper.com renew	1.00	74.90	74.90	001-001-60220	Software Subscriptions		74.90					
125437	602 Fuel		10/31/2025		DFT0004944	10/31/2025	113.75	0.00	0.00	0.00	113.75	113.75
602 Fuel	32.51	3.50	113.75	037-067-70030	Diesel		113.75					
1306713884	mtlhy rent for Unit's B05 & A49		10/31/2025		DFT0004874	10/31/2025	305.00	0.00	0.00	0.00	305.00	305.00
mtlhy rent for Unit's B0	0.00	0.00	305.00	001-021-60310	Building Repair & Maintenance		305.00					
142635	603 Fuel		10/31/2025		DFT0004943	10/31/2025	100.96	0.00	0.00	0.00	100.96	100.96
603 Fuel	28.05	3.60	100.96	037-067-70030	Diesel		100.96					
1430	Membership		10/31/2025		DFT0004947	10/31/2025	55.00	0.00	0.00	0.00	55.00	55.00
Membership	0.00	0.00	55.00	001-027-60000	Other Professional Services		55.00					
1431	Conference		10/31/2025		DFT0004953	10/31/2025	250.00	0.00	0.00	0.00	250.00	250.00
CEO Conference	0.00	0.00	250.00	001-027-60760	Training		250.00					
14436	Action Communications help with dispatch		10/31/2025		DFT0004877	10/31/2025	703.42	0.00	0.00	0.00	703.42	703.42
Action Communications	1.00	703.42	703.42	008-020-70000	Other Operational Supplies		703.42					
146618	Quarterly meetings		10/31/2025		DFT0004888	10/31/2025	5.49	0.00	0.00	0.00	5.49	5.49
Quarterly meetings	1.00	5.49	5.49	001-009-70050	Meetings		5.49					
14888620897627532853	Soap, meal worm & concessions		10/31/2025		DFT0004895	10/31/2025	29.81	0.00	0.00	0.00	29.81	29.81
Soap, meal worm & con	1.00	29.81	29.81	001-042-70082	Concessions		12.67					
				001-042-70083	Animal Food		3.47					
				001-042-70210	Building Repair & Maintenance Sup		13.67					
14E20A78	Refund for Advanced Crisis Negotiations tr		10/31/2025		DFT0004852	10/31/2025	-70.00	0.00	0.00	0.00	-70.00	-70.00
Refund for Advanced Cr	0.00	0.00	-25.00	001-021-60760	Training		-25.00					
Refund for canceled trai	0.00	0.00	-45.00	001-021-60760	Training		-45.00					
15157707	LED Full Guide Light		10/31/2025		DFT0004972	10/31/2025	83.14	0.00	0.00	0.00	83.14	83.14
LED Full Guide Light	1.00	83.14	83.14	979-070-70210	Building Repair & Maintenance Sup		83.14					
1525-24	Food for CDL		10/31/2025		DFT0004822	10/31/2025	14.62	0.00	0.00	0.00	14.62	14.62
Food for CDL	1.00	14.62	14.62	033-063-60760	Training		14.62					
162	Meals for Class		10/31/2025		DFT0004757	10/31/2025	51.77	0.00	0.00	0.00	51.77	51.77
Meals for Class	1.00	51.77	51.77	001-026-60760	Training		51.77					
164411	Conference Meal		10/31/2025		DFT0004949	10/31/2025	58.63	0.00	0.00	0.00	58.63	58.63
Conference Meal x 2	1.00	58.63	58.63	001-027-60760	Training		58.63					
171198	diets		10/31/2025		DFT0004923	10/31/2025	179.15	0.00	0.00	0.00	179.15	179.15
diets	1.00	179.15	179.15	001-042-70083	Animal Food		179.15					
1718-5012	Web essentials subscription		10/31/2025		DFT0004784	10/31/2025	49.99	0.00	0.00	0.00	49.99	49.99
Web essentials subscrip	0.00	0.00	49.99	001-041-60220	Software Subscriptions		49.99					
174575690-0001	Stair climber rental		10/31/2025		DFT0004946	10/31/2025	196.96	0.00	0.00	0.00	196.96	196.96
Stair climber rental	0.00	0.00	196.96	001-004-60310	Building Repair & Maintenance		196.96					

