

INDEPENDENCE CITY COMMISSION
REGULAR SESSION AGENDA

January 8, 2026

5:30 PM

Commission Room City Hall

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

The Agenda shall be as follows:

I. REGULAR SESSION

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

II. OLD BUSINESS

- A. Consider approving the minutes of the December 11th, 2025 meeting.
- B. Consider authorizing the Mayor to sign the Request for Release of Funds form regarding the CDBG project at Riverside Park.
- C. Consider authorizing the Mayor to sign a Preannexation Agreement for Lots 3–7 and Lots 12–17 in Autumn Hills Subdivision No. 1, owned by Diamond Property Management, LLC, pursuant to existing Development Agreements.
- D. Consider approving an amended Moderate Income Housing Grant agreement with Kansas Housing Resources Corporation and Trident Partnerships LLC.

III. APPOINTMENTS

- A. Consider appointment to the Planning Commission and Board of Zoning Appeals.
- B. Consider appointment to the Independence Historic Preservation and Resource Commission (IHPRC).

IV. NEW BUSINESS

- A. Reorganization of the Commission

- 1. Oath of Office
 - a. Tim White — 2 Year Term
 - b. Scott Smith — 4 Year Term
- 2. Election of Mayor
- 3. Election of Vice Mayor
- 4. Designation of Official City Newspaper
- 5. Designation of Official City Depository
- 6. Consider changing the day of week and time for Commission meetings

- B. Orientation by the City Attorney.

V. 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 following Cereal Malt Beverage licenses:

1. Matthew Kent DBA Gramps Tavern 811 N. 11th, Independence KS 67301
2. Akas 1 LLC 3024 W. Main, Independence KS 67301
3. Walgreens #09454 301 W. Main, Independence KS 67301
4. Mikie's 1901 N Penn, Independence KS 67301 (Certificate Pending)

B. Consider authorizing award of the annual concrete patching bid.

C. Consider authorizing temporary closure of an alley on the southern portion of the 100 block of East Main Street for construction purposes.

D. Consider authorizing purchase of liquid chlorine for the Water Treatment Plant from Brenntag Southwest, Inc., and potassium permanganate from Univar, LLC.

E. Consider revising the Capital Improvement Plan for submittal to the Federal Aviation Administration.

VI. ITEMS FOR COMMISSION ACTION

A. Consider proclaiming January 18, 2026 as Dr. Martin Luther King, Jr. Commemoration Day, and consider funding the recording and live-streaming of the program.

B. Consider proclaiming the year 2026 as America's Semiquincentennial Celebration.

C. Consider adopting a resolution implementing the 2026 Pay Plan.

D. Consider authorizing the Mayor to sign an amendment to the Grant Agreement with Kansas Department of Commerce concerning the CDBG project at Riverside Park.

E. Consider a resolution to approve the authority to award contract and commitment of City funds for the construction of the Transportation Alternative Project 063 TE-0521-01 TA-T052(101).

F. Consider adopting a resolution authorizing the abatement of unhealthy and unsafe exterior conditions at 828 W. Cottonwood Street.

G. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 821 E. Maple Street as dangerous and unsafe.

H. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 1100 W. Laurel Street as dangerous and unsafe.

I. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 108 S. Wald Ave. as dangerous and unsafe.

J. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 316 S. Earl St. as dangerous and unsafe.

K. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 214 S. 12th St. as dangerous and unsafe.

L. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 515 N. 13th Street as dangerous and unsafe.

M. Consider setting the date of March 12, 2026, for a Public Hearing to consider the condemnation of 509 N. 13th Street as dangerous and unsafe.

N. Consider authorizing the use of a vacant lot located at 401 North 10th Street for the purpose of constructing a 3D printed demonstration home by the Independence Housing Authority.

O. Consider an amendment to Ordinance 4474 codified as City Code Section 42-87.

- P. Consider setting a joint meeting between the City Commission and the Planning & Zoning Commission on February 3, 2026, at 5:30 p.m., to discuss potential landscaping requirements in the Zoning Code.
- Q. Consider scheduling a Special Commission Meeting to review proposals and determine the consultant selection process for the Community-Based Strategic Plan.

VII. REPORTS

- A. City Board Minutes
- B. Public Works
- C. Admin and Housing Goals
- D. November & December 2025 Sales Tax Reports
- E. Appropriations

VIII. CITY MANAGER'S COMMENTS

IX. COMMISSIONERS' COMMENTS

X. PUBLIC CONCERNS

XI. ADJOURNMENT



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department City Clerk

Director Approval David Schwenker

AGENDA ITEM Consider approving the minutes of the December 11th, 2025 meeting.

SUMMARY RECOMMENDATION Approve the minutes

BACKGROUND

FINANCIAL INFORMATION

SUGGESTED MOTION I move to approve the minutes of the December 11th, 2025 Commission meeting.

SUPPORTING DOCUMENTS

1. December 11 2025 Minutes

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

I. REGULAR SESSION

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

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

Visitors Present: Larry McHugh, Sherri Garriss, Breanna Sanford and Neil Erbe.

A. Call to Order

Mayor Smith called the meeting to order.

B. Pledge of Allegiance to the United States of America

C. Adoption of Agenda

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

II. 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).

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

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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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

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.			

Motion:

On the motion of Scott Smith, seconded by Tim Emert, the Commission

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

III. CONSENT AGENDA

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- A. Consider approving the minutes of the November 20th, 2025 regular and special meetings.

Suggested Motion:

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

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.

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.

- C. Consider approving the following Cereal Malt Beverage licenses:

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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

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

Suggested Motion:

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

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

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.

Suggested Motion:

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

- E. Consider adopting an ordinance approving the appropriations for 2026 authorized expenditures.

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.

Suggested Motion:

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

- F. Consider a resolution exempting the City from GAAP (Generally Accepted Accounting Principles) requirements.**

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.

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.

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

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

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February 5, 2026 at 11AM.

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.

- H. Consider authorizing Main Street Bucks as an Employee Appreciation Bonus.

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.

Suggested Motion:

I move to authorize \$125 in Main Street Bucks to City employees as an Employee Appreciation Bonus.

- I. Consider authorizing the Mayor to sign the 2025 Tree City USA Application for Certification.

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.

Suggested Motion:

I move to sign the Tree City USA Applications for Certification for 2025.

IV. PUBLIC HEARING

- A. Public Hearing to Consider Amending the 2025 Budget.

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.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adopted the amended 2025 budget as presented.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

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

On May 16, 2023, Daniel Regan of Tulsa, Oklahoma, contacted the City to inform staff that he had acquired ownership of the building. Mr. Regan 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

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adjourned the public hearing until June 11, 2026, at 5:30 p.m.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- C. Public Hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe.

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.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission adjourned the hearing to consider condemnation of 620 W. Chestnut Street as dangerous and unsafe to February 26, 2026, at 5:30 p.m.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission adopted a resolution setting the date of February 26, 2026, at 5:30 PM for a Public Hearing to consider the condemnation of 518 N. 9th Street as dangerous and unsafe.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

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- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- 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.

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.

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Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- N. Consider adopting a resolution rescinding the condemnation action for 205 S. 16th Street.

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

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission authorized the Mayor to sign a resolution rescinding the condemnation of 205 S. 16th Street.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- O. Consider awarding the contract for engineering design of runway pavement rehabilitation to H.W. Lochner, Inc.

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.

Motion:

On the motion of Dean Hayse, seconded by Tim Emert, the Commission authorized the contract with H. W. Lochner, Inc. for the engineering of the pavement rehabilitation at the Independence Municipal Airport.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

- P. Consider canceling the December 17th Special Commission Meeting and the December 18th Regular Commission Meeting.

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.

Motion:

On the motion of Tim Emert, seconded by Dean Hayse, the Commission canceled the December 17th Special Commission Meeting and the December 18th Regular Commission Meeting.

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

VI. REPORTS

- A. Appropriations

VII. CITY MANAGER'S COMMENTS

Finance Director Lies reported that the City was awarded a Transformative Art and Public Spaces Grant from the KS Dept of Commerce that will help fund four different art projects that will beautify utility boxes and utility hole tower throughout the parks and pool locations and a Rural Welcoming Initiative grant

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

for welcoming newcomers to Independence,

City Manager Passauer reported that the City Employee Appreciation Banquet will be on December 19th at noon, openings on the IHPRC and Planning Commission/Board of Zoning Appeals boards and listed upcoming Commission meetings and holidays.

VIII. COMMISSIONERS' COMMENTS

Commissioner Hayse wanted to wish employees and staff of the City a Happy holidays.

IX. PUBLIC CONCERNS

None.

X. EXECUTIVE SESSION

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

I move that we recess for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception, KSA 75-4319(b)(2). The open meeting will resume at 6:19 p.m. in the Commission Room of City Hall

The open meeting resumed at 6:19 p.m. with no action taken.

XI. ADJOURNMENT

Motion:

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

Aye: Tim Emert, Dean Hayse, Scott Smith

Nay: None

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

W. Scott Smith, Mayor

Dean A. Hayse, Commissioner

Tim Emert, Commissioner

Attest:

City Clerk/Treasurer



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Park, Zoo & Cemetery

Director Approval Scott Patton

AGENDA ITEM Consider authorizing the Mayor to sign the Request for Release of Funds form regarding the CDBG project at Riverside Park.

SUMMARY RECOMMENDATION Staff recommends authorizing the Mayor to sign the RROF form regarding the CDBG project at Riverside Park.

BACKGROUND As part of the ongoing Community Development Block Grant that the City received for playground enhancements at Riverside Park, the city was required to perform an environmental assessment. This required sending letters describing the project to regional tribal leaders as well as state, county, and local agencies. The assessment was a lengthy process, and was overseen by our Grant Administrator at the Southeast Kansas Regional Planning Commission. We have completed the environmental assessment process, and are prepared to submit a Request for Release Of Funds (RROF) to CDBG. Once the RROF has been submitted and approved, we will begin the procurement stage of the process.

FINANCIAL INFORMATION No financial impact

SUGGESTED MOTION I move to authorize the Mayor to sign the request for release of funds form regarding the CDBG project at Riverside Park.

SUPPORTING DOCUMENTS

1. Independence_RROF_for signing_12.17.25

Request for Release of Funds and Certification

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB No. 2506-0087
(exp. 08/31/2023)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) KS Dept of Commerce for Small Cities CDBG Program	2. HUD/State Identification Number 25-PF-009	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) CFDA 14.228	5. Name and address of responsible entity City of Independence 811 W Laurel Street Independence, KS 67301	
6. For information about this request, contact (name & phone number) Brytnée Kepley, 620-431-0080		
8. HUD or State Agency and office unit to receive request Kansas Dept of Commerce 915 SW Harrison Suite 250 Topeka, KS 66612	7. Name and address of recipient (if different than responsible entity)	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) City of Independence Riverside Park Improvements Project	10. Location (Street address, city, county, State) 400 Mickey Mantle Way Independence, KS 67301
--	---

11. Program Activity/Project Description

This project involves 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.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Mayor

Date signed

X

Address of Certifying Officer

City of Independence, 811 W Laurel Street, Independence, KS 67301

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

X

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider authorizing the Mayor to sign a Preannexation Agreement for Lots 3–7 and Lots 12–17 in Autumn Hills Subdivision No. 1, owned by Diamond Property Management, LLC, pursuant to existing Development Agreements.

SUMMARY RECOMMENDATION Staff recommends authorization for the Mayor to execute the Preannexation Agreement with Diamond Property Management, LLC, as required under the Supplemental Development Agreement previously approved by the City Commission.

BACKGROUND Diamond Property Management, LLC (Owner) owns Lots 3–7 and Lots 12–17 in Autumn Hills Subdivision No. 1, which are part of the original 20-acre tract subject to a Development Agreement dated June 13, 1996. That agreement, along with Resolution No. 96-21, established incentives for residential construction within the City in exchange for allowing water line taps outside the City limits, with the express requirement that properties be subject to a preannexation agreement.

On November 20, 2025, the City Commission approved a Supplemental Development Agreement with Diamond Property Management, LLC. Among other provisions, that agreement clarified the allocation and use of water line taps and reaffirmed that no water line tap may be used or allocated unless the affected lot is subject to a recorded preannexation agreement.

The Preannexation Agreement before the Commission fulfills that requirement. Under the agreement, the City consents to water line taps for eleven (11) lots owned by the Owner, subject to the terms of the original Development Agreement and the Supplemental Development Agreement. In return, the Owner agrees to petition for annexation when requested by the City and not to protest or contest annexation initiated by the governing body. The agreement is binding on successors and runs with the land.

Approval of this agenda item authorizes the Mayor to execute the Preannexation Agreement so it may be recorded and allow the associated water line taps to be utilized in accordance with prior Commission action.

FINANCIAL INFORMATION There is no direct financial cost to the City associated with execution of the Preannexation Agreement. The agreement implements previously approved development incentives and establishes clear conditions that protect the City’s long-term annexation interests.

SUGGESTED MOTION I move to authorize the Mayor to sign the Preannexation Agreement between the City of Independence, Kansas, and Diamond Property Management, LLC, related to Lots 3–7 and Lots 12–17 in Autumn Hills Subdivision No. 1.

SUPPORTING DOCUMENTS

1. City-Autumn Hills-preannex-rev-

PREANNEXATION AGREEMENT

This Agreement is entered into by and between the **City of Independence, Kansas**, a municipal corporation, (hereafter City), and **Diamond Property Management, LLC**, (hereafter Owner).

Whereas, Pursuant to a Development Agreement Dated June 13, 1996 recorded in Book 445 at Page 298, the following described real estate was made subject to a requirement that all owners thereof consent to annexation by CITY as further detailed in said agreement:

W/2 NE/4 SE/4 of Section 1, Township 33 South, Range 15 East, Montgomery County, Kansas, containing 20 acres, more or less.

And Whereas, thereafter a portion of the above-described real estate was platted and is now referred to as Autumn Hills Subdivision #1 which includes 18 platted lots.

And Whereas, a Supplemental Development Agreement was thereafter entered into between City and Diamond Property Management, LLC, a Kansas limited liability company, on November 20, 2025 recorded in Book 752 at Page 505-510.

And Whereas, Owner owns the following described real estate located in Autumn Hills Subdivision #1:

Lots 3- 7 and Lots 12-17, Autumn Hills Subdivision No. 1, located in Section 1, Township 33 South, Range 15 East, Montgomery County, Kansas

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

1. **Consent to Water Line Tap:** City hereby consents to a water line tap on each of the above-described eleven (11) lots owned by Owner subject to the terms and conditions of the Development Agreement and Supplemental Development Agreement described above.

2. **Consent to Annexation:** If requested to do so by City, Owner hereby agrees to petition the City for annexation of Owner's real estate into the City limits of City, hereby consents to such annexation and further agrees not to protest or contest the annexation of Owner's real estate if initiated by the governing body of City.

3. **Binding Effect:** This agreement shall be binding upon the heirs, successors and assigns of the parties hereto and shall be considered a covenant running with the land.

WHEREUPON, the parties have hereinto set their hands on the dates shown below.

The City of Independence, Kansas

Date: By: _____
Name:
Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that this _____ day of _____,
2026, before me, the undersigned, a Notary Public in and for the County and State
aforesaid, came _____, Mayor, and David W. Schwenker, who
are personally known to me to be the same persons who executed the within instrument
of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
seal, the day and year last above written.

NOTARY PUBLIC

My commission expires:

Owner:

Diamond Property Management, LLC

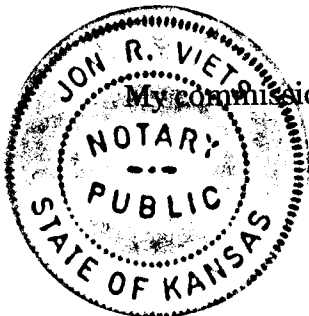
December 23 2025
Date:

By: Shane Harris
Shane Harris, Managing Member

STATE OF KANSAS)
) SS:
Montgomery COUNTY)

BE IT REMEMBERED that this 23rd day of December, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came SHANE HARRIS, Managing Member of Diamond Property Management, LLC who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.



My commission expires: July 28, 2026

Jon R. Viet
NOTARY PUBLIC J.R. VIET



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

Department Housing

Director Approval April Nutt

AGENDA ITEM Consider approving an amended Moderate Income Housing Grant agreement with Kansas Housing Resources Corporation and Trident Partnerships LLC.

SUMMARY RECOMMENDATION The Independence Housing Authority recommends approving the amended Moderate Income Housing Grant Agreement with Kansas Housing Resources Corporation and Trident Partnerships LLC.

BACKGROUND The City of Independence was awarded a Moderate Income Housing Grant from Kansas Housing Resources Corporation on behalf of Trident Partnerships LLC to rehabilitate six downtown buildings into upper story apartments and lower level commercial/retail space. Due to the project facing several delays, Kansas Housing Resources Corporation requests to amend the agreement. The scope of the project has not changed and contractors are currently working on the building located at 113 East Main.

FINANCIAL INFORMATION There is no impact on the city's budget.

SUGGESTED MOTION I move to authorize the mayor to sign the amended Moderate Income Housing Agreement with Kansas Housing Resources Corporation and Trident Partnerships LLC.

SUPPORTING DOCUMENTS

1. City of Independence Amendment - Version 2

**FIRST AMENDMENT TO MODERATE INCOME HOUSING
PROGRAM GRANT AGREEMENT**

This First Amendment to the Moderate Income Housing Program Grant Agreement (“**Amendment**”) between the City of Independence, Kansas (“**Grantee**”), 120 North 6th Street, Independence, Kansas 67301, and Kansas Housing Resources Corporation (“**KHRC**”), 200 SW 6th Ave., Topeka, KS 66603, is effective _____, 2026 (“**Effective Date**”).

WHEREAS, KHRC administers the Moderate Income Housing (“MIH”) program, which through the State Housing Trust Fund provides loans or grants to cities or counties for infrastructure or housing development in rural areas of the State of Kansas;

WHEREAS, Grantee and KHRC entered into a Moderate Income Housing Program Grant Agreement executed on July 20, 2023 (the “Agreement”), under which KHRC agreed to allocate MIH funds to Grantee, and Grantee agreed to use those funds to complete certain Eligible Activities as defined and detailed in the Agreement;

WHEREAS, Grantee has requested to modify the Agreement to extend the construction deadline for the Eligible Activities and make other changes to the budget provided for the Eligible Activities, and KHRC has agreed to amend the Agreement as set forth herein; and

WHEREAS, the parties desire to modify certain terms and conditions of the Agreement to provide for the above-referenced amendments, and otherwise to ratify and confirm the Agreement in its entirety.

NOW THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the parties agree as follows:

1. Section 2(b) of the Agreement shall be and is hereby amended to provide that construction of this development shall be completed by April 1, 2027, and in accordance with the schedule provided in Exhibit C attached to this Amendment, unless Grantee requests and obtains prior written approval from KHRC. Any and all references in the Agreement to the construction timeline for the Eligible Activities shall also be modified to conform with this amendment.
2. Exhibit B of the Agreement, entitled Project Budget, shall be and is hereby replaced with the Exhibit B attached to this Amendment, which is incorporated into and made a part of the Agreement. Any and all references in the Agreement to Exhibit B shall also be modified to conform with this amendment.
3. Exhibit C of the Agreement, entitled Disbursement Schedule, shall be and is hereby replaced with the Exhibit C attached to this Amendment, which is incorporated into and

made a part of the Agreement. Any and all references in the Agreement to Exhibit C shall also be modified to conform with this amendment.

4. All other terms and conditions of the Agreement are hereby ratified and affirmed. The parties reaffirm all certifications and representations made in the Agreement and understand that there has not been any waiver or modification of any of the terms or conditions of the Agreement except as expressly stated herein.
5. This Amendment embodies the entire agreement and understanding of the parties hereto with respect to the subject matter contained herein. No alteration, modification, or change to this Amendment shall be valid unless executed in writing by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Agreement between Grantee and KHRC as of the date stated above.

GRANTEE: City of Independence, Kansas

By: _____
SCOTT SMITH, MAYOR

Date: _____

KANSAS HOUSING RESOURCES CORPORATION

By: _____
RYAN S. VINCENT, EXECUTIVE DIRECTOR

Date: _____

EXHIBIT B**PROJECT BUDGET**

Building	Total Project Cost	Cash / Grants / Developer Funds	Bank Financing
Stanford	\$1,400,000.00	\$980,000.00	\$420,000.00
Hair Plus	\$1,900,000.00	\$1,330,000.00	\$570,000.00
Foundation	\$1,400,000.00	\$980,000.00	\$420,000.00
Bookstore	\$2,500,000.00	\$1,750,000.00	\$750,000.00
Eagles	\$2,000,000.00	\$1,400,000.00	\$600,000.00
Hager's	\$1,900,000.00	\$1,330,000.00	\$570,000.00
Total	\$11,100,000.00	\$7,770,000.00	\$3,330,000.00

[KHRC] Request #1: Please provide an itemization of:

- 1. \$7,770,000 in Cash / Grant / Developer Funds**
- 2. \$3,330,000 in Bank Financing**

[KHRC] Request #2: Exhibit B to the Grant Agreement included an itemization of the total development costs. As previously requested, please provide an itemization of the total project costs of \$11,100,000.00 to include in this amendment for KHRC's review.