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181630	Fuel for Training Class		10/31/2025		DFT0004753	10/31/2025	37.48	0.00	0.00	0.00	37.48	37.48
Fuel for Training Class	1.00	37.48	37.48	001-026-60760	Training			37.48				
19568	Project Content for sign		10/31/2025		DFT0004885	10/31/2025	50.00	0.00	0.00	0.00	50.00	50.00
Software for sign	0.00	0.00	50.00	001-046-60220	Software Subscriptions			50.00				
19672947	Gentrol Pest Control		10/31/2025		DFT0004973	10/31/2025	692.39	0.00	0.00	0.00	692.39	692.39
Gentrol Pest Control	1.00	692.39	692.39	979-070-70210	Building Repair & Maintenance Sup			692.39				
1CHY9T0	Police Email		10/31/2025		DFT0004884	10/31/2025	1,458.00	0.00	0.00	0.00	1,458.00	1,458.00
CDWG Equipment for er	1.00	1,458.00	1,458.00	001-021-70000	Other Operational Supplies			1,458.00				
2000132-34538894	zoolloween game storage		10/31/2025		DFT0004911	10/31/2025	73.74	0.00	0.00	0.00	73.74	73.74
zoolloween game storag	1.00	73.74	73.74	040-041-80000	Other Capital Outlay			73.74				
2000134-63593640	diets		10/31/2025		DFT0004926	10/31/2025	202.83	0.00	0.00	0.00	202.83	202.83
diets	1.00	202.83	202.83	001-042-70083	Animal Food			202.83				
2000135-09396557	diets		10/31/2025		DFT0004929	10/31/2025	225.68	0.00	0.00	0.00	225.68	225.68
diets	1.00	225.68	225.68	001-042-70083	Animal Food			225.68				
2000135-13275133	diets		10/31/2025		DFT0004928	10/31/2025	216.23	0.00	0.00	0.00	216.23	216.23
diets	1.00	216.23	216.23	001-042-70083	Animal Food			216.23				
2000135-68517708	zoolloween candy		10/31/2025		DFT0004933	10/31/2025	335.98	0.00	0.00	0.00	335.98	335.98
zoolloween candy	1.00	335.98	335.98	040-041-80000	Other Capital Outlay			335.98				
2000136-48512191	diets and cleaning		10/31/2025		DFT0004927	10/31/2025	208.34	0.00	0.00	0.00	208.34	208.34
diets and cleaning	1.00	208.34	208.34	001-042-70020	Janitorial Supplies			18.40				
				001-042-70083	Animal Food			189.94				
2000138-17464292	diets		10/31/2025		DFT0004930	10/31/2025	229.25	0.00	0.00	0.00	229.25	229.25
diets	1.00	229.25	229.25	001-042-70083	Animal Food			229.25				
20019	Donuts for meeting		10/31/2025		DFT0004846	10/31/2025	19.83	0.00	0.00	0.00	19.83	19.83
Donuts for meeting	1.00	19.83	19.83	001-021-70050	Meetings			19.83				
20108	Meals for Class		10/31/2025		DFT0004751	10/31/2025	29.37	0.00	0.00	0.00	29.37	29.37
Meals for Class	1.00	29.37	29.37	001-026-60760	Training			29.37				
20250911002690	Admin Training		10/31/2025		DFT0004838	10/31/2025	3,677.10	0.00	0.00	0.00	3,677.10	3,677.10
Training Fees	0.00	0.00	3,677.10	001-001-60760	Training			3,677.10				
208680476	S. Gregory - CDL		10/31/2025		DFT0004940	10/31/2025	13.75	0.00	0.00	0.00	13.75	13.75
S. Gregory - CDL	1.00	13.75	13.75	001-033-60760	Training			13.75				
208681651	T. Cannon - CDL		10/31/2025		DFT0004941	10/31/2025	13.75	0.00	0.00	0.00	13.75	13.75
T. Cannon - CDL	1.00	13.75	13.75	001-033-60760	Training			13.75				
209147402	S. Gregory - CDL		10/31/2025		DFT0004939	10/31/2025	2.25	0.00	0.00	0.00	2.25	2.25
S. Gregory - CDL	1.00	2.25	2.25	001-033-60760	Training			2.25				
209147429	T. Cannon - CDL Test		10/31/2025		DFT0004938	10/31/2025	2.25	0.00	0.00	0.00	2.25	2.25
T. Cannon - CDL	1.00	2.25	2.25	001-033-60760	Training			2.25				

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209295	Name tapes for new Sgts	10/31/2025		DFT0004867	10/31/2025	93.00	0.00	0.00	0.00	93.00	93.00
	Name tapes for new Sgt	3.00	31.00	93.00	001-021-70060	Uniforms	93.00				
209340	Name tape for new officer - Blumer	10/31/2025		DFT0004862	10/31/2025	31.00	5.00	0.00	0.00	36.00	36.00
	Name tape for new offic	1.00	31.00	36.00	001-021-70060	Uniforms	36.00				
2179668	Meal for command school - Casey's	10/31/2025		DFT0004843	10/31/2025	10.16	0.00	0.00	0.00	10.16	10.16
	Meal for command schc	1.00	10.16	10.16	001-021-60760	Training	10.16				
228766288	Meals for Class	10/31/2025		DFT0004761	10/31/2025	62.44	0.00	0.00	0.00	62.44	62.44
	Meals for Class	1.00	62.44	62.44	001-026-60760	Training	62.44				
24207	Gift Purchase	10/31/2025		DFT0004975	10/31/2025	49.28	0.00	0.00	0.00	49.28	49.28
	Gift Purchase	1.00	49.28	49.28	979-070-70050	Meetings	49.28				
24238742	Switches	10/31/2025		DFT0004969	10/31/2025	132.99	0.00	0.00	0.00	132.99	132.99
	Switches	1.00	132.99	132.99	979-070-70230	Equipment Repair & Maintenance	132.99				
252240337014153636068	Folder & notes	10/31/2025		DFT0004743	10/31/2025	109.44	0.00	0.00	0.00	109.44	109.44
	Folder & notes	1.00	109.44	109.44	031-066-70010	Office Supplies	109.44				
2806	Hannah House Pizza for PT Asst	10/31/2025		DFT0004974	10/31/2025	53.63	0.00	0.00	0.00	53.63	53.63
	hannah's house pizza fo	1.00	53.63	53.63	979-070-60270	Membership Dues	53.63				
283909	Meals for Class	10/31/2025		DFT0004749	10/31/2025	27.96	0.00	0.00	0.00	27.96	27.96
	Meals for Class	1.00	27.96	27.96	001-026-60760	Training	27.96				
283911	Meals for Class	10/31/2025		DFT0004746	10/31/2025	3.50	0.00	0.00	0.00	3.50	3.50
	Meals for Class	1.00	3.50	3.50	001-026-60760	Training	3.50				
30024	Donuts for meeting	10/31/2025		DFT0004847	10/31/2025	22.24	0.00	0.00	0.00	22.24	22.24
	Donuts for meeting	1.00	22.24	22.24	001-021-70050	Meetings	22.24				
300902251252745153	Zoolloween decorations	10/31/2025		DFT0004804	10/31/2025	269.00	0.00	0.00	0.00	269.00	269.00
	Zoolloween decorations	1.00	269.00	269.00	040-041-80000	Other Capital Outlay	269.00				
301	EZ-IO Drills x2	10/31/2025		DFT0004770	10/31/2025	598.00	0.00	0.00	0.00	598.00	598.00
	EZ-IO Drills x2	1.00	598.00	598.00	001-026-70081	Medical Supplies	598.00				
30340164	EMS Pants for L. Reyes	10/31/2025		DFT0004765	10/31/2025	185.97	0.00	0.00	0.00	185.97	185.97
	EMS Pants for L. Reyes	1.00	185.97	185.97	001-026-70060	Uniforms	185.97				
30470996	Bunker Boots for Nicolas Moreland	10/31/2025		DFT0004768	10/31/2025	413.14	0.00	0.00	0.00	413.14	413.14
	Bunker Boots for Nicola	1.00	413.14	413.14	001-026-70120	Specialized Equipment	413.14				
3100	Library - Quarterly monitoring	10/31/2025		DFT0004883	10/31/2025	221.65	0.00	0.00	0.00	221.65	221.65
	Fire/Security Library	0.00	0.00	221.65	001-044-70210	Building Repair & Maintenance Sup	221.65				
310424293	quarterly meeting	10/31/2025		DFT0004925	10/31/2025	187.20	0.00	0.00	0.00	187.20	187.20
	quarterly meetings	1.00	187.20	187.20	001-009-70050	Meetings	187.20				
317	Meals for Class	10/31/2025		DFT0004755	10/31/2025	42.01	0.00	0.00	0.00	42.01	42.01
	Meals for Class	1.00	42.01	42.01	001-026-60760	Training	42.01				
3303946621	Hilton stay for AAKC conference - P. Hayes	10/31/2025		DFT0004872	10/31/2025	141.61	0.00	0.00	0.00	141.61	141.61

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Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount						
Hilton stay for AAKC cor	0.00	0.00	141.61	001-021-60760	Training	141.61						
3306401599	AAKC Hotel		10/31/2025	DFT0004829	10/31/2025	119.00	9.22	0.00	0.00	128.22	128.22	
AAKC Hotel - Kayla	1.00	119.00	128.22	033-062-60760	Training	128.22						
3320621429	Room x 2		10/31/2025	DFT0004954	10/31/2025	588.60	0.00	0.00	0.00	588.60	588.60	
Rooms for Kayla and Eri	1.00	588.60	588.60	001-027-60760	Training	588.60						
33362	Fuel		10/31/2025	DFT0004811	10/31/2025	43.36	0.00	0.00	0.00	43.36	43.36	
Fuel	15.49	2.80	43.36	001-021-60760	Training	43.36						
35075	diets		10/31/2025	DFT0004915	10/31/2025	94.94	0.00	0.00	0.00	94.94	94.94	
diets	1.00	94.94	94.94	001-042-70083	Animal Food	94.94						
353733	diets		10/31/2025	DFT0004920	10/31/2025	124.82	0.00	0.00	0.00	124.82	124.82	
diets	1.00	124.82	124.82	001-042-70083	Animal Food	124.82						
37412010224039834227	Cat food		10/31/2025	DFT0004778	10/31/2025	12.57	0.00	0.00	0.00	12.57	12.57	
Cat food	1.00	12.57	12.57	001-042-70083	Animal Food	12.57						
438162350204034891277	Maintenance Supplies		10/31/2025	DFT0004968	10/31/2025	108.71	0.00	0.00	0.00	108.71	108.71	
Maintenance Supplies	1.00	108.71	108.71	979-070-70100	Other Small Tools & Equipment	108.71						
4466702202	Get well flowers for L. Delgado		10/31/2025	DFT0004870	10/31/2025	111.74	0.00	0.00	0.00	111.74	111.74	
Get well flowers for L. D	1.00	111.74	111.74	001-021-50200	Other Employee Benefits	111.74						
46	Food for CDL		10/31/2025	DFT0004826	10/31/2025	39.39	0.00	0.00	0.00	39.39	39.39	
Food for CDL	1.00	39.39	39.39	033-063-60760	Training	39.39						
468304	Conference meal x 2		10/31/2025	DFT0004950	10/31/2025	61.26	0.00	0.00	0.00	61.26	61.26	
meal x 2	1.00	61.26	61.26	001-027-60760	Training	61.26						
46936	Hotel for Command school tax reimburserr		10/31/2025	DFT0004842	10/31/2025	-25.24	0.00	0.00	0.00	-25.24	-25.24	
Hotel for Command sch	0.00	0.00	-25.24	001-021-60760	Training	-25.24						
484122633204039890267	Supplies		10/31/2025	DFT0004961	10/31/2025	120.77	0.00	0.00	0.00	120.77	120.77	
Supplies	1.00	120.77	120.77	033-061-70020	Janitorial Supplies	120.77						
486293	CDBG Grant postage		10/31/2025	DFT0004896	10/31/2025	30.55	0.00	0.00	0.00	30.55	30.55	
CDBG Grant postage	0.00	0.00	30.55	001-041-60000	Other Professional Services	30.55						
499142356204030830247	Office Supplies		10/31/2025	DFT0004955	10/31/2025	111.53	0.00	0.00	0.00	111.53	111.53	
Office Supplies	1.00	111.53	111.53	033-061-70010	Office Supplies	111.53						
508604	Core Charges for Old Medic 2 Batteries		10/31/2025	DFT0004745	10/31/2025	-44.00	0.00	0.00	0.00	-44.00	-44.00	
Core Charges for Old Mi	-1.00	44.00	-44.00	001-026-70240	Vehicle Repair & Maintenance Supj	-44.00						
51543773310577296384	Supplies		10/31/2025	DFT0004900	10/31/2025	36.45	0.00	0.00	0.00	36.45	36.45	
Supplies	1.00	36.45	36.45	001-042-70020	Janitorial Supplies	6.47						
				001-042-70210	Building Repair & Maintenance Sup	29.98						
525817167782	Meal with Tyler reps during training		10/31/2025	DFT0004869	10/31/2025	110.06	0.00	0.00	0.00	110.06	110.06	
Meal with Tyler reps du	1.00	110.06	110.06	001-021-60760	Training	110.06						
533259	Gift Card		10/31/2025	DFT0004977	10/31/2025	25.00	0.00	0.00	0.00	25.00	25.00	