EXHIBIT C**DISBURSEMENT SCHEDULE**

Date	Building	Description	Completed %	Amount
1/1/26	Stanford	Permitting Complete	5%	\$2,837.24
2/1/26	Stanford	Demolition Complete	15%	\$8,511.71
3/1/26	Stanford	MEP Roughins Started	20%	\$11,348.95
3/1/26	Stanford	Roof Complete	20%	\$11,348.95
3/1/26	Stanford	Finishes Started	10%	\$5,674.47
5/1/26	Stanford	Finishes Completed	10%	\$5,674.47
5/15/26	Stanford	Final Cleaning and Final Inspections Complete	19%	\$10,781.50
6/1/26	Stanford	Certificate of Occupancy	1%	\$567.45
Overall Completion			16.6%	56,744.74
3/1/26	Hair Plus	Permitting Complete	5%	\$2,837.24
3/15/26	Hair Plus	Demolition Complete	15%	\$8,511.71
4/1/26	Hair Plus	MEP Roughins Started	20%	\$11,348.95
5/1/26	Hair Plus	Roof Complete	20%	\$11,348.95
5/1/26	Hair Plus	Finishes Started	10%	\$5,674.47
6/1/26	Hair Plus	Finishes Completed	10%	\$5,674.47

6/15/26	Hair Plus	Final Cleaning and Final Inspections Complete	19%	\$10,781.50
7/1/26	Hair Plus	Certificate of Occupancy	1%	\$567.45
Overall Completion			33.2%	\$113,489.48
3/1/26	Foundation	Permitting Complete	5%	\$2,837.24
3/15/26	Foundation	Demolition Complete	15%	\$8,511.71
4/1/26	Foundation	MEP Roughins Started	20%	\$11,348.95
5/1/26	Foundation	Roof Complete	20%	\$11,348.95
5/1/26	Foundation	Finishes Started	10%	\$5,674.47
6/1/26	Foundation	Finishes Completed	10%	\$5,674.47
6/15/26	Foundation	Final Cleaning and Final Inspections Complete	19%	\$10,781.50
7/1/26	Foundation	Certificate of Occupancy	1%	\$567.45
Overall Completion			49.8%	\$170,234.22
8/1/26	Bookstore	Permitting Complete	5%	\$2,837.24
10/1/26	Bookstore	Demolition Complete	15%	\$8,511.71
11/1/26	Bookstore	MEP Roughins Started	20%	\$11,348.95
11/1/26	Bookstore	Roof Complete	20%	\$11,348.95
12/1/26	Bookstore	Finishes Started	10%	\$5,674.47
1/1/27	Bookstore	Finishes Completed	10%	\$5,674.47

1/15/27	Bookstore	Final Cleaning and Final Inspections Complete	19%	\$10,781.50
2/1/27	Bookstore	Certificate of Occupancy	1%	\$567.45
Overall Completion			66.4%	\$226,978.96
8/1/26	Eagles	Permitting Complete	5%	\$2,837.24
11/1/26	Eagles	Demolition Complete	15%	\$8,511.71
11/15/26	Eagles	MEP Roughins Started	20%	\$11,348.95
12/1/26	Eagles	Roof Complete	20%	\$11,348.95
1/1/27	Eagles	Finishes Started	10%	\$5,674.47
3/1/27	Eagles	Finishes Completed	10%	\$5,674.47
3/15/27	Eagles	Final Cleaning and Final Inspections Complete	19%	\$10,781.50
4/1/27	Eagles	Certificate of Occupancy	1%	\$567.45
Overall Completion			83%	\$283,723.70
8/1/26	Hagers	Permitting Complete	5%	\$2,837.24
11/1/26	Hagers	Demolition Complete	15%	\$8,511.71
11/15/26	Hagers	MEP Roughins Complete	20%	\$11,348.95
12/1/26	Hagers	Roof Complete	20%	\$11,348.95
1/1/27	Hagers	Finishes Started	10%	\$5,674.47
3/1/27	Hagers	Finishes Completed	10%	\$5,674.47

3/15/27	Hagers	Final Cleaning and Final Inspections Complete	19%	\$10,781.50
4/1/27	Hagers	Certificate of Occupancy	1%	\$1,934.76
Overall Completion			100%	\$341,835.75



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider appointment to the Planning Commission and Board of Zoning Appeals.

SUMMARY RECOMMENDATION Appoint one new member to the Planning Commission and Board of Zoning Appeals.

BACKGROUND Lisa Richard was appointed to the Planning Commission on August 8, 2019. She has served a partial term and two full terms, with her second full term expiring on January 1, 2026. Members continue to serve until reappointed.

We received three applications. However, one of the applicants lived outside the City limits and was ineligible for this position. There are two positions outside the City within three miles that are not currently vacant. The remaining seven positions must reside within the City limits. The vacancy is for an inside City position.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to appoint _____ to a first term expiring on January 1, 2029.

SUPPORTING DOCUMENTS

1. PZ-GourWilliam-Received12032025_Redacted
2. PZ-GrothJacob-Received12022025_Redacted

Online Form Submittal: Board Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 12/3/2025 2:21 PM

To Kelly Passauer <kellyp@independences.gov>

Board Application

Board Applying For: Planning Commission

Name William Gour

Date 12/3/2025

Address 410 S 5th St

Email Address

Phone Number

Educational Background:

High School Name and Location Bishop Ryan Catholic Secondary School

Graduated/Degree SSHGD

College Name and Location McMaster University

Graduated/Degree (Hon) BA

Major Political Science

Other Education Name and Location *Field not completed.*

Graduated/Degree *Field not completed.*

Emphasis *Field not completed.*

Do you reside inside the corporate limits of the City of Independence? Yes

If no, do you reside within 3 miles of the corporate limits of the City of Independence? *Field not completed.*

What experiences have you had that you feel would assist you as a board member?	I am the vice chair of the Independence Historic Preservation and Research Commission. I have been on this commission for five years. I am the Research Librarian at the Independence Public Library.
Why do you want to become a member of the board?	New challenge. Always more to learn and help with. Planning and Historic Preservation should be complimentary as should my duties at the library.
Do you feel that there are any issues needing immediate attention by the board? If so, please explain.	I will focus on whatever current issues the commission is considering.
Other comments:	I am grateful that you are taking the time to consider this application.

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Board Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 12/2/2025 1:11 PM

To Kelly Passauer <kellyp@independences.gov>

Board Application

Board Applying For: Planning Commision

Name Jacob Groth

Date 12/2/2025

Address 501 South 13th Street

Email Address

Phone Number

Educational Background:

High School Name and Location Independence High School

Graduated/Degree Graduated

College Name and Location *Field not completed.*

Graduated/Degree *Field not completed.*

Major *Field not completed.*

Other Education Name and Location *Field not completed.*

Graduated/Degree *Field not completed.*

Emphasis *Field not completed.*

Do you reside inside the corporate limits of the City of Independence? Yes

If no, do you reside within 3 miles of the corporate limits of the City of Independence? *Field not completed.*

What experiences have you had that you feel would assist you as a board member?	Many years of construction experience in and around Independence. Privately owned lawn/landscaping company operated solely within Independence.
Why do you want to become a member of the board?	I believe that our city is, and has been, going in a direction that does not facilitate growth or an economic stability for the residing constituents. I want to see changes made to HELP the people of the city, rather than a continuation of policies and codes that only go to hurt the constituents.
Do you feel that there are any issues needing immediate attention by the board? If so, please explain.	<i>Field not completed.</i>
Other comments:	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider appointment to the Independence Historic Preservation and Resource Commission (IHPRC).

SUMMARY RECOMMENDATION Appoint a replacement for Tim White who resigned.

BACKGROUND Tim White was elected to the City Commission, therefore he resigned his position on the IHPRC. Two applications were received for this position.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to appoint _____ to an unexpired term on the IHPRC expiring on January 1, 2027.

SUPPORTING DOCUMENTS

1. IHPRC-BrownKen-Received12232025_Redacted
2. IHPRC-MyersWanda-Received12122025_Redacted

Online Form Submittal: Board Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 12/23/2025 10:33 AM

To Kelly Passauer <kellyp@independenceks.gov>

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

Board Application

Board Applying For:	Independence Historic Preservation and Resource Commission
Name	Ken D Brown
Date	12/16/2025
Address	500 E Maple St
Email Address	[REDACTED]
Phone Number	[REDACTED]
Educational Background:	
High School Name and Location	Kinsley High School, Kinsley, KS
Graduated/Degree	1961
College Name and Location	Fort Hays State, Hays, KS
Graduated/Degree	1965, 66. AB, MA
Major	Political Science
Other Education Name and Location	Kansas State University, Manhattan, KS
Graduated/Degree	1 yr of graduate study
Emphasis	Field not completed.
Do you reside inside the corporate limits of the City of	Yes

Independence?

If no, do you reside within 3 miles of the corporate limits of the City of Independence?

Field not completed.

What experiences have you had that you feel would assist you as a board member?

I was initially appointed to the Commission in 2002 and served 20 years; written three books on local historic homes; taught a couple of classes on historic homes at ICC (in early 2000s); and made the plaques for registered buildings in our downtown.

Why do you want to become a member of the board?

I would like the Commission to be more proactive by promoting the importance of our historic resources. While I was on the Commission, we produced two brochures with that purpose - "Guidelines for Rehabilitation of Storefronts in Downtown" and "Guidelines for Signs and Awnings in Historic Downtown." The plaques also designate important buildings in our downtown. I would like to "expand" our attention to historic homes throughout the city, similar to our designation and guidelines in the downtown.

Do you feel that there are any issues needing immediate attention by the board? If so, please explain.

Although I stated above that I would like the Commission to be more "proactive," part of my desire to serve again is "reactive" by trying to determine if it is at all feasible to save the Girl Scout House on North Park. I would like to see it saved, which - as I understand it - would require it to be moved. I just want to make sure that all alternatives are explored, and I think this Commission could "officially" do that.

Other comments:

I realize that I served on this Commission for 20 years, so if the City Commission would rather appoint new (and younger) members, I certainly understand that and, quite honestly, I can remain active in nominating more historic homes to our local register, plus I'm already trying to determine if it is feasible to save the Girl Scout House.

Email not displaying correctly? [View it in your browser.](#)



Outlook

Online Form Submittal: Board Application

From noreply@civicplus.com <noreply@civicplus.com>**Date** Thu 12/11/2025 11:34 PM**To** Kelly Passauer <kellyp@independences.gov>**Board Application**

Board Applying For:	Independence Historical Museum
Name	Wanda Myers
Date	12/11/2025
Address	P. O. Box 15/601 S. 6th, Independence, KS 67301
Email Address	[REDACTED]
Phone Number	[REDACTED]
Educational Background:	
High School Name and Location	McKinleyville High, McKinleyville, CA
Graduated/Degree	1978 diploma
College Name and Location	Cochise Community College, Douglas/Sierra Vista AZ
Graduated/Degree	1992/AA
Major	General Studies
Other Education Name and Location	St. Martin's University, Lace, WA
Graduated/Degree	Field not completed.
Emphasis	Education
Do you reside inside the corporate limits of the City of Independence?	Yes
If no, do you reside within 3 miles of the corporate limits of the City of Independence?	Field not completed.

What experiences have you had that you feel would assist you as a board member?	I have worked as a US Army Company Clerk at Barton Barracks, Ansbach, Germany, I've assisted at my children's school libraries during their school years, I worked as a Secretary for the Karlsruhe Elementary School Principal and as the school registrar, I've been an assistant pre-school and lead teacher, I've been an Emergency Substitute Teacher in Independence's School district, and I've worked at the Independence Public Library. I consider myself a 'Jill of all trades', because I can do most things domestic and I have a love of history, but no formal training.
Why do you want to become a member of the board?	I am looking for a challenge, and I love history and the different stories that can be found. I have also been looking for a way to give back to this community, that I started being a member of during the summer of 1982, that's 43 years of coming and going, before finally my spouse retired from the US Army, and we totally moved here in 1998.
Do you feel that there are any issues needing immediate attention by the board? If so, please explain.	Until I investigate what has happened or is happening, I have no opinion on what might need immediate attention.
Other comments:	I have enjoyed some of the activities that have been held at the museum, and look forward to the future endeavors and programs that they will do.

Email not displaying correctly? [View it in your browser.](#)



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Reorganization of the Commission

1. Oath of Office
 - a. Tim White — 2 Year Term
 - b. Scott Smith — 4 Year Term
2. Election of Mayor
3. Election of Vice Mayor
4. Designation of Official City Newspaper
5. Designation of Official City Depository
6. Consider changing the day of week and time for Commission meetings

SUMMARY RECOMMENDATION Oath of Office; elect Mayor and Vice Mayor; designate Official City Newspaper; designate Official City Depository; and consider the date and time for 2026 meetings.

BACKGROUND Prior to reorganization, the City would like to thank Commissioner Tim Emert for his four years of service as a City Commissioner, including one year of service as Mayor.

Each year, the Commission reorganizes. Following an election, the City Clerk administers the Oath of office for the newly elected/re-elected Commissioners before the election of the Mayor and Vice Mayor. Regarding the election of Mayor, in election years, typically, the Commissioner, who is starting the third year of their four-year term, serves as Mayor. For 2026, that is Commissioner Dean Hayse. The following year, the Commissioner, beginning the second year of their two-year term, serves as Mayor. The purpose of this is to allow every elected Commissioner, whether elected to a two-year term or a four-year term, to have the opportunity to serve as Mayor once per term. However, the Commission may choose anyone they wish, and they do not have to follow this tradition.

Each year, the Official City Newspaper and Official City Depository are named. Staff recommends that the Independence Daily Reporter and the Community National Bank continue to serve in these two roles respectfully.

Staff recommends that the 2026 City Commission meeting schedule be approved, generally consisting of the second and fourth Thursdays at 5:30 PM and the third Wednesday at 9:00 AM for work sessions, with the exceptions noted below and reflected in the proposed schedule.

The proposed 2026 City Commission meeting schedule follows the Commission's established

meeting pattern while accounting for City holidays, Montgomery County Action Council (MCAC) quarterly meetings, and operational considerations. Meetings that would otherwise fall on a City-recognized holiday were moved up one week to avoid holiday conflicts. When a regularly scheduled City Commission meeting conflicted with an MCAC quarterly meeting, the meeting date was maintained and the start time was moved up to allow attending the MCAC Quarterly Meeting.

Consistent with past practice, Special (work session) meetings are not scheduled when they fall the day before a regular Commission meeting. As a result, there are no scheduled Special Meetings in the following months:

- October, due to the work session falling the day before a regular Commission meeting.
- November, due to moving up the Commission meeting one week to avoid Thanksgiving week.
- December, due to moving up the Commission meeting one week to avoid Christmas week.

The January Special Meeting (work session) is not canceled, despite falling the day before a regular Commission meeting, as staff anticipates the need for a work session to discuss sanitation rates and services early in the year.

The Montgomery County Action Council (MCAC) quarterly meetings are scheduled as follows and tentatively start at 5:30 PM:

- March 19 – Caney
- June 25 – Coffeyville
- September 17 – Taste of Montgomery County, Cherryvale
- November 19 – Independence

FINANCIAL INFORMATION N/A

SUGGESTED MOTION

1. I move to nominate _____ as Mayor.
2. I move to nominate _____ as Vice Mayor.
3. I move to designate Independence Daily Reporter as the Official City Newspaper.
4. I move to designate Community National Bank as the Official City Depository.
5. I move to adopt the 2026 City Commission Meeting schedule as presented.

SUPPORTING DOCUMENTS

1. Proposed 2026 City Commission Schedule

Proposed 2026 City Commission Meeting Schedule

Meeting Times

- Second & Fourth Thursdays – 5:30 PM (Regular Meetings, unless noted)
- Third Wednesday – 9:00 AM (Special Meetings, unless noted)

January

- Thursday, January 8 – 5:30 PM
- Wednesday, January 21 – 9:00 AM (Special Meeting – retained for sanitation rates and services discussion)
- Thursday, January 22 – 5:30 PM

February

- Thursday, February 12 – 5:30 PM
- Wednesday, February 18 – 9:00 AM
- Thursday, February 26 – 5:30 PM

March

- Thursday, March 12 – 5:30 PM
- Wednesday, March 18 – 9:00 AM
- Thursday, March 26 – 5:30 PM

April

- Thursday, April 9 – 5:30 PM
- Wednesday, April 15 – 9:00 AM
- Thursday, April 23 – 5:30 PM

May

- Thursday, May 14 – 5:30 PM
- Wednesday, May 20 – 9:00 AM
- Thursday, May 28 – 5:30 PM

June

- Thursday, June 11 – 5:30 PM
- Wednesday, June 17 – 9:00 AM
- Thursday, June 25 – 3:30 PM (*Time moved up to allow attending the MCAC Quarterly Meeting – Coffeyville*)

Proposed 2026 City Commission Meeting Schedule

July

- Thursday, July 9 – 5:30 PM
- Wednesday, July 15 – 9:00 AM
- Thursday, July 23 – 5:30 PM

August

- Thursday, August 13 – 5:30 PM
- Wednesday, August 19 – 9:00 AM
- Thursday, August 27 – 5:30 PM

September

- Thursday, September 10 – 5:30 PM
- Wednesday, September 16 – 9:00 AM
- Thursday, September 24 – 5:30 PM

October *(No Special Meeting scheduled)*

- Thursday, October 8 – 5:30 PM
- Thursday, October 22 – 5:30 PM

November *(No Special Meeting scheduled)*

- Thursday, November 12 – 5:30 PM
- Thursday, November 19 – 3:30 PM *(Moved up to avoid Thanksgiving; time moved up to allow attending the MCAC Quarterly Meeting – Independence)*

December *(No Special Meeting scheduled)*

- Thursday, December 10 – 5:30 PM
- Thursday, December 17 – 5:30 PM *(Moved up to avoid Christmas Eve)*



Presentation
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Orientation by the City Attorney.

BACKGROUND The City Attorney will provide a brief orientation. It is anticipated that some topics covered will include Open Meetings, Conflicts of Interest, Roles and Responsibilities of the Commission, and other subjects the City Attorney wishes to cover.

SUPPORTING DOCUMENTS

1. 2026 Governing Body Manual - Orientation

City of Independence, Kansas

Governing Body Manual

Terms Beginning January 2026

Table of Contents

1. Introduction
 2. Roles, Powers & Responsibilities
 3. Ethical Standards & Conduct
 4. Kansas Open Meetings Act (KOMA)
 5. Kansas Open Records Act (KORA)
 6. Meeting Procedures & Governance
 7. Boards & Commissions
 8. Strategic Direction
 9. Budget & Financial Processes
 10. City Organization & Departments
 11. Communications Protocols
 12. Appendices
- Appendix A: Board of Commissioners, City Manager & Organizational Chart
 - Appendix B: Agenda Policy and City Boards
 - Appendix C: 2026 City Holiday & Sanitation Schedule
 - Appendix D: City Code of Ethics (Resolution 2015-010)
 - Appendix E: Budget and Procurement Policy
 - Appendix F: Commission Goals & Quarterly Updates
 - Appendix G: Recommended Resources for Elected Officials
-

1. Introduction

Purpose of this Manual

This Governing Body Manual provides a comprehensive reference for the City Commission of Independence, Kansas. It outlines governing responsibilities, legal requirements, ethical standards, meeting procedures, department operations, current Commission Goals, and statutory guidance necessary for effective governance.

Form of Government

Independence is a City of the Second Class operating under the Commission–Manager form of government. Under this structure:

- The City Commission serves as the legislative and policy-making body.
- The Mayor presides over meetings and performs ceremonial duties.
- The City Manager serves as chief administrative officer, responsible for operations and implementation of Commission policy.

How to Use this Manual

This manual is organized into sections covering:

- Roles and responsibilities
- Ethics and state laws
- KOMA and KORA compliance
- Meeting procedures
- Boards and commissions
- Budget and financial processes
- Organizational structure
- Commission Goals and progress

It is updated periodically as laws and policies change.

2. Roles, Powers & Responsibilities

City Commission

- Enacts ordinances, resolutions, and policies
- Approves the annual budget

- Sets strategic direction for the City
- Appoints the City Manager
- Confirms all City Board appointments, following a motion made by the Mayor
- Serves as a policy-making body; individual Commissioners have no administrative authority
- Commissioners do not serve on City boards
- Works through the City Manager for all administrative or operational matters

Mayor

- Presides at Commission meetings
- Signs ordinances, resolutions, and official documents
- Represents the City for ceremonial purposes
- Makes motions for appointments to Boards/Commissions
- Holds no additional administrative or supervisory authority

City Manager

- Administers all City operations and departments
- Supervises and evaluates department directors
- Prepares and administers the annual budget
- Implements policy direction of the City Commission
- Appoints the City Attorney, City Prosecutor, and Municipal Judge
- Oversees purchasing and contracting consistent with the Procurement Policy

City Attorney

- Provides legal advice to the Commission, City Manager, and staff
- Reviews ordinances, resolutions, and contracts
- Represents the City in litigation and legal proceedings
- Ensures compliance with KOMA and KORA

Municipal Judge

- Manages and conducts Municipal Court proceedings
- Adjudicates violations of City ordinances
- Ensures due process under Kansas law

City Prosecutor

- Prosecutes violations of City ordinances
- Represents the City in Municipal Court proceedings
- Ensures that violations of City ordinances are prosecuted fairly, consistently, and in accordance with due process

2.5 Key Contacts for the Governing Body

All operational and administrative communication flows through the City Manager. Commissioners must **not** direct staff, request work from staff, or seek operational information from staff without the City Manager's coordination. Commissioners should not discuss City business with staff outside the presence or knowledge of the City Manager. This preserves clear communication channels and prevents operational disruption.

City Manager

Kelly Passauer

120 N. 6th Street, Independence, KS 67301

Phone: 620-332-2506

Email: KellyP@IndependenceKs.gov

Assistant City Manager

David Cowan

120 N. 6th Street, Independence, KS 67301

Phone: 620-332-2528

Email: DavidC@IndependenceKs.gov

If you are unable to reach the City Manager, you may contact the Assistant City Manager.

City Attorney

Jeffrey A. Chubb

EMERT CHUBB, LLC

204 E. Laurel – P.O. Box 747

Independence, KS 67301

Phone: 620-331-1800

Email: jchubb@sehc-law.com

3. Ethical Standards & Conduct

Commissioners must follow:

- **City Code of Ethics (Resolution 2015-010)**
- **Kansas Statutory Ethics Laws**, including Statements of Substantial Interests (SSI)

Key Expectations

- Avoid participation in decisions where you or immediate family have a financial interest
 - Maintain confidentiality of executive sessions
 - Act in the long-term interest of the community
 - Demonstrate professionalism and respect in all interactions
 - Do not use the office for personal gain
-

4. Kansas Open Meetings Act (KOMA)

KOMA (K.S.A. 75-4317 et seq.) requires that government business be conducted openly.

Core Requirements

- A "meeting" occurs when a majority of Commissioners discuss City business
- Meetings must be publicly noticed and open to the public
- Serial communications — such as group emails, group texts, or back-and-forth exchanges among a majority — may violate KOMA
- The City Manager may send informational emails to all Commissioners, but Commissioners must not reply all, as this could create an unlawful serial meeting

Executive Sessions

Executive sessions may only be used for statutory purposes and require a proper motion stating:

- The justification
- The subjects to be discussed
- The time the open meeting will resume

No binding action may be taken in executive session.

5. Kansas Open Records Act (KORA)

KORA (K.S.A. 45-215 et seq.) provides that public records are open unless exempt.

Key Points

- Communications you create as part of your duties may be public records

- The City Clerk/FOI Officer manages all KORA requests
-

6. Meeting Procedures & Governance

Regular Meetings

Held the 2nd and 4th Thursdays at 5:30 PM. This is the general schedule; however, when holidays or other conflicts arise, meetings may be adjusted. The official schedule is adopted during Reorganization each year.

Special Meetings

Held on the 3rd Wednesday at 9:00 AM, as needed. This schedule may also be adjusted when conflicts occur, with the official schedule set during annual Reorganization.

Agenda Process (See Agenda Policy in Appendix B)

- Agenda items must be submitted at least **one week prior**
- City Manager and Mayor review and finalize the agenda
- Items include staff reports for Commission consideration

Public Comment Rules

- Citizens submit request cards
- Comments limited to three minutes
- Speakers address the Commission as a body
- Disruptive conduct is prohibited

Parliamentary Procedure

- Commission follows standard motion practice
 - Abstentions occur only when required for legal conflicts
-

7. Boards & Commissions

The Mayor appoints and the City Commission confirms members to multiple boards according to City Code Article III and Resolution 2011-57 (Term Limitations).

Included Boards

- Economic Development Advisory Board
- Memorial Hall Advisory Board
- Planning & Zoning Commission
- Board of Zoning Appeals
- Independence Park Board
- Tree Board
- Historic Preservation Resource Commission
- Recreation Commission (Joint City/School District)
- Housing Authority (Independent Board)
- Electrical Board
- Plumbing Board
- Landbank Board
- Library Board
- Farmers & Makers Market Board

A full roster appears in **Appendix A**.

8. Strategic Direction

This section incorporates the Commission’s full 2024 Goals and the latest quarterly update (10/08/2025).