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Payable Number	Description	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
Gift Card	1.00	25.00	25.00	979-070-70050	Meetings	25.00					
5343362216	Google Accounts	10/31/2025		DFT0004839	10/31/2025	290.40	0.00	0.00	0.00	290.40	290.40
Google - Housing	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					
547505686594986021592	Headset, monitor & stand	10/31/2025		DFT0004817	10/31/2025	293.86	0.00	0.00	0.00	293.86	293.86
Headset, monitor & star	1.00	293.86	293.86	001-011-70100	Other Small Tools & Equipment	99.00					
				033-063-70100	Other Small Tools & Equipment	194.86					
564433175301572279374	quarterly meetings	10/31/2025		DFT0004932	10/31/2025	325.59	0.00	0.00	0.00	325.59	325.59
quarterly meetings	1.00	325.59	325.59	001-009-70050	Meetings	325.59					
565639166985763136970	Picture Frames for Award Presentation	10/31/2025		DFT0004764	10/31/2025	103.00	0.00	0.00	0.00	103.00	103.00
Picture Frames for Awar	1.00	103.00	103.00	001-026-60760	Training	103.00					
568749	Meals for Class	10/31/2025		DFT0004759	10/31/2025	57.90	0.00	0.00	0.00	57.90	57.90
Meals for Class	1.00	57.90	57.90	001-026-60760	Training	57.90					
569988	Food for CDL	10/31/2025		DFT0004825	10/31/2025	29.31	0.00	0.00	0.00	29.31	29.31
Food for CDL	1.00	29.31	29.31	033-063-60760	Training	29.31					
570412	diets	10/31/2025		DFT0004917	10/31/2025	106.04	0.00	0.00	0.00	106.04	106.04
diets	1.00	106.04	106.04	001-042-70083	Animal Food	106.04					
58616	diets	10/31/2025		DFT0004921	10/31/2025	129.99	0.00	0.00	0.00	129.99	129.99
diets	1.00	129.99	129.99	001-042-70083	Animal Food	129.99					
59080	diets	10/31/2025		DFT0004894	10/31/2025	28.98	0.00	0.00	0.00	28.98	28.98
diets	1.00	28.98	28.98	001-042-70083	Animal Food	28.98					
59156	Core Charge Refund	10/31/2025		DFT0004739	10/31/2025	-18.00	0.00	0.00	0.00	-18.00	-18.00
Core Charge Refund	-1.00	18.00	-18.00	031-066-70240	Vehicle Repair & Maintenance Supl	-18.00					
59420	City Hall flower bed prep	10/31/2025		DFT0004773	10/31/2025	27.96	0.00	0.00	0.00	27.96	27.96
City Hall flower bed prej	1.00	27.96	27.96	001-004-70220	Grounds Repair & Maintenance Suj	27.96					
601297	Boiler Inspection - City Hall	10/31/2025		DFT0004882	10/31/2025	180.00	0.00	0.00	0.00	180.00	180.00
City Hall Boiler Inspectic	0.00	0.00	180.00	001-004-60310	Building Repair & Maintenance	180.00					
607915	Fuel for travel to command school training	10/31/2025		DFT0004849	10/31/2025	44.26	0.00	0.00	0.00	44.26	44.26
Fuel for travel to commi	15.48	2.86	44.26	001-021-70040	Gasoline	44.26					
673041	Batteries for Medic 2	10/31/2025		DFT0004769	10/31/2025	512.88	0.00	0.00	0.00	512.88	512.88
Batteries for Medic 2	1.00	512.88	512.88	001-026-60340	Vehicle Repair & Maintenance	512.88					
68038	Hotel for Command school - Fairfield	10/31/2025		DFT0004851	10/31/2025	319.54	0.00	0.00	0.00	319.54	319.54
Hotel for Command sch	0.00	0.00	319.54	001-021-60760	Training	319.54					
68966	Hotel for command school - Fairfield	10/31/2025		DFT0004850	10/31/2025	294.30	0.00	0.00	0.00	294.30	294.30
Hotel for command sch	0.00	0.00	294.30	001-021-60760	Training	294.30					
703924	Meal for command school - Cracker Barrel	10/31/2025		DFT0004848	10/31/2025	23.90	0.00	0.00	0.00	23.90	23.90
Meal for command schc	1.00	23.90	23.90	001-021-60760	Training	23.90					

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Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description				Amount	Account Number	Account Name		Dist Amount					
717228	diets			10/31/2025		DFT0004801	10/31/2025	228.67	0.00	0.00	0.00	228.67	228.67
	diets	1.00	228.67	228.67	001-042-70083	Animal Food		228.67					
72720232024052333444	zoolloween			10/31/2025		DFT0004910	10/31/2025	70.41	0.00	0.00	0.00	70.41	70.41
	zoolloween	1.00	70.41	70.41	040-041-80000	Other Capital Outlay		70.41					
736767642759849334751	quarterly meeting food			10/31/2025		DFT0004803	10/31/2025	240.91	0.00	0.00	0.00	240.91	240.91
	quarterly meeting food	1.00	240.91	240.91	001-009-70050	Meetings		203.65					
					001-042-70083	Animal Food		37.26					
738568816	zoolloween prizes			10/31/2025		DFT0004934	10/31/2025	395.17	0.00	0.00	0.00	395.17	395.17
	zoolloween prizes	1.00	395.17	395.17	040-041-80000	Other Capital Outlay		395.17					
74320234042157681088	concessions and other operational			10/31/2025		DFT0004903	10/31/2025	48.87	0.00	0.00	0.00	48.87	48.87
	concessions and other	1.00	48.87	48.87	001-042-70082	Concessions		20.12					
					001-042-70210	Building Repair & Maintenance Sup		28.75					
7438179701	Get well flowers for B. Knight			10/31/2025		DFT0004868	10/31/2025	101.83	0.00	0.00	0.00	101.83	101.83
	Get well flowers for B. K	1.00	101.83	101.83	001-021-50200	Other Employee Benefits		101.83					
74788900847628561803	Paper Towels			10/31/2025		DFT0004747	10/31/2025	16.32	0.00	0.00	0.00	16.32	16.32
	Paper Towels	1.00	16.32	16.32	001-026-70020	Janitorial Supplies		16.32					
75103	Lodging - business recruitment visit			10/31/2025		DFT0004979	10/31/2025	1,322.30	0.00	0.00	0.00	1,322.30	1,322.30
	Lodging - business recru	0.00	0.00	1,322.30	001-001-70050	Meetings		881.53					
					979-070-70050	Meetings		440.77					
765516	Gift Purchase			10/31/2025		DFT0004976	10/31/2025	63.31	0.00	0.00	0.00	63.31	63.31
	Gift Purchase Truffles	1.00	63.31	63.31	979-070-70050	Meetings		63.31					
77920533032158650098	diets, concessions and supplies			10/31/2025		DFT0004907	10/31/2025	66.58	0.00	0.00	0.00	66.58	66.58
	diets, concessions and s	1.00	66.58	66.58	001-042-70082	Concessions		13.44					
					001-042-70083	Animal Food		23.20					
					001-042-70220	Grounds Repair & Maintenance Suj		29.94					
78309	Socket set			10/31/2025		DFT0004898	10/31/2025	35.62	0.00	0.00	0.00	35.62	35.62
	Socket set	1.00	35.62	35.62	001-042-70100	Other Small Tools & Equipment		35.62					
78309-1	tax refund			10/31/2025		DFT0004887	10/31/2025	-1.24	0.00	0.00	0.00	-1.24	-1.24
	tax refund	-1.00	1.24	-1.24	001-042-70100	Other Small Tools & Equipment		-1.24					
789682	Fuel for Training Class			10/31/2025		DFT0004750	10/31/2025	29.00	0.00	0.00	0.00	29.00	29.00
	Fuel for Training Class	1.00	29.00	29.00	001-026-60760	Training		29.00					
79836	Replacement tree			10/31/2025		DFT0004808	10/31/2025	404.98	0.00	0.00	0.00	404.98	404.98
	replacement trees	1.00	404.98	404.98	001-041-70220	Grounds Repair & Maintenance Suj		202.49					
					001-042-70220	Grounds Repair & Maintenance Suj		202.49					
82455466593980035512	diets and strainer			10/31/2025		DFT0004909	10/31/2025	70.19	0.00	0.00	0.00	70.19	70.19
	diets and strainer	1.00	70.19	70.19	001-042-70083	Animal Food		54.33					
					001-042-70100	Other Small Tools & Equipment		15.86					
83477443797842386721	quarterly meeting			10/31/2025		DFT0004905	10/31/2025	56.36	0.00	0.00	0.00	56.36	56.36