The City’s strategic direction is anchored in three interconnected components:

1. 2024 Community Development / Comprehensive Plan

The Comprehensive Plan provides the long-range vision for land use, housing, transportation, utilities, economic vitality, and quality of life. Due to its size, the document is available online: <https://www.independencex.gov/documentcenter/view/1380>

This plan is the City’s foundational policy guide and informs Commission decision-making, budget alignment, zoning updates, and capital planning.

2. Commission Goals (2024–2026 Cycle)

Commission Goals translate the long-range Comprehensive Plan into near-term and mid-range priorities. These goals guide operational focus, budgeting, and infrastructure investments.

Housing is the Commission’s #1 initiative, shaping policy direction, investment strategies, neighborhood revitalization, infrastructure coordination, and community partnerships.

Full Commission Goals and tracking documents are included in Appendix F.

3. Strategic Plan Update (Community-Based Strategic Plan)

The City's prior Strategic Plan was adopted in 2018 and has since expired. The 2026 Budget includes funding for a new Community-Based Strategic Plan to guide long-term decision-making, operational alignment, and community investment.

A Request for Proposals (RFP) for the new Strategic Plan was issued on November 21, 2025, with proposals due by 2:00 PM on December 31, 2025 and award consideration scheduled for January 2026.

This updated Strategic Plan will:

- Integrate robust community engagement (surveys, workshops, stakeholder meetings)
- Align with the 2024 Comprehensive Plan
- Incorporate updated Commission Goals
- Establish measurable objectives, implementation steps, and performance indicators

Once completed, the Strategic Plan will unify community priorities, long-range planning, and short-term operational goals into a single coordinated vision for the City.

9. Budget & Financial Processes

Kansas Budget Law Requirements

- Revenue Neutral Rate hearings
- Publication deadlines
- Adoption before October 1

Commission Role

- Sets fiscal policy
- Reviews and adopts the budget
- Monitors financial performance

Procurement & Contracting

As outlined in the Procurement Policy:

- Purchasing thresholds
- Requirements for competitive bidding

- Professional services rules
 - Change order procedures
 - Emergency purchases
-

10. City Organization & Departments

Below is the departmental structure as of the 2026 Organizational Chart.

Administration

- City Manager
- Communications
- Economic Development
- Emergency Management
- Information Technology
- Legal
- Memorial Hall
- Municipal Court
- Personnel

Finance

- Accounts Payable
- City Clerk
- Payroll
- Utility Billing

Police

- Patrol
- Detectives
- Dispatch

Fire/EMS

Public Works & Utilities

- Airport
- Engineering
- Streets
- Water
- Wastewater
- Sanitation

Parks & Zoo

- Parks
- Zoo
- Cemetery

Organizational Chart appears in **Appendix B**.

11. Communications Protocols

This section reinforces communication expectations already outlined in Section 2.5 Key Contacts and throughout the manual:

- Commissioners communicate through the City Manager on all administrative and operational matters
- Commissioners must not direct staff or request work from staff individually
- Media inquiries are routed to the City Manager
- Commissioners must avoid serial communications, including reply-all emails or group texts

12. Appendices

**Appendix A — Article II Board of Commissioners,
Article IV. Division 3 City Manager, & Organizational
Chart**

ARTICLE II. BOARD OF COMMISSIONERS¹

Sec. 2-26. Form of government.

The city shall continue to operate under the commission-manager form of government as codified in L. 2015, ch. 88, sec. 10—12, and pursuant to all existing ordinances and charter ordinances relating to its form of government.

(Ord. No. 4213, § 1, 2-11-16)

Sec. 2-27. Governing body; transition to November elections.

Those governing body positions with terms that would have expired in April, 2017, shall expire on the second Monday in January of 2018, when the city officials elected in the November, 2017 general election take office. Those governing body positions with terms that would have expired in April, 2019, shall expire on the second Monday in January of 2020, when the city officials elected in the 2019 general election take office.

(Ord. No. 4213, § 2, 2-11-16)

Sec. 2-28. Governing body; offices and elections.

- (a) The governing body shall consist of three commissioners to be elected to terms as set forth herein. The commissioners shall be residents and qualified electors of the city.
- (b) On and after January 1, 2017, all primary elections for members of the governing body shall be held on the first Tuesday in August of 2017 and on such date thereafter of odd numbered years, and all general elections for members of the governing body shall be held on the Tuesday succeeding the first Monday in November of 2017 of odd numbered years and on such date thereafter.
- (c) In accordance with KSA 25-205, and amendments thereto, any person may become a candidate for city office elected at large by having had filed on their behalf, a nomination petition or a declaration of candidacy, accompanied by any fee required by law. The nomination petition must be signed by ten percent of the qualified electors of the city.

(Ord. No. 4213, § 3, 2-11-16)

¹Editor's note(s)—Ord. No. 4213, § 11, adopted February 11, 2016, repealed art. II, §§ 2-26—2-35, in its entirety; and §§ 1—10, enacted a new art. II, §§ 2-26—2-35, to read as set out herein. Former art. II pertained to similar subject matter and was derived from Code 1977, §§ 1-101—1-112.

Charter reference(s)—Meetings, Char. Ord. No. VII.

Cross reference(s)—Board of commissioners required to obtain surety bond, § 2-151; elections, ch. 30.

State law reference(s)—Commission-manager plan of government, K.S.A. 12-1001 et seq.

Sec. 2-29. Governing body; term of office.

At succeeding regular elections, there shall be elected one commissioner for a four-year term and one commissioner for a two-year term. The candidate receiving the largest number of votes shall be elected for the four-year term, and the candidate receiving the second largest number of votes shall be elected for the two-year term.

(Ord. No. 4213, § 4, 2-11-16)

Sec. 2-30. Governing body; vacancies.

- (a) Vacancies in the governing body shall be filled in the manner already provided for by law, currently KSA 14-1305, and amendments thereto.
- (b) Pursuant to KSA 48-1206, and amendments thereto, in the event of a catastrophe in which all, or a majority, of the members of the governing body are fatally injured, or die, an interim governing body shall be appointed by the city manager until such time as vacancies can be filled as otherwise provided herein.

(Ord. No. 4213, § 5, 2-11-16)

Sec. 2-31. Governing body; annual reorganization.

- (a) The governing body shall choose its chairman annually and determine its own order of business. The chairman shall have the title of mayor during the year of his or her office, to the end that the city shall have an official head on formal occasions. No distinction shall be made in title or duties among the elected commissioners except as the governing body shall organize itself for business.
- (b) At the time of its annual reorganization, the governing body shall also elect a vice-chairman. The duties of the vice-chairman shall be to act as chairman or mayor when the chairman is absent or unable to act.
- (c) In 2016, the annual reorganization of the governing body shall occur during the month of February. Beginning in 2017, and each year thereafter, the annual reorganization of the governing body shall be conducted at the first meeting following the second Monday in January.

(Ord. No. 4213, § 6, 2-11-16)

Sec. 2-32. Governing body; meetings.

- (a) The governing body shall meet regularly at least once per month, or more often if public business requires. The date and time of regular meetings shall be as established by a resolution.
- (b) Any two commissioners shall have the power to call a special meeting of the governing body. The subject of the special meeting shall be included in the notice of special meeting which shall be served on each commissioner at least two hours in advance of the meeting. The governing body shall adopt by resolution the means of service which may include, but not be limited to, mail, e-mail, facsimile transmission, text message, or telephonic, or any combination of the above. No other business shall be transacted except that described in the notice unless by unanimous approval of all three commissioners.

(Ord. No. 4213, § 7, 2-11-16; Ord. No. 4472, § 1, 11-14-24)

Sec. 2-33. Governing body; ordinances.

- (a) The primary function of the governing body shall be policy making and legislative. It shall be the duty of the governing body to pass all ordinances needed for the welfare of the city.
- (b) All ordinances of the city shall be considered at a public meeting of the governing body. The vote on any ordinance shall be taken by yeas and nays, which shall be entered in the minutes by the city clerk. No ordinance shall be valid unless a majority of all the members-elect vote in favor thereof.

(Ord. No. 4213, § 8, 2-11-16)

Sec. 2-34. Governing body; powers and duties.

- (a) All powers and duties conferred upon cities of the second class by state statute may be exercised by the governing body insofar as they do not conflict with the provisions of statutes and ordinances relating to the commission-manager form of government.
- (b) Administrative departments may be created by the governing body as the public business may demand.

(Ord. No. 4213, § 9, 2-11-16)

Sec. 2-35. City manager.

- (a) The governing body shall appoint a city manager to be responsible for the administration and affairs of the city. The city manager shall serve at the pleasure of the governing body. The city manager shall be chosen solely upon the basis of administrative ability. The city manager shall receive a salary to be fixed by the governing body and shall give a bond for faithful performance of his or her duties in such amount as may be provided by ordinance.
- (b) The city manager shall see that all laws and ordinances are enforced. The city manager shall appoint and remove all heads of departments and all subordinate officers and employees of the city. All appointments shall be made upon merit and fitness alone.
- (c) No member of the governing body shall directly interfere with the conduct of any department except at the express direction of the governing body.

(Ord. No. 4213, § 10, 2-11-16)

Secs. 2-36—2-55. Reserved.***DIVISION 3. CITY MANAGER²***

²Cross reference(s)—Appointment of city manager, § 2-32; bond required of certain officers, § 2-152; department of service, § 2-241 et seq.

State law reference(s)—City manager, K.S.A. 12-1010—12-1014.

Sec. 2-171. Administration.

The administration of the city's business shall be in the hands of the city manager.

(Code 1977, § 1-201)

State law reference(s)—Similar provisions, K.S.A. 12-1011.

Sec. 2-172. Appointment; term; qualifications.

The board of commissioners shall, whenever by virtue of a vacancy in the office of city manager it becomes necessary, appoint a city manager who shall be responsible for the administration of all the affairs of the city and hold office at the pleasure of the board of commissioners. The city manager shall be chosen solely on the basis of administrative ability and the choice shall not be limited by any residence qualifications.

(Code 1977, § 1-202)

State law reference(s)—Similar provisions, K.S.A. 12-1011, 12-1012.

Sec. 2-173. Salary; bond.

The city manager shall receive a salary to be fixed by the board of commissioners, and shall give bond for the faithful performance of his duties in such amount as provided by section 2-152(3).

(Code 1977, § 1-203)

State law reference(s)—Similar provisions, K.S.A. 12-1013.

Sec. 2-174. Duties generally.

(a) The duties of the city manager shall be as follows:

- (1) The city manager shall be responsible for the administration of all of the affairs of the city. He shall see that the laws and ordinances of the city are enforced;
- (2) He shall appoint and remove all heads of departments and all subordinate officers and employees of the city. All such appointments shall be made upon merit and fitness alone. The city manager shall have the option to require the appointment of a civil service commission as established by the provisions of K.S.A. 13-2201, and the board of commissioners, at the request of the city manager, shall appoint civil service commissioners as is now or may hereafter be provided for by law for cities of the state. He shall be responsible for the discipline of all appointive officers, and may, without notice, cause the affairs of any department or the conduct of any officer or employee to be examined;
- (3) He shall prepare and submit the annual budget to the board of commissioners and also keep the city fully advised as to the financial condition and needs of the city;
- (4) He may make recommendations to the board of commissioners on all matters concerning the welfare of the city, and shall have a seat, but no vote, in all the public meetings of the board of commissioners;
- (5) He shall perform such other and further duties as may be required by law or ordinance.

(b) No member of the board of commissioners shall directly interfere with the conduct of any department, except at the express direction of the commission.

(Code 1977, § 1-204)

Cross reference(s)—Noninterference by the members of the board of commissioners, § 2-33.

State law reference(s)—Similar provisions, K.S.A. 12-1014.

Sec. 2-175. Countersign warrants; facsimile signature.

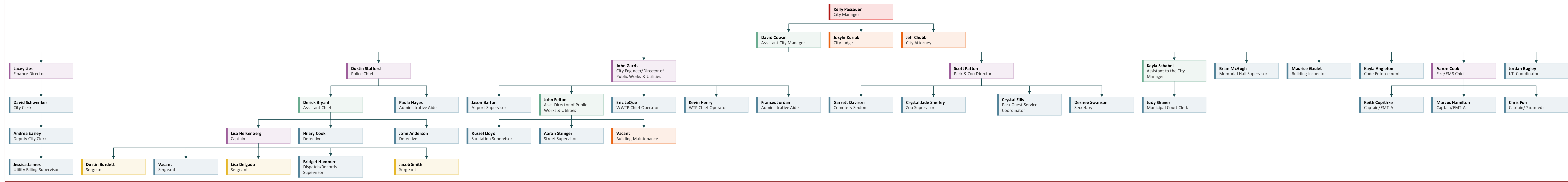
The city manager shall countersign all warrants and warrant checks issued by the director of finance. Expenditures shall be legal only on the basis of appropriations in the budget, and on the authority of warrants and warrant checks issued by the director of finances and countersigned by the manager. In no case shall warrants be issued to exceed the cash balance in such fund. A facsimile signature may be used as provided in K.S.A. 10-803 when the requirements of K.S.A. 75-4002 have been met.

(Code 1977, § 1-205)

Cross reference(s)—Finance, § 2-271 et seq.

State law reference(s)—Signatures on warrants, K.S.A. 10-803; facsimile signatures, requirements, K.S.A. 75-4002.

Secs. 2-176—2-195. Reserved.



Appendix B — Agenda Policy & City Boards

RESOLUTION NO. 2010-18

A Resolution Setting Policy for Public Participation at City Commission Meetings

Be it Resolved by the Governing Body of the City of Independence, Kansas:

Section 1.

Purpose: The city commission welcomes citizen participation at its meetings. The purpose of this Resolution is to establish a policy for citizens to participate at meetings of the city commission.

Section 2.

Agenda Requests: The agenda of a regular or special meeting shall be set by the city manager in consultation with the mayor. Persons wishing to have a matter placed on the agenda for a meeting of the city commission shall submit the agenda request in writing to the city manager at least one week in advance of the city commission meeting. It is the role of the city manager to evaluate the request and determine whether it is appropriate for the request to first be handled by city staff or be placed on the agenda, or to be otherwise handled.

Section 3.

Work Sessions: From time to time, the city commission may meet for the purpose of having a work session with city staff, other governmental entities, or other third parties. The purpose of a work session is to provide extended time for material to be presented, reviewed and discussed by the city commission and to consider issues in greater detail than might otherwise be possible at a regular meeting. No binding action may be taken during a work session. Although work sessions are open to the public, public comment at a work session is not warranted unless the presiding officer recognizes a citizen or interested party, or unless a commission member requests that a citizen be recognized.

Section 4.

Regular and Special Meetings: Regular and special meetings of the city commission are meetings for which a set agenda has been established. Persons wishing to address the city commission regarding a specific agenda item shall fill out a request card upon which they will indicate their name, the agenda item wished to be addressed, and then deliver the request card to the city clerk, or in his absence, the city manager. Comments shall be limited to a maximum of

three minutes. Other than to ask for clarification of statements, city commission members generally refrain from entering into dialog with speakers. The purpose of permitting the speaker to make comments is to allow the speaker to present his or her views on a specific topic to the city commission for their consideration. It is not a time to cross-examine or demand answers to questions from the city commission.

Section 5.

Public Hearings: When an agenda item requires a public hearing by statute or ordinance, the presiding officer will open and conduct the public hearing. Those citizens wishing to speak at a public hearing are not required to fill out and submit a request card, but all other rules of decorum shall apply, including the policy of limiting a speaker to a maximum of three minutes.

Section 6.

Rules of Decorum for Speakers: Any person wishing to address the city commission shall adhere to the following rules of decorum:

- a. Be recognized by the presiding officer.
- b. State your name.
- c. Speak from a podium or other area designated by the presiding officer.
- d. Speak in a civil, non-argumentative, and respectful manner.
- e. When there are a group of persons wishing to address the city commission on the same subject, the presiding officer may require that a spokesperson be chosen for the group.
- f. Speakers are limited to a maximum of three minutes unless circumstances dictate otherwise, and in that event, the presiding officer, or other member of the city commission, may request that additional time be granted to the citizen speaker.
- g. All remarks shall be directed to the city commission as a body rather than to any individual city commission member, or any member of city staff or of the audience.
- h. If the speaker has any documents that he or she wishes to share with the city commission, a copy must be provided to the city clerk.
- i. Speakers shall refrain from using profanity, language likely to incite violence or outbursts from the audience, language that is disruptive to the orderly process of the

meeting, making comments of a personal nature regarding others, and otherwise shouting, yelling or screaming.

j. Once a speaker's time has expired, the speaker shall return to his or her seat and not engage in further conversation with the city commission unless requested to do so.

Section 7.

Role of Presiding Officer: The presiding officer shall be responsible for maintaining order and decorum and shall not allow speakers to make personal attacks or inflammatory comments. The presiding officer may determine that the topic of the speaker is such that it should be first handled by city staff before consideration by the city commission, and in that event, the presiding officer shall refer the speaker to meet with city staff before addressing the city commission. If a speaker does not follow the applicable rules of decorum, the presiding officer may request that the speaker return to his or her seat and make no further comments. If a speaker or other individual does not comply with the presiding officer's request, he or she may be asked to leave, and if necessary, may be escorted from the meeting.

Section 8.

Rules of Decorum for Attendees: The following rules of decorum shall apply to persons in attendance at a city commission meeting:

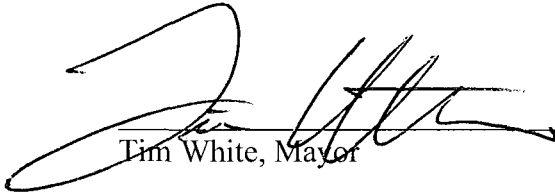
- a. Adhere to the directions of the presiding officer.
- b. Refrain from commenting, clapping, shouting, booing or other inappropriate or disruptive behavior.
- c. Refrain from private and disruptive conversations during meetings.
- d. Refrain from addressing city commission members without being properly recognized.
- e. Come and go from the meeting in the least disruptive manner as possible.
- f. Turn off or silence all cell phones and pagers.
- g. Do not wear or display any campaign placards, banners or signs in the city commission meeting room.

Section 9.

Agenda Item for "Public Concerns:" At regular meetings of the city commission, the last

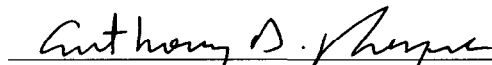
item on the agenda may be titled "Public Concerns." Those persons wishing to make comments under this agenda item shall follow the procedure for public comment on agenda items which requires filling out and submitting a request card setting forth the topic about which the person desires to speak.

Adopted by the Governing Body of the City of Independence, Kansas, on the 13th day of
MAY, 2010.



Tim White, Mayor

ATTEST:



Anthony D. Royse, City Clerk



City Boards and Commissions
December 11, 2025

CITY COMMISSION			
Two and Four year terms -- Three members			
Members	Term	Expires	Date Elected/Appt.
Dean Hayse Vice Mayor	2nd term (4 year term)	January, 2028	November, 2019 November, 2023
Tim Emert	1st term (4 year term)	January, 2026	November, 2021
Scott Smith Mayor	1st term (2 year term)	January, 2026	November, 2023
* Previously served unexpired term			
Meeting Place: Civic Center, Memorial Hall Meeting Date: 2nd and 4th Thursday Meeting time: 5:30 p.m.			

INDEPENDENCE LIBRARY DISTRICT BOARD OF TRUSTEES			
4 year terms -- 7 members			
Members	Term	Expires	Appointed
Lauri Henisey	1st term	May 1, 2029	07/10/2025
Michelle Avery President	2nd term	May 1, 2026	4/26/2018
Carolyn Torrance	1st term*	May 1, 2029	Appointed 11/10/2022 Replaced Bill Kelly
Andy Taylor	Unexpired	May 1, 2026	4/27/2023
Ronald Schwatken Secretary	2nd term USD 446 Rep	May 1, 2029	7/13/2020
Vacant	Unexpired Elk City Rep	May 1, 2023	
England Porter	1st term* USD 446 Rep	May 1, 2029	
* Previously served unexpired term			
Meeting Place: Centennial Room, Library Meeting Date: Third Wednesday Meeting time: 4:15 p.m.			

PARK BOARD
(3 year terms -- 9 members)

Members	Term	Expires	Appointed/Reappointed
Angie Musgrove	1st term	July 1, 2027	7/25/2024
David Fritzmeier	1st term	July 1, 2027	7/25/2024
Matt Housel (Outside City)	1st term	July 1, 2027	7/25/2024
Steve McBride	2nd term*	July 1, 2028	12/9/2021
Edward Epp	2nd term	July 1, 2028	6/23/2022
Melinda Miller (Outside City)	1st term	July 1, 2028	7/10/2025
Leslie Coder	1st term	July 1, 2026	8/10/2023
Breanne Sanford	1st term	July 1, 2026	8/10/2023
Barb Beurskens (Outside City)	Unexpired	July 1, 2026	7/25/2024
	FORPAZ	Ex-officio	
	City Rec	Ex-officio	

* Previously served unexpired term

Meeting Place: Tennis Club House

Meeting Date: First Monday

Meeting Time: 5:30 p.m.

RECREATION COMMISSION
(Joint USD #446 & City)
(4 year terms -- 5 members)

Members	Term	Expires	Appointed
Dustin Woodward (USD # 446)	1st term	July 1, 2027	
Tanner McClure	1st term	July 1, 2029	6/11/2025
Joseph Housel (City)	1st term	July 1, 2026	6/23/2022
Greg Kelley (Rec. Com.)	1st term	July 1, 2027	
Mike Rose (USD # 446)	1st term	July 1, 2029	

Meeting Place: Ash Youth Center 331-0260

Meeting Date: Third Wednesday

Meeting Time: 11:30 a.m.

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	1st term*	January 1, 2029	January 11, 2024 Reappointed 12/11/2025
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	2nd term*	January 1, 2029	May 14, 2020 Reappointed 12/11/2025
*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.			

BOARD OF EXAMINERS - PLUMBERS
(3 year terms -- 5 members)

Members	Term	Expires	Appointed/ Eligible to be Reappointed
Paul Lemon	5th term*	August 15, 2028	
Darrin Wood	1st term*	August 15, 2028	3/14/2024
Wayne Sundquist	10th term	August 15, 2028	
Laramie Ruark/Atmos	Unexpired term	August 15, 2026	5/11/2023
Pat Howe	10th term	August 15, 2028	
Meeting Place: City Commission Room Meeting Date: As Needed Meeting Time: TBD			

ELECTRICAL BOARD (3 year terms -- 5 members)			
Members	Term	Expires	Appointed/ Eligible to be Reappointed
Rick Kiister Phone:	2nd term*	1-Oct-26	
Travis Blankinship	2nd term*	1-Oct-26	
Kenneth Evans	1st term*	1-Apr-27	Appointed 10/13/2022
Daniel Johnston	2nd term	1-Oct-26	14-Jan-21
Dennis Royer/Every	2nd term*	1-Apr-27	
Meeting Place: City Commission Room, City Hall Meeting Time: As Needed Meeting Date: TBD			

HOUSING AUTHORITY (4 year terms -- 5 members)			
Members	Term	Expires	Appointed/ Eligible to be Reappointed
Darnell Lawrie	1st term*	April 11, 2027	9/10/2020
Fred Meier	Unexpired	April 11, 2026	8/10/2023
Rita Ortolani	1st term*	April 11, 2026	4/25/2019
Charles Doerr	1st term	April 11, 2027	4/27/2023
Cindy White	1st term	April 11, 2027	4/27/2023
Meeting Place: Penn Terrace Meeting Date: Third Tuesday Meeting Time: 12 p.m.			

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)	2nd term*	1/1/2029	Appointed 06/09/2022 Reappointed 12/11/2025
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	2nd term*	1/1/2029	Appointed 08/11/2022 Reappointed 12/11/2025
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.			

TREE BOARD (2 year terms for appointments before 2/8/2024 then 4 year terms -- 7 members)			
Members	Term	Expires	Appointed/Eligible
Twila Hawthorne	4th term	6/1/2028	1/24/2019 Reappointed 05/23/2024
Anita Chappuie	1st term	6/1/2028	8/8/2024
Mike Berblinger	1st term	6/1/2029	7/10/2025
Amy Hilyard	2nd term*	6/1/2029	Appointed 10/13/2022
Bridget Carson	1st term	6/1/2029	7/10/2025
Heather Mydosh	1st term	6/1/2029	7/10/2025
Leslie Fox	Unexpired	6/1/2029	9/11/2025 Replaced Leslie Woods
Meeting Place: Veterans Room, Memorial Hall Meeting Date: By appointment Meeting Time: By appointment			

ECONOMIC DEVELOPMENT ADVISORY BOARD
(3 year terms -- 7 members)

Members	Term	Expires	Appointed
Keith Stone CPA	1st term*	January 1, 2028	January 26, 2023 Replaced Paul Yaroslaski
Chuck Goad, Chair	2nd term*	January 1, 2028	October 10, 2019
Wayne Stephany, Vice Chair	2nd term*	January 1, 2028	October 10, 2019
Rod Zinn	2nd term*	January 1, 2028	January 13, 2022 Replaced Brian Hight
Lori Kelley	2nd term*	January 1, 2027	October 10, 2019
Jason Curtis, Secretary	2nd term*	January 1, 2027	October 10, 2019
Jim Kelly	1st term*	January 1, 2027	June 23, 2022

Ex-Officio:

Lisa Wilson, Director
Independence Chamber of Commerce

Melissa Johnson, Director
Montgomery County Action Council

Tabatha Snodgrass, Director
Independence Main Street

April Nutt, Director
Housing Authority

Meeting Place: Memorial Hall
Meeting Date: First Tuesday
Meeting Time: 3:30 PM

LANDBANK

(3 year terms -- 7 members)

Members	Term	Expires	Appointed
Jeri Hammerschmidt	2nd*	June 1, 2028	Appointed 2/24/2022
Cindy White	1st	June 1, 2028	Appointed 07/10/2025
Shelley Hudson	2nd	June 1, 2026	Two Years Appointed 5/13/2021
Mary Jo Wallis	2nd	June 1, 2026	Two Years Appointed 5/13/2021
Lori Wesselowski	2nd	June 1, 2027	Three Years Appointed 5/13/2021
John Heckman	2nd	June 1, 2027	Three Years Appointed 5/13/2021
Gary Hogsett	2nd	June 1, 2027	Three Years Appointed 5/13/2021

Meeting Information: 1st Thursday at Noon at City Hall

FARMERS AND MAKERS MARKET
(4 year terms -- 3 members)

Members	Term	Expires	Wishes to be Reappointed
April Nutt (City)	2nd	6/1/2029	Yes
Lisa Wilson (Chamber)	2nd	6/1/2029	Yes
Tabatha Snodgrass (Main St.)	2nd	6/1/2029	Yes

Meeting Information: TBD

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

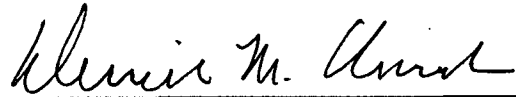
The City of Independence has numerous boards, agencies, commissions and committees in existence, the members of which are not salaried or compensated and are appointed by the Governing Body. As a general rule, it is in the best interests of the public that membership on boards, agencies, commissions 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

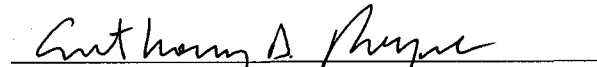
the board, agency, commission or committee, and other relevant factors as determined in the discretion of the Governing Body.

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

Appendix C — 2026 City Holiday & Sanitation Schedule & Sanitation Schedule

2026 City Holiday and Sanitation Schedule

Date City Offices Closed	Holiday	24/7 Departments	Sanitation Route Information
Thursday, January 01, 2026	New Year's Day	No change	No sanitation service on Thursday, January 01, 2026. Thursday's route will be picked up on Friday.
Monday, January 19, 2026	Martin Luther King, Jr. Day	No change	Normal route on Monday, January 19, 2026. No sanitation service on Saturday, January 17, 2026.
Monday, February 16, 2026	Washington's Birthday - Presidents Day	No change	Normal route on Monday, February 16, 2026. No sanitation service on Saturday, February 14, 2026.
Friday, April 03, 2026	Good Friday	No change	Normal route on Friday, April 03, 2026. No sanitation service on Saturday, April 4, 2026.
Monday, May 25, 2026	Memorial Day	No change	No sanitation service on Monday, May 25, 2026. All sanitation routes will shift one day.
Friday, June 19, 2026	Juneteenth	No change	Normal route on Friday, June 19, 2026. No sanitation service on Saturday, June 20, 2026.
Friday, July 03, 2026	4th of July	Observed on Saturday, July 04, 2026	Normal route on Friday, July 3, 2026. No sanitation service on Saturday, July 4, 2026.
Monday, September 07, 2026	Labor Day	No change	No sanitation service on Monday, September 7, 2026. All sanitation routes will shift one day.
Monday, October 12, 2026	Columbus Day - Indigenous Peoples Day	No change	Normal route on Monday, October 12, 2026. No sanitation service on Saturday, October 10, 2026.
Wednesday, November 11, 2026	Veterans Day	No change	Normal route on Wednesday, November 11, 2026. No sanitation service on Saturday, November 14, 2026.
Thursday, November 26, 2026	Thanksgiving	No change	No sanitation service on Thursday, November 26, 2026. Thursday's route will be picked up on Friday.
Friday, November 27, 2026	Day After Thanksgiving	No change	Friday, November 27, 2026's route will be picked up on Saturday, November 28, 2026.
Thursday, December 24, 2026	Christmas Eve	No change	Normal route on Thursday, December 24, 2026.
Friday, December 25, 2026	Christmas Day	No change	No sanitation service on Friday, December 25, 2026. Friday's route will be picked up on Saturday.
Friday, January 01, 2027	New Year's Day	No change	No sanitation service on Friday, January 01, 2027. Friday's route will be picked up on Saturday.

Appendix D — City Code of Ethics (Resolution 2015-010)

RESOLUTION NO. 2015-010
A RESOLUTION ESTABLISHING A CODE OF ETHICS and
STANDARDS OF CONDUCT FOR ELECTED OFFICIALS OF
THE CITY OF INDEPENDENCE, KANSAS, AND THEIR APPOINTEES

I. PURPOSE

This Code of Ethics for the City of Independence establishes standards of conduct expected of those elected officials, and their appointees, who act for or on behalf of the public in the performance of their governmental duties and responsibilities.

Government service and public sector employment is a public trust, and those who serve the public must perform and discharge their duties consistent with the highest moral principles, serving always the best interests of the City and its citizens.

Representative government is based upon the consent of the governed, under a system whereby every citizen has a right to expect those who govern or serve in the government to act not for themselves but for the governed as a whole. Since government can act only through its officials, it is incumbent upon them to honor the public trust and instill confidence in government by their own integrity and conduct in all official actions.

It is, therefore, the purpose of this Code of Ethics to:

1. Maintain the highest ethical standards in the City government.
2. Increase public confidence in the integrity of the officials of the City.
3. Help officials in determining the proper course of action when facing uncertainty in ethical obligations.

II. APPLICATION

This Code of Ethics for the City shall apply to all persons who are elected as a City Commissioner and to all persons appointed by the City Commission to any position, board, or commission, whether compensated or not, other than independent contractors, who perform services for and on behalf of the City.

The ethical standards, considerations and rules of conduct shall apply and be observed during the person's term of office or service with the City.

III. POLICY STATEMENT

It is the policy of the City that:

- A. All citizens be provided fair treatment and equal access to and from the government, without any appearance or element of discrimination or favor or consideration of any special interest.

B. All official actions taken in the performance of government duties or responsibilities be motivated by service of the public interest and protection of the public trust without any regard for personal achievement, aggrandizement, or personal benefit

C. All persons who act for or represent the interest of the City adhere to the highest standards of ethical conduct in the performance of their duties.

D. The policies and procedures for operation of the City government provide for efficient and cost-effective service, responsive to the public interest, which will preserve and promote confidence in government and the integrity of its members.

IV. ETHICAL STANDARDS.

It shall be the duty of the elected officials (and their appointees) to whom this Code of Ethics applies to observe the highest moral principles in all official actions, whether specifically noted or mandated in this Code, and to refrain from any course of conduct which might result in, or create the appearance of a violation of the following ethical standards. An elected official should:

- STANDARD 101: Endeavor to be loyal to high standards and to the City, above loyalty to persons, department or agency, or political or other interests.
- STANDARD 201: Uphold the constitution, laws and regulations of the United States, the State of Kansas, and the City.
- STANDARD 301: Treat all citizens fairly and equally with courtesy and respect, and never discriminate by dispensing of special favors or privileges, whether for remuneration or not.
- STANDARD 401: Refrain from making any public or private promise the performance of which would require him or her to act beyond the proper scope of the duties of his or her office, or act in a manner which could compromise the integrity of his or her public office.
- STANDARD 501: Never engage in business with the government, either directly or indirectly, which is inconsistent with the conscientious performance of his or her governmental duties
- STANDARD 601: Never use any information coming to him or her confidentially in the performance of governmental duties as a means for making a private profit or gaining benefit for himself or herself or others; and never reveal any information made known to him or her through his or her public office which is by law confidential or by custom a protected right of privacy where revealing the information could effect the civil or moral rights of any citizen.

- STANDARD 701: Always safeguard the public trust and never use nor allow the use of government property or funds for private purposes, for purposes other than those authorized or permitted, or for purposes which could mislead the citizens or damage the confidence and reputation of the government.
- STANDARD 801: At all times display the highest level of integrity in performing his or her duties and never knowingly or negligently mislead or allow others to mislead the public or other government officials nor fail to disclose or report to appropriate officials any corruption whenever discovered.
- STANDARD 901: Avoid the appearance of improper influence and refrain from ever receiving, soliciting or accepting gifts, gratuities, favors or anything of value for himself, herself, family, or others, which is intended or has the appearance or effect of influencing the performance of his or her duties; and should never himself or herself lobby nor attempt to influence others in the performance of their duties by any means which are not a part of his or her authorized duties.
- STANDARD 1001: Never allow his or her judgment to be compromised by any personal, family or business interest not a part of his or her government service and never act upon any matter in which he, she, family, or business has or may have any financial or beneficial interest; and always declare and disclose the full nature and extent of any personal, family, or business interest in any matter related to governmental actions or duties.
- STANDARD 1101: Stand as a representative of the City and the public trust and never intentionally act outside the scope of his or her authority in that representation nor allow to be perceived as acting on behalf of the public or government when, in fact they are not.

V. INTERPRETATION AND GUIDELINES

A. GENERAL INTENT AND INTERPRETATION: This Code of Ethics is intended to establish standards to guide the decisions and actions of the public officials in the performance of their official duties and functions. The standards established by the Code are rules of reason and not rules of law, and they do not themselves seek to impose duties or obligations not otherwise required of public officials. Rather, the standards seek to recognize the expectations inherent in government service through public opinion and perception and to define the special responsibilities that arise through the representation and authority of government. Likewise, the Code does not attempt to exhaust the moral and ethical values that must guide government actions, nor does it displace professional knowledge, skill or judgment. Persons in government service must also be guided by personal conscience and the independent ideals of their profession, as well as the legal duties imposed upon them. These standards, therefore, should be interpreted with reference to the purposes of government service and the unique stature of public professionalism.

B. **GUIDELINES FOR APPLICATIONS:** The following guidelines are designed to provide a frame of reference for interpretations of the Ethical Standards. They are not absolutes, but serve as considerations to be applied to specific factual situations.

1. **Gifts and Gratuities.** A gift or gratuity would include any item of value, whether in the form of money, services, loan, travel, entertainment, hospitality, promise, favor, or tangible objects. As a general rule, a public official should not:

- a. solicit a gift or gratuity for any purpose related to their official duties or City business or operations;
- b. accept any gift or gratuity (other than appropriate political contributions for elected officials) or an honor or award presented by a professional or fraternal organization, for the performance of duties;
- c. keep any unsolicited gift or gratuity having a value exceeding \$100; and
- d. accept any gift or gratuity under circumstances that a reasonable person would question or circumstances where the giver would have reason to expect something in return.

2. **Financial or business interests with City Operations.** A financial or business interest includes any that would directly or indirectly provide a monetary or material benefit to the official. As a general rule, an official of the City should refrain from participation in any selection process, contract negotiation, or purchase of goods or services where they, or their family members or business associates, have any beneficial or financial interest in the award, selection, or contract. Further, an elected official or appointee should not engage in or have a financial interest in any business providing goods or services to the City except when the goods or services are provided through the formal competitive bid process under the purchasing policies of the City, and then only upon full disclosure to all appropriate officials of the financial interest.

3. **Financial Interest Disclosures.** A material financial interest would include an interest that provides direct financial remuneration to the elected official or appointee, or to any member of their immediate family, in an aggregate amount of five hundred dollars (\$500) or more in any year, or an ownership interest in any business entity which exceeds ten percent (10%) of the total ownership. An elected official or appointee of the City should always fully and publicly disclose any material financial or other beneficial interest that the official has or may have in any contract, legislative action, formal decision, or governmental ruling or determination whenever the official will or may participate in any manner in the discussion, deliberation, decision, or administration of the matter.

4. **Conflict of Interest.** A conflict of interest includes any circumstance under which a elected of the City has a direct personal interest, other than the diligent performance of their official duties, in the result or outcome of any governmental action for which the official has, in whole or in part, any discretionary authority or responsibility. It is not limited to financial interests, but may include other interests such as personal friendship, family relations, or other associations with groups or persons. An elected official or appointee of the City should always avoid even the appearance of such conflicts by full, public disclosure of such interests to

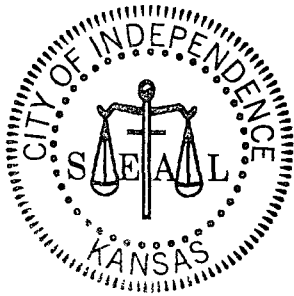
appropriate officials and, where possible, by abstaining from participation in the performance or exercise of the official, discretionary actions. Elected officials (and their appointees) should abstain from voting on issues only if there is a conflict of interest, and should state, in general terms, the nature of the conflict.

Adopted and approved by the Governing Body of the City of Independence, Kansas, on this 19th day of February, 2015.

Attest:

Freeman
Mayor

Anthony D. Payne
Director of Finance / City Clerk



Appendix E — Budget and Procurement Policy

(09/11/2025 RCA for 2026 Budget and Full Procurement Policy attached)



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 11, 2025

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Public Hearings regarding the adoption of the 2026 Budget:

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

SUMMARY RECOMMENDATION Adopt Resolution 2025-043 authorizing the City to levy a property tax rate exceeding the revenue neutral rate.

Adopt the 2026 Budget as presented.

BACKGROUND What is the Municipal Budget?

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

What does our City's Municipal Budget Do?

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

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

FINANCIAL INFORMATION The proposed mill rate for the City's 2026 budget is 53.757, equal to 2025's actual rate of 53.757.

The 2026 estimated mill rate will bring in a total levy of \$3,889,326 of which \$243,038 will be withheld by the County to be used for Neighborhood Revitalization Rebates. The remaining \$3,646,288 will be used by the City's General Fund, Industrial Fund, Liability Insurance Fund, and Library Fund. The 2026 budget proposes no mill rate for the General Fund Employee

Benefit Fund (retired) and Bond & Interest Fund.

SUGGESTED MOTION I move to adopt Resolution 2025-043, authorizing the City to levy a property tax rate that exceeds the revenue neutral rate. [Roll call vote required]

I move to adopt the 2026 Budget as presented.

SUPPORTING DOCUMENTS

1. Combined RNR and Budget Hearing Notice
2. Resolution 2025-043_Roll Call Vote
3. Resolution 2025-043_Exceeding the Revenue Neutral Rate
4. 2026_State Budget Workbook_City of Independence
5. How to Calculate your CITY Property Taxes

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

2026

The governing body of
City of Independence
will meet on September 11, 2025 at 5:30 PM at 120 N. 6th St. for the purpose of hearing and
answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.
Detailed budget information is available at 120 N. 6th St. and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget.
Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget Year for 2026		
	Expenditures	Actual Tax Rate *	Expenditures	Actual Tax Rate *	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate *
General	9,941,965	35.026	10,900,356	49.422	11,266,609	3,496,231	48.323
Debt Service	1,752,145		2,228,956		4,413,208		
Library	231,993	3.383	293,169	3.960	300,000	289,385	4.000
Industrial	30,000	0.359	27,500	0.375	29,000	26,682	0.369
General Fund Employee Benef	959,815	15.714					
Liability Insurance	102,325		112,500		113,450	77,028	1.065
Special Highway	461,777		478,884		469,130		
Eco Dev & Transportation	1,758,505		600,000		750,000		
Special Alcohol			43,978		42,792		
Education Sales Tax	2,851,351		2,609,684		2,500,000		
Special Park & Recreation	76,508		54,978		108,000		
Fight Addiction Fund			66,106		28,437		
Special Use Sales Tax (2023-2	2,666,578		2,609,684		2,500,000		
Airport	672,863		894,852		683,007		
Water & Sewer	6,825,090		7,496,768		7,178,670		
Sanitation	1,028,020		1,445,091		1,387,361		
Non-Budgeted Funds-A	133,560						
Non-Budgeted Funds-B	117,458						
Non-Budgeted Funds-C	218,365						
Non-Budgeted Funds-D	5,190,566						
Non-Budgeted Funds-E	6,162,011						
Non-Budgeted Funds-F	9,412,939						
Non-Budgeted Funds-G	33,014						
Totals	50,626,848	54.482	29,862,506	53.757	31,769,664	3,889,326	53.757
Revenue Neutral Rate**							50.643
Less: Transfers	8,303,242		6,963,572		6,502,572		
Net Expenditure	42,323,606		22,898,934		25,267,092		
Total Tax Levied	3,420,374		3,664,092		xxxxxxxxxxxxxxxxxxxx		
Assessed Valuation	62,780,034		68,160,337		72,350,548		
Outstanding Indebtedness, January 1,	2023		2024		2025		
G.O. Bonds	17,115,000		25,825,000		29,285,000		
Revenue Bonds	26,155,000		27,005,000		30,655,000		
Other	3,323,366		3,175,207		6,251,576		
Lease Purchase Principal	669,755		506,090		734,518		
Total	47,263,121		56,511,297		66,926,094		

*Tax rates are expressed in mills

**Revenue Neutral Rate as defined by KSA 79-2988

Lacey Lies
City Official Title: Finance Director

Resolution No. 2025-043

A RESOLUTION OF THE CITY OF INDEPENDENCE, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE;

WHEREAS, the Revenue Neutral Rate for the City of Independence was calculated as 50.643 mills by the Montgomery County Clerk; and

WHEREAS, the budget proposed by the Governing Body of the City of Independence will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on September 11, 2025 allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body of the City of Independence, having heard testimony, still finds it necessary to exceed the Revenue Neutral Rate.

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

The City of Independence shall levy a property tax rate exceeding the Revenue Neutral Rate of 50.643 mills.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this 11th day of September 2025 and **SIGNED** by the Mayor.

Mayor, Scott Smith

Attested:

City Clerk, David Schwenker

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2026

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City of Independence

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Library	231,993	3.383	293,169	3.960	300,000	289,385	4.000
Industrial	30,000	0.359	27,500	0.375	29,000	26,682	0.369
General Fund Employee Ben	959,815	15.714					
Liability Insurance	102,325		112,500		113,450	77,028	1.065
Special Highway	461,777		478,884		469,130		
Eco Dev & Transportation	1,758,505		600,000		750,000		
Special Alcohol			43,978		42,792		
Education Sales Tax	2,851,351		2,609,684		2,500,000		
Special Park & Recreation	76,508		54,978		108,000		
Fight Addiction Fund			66,106		28,437		
Special Use Sales Tax (2023	2,666,578		2,609,684		2,500,000		
Airport	672,863		894,852		683,007		
Water & Sewer	6,825,090		7,496,768		7,178,670		
Sanitaton	1,028,020		1,445,091		1,387,361		
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Total Tax Levied	3,420,374		3,664,092		xxxxxxxxxxxxxxxx		
Assessed							
Valuation	62,780,034		68,160,337		72,350,548		
Outstanding Indebtedness,							
January 1,	2023		2024		2025		
G.O. Bonds	17,115,000		25,825,000		29,285,000		
Revenue Bonds	26,155,000		27,005,000		30,655,000		
Other	3,323,366		3,175,207		6,251,576		
Lease Purchase Principal	669,755		506,090		734,518		
Total	47,263,121		56,511,297		66,926,094		

*Tax rates are expressed in mills

**Revenue Neutral Rate as defined by KSA 79-2988

Lacey Lies

City Official Title: Finance Director

2026

CERTIFICATE

To the Clerk of Montgomery County, State of Kansas

We, the undersigned, officers of

City of Independence

- certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the
maximum expenditures for the various funds for the year 2026; and
(3) the Amounts(s) of 2025 Ad Valorem Tax are within statutory limitations.