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										Posting Date Range -	
Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	
Item Description	Units	Price	Amount	Account Number	Account Name		Dist Amount				Net Payment
quarterly meetings	1.00	56.36	56.36	001-009-70050	Meetings		56.36				
840192	Fee for meeting		10/31/2025	DFT0004836	10/31/2025	50.00	0.00	0.00	0.00	50.00	50.00
Fee for meeting	0.00	0.00	50.00	001-001-70050	Meetings		50.00				
84086029	CEO Training Kayla		10/31/2025	DFT0004952	10/31/2025	229.00	0.00	0.00	0.00	229.00	229.00
Training	0.00	0.00	229.00	001-027-60760	Training		229.00				
851080	Fuel		10/31/2025	DFT0004812	10/31/2025	49.18	0.00	0.00	0.00	49.18	49.18
Fuel	17.14	2.87	49.18	001-021-60760	Training		49.18				
875035	Meals for Class		10/31/2025	DFT0004763	10/31/2025	75.06	0.00	0.00	0.00	75.06	75.06
Meals for Class	1.00	75.06	75.06	001-026-60760	Training		75.06				
8835-2165949	Food for Kayla - AAKC		10/31/2025	DFT0004824	10/31/2025	25.31	0.00	0.00	0.00	25.31	25.31
Food for Kayla - AAKC	1.00	25.31	25.31	033-063-60760	Training		25.31				
8835-2165949-2	Lunch for AAKC conference - P. Hayes		10/31/2025	DFT0004857	10/31/2025	19.38	0.00	0.00	0.00	19.38	19.38
Lunch for AAKC confere	1.00	19.38	19.38	001-021-60760	Training		19.38				
895986	CDBG postage		10/31/2025	DFT0004776	10/31/2025	5.30	0.00	0.00	0.00	5.30	5.30
CDBG postage	0.00	0.00	5.30	001-041-60000	Other Professional Services		5.30				
900091099	Software		10/31/2025	DFT0004840	10/31/2025	460.00	0.00	0.00	0.00	460.00	460.00
ESRI	0.00	0.00	460.00	001-001-60220	Software Subscriptions		460.00				
91296426647403924695	Shower Head for Womens Bathroom		10/31/2025	DFT0004756	10/31/2025	49.47	0.00	0.00	0.00	49.47	49.47
Shower Head for Wome	1.00	49.47	49.47	001-026-70210	Building Repair & Maintenance Sup		49.47				
91977847959849376761	Brush & pail		10/31/2025	DFT0004890	10/31/2025	14.21	0.00	0.00	0.00	14.21	14.21
Brush & pail	1.00	14.21	14.21	001-042-70100	Other Small Tools & Equipment		14.21				
92555473593980084562	Station Paper Towels		10/31/2025	DFT0004748	10/31/2025	26.59	0.00	0.00	0.00	26.59	26.59
Station Paper Towels	1.00	26.59	26.59	001-026-70020	Janitorial Supplies		26.59				
934109	diets		10/31/2025	DFT0004937	10/31/2025	990.00	0.00	0.00	0.00	990.00	990.00
diets	1.00	990.00	990.00	001-042-70083	Animal Food		990.00				
94212350224036892257	concessions and misc supplies		10/31/2025	DFT0004781	10/31/2025	26.70	0.00	0.00	0.00	26.70	26.70
concessions and misc su	1.00	26.70	26.70	001-042-70020	Janitorial Supplies		12.10				
				001-042-70082	Concessions		14.60				
942797464779842394721	zoolloween and diets		10/31/2025	DFT0004918	10/31/2025	116.16	0.00	0.00	0.00	116.16	116.16
zoolloween and diets	1.00	116.16	116.16	001-042-70083	Animal Food		64.86				
				040-041-80000	Other Capital Outlay		51.30				
954018	Enrollment & Manual		10/31/2025	DFT0004964	10/31/2025	214.00	0.00	0.00	0.00	214.00	214.00
Enrollment & Manual	1.00	214.00	214.00	033-061-60760	Training		214.00				
95569865935762182970	LED Bulbs		10/31/2025	DFT0004740	10/31/2025	13.47	0.00	0.00	0.00	13.47	13.47
LED Bulbs	1.00	13.47	13.47	031-066-70210	Building Repair & Maintenance Sup		13.47				
968425	Meal for command school - Target grocery		10/31/2025	DFT0004845	10/31/2025	13.10	0.00	0.00	0.00	13.10	13.10
Meal for command schc	1.00	13.10	13.10	001-021-60760	Training		13.10				

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Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount						
978508	diets		10/31/2025		DFT0004922	10/31/2025	171.48	0.00	0.00	0.00	171.48	171.48
	diets	1.00	171.48	171.48	001-042-70083	Animal Food		171.48				
980754	Light bulbs		10/31/2025		DFT0004889	10/31/2025	13.99	0.00	0.00	0.00	13.99	13.99
	Light bulbs	1.00	13.99	13.99	001-041-70210	Building Repair & Maintenance Sup		13.99				
9973298632	Get well flowers for H. Cook		10/31/2025		DFT0004871	10/31/2025	111.74	0.00	0.00	0.00	111.74	111.74
	Get well flowers for H. C	1.00	111.74	111.74	001-021-50200	Other Employee Benefits		111.74				
A68468/P	String trimmer		10/31/2025		DFT0004815	10/31/2025	1,151.97	0.00	0.00	0.00	1,151.97	1,151.97
	String trimmer	1.00	1,151.97	1,151.97	001-043-70100	Other Small Tools & Equipment		1,151.97				
A77929	Restroom repair		10/31/2025		DFT0004780	10/31/2025	18.99	0.00	0.00	0.00	18.99	18.99
	Restroom repair	1.00	18.99	18.99	001-041-70210	Building Repair & Maintenance Sup		18.99				
A78712	Concrete		10/31/2025		DFT0004816	10/31/2025	43.12	0.00	0.00	0.00	43.12	43.12
	Concrete	1.00	43.12	43.12	001-043-70220	Grounds Repair & Maintenance Suj		43.12				
A82390	concrete for grounds		10/31/2025		DFT0004791	10/31/2025	86.42	0.00	0.00	0.00	86.42	86.42
	concrete for grounds	1.00	86.42	86.42	001-042-70220	Grounds Repair & Maintenance Suj		86.42				
A82858	Concrete mix		10/31/2025		DFT0004789	10/31/2025	75.46	0.00	0.00	0.00	75.46	75.46
	Concrete mix	1.00	75.46	75.46	001-042-70220	Grounds Repair & Maintenance Suj		75.46				
A83159	Shovel & tree food		10/31/2025		DFT0004783	10/31/2025	45.48	0.00	0.00	0.00	45.48	45.48
	Shovel & tree food	1.00	45.48	45.48	001-041-70100	Other Small Tools & Equipment		36.99				
					001-041-70220	Grounds Repair & Maintenance Suj		8.49				
A83430	hay barn		10/31/2025		DFT0004908	10/31/2025	69.98	0.00	0.00	0.00	69.98	69.98
	hay barn	1.00	69.98	69.98	001-042-70100	Other Small Tools & Equipment		69.98				
A84813	HoleSaw		10/31/2025		DFT0004967	10/31/2025	33.98	0.00	0.00	0.00	33.98	33.98
	Hole Saw	1.00	33.98	33.98	033-064-70100	Other Small Tools & Equipment		33.98				
A85406	Concrete for fencing		10/31/2025		DFT0004786	10/31/2025	52.90	0.00	0.00	0.00	52.90	52.90
	Concrete for fencing	1.00	52.90	52.90	001-042-70220	Grounds Repair & Maintenance Suj		52.90				
A85547	Extension		10/31/2025		DFT0004966	10/31/2025	21.99	0.00	0.00	0.00	21.99	21.99
	Extension	1.00	21.99	21.99	033-064-70230	Equipment Repair & Maintenance		21.99				
AD03525500077CUS Oct 7	City Dept - Adobe Use		10/31/2025		DFT0004841	10/31/2025	1,119.64	0.00	0.00	0.00	1,119.64	1,119.64
	Admin Adobe	0.00	0.00	288.94	001-001-60220	Software Subscriptions		288.94				
	Finance Adobe	0.00	0.00	246.92	001-011-60220	Software Subscriptions		246.92				
	Housing Adobe	0.00	0.00	166.95	979-070-70000	Other Operational Supplies		166.95				
	Police - Adobe	0.00	0.00	124.94	001-021-60220	Software Subscriptions		124.94				
	Tax	0.00	0.00	94.98	001-009-60220	Software Subscriptions		94.98				
	PU Adobe	0.00	0.00	71.97	033-063-60220	Software Subscriptions		71.97				
	Park - Adobe	0.00	0.00	52.97	001-041-60220	Software Subscriptions		52.97				
	CEO - Bldg Adobe	0.00	0.00	47.98	001-027-60000	Other Professional Services		47.98				
	Fire -Adobe	0.00	0.00	23.99	001-026-60220	Software Subscriptions		23.99				
CC10137684908	Hotel stay for training - B. Kirk		10/31/2025		DFT0004813	10/31/2025	708.51	0.00	0.00	0.00	708.51	708.51

Vendor History Report

											Posting Date Range -	
Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units	Price	Amount	Account Number	Account Name		Dist Amount					
Hotel stay for training -	0.00	0.00	708.51	001-021-60760	Training		708.51					
ch_3RoOkketx6M8Rd1s1ll	Partial refund for APCO conference - J. Ewi		10/31/2025	DFT0004853	10/31/2025		-62.50	0.00	0.00	0.00	-62.50	-62.50
Partial refund for APCO	0.00	0.00	-62.50	008-020-60760	Training		-62.50					
d2e778d5b714c16cfb588e	TV Access City Hall		10/31/2025	DFT0004881	10/31/2025		101.81	0.00	0.00	0.00	101.81	101.81
City Hall TV Access - EP	0.00	0.00	101.81	001-009-60220	Software Subscriptions		101.81					
E0200X1VPA	Email Account		10/31/2025	DFT0004832	10/31/2025		36.00	0.00	0.00	0.00	36.00	36.00
Office email account	0.00	0.00	36.00	001-009-60220	Software Subscriptions		36.00					
E0200X204V	Email Account		10/31/2025	DFT0004833	10/31/2025		8.00	0.00	0.00	0.00	8.00	8.00
Email account	0.00	0.00	8.00	001-009-60220	Software Subscriptions		8.00					
HME5T2YCWZ	Lodging for Class		10/31/2025	DFT0004766	10/31/2025		244.72	0.00	0.00	0.00	244.72	244.72
Lodging for Class	1.00	244.72	244.72	001-026-60760	Training		244.72					
INV0003762	EZ-IO Needles		10/31/2025	DFT0004771	10/31/2025		835.00	0.00	0.00	0.00	835.00	835.00
EZ-IO Needles	1.00	835.00	835.00	001-026-70081	Medical Supplies		835.00					
INV0003776	Fuel for Training Class		10/31/2025	DFT0004754	10/31/2025		41.00	0.00	0.00	0.00	41.00	41.00
Fuel for Training Class	1.00	41.00	41.00	001-026-60760	Training		41.00					
INV0004124	Dish TV		10/31/2025	DFT0004742	10/31/2025		134.10	0.00	0.00	0.00	134.10	134.10
Dish TV	0.00	0.00	134.10	031-066-60550	Television		134.10					
jxft7MckYnrh	Meal at Conference		10/31/2025	DFT0004948	10/31/2025		35.06	0.00	0.00	0.00	35.06	35.06
Meal at conference	1.00	35.06	35.06	001-027-60760	Training		35.06					
KB200016128	replacement plaque		10/31/2025	DFT0004807	10/31/2025		325.17	0.00	0.00	0.00	325.17	325.17
replacement plaque	1.00	325.17	325.17	001-041-70220	Grounds Repair & Maintenance Suj		325.17					
PPTXN-251310367	Translation Services		10/31/2025	DFT0004860	10/31/2025		35.55	0.00	0.00	0.00	35.55	35.55
Translation Services	0.00	0.00	35.55	001-021-60000	Other Professional Services		35.55					
PPTXN-251310391	Translation Services		10/31/2025	DFT0004865	10/31/2025		79.00	0.00	0.00	0.00	79.00	79.00
Translation Services	0.00	0.00	79.00	001-021-60000	Other Professional Services		79.00					
PPTXN-251325938	Translation Services		10/31/2025	DFT0004855	10/31/2025		15.80	0.00	0.00	0.00	15.80	15.80
Translation Services	0.00	0.00	15.80	001-021-60000	Other Professional Services		15.80					
PPTXN-251326895	Translation Services		10/31/2025	DFT0004854	10/31/2025		7.90	0.00	0.00	0.00	7.90	7.90
Translation Services	0.00	0.00	7.90	001-021-60000	Other Professional Services		7.90					
PPTXN-251326898	Translation Services		10/31/2025	DFT0004861	10/31/2025		35.55	0.00	0.00	0.00	35.55	35.55
Translation Services	0.00	0.00	35.55	001-021-60000	Other Professional Services		35.55					
PPTXN-251326900	Translation Services		10/31/2025	DFT0004873	10/31/2025		284.40	0.00	0.00	0.00	284.40	284.40
Translation Services	0.00	0.00	284.40	001-021-60000	Other Professional Services		284.40					
S056797	AvPos Software		10/31/2025	DFT0004741	10/31/2025		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					
SAF-722168	Magnetic signs for barriers for Neewollah		10/31/2025	DFT0004866	10/31/2025		84.64	0.00	8.04	0.00	92.68	92.68
Magnetic signs for barri	8.00	10.58	92.68	001-021-70000	Other Operational Supplies		92.68					