			2026 Adopted Budget		
			Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Table of Contents:					
Allocation of MVT, RVT, 16/20M Veh Tax		2			
Schedule of Transfers		3			
Statement of Indebtedness		4			
Statement of Lease-Purchases		5			
Computation to Determine State Library Grant		6			
Fund	K.S.A.				
General	12-101a	7	11,266,609	3,496,231	
Debt Service	10-113	8	4,413,208		
Library	12-1220	8	300,000	289,385	
Industrial	12-1617h	9	29,000	26,682	
General Fund Employee Benefit	12-16,102	9			
Liability Insurance	75-6110	10	113,450	77,028	
Special Highway		11	469,130		
Eco Dev & Transportation		11	750,000		
Special Alcohol		12	42,792		
Education Sales Tax		12	2,500,000		
Special Park & Recreation		13	108,000		
Fight Addiction Fund		13	28,437		
Special Use Sales Tax (2023-2033)		14	2,500,000		
QOL Sales Tax		14			
Airport		15	683,007		
Water & Sewer		16	7,178,670		
Sanitation		17	1,387,361		
Non-Budgeted Funds-A		18			
Non-Budgeted Funds-B		19			
Non-Budgeted Funds-C		20			
Non-Budgeted Funds-D		21			
Non-Budgeted Funds-E		22			
Non-Budgeted Funds-F		23			
Non-Budgeted Funds-G		24			
Totals	xxxxx		31,769,664	3,889,326	
Budget Hearing Notice					County Clerk's Use Only
Combined Rate and Budget Hearing Notice		1			
RNR Hearing Notice					
Neighborhood Revitalization		25			Nov 1, 2025 Total Assessed Valuation

Revenue Neutral Rate 50.643

Does budget require a resolution to exceed the Revenue Neutral Rate? YES

Assisted by:

Address:

Email:

Attest: _____, 2025

County Clerk

Governing Body

CPA Summary

City of Independence

2026

Allocation of MV, RV, 16/20M, Commercial Vehicle, and Watercraft Tax Estimates

Budgeted Fund for 2025	Ad Valorem Levy Tax Year 2024	Allocation for Year 2026				
		MVT	RVT	16/20M Veh	Comm Veh	Watercraft
General	3,368,594	310,709	3,173	858	12,673	2,116
Debt Service						
Library	269,935	24,898	254	69	1,015	170
Industrial	25,563	2,358	24	7	96	16
General Fund Employee						
Liability Insurance						
TOTAL	3,664,092	337,965	3,451	934	13,784	2,302

County Treas Motor Vehicle Estimate	<u>337,965</u>					
County Treas Recreational Vehicle Estimate		<u>3,451</u>				
County Treas 16/20M Vehicle Estimate			<u>934</u>			
County Treas Commercial Vehicle Tax Estimate				<u>13,784</u>		
County Treas Watercraft Tax Estimate					<u>2,302</u>	

Motor Vehicle Factor	<u>0.09224</u>					
Recreational Vehicle Factor		<u>0.00094</u>				
16/20M Vehicle Factor			<u>0.00025</u>			
Commercial Vehicle Factor				<u>0.00376</u>		
Watercraft Factor					<u>0.00063</u>	

City of Independence

2026

Schedule of Transfers

Expenditure Fund Transferred From:	Receipt Fund Transferred To:	Actual Amount for 2024	Current Amount for 2025	Proposed Amount for 2026	Transfers Authorized by Statute
SUST	General Fund	666,645	625,000	625,000	12,197
SUST	Bond & Interest	826,639	775,000	775,000	12,197
SUST	Economic Development	133,329	125,000	125,000	12,197
SUST	City Projects	319,989	300,000	300,000	12,197
SUST	Street Capital Reserve	719,976	675,000	675,000	12,197
General Fund	Capital Reserve	313,709	337,435	361,750	12-1,118
General Fund	Demolition Fund	50,000	75,000	100,000	12-1,118
Economic Development	Street Capital Reserve	500,000	300,000	100,000	12-1,118
Economic Development	Airport Capital Reserve	-	-	50,000	12-1,118
Economic Development	City Grant Programs	150,000	150,000	300,000	79-2934
Education Sales Tax	Bond & Interest	251,300	249,400	252,350	12,197
City Projects	Bond & Interest	120,316	131,732	141,632	12,197
QOL Sales Tax	City Projects	14,121	-	-	12,197
Special Highway	Street Capital Reserve	461,777	466,619	469,130	12-1,118
Street Capital Reserve	Bond & Interest	498,000	625,000	625,000	12-1,118
Airport	Airport Capital Reserve	-	25,000	-	12-1,825d
Water/Sewer	Bond & Interest	79,450	77,825	330,320	12-1,825d
Water/Sewer	Water/Sewer Capital Reserve	500,000	815,000	190,000	12-1,825d
Water/Sewer	City Grant Programs	50,000	50,000	50,000	12-1,825d
Water/Sewer	General Fund Support	1,128,792	985,591	995,250	12-1,825d
Sanitation	General Fund Support	137,940	137,830	-	12-1,825d
Employee Benefit	General Fund	514,866	-	-	79-2958
Skate Park	General Fund	4	-	-	Council Motion
12" Pipeline - Bartlett Project	Bond & Interest	866,389	-	-	Council Motion
Incubator Building	Economic Development	-	37,140	37,140	12-1,118
Totals		8,303,242	6,963,572	6,502,572	
Adjustments					
Adjusted Totals		8,303,242	6,963,572	6,502,572	

*Note: Adjustments are required only if the transfer is being made in 2025 and/or 2026 from a non-budgeted fund.

City of Independence

2026

STATEMENT OF INDEBTEDNESS

Type of Debt	Date of Issue	Date of Retirement	Interest Rate %	Amount Issued	Beginning Amount Outstanding Jan 1, 2025	Date Due		Amount Due 2025		Amount Due 2026	
						Interest	Principal	Interest	Principal	Interest	Principal
General Obligation:											
Series A 2015	7/22/2015	10/1/2030	3.00	1,960,000	855,000	MARCH	SEPT	25,650	130,000	21,750	140,000
Series A 2016	7/12/2016	10/1/2026	2.00	1,875,000	480,000	MARCH	SEPT	14,400	235,000	7,350	245,000
Series A 2019	10/2/2019	10/1/2026	3.00	1,430,000	570,000	MARCH	SEPT	17,100	280,000	8,700	290,000
Series A 2022	6/30/2022	10/1/2042	3.47	13,925,000	12,815,000	MARCH	SEPT	479,206	495,000	454,456	525,000
Series A 2023 - Temp	7/26/2023	4/1/2025	7.00	10,000,000	10,000,000	MARCH	SEPT	350,000	10,000,000	0	0
Series A 2024 - Temp	2/1/2024	10/1/2027	4.00	4,565,000	4,565,000	MARCH	SEPT	182,600	0	182,600	0
Series A 2025	3/27/2025	10/1/2029	4.35	10,115,000	0	MARCH	SEPT	221,906	1,845,000	353,907	1,935,000
Total G.O. Bonds					29,285,000			1,290,862	12,985,000	1,028,763	3,135,000
Revenue Bonds:											
13 Series of Bonds	Various	Various	Various	30,655,000	30,655,000						
Total Revenue Bonds					30,655,000			0	0	0	0
Other:											
Loan C-20-1915-01	10/24/2011*	3/1/2034	2.25	4,000,000	1,647,729	MARCH	SEPT	36,203	155,707	32,678	159,624
Loan Project No. 2933	8/15/2018	8/1/2040	2.33	3,107,770	1,424,782	FEBRUARY	AUGUST	7,606	144,651	9,889	129,448
KPWSLF No. 3058	7/1/2021	2/1/2044	1.33	3,776,894	3,179,065	FEBRUARY	AUGUST	11,453	82,732	12,784	167,118
Total Other					6,251,576			55,262	383,090	55,351	456,190
Total Indebtedness					66,191,576			1,346,124	13,368,090	1,084,114	3,591,190

STATEMENT OF CONDITIONAL LEASE-PURCHASE AND CERTIFICATE OF PARTICIPATION*

Item Purchased	Contract Date	Term of Contract (Months)	Interest Rate %	Total Amount Financed (Beginning Principal)	Principal Balance As Beginning of 2025	Payments Due 2025	Payments Due 2026
Aerial Fire Truck	4/1/2019	84	3.44	597,896	185,518	91,189	94,329
John Deere Tractor & Bushhog	4/1/2020	60	2.45	90,288	9,532	9,532	
Streetsweeper	2/11/2021	60	1.78	149,994	21,609	21,609	
Sanitation Truck	10/19/2022	60	1.96	199,838	122,222	39,953	40,736
Sanitation Truck	7/25/2024	60	4.98	395,637	395,637	71,633	75,201
Ambulance Remount	1/9/2025	60	3.95	196,075	0	0	36,239
Bucket Truck	3/19/2025	60	4.25	195,195	0	0	35,861
Totals					734,518	233,916	282,366

*****If leasing/renting with no intent to purchase, do not list--such transactions are not lease-purchases.**

WORKSHEET FOR STATE GRANT-IN-AID TO PUBLIC LIBRARIES AND REGIONAL LIBRARY SYSTEMS

Budgeted Year: 2026

Library found in: City of Independence
Montgomery County

As provided in KSA 79-2553 *et seq.*, two tests are used to determine eligibility for State Library Grant. If the grant is approved, then the municipality's library will be paid the grant on February 15 of each year.

First test:

	Current Year	Proposed Year
	<u>2025</u>	<u>2026</u>
Ad Valorem	\$269,935	\$289,385
Delinquent Tax	\$8,500	\$8,000
Motor Vehicle Tax	\$20,530	\$24,898
Recreational Vehicle Tax	\$190	\$254
16/20M Vehicle Tax	\$78	\$69
TOTAL TAXES	\$299,233	\$322,606
Difference in Total Taxes:	\$23,373	
Qualify for grant:	Qualify	

Second test:

Assessed Valuation	\$68,160,337	\$72,350,548
Did Assessed Valuation Decrease?	No	
Levy Rate	3.96	4.000
Difference in Levy Rate:	0.040	
Qualify for grant:	Qualify	

Overall does the municipality qualify for a grant? **Qualify**

If the municipality would not have qualified for a grant, please see the below narrative for assistance from the State Library

City of Independence

2026

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget General	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	1,480,723	1,874,515	1,546,828
Receipts:			
Ad Valorem Tax	2,015,139	3,368,594	xxxxxxxxxxxxxxxx
Delinquent Tax	102,855	95,000	100,000
Motor Vehicle Tax	250,321	307,933	310,709
Recreational Vehicle Tax	2,733	2,851	3,173
16/20M Vehicle Tax	835	1,129	858
Commercial Vehicle Tax	9,768	12,157	12,673
Watercraft Tax	2,105	2,490	2,116
Gross Earning (Intangible) Tax			0
Vehicle Rental Excise Tax	9,230	11,321	5,000
In Lieu of Tax	1,692		
Nuisance Tax	4,200	5,000	4,000
Special Assessments (Mowing)	42,613	40,000	40,000
Current Personal Property Taxes	34,729		
Other Miscellaneous Taxes	50	1,500	
Franchise Tax	495,323	493,300	502,800
Sales Tax	2,666,579	2,500,000	2,500,000
Alcohol Liquor Tax	43,748	43,978	42,792
Grants (County EMS Distribution)	183,254	182,480	183,512
Licenses and Permits	109,290	113,250	99,600
Fines, Forfeitures and Penalties	202,799	216,765	230,250
Charges for Services			
Ambulance Fees	1,063,468	850,000	1,000,000
Fire Fees	225	9,000	5,250
Cemetery Fees	57,925	61,500	61,500
Park Fees	28,782	39,000	35,000
Charge Offs and Re	80,176	50,000	0
Use of Money & Property			
Interest Income	249,065	250,000	200,000
Rents	49,464	114,000	97,200
Memorial Hall Fees	28,884	39,000	33,000
Other Receipts			
Reimbursed Expense (Enter as -expense below)			
Insurance Proceeds	30,612	0	0
Misc	121,646	14,000	10,000
Operating Transfers In	2,448,247	1,748,421	1,620,250
Neighborhood Revitalization Rebate			-219,131
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	10,335,757	10,572,669	6,880,552
Resources Available:	11,816,480	12,447,184	8,427,380

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City of Independence

FUND PAGE - GENERAL

Adopted Budget General	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Resources Available:	11,816,480	12,447,184	8,427,380

Expenditures:			
Administration	577,397	596,100	658,837
Municipal Court	161,551	163,705	221,710
City Hall	181,254	104,500	151,102
General Government	581,099	568,305	552,482
Finance and Records	387,068	496,214	489,530
Fire_EMS	2,104,155	2,353,299	2,371,278
Police	1,929,580	2,013,371	2,114,192
Dispatch	264,553	467,859	529,764
Animal Control	140,424	137,170	138,693
Code Enforcement	141,687	186,095	175,114
Street	1,002,971	1,003,716	1,073,901
Park	565,025	841,036	834,957
Zoo	495,513	593,011	608,756
Cemetery	231,283	274,377	295,840
Memorial Hall	287,647	336,763	280,079
0	0	0	0
Subtotal detail (Should agree with detail)	9,051,207	10,135,521	10,496,235
Intergovernmental Transfers	366,196	412,435	461,750
Economic Development	31,500	0	0
Emergency Preparedness	29,232	20,500	16,000
Planning and Zoning	878	4,500	2,500
Recreation	28,030	5,000	7,500
Library	14,515	4,000	0
Culture and Recreation	25,500	63,400	64,500
Building D	431,141	255,000	218,124
Reimbursed Expense	-36,234		
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	9,941,965	10,900,356	11,266,609
Unencumbered Cash Balance Dec 31	1,874,515	1,546,828	xxxxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount:	9,954,538	11,445,356	11,266,609
Non-Appropriated Balance			542,039
Total Expenditure/Non-Appr Balance			11,808,648
Tax Required			3,381,268
Delinquent Comp Rate: 3.4%			114,963
Amount of 2025 Ad Valorem Tax			3,496,231

CPA Summary

City of Independence

2026

Adopted Budget General Fund - Detail Page 1	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
Administration			
Salaries	409,665	461,100	519,237
Contractual	146,382	121,000	127,600
Commodities	14,220	14,000	12,000
Capital Outlay	7,130		
Total	577,397	596,100	658,837
Municipal Court			
Salaries	62,624	72,455	71,442
Contractual	94,061	90,250	147,768
Commodities	4,866	1,000	2,500
Capital Outlay			
Total	161,551	163,705	221,710
City Hall			
Salaries			
Contractual	169,277	96,500	140,102
Commodities	11,977	8,000	11,000
Capital Outlay			
Total	181,254	104,500	151,102
General Government			
Salaries	23,919	15,000	58,172
Contractual	544,050	515,305	494,310
Commodities	12,271	38,000	0
Capital Outlay	859		
Total	581,099	568,305	552,482
Finance and Records			
Salaries	290,051	347,254	373,635
Contractual	81,035	141,960	103,895
Commodities	14,613	7,000	12,000
Capital Outlay	1,369		
Total	387,068	496,214	489,530
Fire EMS			
Salaries	1,690,252	2,004,599	1,991,196
Contractual	232,871	145,200	197,082
Commodities	181,032	203,500	183,000
Capital Outlay			
Total	2,104,155	2,353,299	2,371,278
Police			
Salaries	1,572,405	1,755,571	1,837,342
Contractual	160,694	172,000	180,850
Commodities	196,481	85,800	96,000
Capital Outlay			
Total	1,929,580	2,013,371	2,114,192
Dispatch			
Salaries	260,054	464,959	524,264
Contractual	2,530	1,000	2,000
Commodities	1,969	1,900	3,500
Capital Outlay			
Total	264,553	467,859	529,764

Page 1 - Total	6,186,657	6,763,353	7,088,895
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City of Independence

2026

Adopted Budget General Fund - Detail Page 2	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
Animal Control			
Salaries	66,879	73,070	77,018
Contractual	57,637	59,300	56,425
Commodities	15,908	4,800	5,250
Capital Outlay			
Total	140,424	137,170	138,693
Code Enforcement			
Salaries	104,382	131,315	138,914
Contractual	28,401	47,180	27,200
Commodities	8,904	7,600	9,000
Capital Outlay			
Total	141,687	186,095	175,114
Street			
Salaries	377,821	451,041	494,301
Contractual	417,551	359,250	379,600
Commodities	196,423	193,425	200,000
Capital Outlay	11,176		
Total	1,002,971	1,003,716	1,073,901
Park			
Salaries	364,220	500,711	516,345
Contractual	138,848	214,250	234,112
Commodities	61,957	71,075	84,500
Capital Outlay		55,000	0
Total	565,025	841,036	834,957
Zoo			
Salaries	326,877	382,111	404,104
Contractual	48,678	83,300	79,152
Commodities	106,058	127,600	125,500
Capital Outlay	13,900		
Total	495,513	593,011	608,756
Cemetery			
Salaries	176,647	213,277	231,536
Contractual	24,072	42,100	38,304
Commodities	15,614	19,000	18,000
Capital Outlay	14,950	0	8,000
Total	231,283	274,377	295,840
Memorial Hall			
Salaries	145,073	136,163	142,999
Contractual	126,793	184,100	117,080
Commodities	15,781	16,500	20,000
Capital Outlay			
Total	287,647	336,763	280,079
Page 2 -Total	2,864,550	3,372,168	3,407,340
Page 1 -Total	6,186,657	6,763,353	7,088,895
Grand Total	9,051,207	10,135,521	10,496,235

(Note: Should agree with general sub-totals.)

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City of Independence

2026

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Debt Service	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	560,549	599,880	229,881
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax	160		
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20M Vehicle Tax			
Commercial Vehicle Tax			
Watercraft Tax			
Special Assessments	15,611		
Transfers	1,775,705	1,858,957	2,124,301
Reimbursements			2,248,078
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	1,791,476	1,858,957	4,372,379
Resources Available:	2,352,025	2,458,837	4,602,260
Expenditures:			
Principal	1,105,000	1,140,000	3,285,000
Interest Expense	1,526,378	1,068,956	1,128,208
Cost of Issuance		20,000	
Bond Proceeds	-879,233		
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	1,752,145	2,228,956	4,413,208
Unencumbered Cash Balance Dec 31	599,880	229,881	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	2,154,990	2,228,956	4,413,208
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		4,413,208
	Tax Required		0
Delinquent Comp Rate:	3.4%		0
Amount of 2025 Ad Valorem Tax			0

Adopted Budget	Prior Year	Current Year	Proposed Budget
Library	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	0	0	4,795
Receipts:			
Ad Valorem Tax	194,428	269,935	xxxxxxxxxxxxxxxx
Delinquent Tax	10,878	8,500	8,000
Motor Vehicle Tax	24,092	20,530	24,898
Recreational Vehicle Tax	255	190	254
16/20M Vehicle Tax	93	78	69
Commercial Vehicle Tax	1,025	811	1,015
Watercraft Tax	230	166	170
Addtl MVT on Treasurer estimate	859	770	
Interest on Idle Funds			
Neighborhood Revitalization Rebate	133	-3,016	-17,820
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	231,993	297,964	16,586
Resources Available:	231,993	297,964	21,381
Expenditures:			
Appropriation to Library Board	231,993	250,000	260,000
Library Maintenance		6,919	40,000
Library Project		36,250	
Property Insurance			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	231,993	293,169	300,000
Unencumbered Cash Balance Dec 31	0	4,795	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	239,144	293,169	300,000
	Non-Appropriated Balance		1,250
	Total Expenditure/Non-Appr Balance		301,250
	Tax Required		279,869
Delinquent Comp Rate:	3.4%		9,516
Amount of 2025 Ad Valorem Tax			289,385

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Special Highway	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1		10,093	0
Receipts:			
State of Kansas Gas Tax	171,322	230,130	230,950
County Transfers Gas	100,745	36,050	36,180
Connecting Link	93,364	94,000	94,000
Federal Funds Exchange	106,439	108,611	108,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	471,870	468,791	469,130
Resources Available:	471,870	478,884	469,130
Expenditures:			
Transfers	461,777	466,619	469,130
Additional items (Amended)		12,265	
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	461,777	478,884	469,130
Unencumbered Cash Balance Dec 31	10,093	0	0
2024/2025/2026 Budget Authority Amount	465,630	466,619	469,130

See Tab C

0

Adopted Budget

	Prior Year	Current Year	Proposed Budget
Eco Dev & Transportation	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	2,159,813	1,258,953	1,302,293
Receipts:			
Franchise Expense	326,660	326,200	333,200
Reimbursed Expense			
Transfers In	133,329	162,140	162,140
Interest on Idle Funds	397,656	155,000	100,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	857,645	643,340	595,340
Resources Available:	3,017,458	1,902,293	1,897,633
Expenditures:			
Capital Outlay	1,108,505		150,000
Transfers	650,000	450,000	200,000
Transfers - Airport & Street			150,000
Neighborhood Exterior Grant			50,000
Downtown Building Grant			50,000
Labette Incentive		100,000	100,000
Kwikom Incentive		50,000	50,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	1,758,505	600,000	750,000
Unencumbered Cash Balance Dec 31	1,258,953	1,302,293	1,147,633
2024/2025/2026 Budget Authority Amount	1,756,961	550,000	750,000

includes \$105k of "other" for employment incentives
program transfers to support housing

See Tab A

See Tab C

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Industrial			
Unencumbered Cash Balance Jan 1	5,035	422	1,511
Receipts:			
Ad Valorem Tax	20,633	25,563	xxxxxxxxxxxxxxx
Delinquent Tax	1,154	1,000	500
Motor Vehicle Tax	3,080	2,181	2,358
Recreational Vehicle Tax	22	20	24
16/20M Vehicle Tax	13	8	7
Commercial Vehicle Tax	129	86	96
Watercraft Tax	29	18	16
Vehicle Rental Excise Tax	112		
Interest on Idle Funds	201		249
Neighborhood Revitalization Rebate	14	-287	-1,566
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	25,387	28,589	1,684
Resources Available:	30,422	29,011	3,195
Expenditures:			
MCAC	25,000	25,000	25,000
Chamber of Commerce	5,000	2,500	2,500
Cash Reserve (2026 column)			1,500
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	30,000	27,500	29,000
Unencumbered Cash Balance Dec 31	422	1,511	xxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	30,000	27,500	29,000
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			29,000
Tax Required			25,805
Delinquent Comp Rate: 3.4%			877
Amount of 2025 Ad Valorem Tax			26,682

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
General Fund Employee Benefit			
Unencumbered Cash Balance Jan 1	15,921	0	0
Receipts:			
Ad Valorem Tax	866,508	0	xxxxxxxxxxxxxxx
Delinquent Tax	23,064		
Motor Vehicle Tax	43,806	95,363	
Recreational Vehicle Tax	383	883	
16/20M Vehicle Tax	291	364	
Commercial Vehicle Tax	2,761	3,765	
Watercraft Tax	699	771	
Vehicle Rental Excise Tax	1,237		
Move to General Fund		-101,146	
Interest on Idle Funds	5,145		
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	943,894	0	0
Resources Available:	959,815	0	0
Expenditures:			
Personal Services	443,484		
Contractual	12,050		
Transfers	514,866		
Cash Reserve (2026 column)			
Miscellaneous	-10,585		
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	959,815	0	0
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	1,036,040	0	0
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			0
Tax Required			0
Delinquent Comp Rate: 3.4%			0
Amount of 2025 Ad Valorem Tax			0

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Liability Insurance	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	224,814	140,748	38,476
Receipts:			
Ad Valorem Tax	2	0	XXXXXXXXXXXXXXXXXX
Delinquent Tax	3,385	3,000	1,000
Motor Vehicle Tax	7,625		
Recreational Vehicle Tax	80		
16/20M Vehicle Tax	36		
Commercial Vehicle Tax	314		
Watercraft Tax	70		
Vehicle Rental Excise Tax	290		
Interest on Idle Funds	6,457	7,200	4,000
Neighborhood Revitalization Rebate			-4,521
Miscellaneous		28	
Does miscellaneous exceed 10% Total Rec			
Total Receipts	18,259	10,228	479
Resources Available:	243,073	150,976	38,955
Expenditures:			
Contractual Services	102,325	112,500	92,000
Cash Reserve (2026 column)			21,450
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	102,325	112,500	113,450
Unencumbered Cash Balance Dec 31	140,748	38,476	XXXXXXXXXXXXXXXXXX
2024/2025/2026 Budget Authority Amount	102,225	112,500	113,450
	Non-Appropriated Balance		
See Tab A	Total Expenditure/Non-Appr Balance		113,450
	Tax Required		74,495
Delinquent Comp Rate:	3.4%		2,533
Amount of 2025 Ad Valorem Tax			77,028