Vendor History Report

										Posting Date Range -	
Payable Number	Description		Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	
Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					Net Payment
SD082225188248CM	Tax refund		10/31/2025		DFT0004775	10/31/2025	-3.80	0.00	0.00	0.00	-3.80 -3.80
Tax refund	-1.00	3.80	-3.80	001-041-70210	Building Repair & Maintenance Sup		-3.80				
U5CDPWQR	Training CEO		10/31/2025		DFT0004951	10/31/2025	153.54	0.00	0.00	0.00	153.54 153.54
Training Kayla A.	0.00	0.00	153.54	001-027-60760	Training		153.54				
WG98179627	Cordless powered pole		10/31/2025		DFT0004809	10/31/2025	499.00	0.00	0.00	0.00	499.00 499.00
Cordless powered pole	1.00	499.00	499.00	001-041-70100	Other Small Tools & Equipment		499.00				
WN31463018	dishwasher		10/31/2025		DFT0004936	10/31/2025	824.96	0.00	0.00	0.00	824.96 824.96
dishwasher	1.00	824.96	824.96	001-042-70100	Other Small Tools & Equipment		824.96				
WN31463018CM	Dishwasher		10/31/2025		DFT0004886	10/31/2025	-824.96	0.00	0.00	0.00	-824.96 -824.96
Dishwasher	-1.00	824.96	-824.96	001-042-70100	Other Small Tools & Equipment		-824.96				
WN32069215	Cordless powered pole saw		10/31/2025		DFT0004810	10/31/2025	819.00	0.00	0.00	0.00	819.00 819.00
Cordless powered pole :	1.00	819.00	819.00	001-041-70100	Other Small Tools & Equipment		819.00				
WN32069215CM	Return of pole saw		10/31/2025		DFT0004774	10/31/2025	-819.00	0.00	0.00	0.00	-819.00 -819.00
Return of pole saw	-1.00	819.00	-819.00	001-041-70100	Other Small Tools & Equipment		-819.00				
WN32086069	zoolloween decorations		10/31/2025		DFT0004935	10/31/2025	454.00	0.00	0.00	0.00	454.00 454.00
zoolloween decorations	1.00	454.00	454.00	040-041-80000	Other Capital Outlay		454.00				
WN32828642	Car Dolly's		10/31/2025		DFT0004876	10/31/2025	421.16	0.00	27.38	0.00	448.54 448.54
car dolly's from Home D	4.00	105.29	448.54	001-021-70100	Other Small Tools & Equipment		448.54				
Vendors: (1) Total 01 - City of Independence:							38,710.37	82.33	35.42	0.00	38,828.12 38,828.12
Vendors: (1) Report Total:							38,710.37	82.33	35.42	0.00	38,828.12 38,828.12



Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount			
035889	AT&T	11,959.08			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0004994	10/31/2025	11,959.08		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Oct 2025 Draft	Monthly Draft	10/31/2025	11/30/2025	0.00	11,959.08

Vendor Number	Vendor Name	Total Vendor Amount			
036623	AT&T	3,245.93			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0004993	10/31/2025	3,245.93		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Oct 2025 Draft	AT & T Internet	10/31/2025	11/30/2025	0.00	3,245.93

Vendor Number	Vendor Name	Total Vendor Amount			
034736	AT&T Mobility	2,900.19			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0004992	10/31/2025	2,900.19		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Oct 2025 Draft	Monthly First Net Telephone	10/31/2025	11/30/2025	0.00	2,900.19

Vendor Number	Vendor Name	Total Vendor Amount			
033052	Atmos Energy	3,984.61			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0004980	10/31/2025	3,984.61		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Oct 2025 Draft	Atmos Monthly Draft	10/31/2025	11/30/2025	0.00	3,984.61

Vendor Number	Vendor Name	Total Vendor Amount			
003431	Blue Cross/Blue Shield Of	110,234.01			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005020	10/31/2025	3,083.95		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
022781209 Dental	Dental Insurance Premium	10/31/2025	11/30/2025	0.00	3,083.95
Bank Draft	DFT0005021	10/31/2025	107,150.06		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
022781209 Medical	Health Insurance Premium	10/31/2025	11/30/2025	0.00	107,150.06

Vendor Number	Vendor Name	Total Vendor Amount			
035464	Conoco-Phillips Fleet Services	223.15			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0004998	10/31/2025	223.15		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Oct 2025 Draft	Fleet Monthly Charge	10/31/2025	11/30/2025	0.00	223.15

Vendor Number	Vendor Name	Total Vendor Amount			
037586	Directv	1,140.20			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0004981	10/31/2025	1,140.20		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Oct 2025 Draft	Monthly Directv Draft	10/31/2025	11/30/2025	0.00	1,140.20

Payment Register

APPKT01548 - October 2025 Draft

Vendor Number	Vendor Name					Total Vendor Amount	
037937	Employee Benefits Corporation					735.60	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0004999					10/31/2025	136.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5117230	EBC Consolidated Fee Monthly Invoice	10/15/2025	11/14/2025	0.00	136.50		
Bank Draft	DFT0005000					10/31/2025	94.10
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5113264	EBC Consolidated Claims Register	10/15/2025	11/14/2025	0.00	94.10		
Bank Draft	DFT0005001					10/31/2025	490.19
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5128045	EBC Consolidated Claims Register	10/20/2025	11/19/2025	0.00	490.19		
Bank Draft	DFT0005002					10/31/2025	14.81
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5134515	EBC Consolidated Claims Register	10/28/2025	11/27/2025	0.00	14.81		
Vendor Number	Vendor Name					Total Vendor Amount	
032855	Everygy					86,246.99	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0004982					10/31/2025	86,246.99
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Oct 2025 Draft	Everygy Monthly Draft	10/31/2025	11/30/2025	0.00	86,246.99		
Vendor Number	Vendor Name					Total Vendor Amount	
038274	Gateway Infrastructure LLC					1,014.70	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0004995					10/31/2025	1,014.70
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Oct 2025 Draft	Monthly Internet Charges	10/31/2025	10/31/2025	0.00	1,014.70		
Vendor Number	Vendor Name					Total Vendor Amount	
037526	Global Payments Integrated					34,516.94	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0004983					10/31/2025	34,516.94
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Oct 2025 Draft	Monthly Draft	10/31/2025	11/30/2025	0.00	34,516.94		
Vendor Number	Vendor Name					Total Vendor Amount	
013110	Kansas Department Of Revenue - Department of Taxati					10,388.66	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0004984					10/31/2025	5,173.16
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Q3 2025	Quarterly Clean Drinking Water Fees	10/31/2025	11/30/2025	0.00	5,173.16		
Bank Draft	DFT0004985					10/31/2025	5,215.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Oct 2025 Draft	Water/Fuel Tax	10/31/2025	11/30/2025	0.00	5,215.50		
Vendor Number	Vendor Name					Total Vendor Amount	
035708	Kansas State Treasurer					1,353.75	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0004986					10/31/2025	1,188.75
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Oct 2025 Draft	Draft Court Collections	10/31/2025	11/30/2025	0.00	1,188.75		
Bank Draft	DFT0004991					10/31/2025	165.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
O12GGNHF8D	Unclaimed property	10/22/2025	11/21/2025	0.00	165.00		

Payment Register

APPKT01548 - October 2025 Draft

Vendor Number	Vendor Name					Total Vendor Amount
032321	Pitney Bowes					4,059.99
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	DFT0004997		10/31/2025	4,059.99		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Oct 2025 Draft	Pitney Bowes Monthly Postage	10/31/2025	11/30/2025	0.00	4,059.99	
Vendor Number	Vendor Name					Total Vendor Amount
019360	Pitney Bowes Global Financial Services LLC					967.89
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	DFT0004996		10/31/2025	967.89		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3321289472	Postage Rental	09/10/2025	10/10/2025	0.00	967.89	
Vendor Number	Vendor Name					Total Vendor Amount
037182	Sparklight Business					1,209.77
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	DFT0004987		10/31/2025	1,209.77		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Oct 2025 Draft	Monthly Sparklight Draft	10/31/2025	11/30/2025	0.00	1,209.77	
Vendor Number	Vendor Name					Total Vendor Amount
035989	Totah Communications, Inc					56.08
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	DFT0004988		10/31/2025	56.08		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Oct 2025 Draft	Totah Monthly Draft	10/31/2025	11/30/2025	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	DFT0004989		10/31/2025	920.73		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Oct 2025 Draft	Verizon Monthly Draft	10/31/2025	11/30/2025	0.00	920.73	
Vendor Number	Vendor Name					Total Vendor Amount
037708	Woodriver Energy LLC					206.05
Payment Type	Payment Number		Payment Date	Payment Amount		
Bank Draft	DFT0004990		10/31/2025	206.05		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Oct 2025 Draft	Woodriver Monthly Draft	10/31/2025	11/30/2025	0.00	206.05	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Manual Bank Draft	25	25	0.00	275,364.32
Packet Totals:		25	25	0.00	275,364.32

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-275,364.32
Packet Totals:		-275,364.32

PAY PERIOD 10/10/2025

GROSS: \$ 246,252.24

PAYROLL DEDUCTIONS

FEDERAL & FICA

\$ 52,728.78

KPERS DRAFTS

OGLI

\$ 54,124.25

\$ 0

STATE WITHHOLDING

\$ 10,859.29

PAYROLL EMPLOYEE DEDUCTIONS

\$ 19,352.01



City of Independence

Payroll Check Register Report Summary

Pay Period: 9/21/2025-10/4/2025

Packet: PYPKT00469 - 10/10/2025 Payroll
Payroll Set: City of Independence - 01

Type	Count	Amount
Regular Checks	1	754.13
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	162	164,577.65
Total	163	165,331.78

PAY PERIOD 10/24/2025

GROSS: \$ 270,869.15

PAYROLL DEDUCTIONS

FEDERAL & FICA

\$ 59,302.88

KPERS DRAFTS

OGLI

\$ 60,229.21

\$ 978.01

STATE WITHHOLDING

\$ 12,181.31

PAYROLL EMPLOYEE DEDUCTIONS

\$ 19,544.01



City of Independence

Payroll Check Register Report Summary

Pay Period: 10/5/2025-10/18/2025

Packet: PYPKT00477 - 10/24/2025 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	159	181,822.92
Total	159	181,822.92