Adopted Budget	Prior Year	Current Year	Proposed Budget
0	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Ad Valorem Tax		0	XXXXXXXXXXXXXXXXXX
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20M Vehicle Tax			
Commercial Vehicle Tax			
Watercraft Tax			
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	0	0	0
Resources Available:	0	0	0
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	0	0
Unencumbered Cash Balance Dec 31	0	0	XXXXXXXXXXXXXXXXXX
2024/2025/2026 Budget Authority Amount	0	0	0
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		0
	Tax Required		0
Delinquent Comp Rate:	3.4%		0
Amount of 2025 Ad Valorem Tax			0

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Special Alcohol	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	75,182	118,930	118,930
Receipts:			
Local Alcohol Liquor Tax	43,748	43,978	42,792
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	43,748	43,978	42,792
Resources Available:	118,930	162,908	161,722
Expenditures:			
Contractual Services		30,000	30,000
Internal Project Funds		13,978	12,792
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	43,978	42,792
Unencumbered Cash Balance Dec 31	118,930	118,930	118,930
2024/2025/2026 Budget Authority Amount	30,000	43,978	42,792

Adopted Budget

	Prior Year	Current Year	Proposed Budget
Education Sales Tax	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	184,773	0	0
Receipts:			
Sales Tax	2,666,578	2,609,684	2,500,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	2,666,578	2,609,684	2,500,000
Resources Available:	2,851,351	2,609,684	2,500,000
Expenditures:			
Contractual Services	2,600,051	2,360,284	2,247,650
Transfers Out	251,300	249,400	252,350
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	2,851,351	2,609,684	2,500,000
Unencumbered Cash Balance Dec 31	0	0	0
2024/2025/2026 Budget Authority Amount	2,934,773	2,500,000	2,500,000

See Tab C

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Special Park & Recreation	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	106,430	85,197	85,197
Receipts:			
Local Alcohol Liquor Tax (State)	51,826	43,978	42,792
Other Income (County distribution)		8,000	8,974
Interest on Idle Funds	3,449	3,000	2,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	55,275	54,978	53,766
Resources Available:	161,705	140,175	138,963
Expenditures:			
Contractual Services			
Ash Youth Center Support	24,000	24,000	24,000
Aquatic Center Losses & Projects		21,000	21,000
Park Capital Project	52,508	9,978	63,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	76,508	54,978	108,000
Unencumbered Cash Balance Dec 31	85,197	85,197	30,963
2024/2025/2026 Budget Authority Amount	134,000	54,978	108,000

Adopted Budget

	Prior Year	Current Year	Proposed Budget
Fight Addiction Fund	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	25,583	53,043	7,437
Receipts:			
Settlement Proceeds	26,184	20,000	20,000
Interest on Idle Funds	1,276	500	1,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	27,460	20,500	21,000
Resources Available:	53,043	73,543	28,437
Expenditures:			
Project Costs		66,106	28,437
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	66,106	28,437
Unencumbered Cash Balance Dec 31	53,043	7,437	0
2024/2025/2026 Budget Authority Amount	41,116	66,106	28,437

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Special Use Sales Tax (2023-2033)	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Sales tax	2,666,578	2,609,684	2,500,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	2,666,578	2,609,684	2,500,000
Resources Available:	2,666,578	2,609,684	2,500,000
Expenditures:			
Transfers	2,666,578	2,609,684	2,500,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	2,666,578	2,609,684	2,500,000
Unencumbered Cash Balance Dec 31	0	0	0
2024/2025/2026 Budget Authority Amount	2,750,000	2,500,000	2,500,000

See Tab C

Adopted Budget

QOL Sales Tax	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	0	0	0
Resources Available:	0	0	0
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	0	0
Unencumbered Cash Balance Dec 31	0	0	0
2024/2025/2026 Budget Authority Amount	14,121	0	0

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Airport	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	47,578	49,258	42,406
Receipts:			
Charges for Services	672,774	886,000	664,760
Reimbursed Expense	470		
Transfer from Capital Imp for Lease Pmt			
Interest on Idle Funds	1,299	2,000	1,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	674,543	888,000	665,760
Resources Available:	722,121	937,258	708,166
Expenditures:			
Personnel	113,292	114,675	119,603
Contractual/Purchased Services	505,032	709,620	531,904
Supplies	35,242	35,908	31,500
Lease Payments	19,297	9,649	0
Transfers Out	0	25,000	0
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	672,863	894,852	683,007
Unencumbered Cash Balance Dec 31	49,258	42,406	25,159
2024/2025/2026 Budget Authority Amount	879,806	894,852	683,007

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Water & Sewer	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	2,933,726	1,727,404	833,241
Receipts:			
Charges for Services	5,477,476	6,497,605	6,560,000
Other Income	28,380	30,000	
Interest on Idle Funds	112,912	75,000	75,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	5,618,768	6,602,605	6,635,000
Resources Available:	8,552,494	8,330,009	7,468,241
Expenditures:			
Transfers	1,758,242	1,928,716	1,565,570
Water Production			
Personnel	544,799	579,514	561,991
Contractual/Purchased Services	589,412	830,000	436,700
Supplies	720,448	712,500	786,500
Capital	22,052		
Water Distribution			
Personnel	681,838	597,008	661,860
Contractual/Purchased Services	255,924	60,000	269,000
Supplies	444,346	376,400	398,000
Capital		225,000	85,000
Water/Sewer Admin			
Personnel	380,351	433,485	411,846
Contractual/Purchased Services	484,526	453,500	642,342
Supplies	17,854	9,500	20,500
Debt Service		606,914	685,039
Sewer Treatment			
Personnel	206,258	226,906	202,322
Contractual/Purchased Services	225,333	212,250	217,000
Supplies	35,378	63,325	67,000
Capital			
Sewer Collection			
Personnel	9,473	0	0
Contractual/Purchased Services	12,669	18,000	91,500
Supplies	42,226	163,750	76,500
Capital			
Mg Co Sewer District KDHE	393,961		
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	6,825,090	7,496,768	7,178,670
Unencumbered Cash Balance Dec 31	1,727,404	833,241	289,571
2024/2025/2026 Budget Authority Amount	6,904,974	7,496,768	7,178,670

CPA Summary

City of Independence

2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Sanitation	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	401,953	244,476	52,385
Receipts:			
Charges for Services	1,243,944	1,242,000	1,332,500
Other Income	-395,637	11,000	2,000
Ask David - EOY Cash Bal plug	-6,286		
Interest on Idle Funds	17,588		8,000
Miscellaneous	10,934		
Does miscellaneous exceed 10% Total Rec			
Total Receipts	870,543	1,253,000	1,342,500
Resources Available:	1,272,496	1,497,476	1,394,885
Expenditures:			
Transfers	137,940	137,830	0
Personnel	692,886	618,461	567,836
Contractual/Purchased Services	441,578	463,300	551,340
Supplies	108,935	91,500	94,500
Capital Outlay	-395,667		0
Debt Service	42,348	134,000	173,685
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	1,028,020	1,445,091	1,387,361
Unencumbered Cash Balance Dec 31	244,476	52,385	7,524
2024/2025/2026 Budget Authority Amount	1,581,952	1,519,747	1,387,361

Ask David

modified 2025 budget by \$20k here to reduce expenditures to stay in a positive cash balance

modified 2025 budget by \$54,686 here to reduce expenditures to stay in a positive cash balance

CPA Summary

City of Independence

NON-BUDGETED FUNDS (A)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-A

(1) Fund Name: (2) Fund Name: (3) Fund Name: (4) Fund Name: (5) Fund Name:

Special Park		Crime Prevention		Law Enforcement Trust		Downtown Tree Replacement		Demolition		Total
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		
Cash Balance Jan 1	47,549	Cash Balance Jan 1	589	Cash Balance Jan 1	14,594	Cash Balance Jan 1	16,145	Cash Balance Jan 1	16,241	95,118
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
Interest	2,213			Interest	566	Interest	653	Miscellaneous	17,386	
Donations	71,674			Miscellaneous	148			Transfers	50,000	
Total Receipts	73,887	Total Receipts	0	Total Receipts	714	Total Receipts	653	Total Receipts	67,386	142,640
Resources Available:	121,436	Resources Available:	589	Resources Available:	15,308	Resources Available:	16,798	Resources Available:	83,627	237,758
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	51,165			Commodities	1,650			Capital Outlay	80,745	
Total Expenditures	51,165	Total Expenditures	0	Total Expenditures	1,650	Total Expenditures	0	Total Expenditures	80,745	133,560
Cash Balance Dec 31	70,271	Cash Balance Dec 31	589	Cash Balance Dec 31	13,658	Cash Balance Dec 31	16,798	Cash Balance Dec 31	2,882	104,198 **
									104,198 **	

**Note: These two block figures should agree.

CPA Summary									

City of Independence

NON-BUDGETED FUNDS (B)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-B

(1) Fund Name: (2) Fund Name: (3) Fund Name: (4) Fund Name: (5) Fund Name:

Memorial Hall		E-911 (Old)		E-911 (New)		Incubator Building		Logan Fountain		Total
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		
Cash Balance Jan 1	14,645	Cash Balance Jan 1	4,697	Cash Balance Jan 1	263,313	Cash Balance Jan 1	96,750	Cash Balance Jan 1	124	379,529
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
				Interest	10,709	Rents	34,045			
				Miscellaneous	136,781					
Total Receipts	0	Total Receipts	0	Total Receipts	147,490	Total Receipts	34,045	Total Receipts	0	181,535
Resources Available:	14,645	Resources Available:	4,697	Resources Available:	410,803	Resources Available:	130,795	Resources Available:	124	561,064
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
				Contractual	66,009					
				Supplies	51,449					
Total Expenditures	0	Total Expenditures	0	Total Expenditures	117,458	Total Expenditures	0	Total Expenditures	0	117,458
Cash Balance Dec 31	14,645	Cash Balance Dec 31	4,697	Cash Balance Dec 31	293,345	Cash Balance Dec 31	130,795	Cash Balance Dec 31	124	443,606 **
										443,606 **

**Note: These two block figures should agree.

CPA Summary										
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City of Independence

NON-BUDGETED FUNDS (C)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-C

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
City Grants		Land Bank		Employee Wellness		Fire/EMS Grant		Walmart Grant		Total
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		
Cash Balance Jan 1	332,215	Cash Balance Jan 1	55,464	Cash Balance Jan 1	46,898	Cash Balance Jan 1	-35,698	Cash Balance Jan 1	3,046	401,925
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
Reimbursed Expense	4,493	Interest	1,516	Interest	2,212	Donations	51,278			
Transfers	200,000	Miscellaneous	1,281	Miscellaneous	17,698					
Total Receipts	204,493	Total Receipts	2,797	Total Receipts	19,910	Total Receipts	51,278	Total Receipts	0	278,478
Resources Available:	536,708	Resources Available:	58,261	Resources Available:	66,808	Resources Available:	15,580	Resources Available:	3,046	680,403
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	176,981	Contractual	56	Contractual	4,572	Capital Outlay	13,232			
		Supplies	780							
		Capital Outlay	22,744							
Total Expenditures	176,981	Total Expenditures	23,580	Total Expenditures	4,572	Total Expenditures	13,232	Total Expenditures	0	218,365
Cash Balance Dec 31	359,727	Cash Balance Dec 31	34,681	Cash Balance Dec 31	62,236	Cash Balance Dec 31	2,348	Cash Balance Dec 31	3,046	462,038 **
									462,038	**

**Note: These two block figures should agree.

CPA Summary

City of Independence

NON-BUDGETED FUNDS (D)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-D

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
Federal Grants		General Capital Reserve		Streets Capital Reserve		Airport Capital Reserve		Water/Sewer Capital Reserve		
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		Total
Cash Balance Jan 1	91,281	Cash Balance Jan 1	381,212	Cash Balance Jan 1	2,919,319	Cash Balance Jan 1	416,989	Cash Balance Jan 1	4,933,129	8,741,930
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
Grants	358,164	Interest	13,756	Special Highway Tax	984,347	Interest	8,523	Interest	254,766	
Reimbursed Expense	2,487	Transfers	313,709	Interest	129,308	Miscellaneous	220,942	Transfers	500,000	
				Transfers	1,681,753					
Total Receipts	360,651	Total Receipts	327,465	Total Receipts	2,795,408	Total Receipts	229,465	Total Receipts	754,766	4,467,755
Resources Available:	451,932	Resources Available:	708,677	Resources Available:	5,714,727	Resources Available:	646,454	Resources Available:	5,687,895	13,209,685
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	720,501	Capital Outlay	197,310	Capital Outlay	3,425,553	Capital Outlay	333,308	Capital Outlay	15,894	
				Transfers	498,000					
Total Expenditures	720,501	Total Expenditures	197,310	Total Expenditures	3,923,553	Total Expenditures	333,308	Total Expenditures	15,894	5,190,566
Cash Balance Dec 31	-268,569	Cash Balance Dec 31	511,367	Cash Balance Dec 31	1,791,174	Cash Balance Dec 31	313,146	Cash Balance Dec 31	5,672,001	8,019,119 **
See Tab B										8,019,119 **

**Note: The two bold yellow figures should agree.

CPA Summary

City of Independence

NON-BUDGETED FUNDS (E)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-E

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
Skate Park		r Treatment Facility Upg		City Projects		enn/Chestnut-Oak Proje		2025-2016 KLINK Project		
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		Total
Cash Balance Jan 1	1,695	Cash Balance Jan 1	-211,779	Cash Balance Jan 1	-338,040	Cash Balance Jan 1	34,943	Cash Balance Jan 1	318,879	-194,302
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
		Reimbursed Expense	211,769	Donations	60,703					
				Miscellaneous	2,693,004					
				Debt Proceeds	4,603,711					
				Transfers	334,110					
Total Receipts	0	Total Receipts	211,769	Total Receipts	7,691,528	Total Receipts	0	Total Receipts	0	7,903,297
Resources Available:	1,695	Resources Available:	-10	Resources Available:	7,353,488	Resources Available:	34,943	Resources Available:	318,879	7,708,995
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	1,691	Capital Outlay	13,549	Contractual	69,251					
Transfers	4			Capital Outlay	5,957,200					
				Transfers	120,316					
Total Expenditures	1,695	Total Expenditures	13,549	Total Expenditures	6,146,767	Total Expenditures	0	Total Expenditures	0	6,162,011
Cash Balance Dec 31	0	Cash Balance Dec 31	-13,559	Cash Balance Dec 31	1,206,721	Cash Balance Dec 31	34,943	Cash Balance Dec 31	318,879	1,546,984 **
See Tab B										1,546,984 **

**Note: The two bold yellow figures should agree.

CPA Summary

City of Independence

NON-BUDGETED FUNDS (F)
(Only the actual budget year for 2024 is reported)

2026

Non-Budgeted Funds-F

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
Curb Ramps Project		PC LoanC20 2043 Proj		12" Bartlett Pipeline		KPWSL #3058 Waterlin		Grinder Pump Replacemen		
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		Total
Cash Balance Jan 1	779,640	Cash Balance Jan 1	-1,354,182	Cash Balance Jan 1	9,121,303	Cash Balance Jan 1	-430,170	Cash Balance Jan 1	290,040	8,406,631
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
		Grants	2,000	Grants	1,300,000	Debt Proceeds	3,179,065	Sewer Charges	8,362	
								Interest	13,112	
Total Receipts	0	Total Receipts	2,000	Total Receipts	1,300,000	Total Receipts	3,179,065	Total Receipts	21,474	4,502,539
Resources Available:	779,640	Resources Available:	-1,352,182	Resources Available:	10,421,303	Resources Available:	2,748,895	Resources Available:	311,514	12,909,170
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	38,841	Capital Outlay	23,167	Capital Outlay	5,571,922	Capital Outlay	2,912,620			
				Transfers	866,389					
Total Expenditures	38,841	Total Expenditures	23,167	Total Expenditures	6,438,311	Total Expenditures	2,912,620	Total Expenditures	0	9,412,939
Cash Balance Dec 31	740,799	Cash Balance Dec 31	-1,375,349	Cash Balance Dec 31	3,982,992	Cash Balance Dec 31	-163,725	Cash Balance Dec 31	311,514	3,496,231 **
		<u>See Tab B</u>				<u>See Tab B</u>				3,496,231 **

**Note: The two bold yellow figures should agree.

CPA Summary

City of Independence

NON-BUDGETED FUNDS (G)
(Only the actual budget year for 2024 is reported)

2026

Non-Budgeted Funds-G

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
Fire Insurance Proceeds		Alcohol Assessment		First Aid Training						
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		Total
Cash Balance Jan 1	14,995	Cash Balance Jan 1	3,820	Cash Balance Jan 1	1,828	Cash Balance Jan 1		Cash Balance Jan 1		20,643
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
Miscellaneous	54,705			Miscellaneous	427					
Total Receipts	54,705	Total Receipts	0	Total Receipts	427	Total Receipts	0	Total Receipts	0	55,132
Resources Available:	69,700	Resources Available:	3,820	Resources Available:	2,255	Resources Available:	0	Resources Available:	0	75,775
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Miscellaneous	31,920			Miscellaneous	1,094					
Total Expenditures	31,920	Total Expenditures	0	Total Expenditures	1,094	Total Expenditures	0	Total Expenditures	0	33,014
Cash Balance Dec 31	37,780	Cash Balance Dec 31	3,820	Cash Balance Dec 31	1,161	Cash Balance Dec 31	0	Cash Balance Dec 31	0	42,761 **
									42,761 **	

**Note: The two bold yellow figures should agree.

CPA Summary

City of Independence

2026

2026 Neighborhood Revitalization Rebate

Budgeted Funds for 2026	2025 Ad Valorem before Rebate**	2025 Mil Rate before Rebate	Estimate 2026 NR Rebate
General	3,506,734	48.469	219,131
Debt Service			0
Library	285,176	3.942	17,820
Industrial	25,063	0.346	1,566
General Fund Employee Benefit			0
Liability Insurance	72,353	1.000	4,521
TOTAL	3,889,326	53.757	243,038

2025 July 1 Valuation: 72,350,548

Valuation Factor: 72,350.548

Neighborhood Revitalization Subj to Rebate: 4,521,081

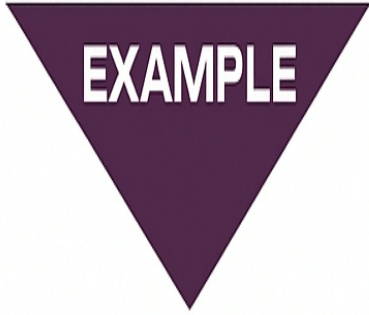
Neighborhood Revitalization factor: 4,521.081

**This information comes from the 2026 Budget Summary page. See instructions tab step #12 for completing the Neighborhood Revitalization Rebate table.

Calculating Your City Property Taxes

Your Home's Market Value x 11.5% = Your Home's
Assessed Value

Assessed Value x City's Mill Levy Rate (0.53757) = What
you pay in City Property Tax



EXAMPLE

\$100,000 x 11.5% = \$11,500

\$11,500 x .053757 = \$618,21



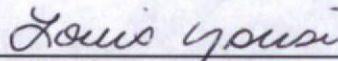
RESOLUTION NO. 2019-019

**A RESOLUTION ESTABLISHING A PURCHASING POLICY FOR THE
CITY OF INDEPENDENCE, KANSAS**

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

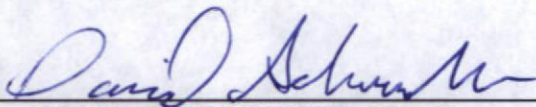
This resolution is establishing the
Purchasing Policy, as attached, for the City of Independence, Kansas.

*Adopted by the Governing Body of the City of Independence, Kansas, on the 25TH day of
July, 2019.*



LOUIS YSUSI, Mayor

ATTEST:



DAVID W. SCHWENKER, City Clerk



CITY OF INDEPENDENCE PURCHASING POLICY

SECTION 1. GENERAL PROVISIONS

1.1 Purpose

This is an Administrative Policy. The purpose of the policy is to define procurement and purchasing procedures for city departments and employees based upon the type of goods and services being acquired and to set forth the process for disposing of city assets.

1.2 Acquisition of Goods and Services

The acquisition of goods and services by or on behalf of the City of Independence, its agencies, departments, officials and authorized agents, should be made in a manner and method which provides for the prudent expenditure of City funds; provides for maximum protection of the taxpayer; prevents waste, conflict, and impropriety; provides for equal access and opportunity in an open and competitive environment to all suppliers, with regard to factors related to quality, cost and availability of the goods and services; and which complies with all applicable federal, state and local laws, rules and regulations.

1.3 Self-imposed Constraints

Even though the Governing Body approves a level of expenditures for any given department, that approval, in and of itself, is neither a permit nor a directive to expend funds unless the need exists at the time of purchase and the goods or services to be purchased are within the budget limits.

1.4 Familiarity with Policy

All personnel of the City responsible for purchases shall become familiar with and follow the City's policies and procedures as they relate to purchasing. Supervisors shall be cognizant of their respective budget limitations and initiate purchases accordingly. It is the responsibility of the individual departments to anticipate requirements and initiate action to purchase goods and services in advance of the time they are needed.

1.5 Application

This policy applies to all purchases and contracts entered into by the City. It shall apply to every expenditure of public funds for supplies and materials by a public department for public purchasing irrespective of the source of the funds. If City staff or resources are used in any manner, this policy shall apply. When the purchase involves the expenditure of federal or state assistance or contract funds, the purchase shall be conducted in accordance with any mandatory applicable federal and/or state laws and regulations. Nothing in this policy shall prevent any

public department from complying with the terms and conditions of any grant, gift or bequest that is otherwise consistent with law.

1.6 Public Access to Purchasing Information

Purchasing information shall be a public record to the extent provided by state statute and shall be available to the public as provided in such statute.

SECTION 2. DEFINITIONS

CITY EMPLOYEE – an individual drawing a salary or wages from the City.

CITY MANAGER – the Chief Administrative Officer of the City hired on either a permanent or interim basis by the Governing Body.

CONSTRUCTION – the process of building, altering, repairing, improving or demolishing any public structure or facility or other public improvement of any kind.

CONTRACT – a legally binding promise enforceable by law.

DEPARTMENT HEAD – the director designated by the City Manager to direct the administration of the department and is charged with certain duties and responsibilities, or his/her authorized representative.

EMERGENCY – those unforeseen circumstances that present an immediate threat to public health, welfare, or safety; or when immediate response is necessary to prevent further damage to public property, machinery or equipment; or when delay would result in significant financial impacts to the City or significant interruption to the project schedule as determined by the Department Head and City Manager.

GOVERNING BODY – the elected officials comprising the ruling body of the City that performs the legislative function for the City regarding policies and procedures; currently the city commission.

INVITATION FOR BIDS – all documents, whether attached or incorporated by reference, utilized for soliciting sealed bids.

MODIFICATION – any written alteration to a provision of any contract accomplished by mutual agreement of the parties to the contract.

RESPONSIBLE BIDDER – a contractor, business entity or individual who is fully capable to meet all of the requirements of the solicitation and subsequent contract; who must possess the full capability, including financial and technical, to perform as contractually required; and who must be able to fully document the ability to provide good faith performance. Documented poor performance on prior contracts for goods or services may suspend a contractor from consideration for award.

REQUEST FOR PROPOSALS – all documents, whether attached or incorporated by reference, utilized for soliciting proposals when price is a factor in selection.

REQUEST FOR QUALIFICATIONS - all documents, whether attached or incorporated by reference, utilized for soliciting proposals when price is considered after selection. This is usually applicable for engineering, architectural, consulting and other specialized or technical services.

SCOPE OF SERVICES – a detailed description of the tasks to be performed by the successful bidder.

CHANGE IN SCOPE OF WORK – a modification or amendment that alters the project from what was originally envisioned.

CHANGE ORDER – a change in the time and/or price in a contract.

SPECIFICATIONS – a description of the physical or functional characteristics, or of the nature of a supply, service, or construction item; the requirements to be satisfied by a product, material or process indicating, if appropriate, the procedures to determine whether the requirements are satisfied, and/or the capabilities and performance characteristics that the item must satisfy.

SECTION 3. PURCHASING AUTHORITY AND LIMITS FOR GOODS & NON-PROFESSIONAL SERVICES

3.1 Purchasing Authority and Approval Table

The following table shows who has the authority to make purchases for their department or division.

Amount of Purchase	Authority for Purchase	Purchase Methods	Authority for Payment
\$1 - \$1,500	Employees with Department Superintendent or Department Head authorization	Lowest cost through cost comparisons, avoiding nepotism	Department Superintendent or Department Head Finance Department
\$1,501 - \$15,000	Department Head or his/her designee	Fax quotes Email quotes Informal written quotes (3 quotes required)	Department Head Finance Department
\$15,001 – \$25,000	City Manager	Fax quotes Email quotes Informal written quotes (3 quotes required)	City Manager Finance Department Department Head
\$25,001 or more	City Manager Governing Body (awarded contracts of \$25,001 or above)	Formal written bids Advertised bid Invitation	Governing Body City Manager Finance Department Department Head

3.2 Purchase of Goods and Non-Professional Services from a Single Vendor

Any agreement for purchases, the duration of which shall exceed one year, shall be subject to annual appropriation approved by the Governing Body. The paid invoice/receipt detailing the transaction must be approved and signed by the department head or his/her designee before it is sent to the Finance Department.

All purchases are reviewed by the Finance Director and City Treasurer for payment.

3.3 Purchases of less than \$1,500

Purchases up to \$1,500 can be made by employees with approval by the department superintendent or department head. Nepotism should be avoided.

3.4 Purchases of \$1,501 to \$15,000

Purchases of at least \$1,501 but less than \$15,000 may be made by the department head or his/her designee. These purchases require the department to obtain at least three (3) competitive fax, email and/or informal written quotes.

3.5 Purchases of \$15,001 to \$25,000

Purchases of at least \$15,001 but less than \$25,000 may be made by the department head or his/her designee with City Manager approval. These purchases require the department to obtain at least three (3) competitive fax, email and/or informal written quotes.

3.6 Purchases of \$25,001 or more

Purchases of at least \$25,001 or more will be awarded by advertised formal competitive sealed bid. Formal sealed bids shall not be required when a request has been submitted in writing to the City Manager stating the reasons that it is not practical or advantageous to call for a competitive bid, and the City Manager has, in writing, approved the request.

3.7 Exception

If the goods or services being purchased are such that the required number of competitive quotes cannot in good faith be obtained, despite the exercise of due diligence, then that requirement shall not preclude the purchase of the goods or services.

SECTION 4. Formal Bidding Process

4.1 Invitation for Bids

An invitation for bids shall be issued and shall include specifications and contractual terms and conditions applicable to the purchase. Criteria for evaluation shall be set forth in the Invitation for Bids.

4.2 Public Notice

Adequate public notice of the invitation for bids shall be given for a reasonable time, no less than ten calendar days prior to the date set forth therein for the opening of bids. Such notice shall include publication in the official newspaper of general circulation within the community, appropriate trade journals or publications and/or posted on the City's website to allow adequate time for bid preparation.

4.3 Bid Requirements

The bid documents shall include:

1. A description of the work to be performed or the product to be purchased.
2. The location where copies of plans, specifications, and other contract documents may be examined.
3. The time and place where bids will be received and time and place where bids will be opened.
4. A statement detailing the evaluation criteria to be used for bid acceptance and evaluation.
5. A statement that the City reserves the right to reject any or all bids and to waive any informalities or irregularities therein.
6. A statement that the City Manager may require that no bidder may withdraw a bid for a period of up to forty-five (45) days after the date and hour set for opening bids.
7. A statement setting forth requirements for bid and performance, labor, materials, bonds, product liability coverage warranty and worker's compensation insurance.

Each bid submitted to the City shall be signed, enclosed in a sealed envelope and filed as stated in the advertisement for the bid. Fax or email bids will not be accepted. The City Manager may waive technical irregularities in the bid requirements in this Purchasing Policy, or in the advertisement of the bids, if the City Manager finds that such waiver does not compromise the integrity of the bidding process.

4.4 Late Bids

Bids not submitted by the required deadline are ineligible for consideration and will not be opened.

4.5 Opening Bids

All bid openings shall be scheduled with the City Clerk prior to giving public notice of an invitation for bid. Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the invitation for bids. The amount of each bid, and such relevant information as the City Clerk deems appropriate, together with the name of each bidder, shall be recorded on the bid tab provided by the Department or Consultant. The record and each bid shall be open to public inspection. In the event of good cause, as determined by the City Clerk, bid openings may be postponed.

4.6 Bid Acceptance and Bid Evaluation

Bids shall be unconditionally accepted without alteration or correction, except as authorized in this policy. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery and suitability for a

particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation and delivery costs, and total or life cycle costs. The invitation for bids shall set forth the evaluation criteria to be used.

4.7 Correction or Withdrawal of Bids; Cancellation of Awards

Correction or withdrawal of inadvertently erroneous bids before or after bid opening, or cancellation of awards or contracts based on such bid mistakes, may be permitted where appropriate. Mistakes discovered before bid opening may be modified or withdrawn by written notice received in the office designated in the invitation for bids prior to the time set for bid opening. After bid opening, the following provision shall apply:

1. A low bidder alleging a material mistake of fact may be permitted to correct its bid, within 48 hours of low-bidder notification, if the mistake is clearly evident on the face of the bid document and the intended correct bid is similarly evident.

No changes in bid prices or other provisions of bids prejudicial to the interests of the City or fair competition shall be permitted. All decisions to permit the correction or withdrawal of bids, or to cancel awards or contracts based on bid mistakes, shall be supported by a written determination made by the City Manager, at the sole discretion of the City Manager.

4.8 Award

The bid shall be awarded with reasonable promptness by written notice to the lowest responsible bidder whose bid meets the requirements and criteria set forth in the invitation for bids, subject to the right of the City to reject all bids. Award contracts of \$25,000 and above that were budgeted shall be forwarded to the Governing Body for approval and execution of the contract.

SECTION 5. CHANGES IN SCOPE OF WORK

5.1 General

Through approval of this policy, a change in scope of work is considered a modification or amendment that alters the project from what was originally envisioned. Except as noted below, any modification or amendment of an existing contract's scope of work that increases the total compensation in an amount to exceed \$25,000 must be approved by the Governing Body prior to work commencing. Changes in scope that do not cause the total contract amount to exceed \$25,000 may be executed by the City Manager.

5.2 Emergency Situations

In certain limited emergency situations, the City Manager shall be given the authority to execute an emergency change of scope. The City Manager shall only execute the emergency change of scope if the work qualifies as an "emergency" and the overall project budget is not exceeded. The emergency change of scope

supplemental agreement would be submitted to the Governing Body for ratification at the next available meeting.

SECTION 6. CHANGE ORDERS

6.1 General

All change orders for approved projects will come before the Governing Body for approval.

6.2 Emergency Situations

In certain limited emergency situations or due to the state of construction in progress, to prevent a lengthy delay in a project, safety concerns, and the protection of City assets and resources, the City Manager, with notification to the Governing Body, can authorize a change order in an amount not to exceed \$25,000, but not in excess of the overall project budget, whichever is less. After authorizing the change order, the change order is prepared and submitted to the Governing Body for ratification. These change orders may involve such issues as cost changes and extensions of time.

6.3 Exception

Notwithstanding the above, any change order resulting in a decrease of any amount related to any construction, reconstruction, of a project for the City may be approved by the City Manager without further action by the Governing Body.

SECTION 7. COOPERATIVE BIDDING AND STATE BID AWARDS

7.1 Introduction

It is sometimes beneficial to group the City's requirements with the like requirements of other cities, counties or agencies. This results in lower costs to all parties while maintaining the integrity of each entity's bidding requirements.

7.2 State Bids

The State of Kansas bids many common requirements and makes the award results available to any governmental agency. State bid awards enable government agencies to purchase goods and services at a reduced price due to quantity discounts and do not require the bidding process by individual agencies. State bids are considered to meet the sealed bid requirements.

7.3 Other Cooperative Bids

The City may contract directly with other governmental entities for the purchase of items. The City may also participate in, sponsor, conduct or administer a cooperative purchasing agreement whereby items are procured in accordance with a contract established by another governmental entity provided that such contract was established in accordance with the laws and regulations applicable to the establishing governmental entity. These cooperative purchasing agreements shall be authorized by the Governing Body.

7.4 Commission Approval of Cooperative Agreements

Additional Governing Body approval shall not be required for the purchase of any budgeted items from purchasing agreements established by governmental entities with which the Governing Body has previously approved participation. Governing Body approval will be required for the purchase of unbudgeted items in excess of \$25,000 regardless of whether the Governing Body has approved participation with the governmental entity. Specific unbudgeted items less than \$25,000 may be purchased through an approved cooperative purchasing program provided an alternative funding source within the respective Department's budget is identified in writing to the Finance Director and City Manager.

SECTION 8. TERM AND SUPPLY CONTRACTS

8.1 Bid Procedure

Term and supply contracts shall be bid following the same procedures established by this policy for other purchases based upon estimated value of contract. The Department Head shall prepare a recommendation of award for Governing Body for all term and supply and annual contracts over \$25,000, based upon the annual value of the contract.

8.2 Multiple Year Contracts

In the instance of multiple year contracts, Governing Body approval is not required for the renewal periods when the requested price increase does not exceed the renewal period increase established in the original contract. All multiple year contracts shall contain the non-appropriation clause shown in Section 13. This states that the Contractor understands the obligation of the City to pay for goods and/or services under the contract is limited to payment from available revenues and shall constitute a current expense of the City. It shall not in any way be construed to be a debt of the City in violation of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the City nor shall anything contained in the contract constitute a pledge of the general tax revenues, funds or moneys of the City. All provisions of the contract shall be interpreted so as to give effect to such intent.

SECTION 9. PROFESSIONAL SERVICES

9.1 Procedure

Contracts for professional services such as engineering, architectural, consulting and other specialized or technical services shall be obtained through the following process and not the process in Section 3:

1. The Department Head shall prepare a scope of services to determine the format to be used, identify any special requirements, outline a timeline for the project, estimate costs, define roles, and identify potential respondents.

2. Based on the scope of services, the Department Head shall prepare a Request for Proposal or Request for Qualifications, as applicable, designed to ascertain the vendor qualifications, and obtain brochures and any other information which may be used by the selection committee during their evaluation of the proposals.
3. A selection committee shall be established by the Department Head or City Manager to review the proposals and rate each firm according to the evaluation criteria established in the Request for Proposal/Qualifications. The committee must include staff members from more than one city department. However, in the event the estimated cost of the scope of services in the Request for Proposal/Qualification exceeds \$25,000, the applicable Department Head shall serve on the selection committee for that proposal evaluation.
4. The Department Head or his/her designee shall prepare a recommendation of award for Governing Body approval.

9.2 Exception

Upon approval of the City Manager, professional services under \$5,000 may be exempt from the Request for Proposal and competitive bidding process.

Section 10. CONSTRUCTION CONTRACTS

10.1 Bid Procedure

Construction contracts shall be bid in accordance with the procedures established in Section 3 of this policy according to applicable price range.

10.2 Contracts Supervised by Outside Consulting Services

Construction contracts, supervised by outside consulting services, shall be bid in coordination with the Department Head. A bid package shall be reviewed and approved by the Department Head. Construction contracts shall be prepared by the Consultant. The Consultant or the Department Head, as determined by the Department Head, shall distribute the bid package to potential bidders. The Consultant or Department Head shall schedule a bid opening with the City Clerk where bids will be opened publicly in the presence of one or more witnesses at the time and place designated in the bid package. The amount of each bid, and such relevant information as the City Clerk deems appropriate, together with the name of each bidder, shall be recorded. The record and each bid shall be open to public inspection. The final award of the bid shall be communicated to the successful bidder by the Department Head or his/her designee.

10.3 Contract Administration

A contract administration system shall be maintained by the Department or Consultant designed to ensure that a contractor is performing in accordance with the solicitation, terms and conditions under which the contract was awarded.

Section 11. SOLE SOURCE PURCHASES

11.1 Availability

A contract may be awarded, or a purchase made without competition when, after conducting a good faith review of available sources, it is determined there is only one source for the required product.

11.2 Circumstances

Circumstances that require a sole source purchase may include, but are not limited to:

1. No competitive product or availability from only one supplier;
2. The purchase of a component or replacement part for which there is no commercially available product, and which can be obtained only from the manufacturer;
3. The purchase of an item where compatibility is the overriding consideration, such as to maintain standardization or compatibility, or to match materials already in use to produce visual harmony;
4. When supplies or services are available at a discount from a single distributor for a limited period of time;
5. When a specialized consultant or technical services is needed for a project with specific circumstances requiring a unique combination of abilities or expertise to perform the services required;
6. The purchase of a used item;
7. The purchase of a product for trial or testing.

11.3 Other Criteria

Sole source can refer to the supplier, as well as a product or service. Thus the ability to meet a delivery date or to provide on-call repairs can create a sole supplier condition. Justification for a sole source purchase depends on a needed item being available from only a single supplier under the prevailing conditions. If the item may be obtained from more than one source, price competition shall be solicited.

SECTION 12. EMERGENCY PURCHASES FOR GOODS & NON-PROFESSIONAL SERVICES

12.1 Conditions

An emergency condition exists when there is a threat to public health, welfare, or safety such as may arise by reason of floods, epidemics, riots, equipment failure, etc.; when immediate response is necessary to prevent further damage to public property, machinery or equipment; or when delay would result in significant financial impacts to the City or significant interruption to the project schedule as determined by the Department Head and City Manager. The condition must create

an immediate and serious need for supplies, equipment, materials, and/or services that cannot be met through normal procurement methods and the lack of which would threaten the function of the City government or its programs.

12.2 Limitations

The City Manager shall only execute an emergency purchase if the work qualifies as an “emergency” and does not exceed \$25,000.

12.3 Other Items

Any department may make emergency purchases, however with as much competition as is possible under the circumstances. Purchases shall be limited to only the quantity necessary to meet the emergency, and in no event shall the contract price exceed commercially reasonable prices.

SECTION 13. GENERAL INSTRUCTIONS

13.1 Local Business Preferences

Local vendors may receive preference in the amount up to five percent (5%) of the lowest, responsible, and responsive bid.

13.2 Geographical Priority

Local preference applies to businesses in the following order: (1) those within City of Independence corporate limits; (2) those located within Montgomery County; and (3) those located within the State of Kansas.

13.3 Other Considerations

Goods and services purchased by the City shall be purchased from local merchants and businesses, unless:

1. Such goods of like quality and services are not immediately available locally; or
2. The cost of such goods or services plus taxes, shipping and handling exceeds that allowed by the local preference limits; or
3. Federal/State funds or other funds are used that prohibit the application of the preference; or
4. The business entity has any outstanding liens, fines or violations or other debts with the City of Independence.

13.4 Product Specifications

It is the responsibility of the department to write their specification and establish the quality of the product or service required. Specifications shall be written to require competition at the manufacturer’s level when possible. Use of a brand name specification shall include the designation “or an approved alternate.” A “no substitute” request must be justified by the department as to why no other brand will meet the need.

13.5 Multiple Purchases

Making multiple purchases for the purpose of avoiding the bidding process shall not be permitted and shall be considered a violation of this Policy.

13.6 Unauthorized Purchases

The purchase of an item must be made in accordance with the Purchasing Policy and Procedures. Any purchase of item, which does not comply with these procedures shall be considered an unauthorized purchase. Whenever funds have been expended or payment cannot be avoided on an unauthorized purchase, anyone may report the matter in writing to the Department Head or the City Manager for action. Said action may include discipline in accordance with the City's disciplinary policies.

13.7 Minimum Insurance and Bonding Requirements for Contract Awards

Contract awards shall be made only to contractors that possess the ability to perform successfully under the terms and conditions of a proposed procurement. Contracts awarded shall include the following guarantees, except when an exemption is provided:

1. A performance bond on the part of the contractor for 100% of the contract price for any contract exceeding the sum of \$100,000.
2. All construction contractors and subcontractors are to carry Workman's Compensation Insurance for all employees who work on the premises, as well as:
 - a. Manufacturer's and Contractor's Public Liability Insurance as appropriate for the project (Minimum requirement - \$1,000,000)
 - b. Property Damage Insurance to protect them from claims for property damage. (Minimum requirement - \$1,000,000)
 - c. Any and all additional insurance required by the laws of the State of Kansas.
3. If any subcontracting is let, prime contractors will be required to ensure the subcontractors comply with the provisions of this plan and with all applicable required federal and state regulations. All subcontractors must be licensed through the City and provide evidence of insurance if applicable.
4. Any insurance requirements required for state and/or federal funds are also incorporated into this document by reference and will be adhered to on such projects.

All proof of insurance and bond documents shall be provided to the City Clerk prior to Contractor beginning work on any City project.

13.8 City Attorney Review of Agreements

All rental, lease agreements or contracts for goods and services must be reviewed by the City Attorney and be authorized by the City Manager, except where otherwise permitted under this policy. A copy of all rental, lease agreements or

contract requiring payment must also be forwarded to the Finance Department for processing at least thirty (30) days prior to the due date of the first payment.

13.9 Municipal Tax Exemption

The City is tax exempt as a political subdivision under Section 4221(b) of the IRS Code and K.S.A. 79-3606, except for personal property used in a business setting. Department Heads are responsible for obtaining the latest tax-exempt certificate and for remitting it to the appropriate vendor prior to every purchase.

13.10 Non-Appropriation Clause

Kansas law (K.S.A. 10-1101 *et seq.*) requires the City to operate on a cash basis. Except as otherwise provided by law, it is unlawful for the City to create any indebtedness in excess of the amount of funds actually on hand for such purpose. Any contract that would create financial obligations to the City beyond the current, fiscal year must include provisions for non-appropriation of funds, such as the following: The City's financial obligations contained herein are subject to annual appropriations of funding in the municipal budget during each calendar year the agreement remains in effect. The City shall make a good faith effort to fund said financial obligations on an annual basis. If the City determines not to do so, the agreement shall be cancelled as of the date of non-appropriation, without penalty or additional liability to either party.

13.11 State and Federal Laws

The City will comply with all state statutes, federal laws, and regulations related to local government purchase.

SECTION 14. BUDGET

14.1 Annual Budget Approvals

The Governing Body determines expenditure levels through the formulation and approval of the annual budget. In performing this policy-making function, the Governing Body establishes a set of goals, priorities and performance standards by which the City organization directs its collective effort toward accomplishing. The adoption of the annual budget is the approval of a level of expenditures necessary to accomplish the goals and objectives that have been established for each City program. With the exception of single expenditures of more than \$25,000 or specific Ordinances to the contrary, no further Governing Body action is required to initiate purchases within that budget. All purchases made by the City are presented for approval by the Governing Body through appropriation ordinances presented at each regular meeting of the Governing Body.

14.2 City Manager Authority

The City Manager is delegated the responsibility by the Governing Body to carry out a program of services to the community. It is the City Manager's responsibility to manage the annual budget in such a way that the goals and priorities of the Governing Body are accomplished. All regulations, as well as recommendations

for changes in general procurement policy, will only be made with the approval of the City Manager. Under this system of control, the City Manager has delegated this responsibility and authority to respective Department Heads.

14.3 Department Head Authority

Department Heads are responsible for meeting the goals and objectives established by City Management and are provided budgeted funds to attain those goals. Each Department Head has the responsibility and authority to make certain that purchases are **within the** scope of the adopted budget.

Although City Management has established goals and levels of expenditure for each program, approved budget authority is not a permit nor a directive to expend funds, unless the need for the product continues to exist at the time of purchase and the price of the product is within the parameters of the budget as stated above. In addition, these criteria must be ultimately weighted against the availability of funds and the relationship of the department goals to overall City priorities.

14.4 Governing Body Authority

No increases to dollar limitations or changes to the intent of this policy shall be made without approval of the Governing Body.

SECTION 15. LEASE OF REAL PROPERTY

15.1 In General

The Governing Body may lease real property which is currently underutilized in order to maximize the return on the property to the City until such time as such properties shall be required for public usage, after following an applicable process which results in a fair market value determination which is financially most advantageous to the City. Nothing herein shall prevent the City Manager or designated representative from negotiating the lease to a Lessee of any real property that is shown to have a unique value to such Lessee due to its configuration, accessibility or size. The Governing Body shall have final approval of all such negotiations and any transaction.

SECTION 16. DISPOSAL OF CITY ASSETS

16.1 K.S.A. 12-101

K.S.A. 12-101 allows cities to “sell and convey real or personal estate owned by the city.” When an item no longer is needed by a City Department, the respective Department Head should attempt to redistribute the item within City Departments. Should there be no need for the item across City departments, such items may be given to other local governmental agencies, local not-for-profit agencies, or may be sold or traded outside of the City. If sold, departments shall determine an applicable fair market value which is financially most advantageous to the City. Unusable property or parts that have a market value will be sold “as is” through available markets approved by City Management. Usable property which cannot

be relocated across City departments will be disposed of in accordance with the following procedures.

1. *Limitations.* Any asset which, at the time of purchase, was paid by City warrant in the amount of \$15,000 or more, must receive approval by the City Manager.
2. *Prohibitions.* Under no circumstances will any employee, or family-member of an employee, have access to or ownership of any asset that is being disposed of in accordance with this policy unless such asset is being offered for sale to the general public and the process for such sale is open to any individual intending to offer a bid on such asset.
3. *Documents.* All documents will be disposed of in accordance with State policies governing same. Any document which has, or appears to have, historical value will be separated for further examination by officials approved through the Kansas State Historical Society.
4. *Computing Technology.* The IT Department shall be responsible for disposing of City computing technology assets. It is the responsibility of the IT Department and their employees to see that all data residing on any type of storage device is removed from any computing technology prior to the equipment leaving their possession.
5. *Notification.* Prior to transferring or disposing of City assets, each Department Head will determine whether such asset is part of the City's ongoing fixed asset inventory. If so, a complete description of the asset being transferred or disposed of will be sent to the Finance Department.

SECTION 17. ETHICS

17.1 Ethical Standards

All City employees authorized to conduct purchasing activities on behalf of the City shall adhere to the highest degree of ethical standards, including the avoidance of nepotism. No employee shall engage in or permit any illegal or improper purchasing practice. Further, any employee having knowledge of any questionable practice shall immediately report this knowledge to their respective Department Head or the City Manager. Engaging in or permitting unethical or illegal conduct constitutes grounds for disciplinary action in accordance with the City's disciplinary policies.

SECTION 18. RESPONSIBILITY FOR ENFORCEMENT

18.1 General

The City Manager will have the responsibility for the enforcement of this administrative policy. Department Heads will be entrusted with the responsibility of enforcing the policy within their departments.

Appendix F — Commission Goals & Quarterly Updates & Quarterly Updates — Commission Goals & Quarterly Updates

F.1 — 2024 Commission Goals (Attachment)

F.2 — Admin & Housing Spreadsheet Update (12/19/2024 – 10/08/2025)

F.3 — 10/08/2025 PowerPoint Update

These attachments serve as the official tracking documents for Commission Goal progress.

Priority	Category	#	SubCategory	Goal	Status
1	Economic Development	1	Housing	Create a residential unit initiative to build new housing, put emphasis on middle-income families	
1	Economic Development	2	Housing	Develop an aggressive plan for the renewal of blighted neighborhoods	
1	Economic Development	3	Housing	Landbank efforts redoubled, bolster the effort with funding and/or personnel	
1	Economic Development	4	Housing	Develop a plan for house demolition to be followed by redevelopment	
1	Economic Development	5	Childcare	Childcare availability efforts are to be bolstered by supportive codes and personnel	
1	Economic Development	6	Housing (Tanner)	Accelerate Housing Initiatives: Address the 1/3rd of respondents concerned about housing pace. Streamline approval processes, incentivize local builders, and pinpoint zones for expansion. Prioritize developments catering to the 20-40 age bracket's affordability needs.	
1	Economic Development	7	Housing (Tanner)	Community-Driven Planning: Utilize the heightened interest in housing as the top next-year goal. Organize town hall meetings or forums to capture detailed feedback and co-design future housing strategies, ensuring resident-aligned development.	
1	Economic Development	8	Housing (Tanner)	Private Developer Partnerships: Collaborate with developers to bridge housing gaps. Attract projects by offering incentives or public-private partnership models, emphasizing survey-highlighted demand to entice potential partners.	
1	Economic Development	9	Housing (Tanner)	Affordable Housing Emphasis: Address potential affordability concerns, especially for younger demographics, by endorsing policies and incentives that support the development of affordable housing options.	
1	Economic Development	10	Housing (Tanner)	Zoning Regulation Overhaul: Examine current zoning laws, pinpointing barriers to new housing, especially multi-family units. Adjust regulations to facilitate increased housing development.	
1	Economic Development	11	Housing (Tanner)	Holistic Infrastructure Planning: Prioritize infrastructure and amenities alongside new housing developments. Allocate funds for integrated development, ensuring newly developed areas are well-equipped with necessary amenities.	
1	Economic Development	12	Housing (Tanner)	Housing Rehabilitation Focus: Champion initiatives to upgrade existing housing stock, especially in older areas. Preserve the town's unique charm while elevating living standards.	
4	Economic Development	13	Ec Dev (Tanner)	Retail and Industrial Development Initiatives: Actively pursue partnerships with national and regional retail chains, such as Aldi, while offering incentives to industries for local operations, addressing job creation.	Removed by Commission on 03/20/2024
4	Economic Development	14	Ec Dev (Tanner)	Diverse Dining & Entertainment Establishments: Promote the establishment of diverse dining options, notably non-fast food chains like steakhouses, and support the introduction of community entertainment venues like skating rinks or bowling alleys.	Removed by Commission on 03/20/2024
4	Economic Development	15	Ec Dev (Tanner)	Clothing and Department Store Outreach: Given significant demand, initiate outreach to popular clothing and department store chains. Offering temporary tax incentives or start-up support can make the city an attractive location.	Removed by Commission on 03/20/2024
4	Economic Development	16	Ec Dev (Tanner)	Improved Grocery Store Options: Engage with various grocery chains, including Aldi, to explore potential establishment or partnerships in the city. This could be furthered by community forums highlighting local demand.	Removed by Commission on 03/20/2024
1	Economic Development	17	Ec Dev (Tanner)	Job Creation Initiatives: Identify industries beyond retail and industrial sectors that can be sources of employment. Collaborating with educational institutions for skill training can be beneficial.	
1	Economic Development	18	Ec Dev (Tanner)	Public-Private Partnerships (PPP): Establish collaborations with the private sector to co-invest in economic development projects, leveraging resources from both parties.	
1	Economic Development	19	Ec Dev (Tanner)	Promotion of Local Entrepreneurship: Host workshops, offer start-up grants, and foster business incubators to boost local business endeavors, filling service gaps and reinforcing the local economy.	
2	Infrastructure	20	Infrastructure	Plans for public infrastructure improvements for streets and utilities will be implemented in 2024	
3	Code Enforcement	21	Code Enf	Bolster code enforcement by adding an officer and doubling intervention	
3	Code Enforcement	22	Code Enf (Tanner)	Enhanced Training for Code Enforcement Officers: Invest in training programs for officers, ensuring they are well-versed in local regulations, communication skills, and methods for handling violations tactfully.	
3	Code Enforcement	23	Code Enf (Tanner)	Public Awareness Campaigns: Launch campaigns to educate residents about city codes related to property maintenance, the importance of upkeep, and the benefits of a cleaner city. This can lead to a reduction in unintentional violations.	
3	Code Enforcement	24	Code Enf (Tanner)	Streamlined Reporting Mechanism: Implement an easy-to-use digital platform or mobile application where citizens can report violations or concerns. This will not only aid in faster response times but also engage the community in keeping the city tidy.	
3	Code Enforcement	25	Code Enf (Tanner)	Regular Property Inspections: Schedule routine inspections, especially in areas with recurrent violations. This proactive approach can deter neglect before it becomes a larger issue.	
3	Code Enforcement	26	Code Enf (Tanner)	Traffic Law Emphasis: Enhance traffic law enforcement through periodic police checkpoints, increased signage, or the use of technology like speed cameras.	
3	Code Enforcement	27	Code Enf (Tanner)	Graded Penalty System: Introduce a system where repeat violators face escalating penalties. This deters habitual neglect and emphasizes the importance of adhering to city codes.	
3	Code Enforcement	28	Code Enf (Tanner)	Community Clean-Up Initiatives: Organize community clean-up days where residents come together to beautify the city. This not only addresses immediate issues but also fosters community pride, potentially reducing future violations.	

	Initiative	Step	Owner	10/08/2025 Status	07/10/2025 Status	03/27/2025 Status	12/19/2024 Status	Type - Administrative, Process or Capital	Target Completion	Related Commission Goal #	Related Commission Goal Subset
1	Beautification - Assist Homes	Establish Process to Evaluate Data to Determine Whether to Implement an Idle Motor Fee	Lacey Lies	Timeline established. Fee modifications planned to be presented in 4Q.	Timeline established. Fee modifications planned to be presented in 4Q.	Discussed at a Special Meeting on February 26, 2025. Prepared an evaluation timeline.	N/A -- Added to the Goals at the 03/27/2025 Update.	Administrative	1Q27	2	d
2	Beautification - Demolition	Develop Process - Blight to Redevelopment	David Cowan and April Nutt	Grading and seeding for the lots in which the 21 houses were removed has been completed. 109 houses identified for potential removal have been mapped.	The 20 condemned and one non-condemned houses have been removed. Due to the rain, several properties require completion of grading and seeding. Currently, 82 houses have been identified for potential removal, with ongoing efforts to contact property owners. We are currently exploring a potential Kansas Department of Commerce Community Development Block Grant opportunity to assist with rehabilitation and demolition in a small, contiguous targeted neighborhood.	City staff initiated condemnation procedures for 31 dangerous and unsafe properties. A bid process was conducted for the demolition of 24 structures, including 21 condemned structures and three non-condemned structures requested for removal by the owners. On March 13, 2025, the Commission awarded the removal of 20 condemned structures and one non-condemned structure at the owner's request.	27 houses were prioritized and 28 (one was fire damaged) are in the condemnation process. This will allow for possible demolition in 2025 if the owners fail to rehabilitate the properties.	Administrative	Ongoing.	4	a
3	ADUs	Adopt New Zoning Standards	Kelly Passauer	The joint meeting on July 16, 2025 was held, a public hearing before the Planning Commission was held on September 2, 2025 and forwarded to the City Commission for consideration at their September 25, 2025 Commission meeting. Additional modifications were identified and the code was sent back to the Planning Commission for reconsideration at their October 7, 2025 meeting.	Additional worksessions with the Planning Commission and consultant were held on April 8 and June 3, 2025. Prior to scheduling a public hearing to adopt, a joint worksession with the City Commission and Planning Commission has been scheduled for July 16, 2025 at 5:00 PM.	Additional worksessions with the Planning Commission and the consultant have been held on January 7, February 4, and March 4, 2025. The next worksession to discuss the zoning code updates is scheduled for April 8, 2025.	On December 3, 2024 the Planning Commission held a 2 1/2 hour worksession with the consultant to review the proposed modifications to the zoning regulations. The Planning Commission will resume the worksession on January 7, 2025.	Administrative	4Q25	10	a
4	Infrastructure Priorities	Extend sewer in existing neighborhood for additional housing (potentially seek public-private partnership)	John Garris and April Nutt	On September 25, 2025 the City Commission authorized awarding the bid for construction of a sanitary sewer line for the lots south of Rainbow Drive to Koehn Construction Services, LLC in the amount of \$131,365.43.	Engineering proposal awarded. Surveying is in process with anticipated preliminary plans available to be reviewed in 3Q.	Engineering proposal received, scheduled for Commission approval on 3/27/2025.	We have requested an engineering proposal for this project.	Capital	4Q25	11	a
5	Artificial Lake	Research Grant Opportunities and Other Funding Sources	Lacey Lies	Preliminary grant application completed and submitted.	Preliminary grant application in process.	Preliminary grant application started.	PER and Environmental study are completed. The next step is for the Finance Director to prepare a preliminary grant application.	Administrative	TBD	11	c
6	Artificial Lake	Develop Plan - Artificial Lake, include Flood Control, Streets, Drainage, Housing, Recreation	John Garris	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	The Housing Steering Committee had no overall preference between the two firms when they reviewed the additional alternatives. The next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee.	Capital	3Q24 for Preliminary Concepts	11	d
7	Infrastructure Priorities	Water Improvements in Neighborhoods with Low Water Volume	John Garris	Preapplication for water distribution issues not eligible for forgiveness this round. Scope for a multi-year project to increase water flows ongoing. Expect preliminary engineering report late 1Q26 or early 2Q26.	Preapplication submitted for revolving loans. Initial data reviewed.	RFP issued, proposal received, scheduled for Commission approval on 3/27/2025.	\$75,000 was included in the approved 2025 budget for the master plan.	Administrative	Ongoing	12	b
8	Incubator Building	Identify and Implement Feasible Projects to Lower Maintenance and Energy Costs	John Garris	This goal is nearing completion as on September 25, 2025, the Commission approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	Administrative	Low/No-Cost Actions Completed	18	a
9	Incubator Building	Continue to Coordinate with Potential Buyers	Kelly Passauer and David Cowan	This goal is nearing completion as on September 25, 2025, the Commission approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	Administrative	Until sold or removed.	18	b
10	Incubator Building	Performance Stipulations in Purchase Agreement (POLICY)	Jeff Chubb	This goal is nearing completion as the Commission has approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial. The agreement includes performance stipulations prepared by the City Attorney.	The City Attorney has met with the Ec Dev Subcommittee and is working on modifying performance stipulations.	The City Attorney has met with the Ec Dev Subcommittee and is working on modifying performance stipulations.	The City Attorney will work with the Ec Dev Subcommittee to prepare the performance stipulations.	Administrative	With Sale	18	c
11	Growth of Tax Base	Extension of Service Plan, Review and Update Pre-Annexation Policy	Kelly Passauer	Start after Zoning Code Update.	Start after Zoning Code Update.	Start after Zoning Code Update.	Start after Zoning Code Update.	Administrative	1Q25	20	b
	Green shade denotes changed/new information from previous quarter.										

	Initiative	Step	Owner	10/08/2025 Status	07/10/2025 Status	03/27/2025 Status	12/19/2024 Status	Target Completion	Related Commission Goal #	Related Commission Goal Subset
	1 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	First-Step Builders has completed two homes and holds the first right of refusal on three additional lots. They have until mid-December to determine whether they will construct the additional homes. The Independence Housing Authority (IHA) currently has eight homes under construction, with completion expected by April 2026. Mission Real Estate LLC has purchased two lots and is expected to begin construction within the next 30 days. The company also holds the first right of refusal for seven additional lots, with all nine homes projected for completion by June 2026. In partnership with the Independence Housing Authority, Diamond Properties LLC has completed two single-family homes on infill lots—both of which were sold before construction was completed.	Jefferson Subdivision Update: Electric has been installed, and gas should be installed in the next 60 days. First Step Builders' two homes are under construction. Decker Construction has been slow to start on the eight IHA homes due to the many rainy days.	Notice to proceed has been provided to Decker Construction as of March 17, 2025 for the construction of eight (8) homes in the Jefferson Subdivision. The contract has a 270 day construction period. On March 14, 2025 two (2) lots in the Jefferson Subdivision were sold to First Step Builders.	The infrastructure has been completed. Bids were received on 11/26/2024 for the construction of 8-12 homes. The Housing Authority awarded the bid to Decker for the construction of 8 homes.	3Q26	1	a
	2 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	MTI Commercial Construction has indicated that the 11 apartments under construction at 113 West Myrtle Street (one downstairs and ten upstairs, with a downstairs commercial storefront) are expected to be completed by year-end 2025. Trident Partnerships LLC plans to begin work on 113 East Main Street (downstairs commercial storefront with two upper-story apartments) by year-end 2025, followed by work at 113 West Laurel Street (downstairs commercial storefront with four apartments—one on the ground floor and three upper-story units) beginning in the first quarter of 2026.	The CDBG work has been completed on 106-110 N 8th St. The Ks Dept of Commerce will conduct a monitoring visit on July 22, 2025. Trident Partnerships LLC received a ROOMS grant, in the amount of \$50,000 for 113 E. Main Street. MTI Commercial Construction has started work at 113 W. Myrtle Street to develop 11 studio apartments.	Exterior building work is under way on 106-110 North 8th. This is work approved through the CDBG grant funding. This current phase of work on 106-110 North 8th should be completed by April 30, 2025. Following the completion of the CDBG portion of the Trident Partnership Buildings, the next phase of work should start on several of the other buildings.	Upper Story Housing Downtown: 1) Trident (6 buildings, 20 apartments) - The first project will be 106-108 North 8th. Bids have been received for exterior work, developer has received approval from the Department of Commerce to proceed on 106-108 North 8th; 2) Morrison (1 building, 11 apartments) - CUP was approved on 9/26/2024 City Commission agenda. Developer has advised that he is waiting on the second phase of historical tax credits before construction can start.	TBD	1	a
	3 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	The City recently agreed to sell Building D to the Rural Redevelopment Group to construct 20-24 upper-story apartments, retaining the basement and first floor for commercial use. Two additional buildings are under contract to convert them into housing.	Working on two confidential RHID requests. Project One is for an adaptive reuse and Project Two for upper story housing in a downtown building.	Working to establish an RHID on Rainbow Drive, Morrison Builders, Laurel Street Cottages, and several other confidential properties.	Working to establish an RHID for Rainbow Drive and Morrison Builders downtown building located at 113 West Myrtle Street.	TBD	1	a
	4 Financing - Down Payment Assistance Plan	Partner w/ Housing Authority, MCAC (Similar)	April Nutt	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	4Q24	1	b
	5 Beautification - Assist Homes	Partner w/ Civic Groups to target homes for beautification	April Nutt	This summer and fall, volunteers have focused on exterior improvements at 705 North Penn, including fascia, soffit, and siding repairs. Exterior painting is underway, and replacement windows are scheduled to be installed by November 2025.	705 North Penn has been completely gutted. In the 3Q, electric, plumbing, and HVAC should be installed. Damaged siding should be replaced with exterior painting started.	705 North Penn has a new roof. Current work is rehabilitating the soffits and facia, preparing for painting.	IHA in partnership with CMIH have been working each Wednesday morning in rehabilitating 705 North Penn. Currently 85% of the entire house has been fully gutted.	1Q26	2	c
	6 Beautification - Assist Homes	Infill & Rehab - Target high traffic corridors	April Nutt/David Cowan	Of the 62 letters previously sent as part of the City's efforts to address Vacant Abandoned Dilapidated Structures (VADS), 17 properties have now completed repairs, 10 are currently undergoing repairs, 4 are listed for sale, 3 have new owners, 6 deferred for condemnation and 22 have had no response from property owners.	An initial set of 26 letters was sent in November 2024, followed by 36 more in April 2025, as part of the City's efforts to address houses considered Vacant Abandoned Dilapidated Structures (VADS). Since then, 16 properties are undergoing repairs, 9 have completed repairs, and 1 is scheduled for demolition by the property owner. Six owners could not be located due to undeliverable mail, and 11 properties have been recommended for condemnation, with pre-condemnation letters issued in June 2025. Additionally, 6 properties received environmental notices, 7 received maintenance notices, 2 are listed for sale, and 4 have had no response from property owners.	First and second notices have been sent out to the first group of vacant houses previously identified. A second group of houses have been identified which are currently being evaluated.	Identified 45 vacant homes on Main, Penn, Laurel, 10th and some on Washington (adjacent to a main corridor). Exterior inspections under the new maintenance code have been completed. Notices will be sent out by the first of the year.	4Q25	2	d
	7 Land Bank	Bolster and raise seed money	April Nutt	The ILB Board of Directors has agreed to accept homes for condemnation whose owners wish to donate them to the land bank.	The Independence Land Bank has approved the sale of 10 lots in the Country Village Subdivision to two developers who intend to construct five single-family homes each.	The Independence Land Bank has approved taking the donation of 700 West Main and 516 South Penn.	The Land Bank Board approved accepting the donation of 1113 W. Main Street, which will be removed, making this lot available for future development on a high traffic corridor. The Land Bank is working on contracts for deed for the two homes purchased at the tax sale. The Land Bank continues to market the downtown vacant lot.	4Q25	3	a
	8 Explore Housing Incentives	Partner with Housing Authority, EDAB, and Land Bank (Similar)	April Nutt	The Independence Housing Authority in partnership with Trident 3D Homes has submitted a Federal Home Loan Bank Affordable Housing Grant in the amount of \$1.5M for the construction of 40 single-family homes on infill lots.	1) On May 22, 2025, the City Commission authorized a new grant program, Independence Home Development Grant (IHDG). IHDG offers a \$5,000 financial incentive to construct new single-family homes within designated areas of the City. For 2025, the program will fund \$10,000 to support the development of two new single-family homes, with additional funding being considered in the 2026 budget. 2) On June 11, 2025, the City Commission adopted an ordinance establishing a temporary moratorium on the collection of the System Development Charges for all new housing units through December 31, 2026.	A new grant is currently being developed for anyone building a new home in the older neighborhoods. This has been presented to the Housing Steering Committee, the Independence Housing Authority Board of Directors, and to the Economic Development Advisory Board for input. A policy for the development of houses on Rainbow Drive has been presented to the Housing Steering Committee and the Independence Housing Authority Board of Directors for input.	Modified the sewer cost share grant to allow bona fide developers to participate when rehabilitating existing housing.	TBD	6	a
	9 Beautification - Assist Homes	Promote existing incentives	April Nutt	To continue encouraging participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, additional outreach letters were distributed to property owners in two targeted neighborhoods. On July 10, 2025, letters were sent to owners of 27 eligible parcels, followed by letters to owners of 37 eligible parcels on July 18, 2025. These efforts build on the outreach reported last quarter, when letters were sent to owners of 31 eligible parcels on July 1, 2025. Four applications for the Neighborhood Exterior Grant were received during the third quarter.	We are launching a coordinated website and social media campaign to encourage participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, which now includes additional areas of the community. As part of this outreach effort, a six-block focus area—previously underrepresented in the NEG Program—was identified. This area includes 58 parcels, 48 of which contain residential structures. Based on property data, 31 of these homes were determined to be eligible for the Neighborhood Exterior Grant, either due to an appraised value below \$100,000 or a Montgomery County CDU (Condition, Desirability, and Utility) rating of "Average Minus" (A-) or lower. On July 1, 2025, letters describing both programs were sent to the owners of these 31 properties, along with their county parcel listings with NEG qualifying criteria highlighted to encourage participation. In addition to the broader public awareness campaign, other target neighborhoods will continue to be identified and contacted proactively, as long as funding remains available.	For 2024, 25 applications were approved for a total of \$282,517.22 in total work. 5 grants remain outstanding with \$24,500 committed funds. One (1) application was withdrawn with a committed amount of \$5,000. After this withdrawal, the total funds committed for 2024 is \$88,984.49.	There are currently 25 approved applications for \$93,604.80 in grant dollars, representing \$282,517.22 in exterior home improvements. 17 of these projects have been completed.	4Q25	8	a
	10 Financing - Down Payment Assistance Plan	Housing Initiatives (Similar)	April Nutt	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	4Q24	9	a
	11 Beautification - Assist Homes	Establish RHID in Older Neighborhoods	April Nutt	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	2Q25	12	a
Green shade denotes changed/new information from previous										

Quarterly Admin and Housing Goals Update



Initiative	Step	Owner	10/08/2025 Status	07/10/2025 Status	Type - Administrative, Process or Capital	Target Completion	Related Commission Goal #	Related Commission Goal Subset
1 Beautification - Assist Homes	Establish Process to Evaluate Data to Determine Whether to Implement an Idle Meter Fee	Lacey Lies	Timeline established. Fee modifications planned to be presented in 4Q.	Timeline established. Fee modifications planned to be presented in 4Q.	Administrative	1Q27	2	d
2 Beautification - Demolition	Develop Process - Blight to Redevelopment	David Cowan and April Nutt	Grading and seeding for the lots in which the 21 houses were removed has been completed. 109 houses identified for potential removal have been mapped.	The 20 condemned and one non-condemned houses have been removed. Due to the rain, several properties require completion of grading and seeding. Currently, 82 houses have been identified for potential removal, with ongoing efforts to contact property owners. We are currently exploring a potential Kansas Department of Commerce Community Development Block Grant opportunity to assist with rehabilitation and demolition in a small, contiguous targeted neighborhood.	Administrative	Ongoing.	4	a
3 ADUs	Adopt New Zoning Standards	Kelly Passauer	The joint meeting on July 16, 2025 was held, a public hearing before the Planning Commission was held on September 2, 2025 and forwarded to the City Commission for consideration at their September 25, 2025 Commission meeting. Additional modifications were identified and the code was sent back to the Planning Commission for reconsideration at their October 7, 2025 meeting.	Additional worksessions with the Planning Commission and consultant were held on April 8 and June 3, 2025. Prior to scheduling a public hearing to adopt, a joint worksession with the City Commission and Planning Commission has been scheduled for July 16, 2025 at 5:00 PM.	Administrative	4Q25	10	a
4 Infrastructure Priorities	Extend sewer in existing neighborhood for additional housing (potentially seek public-private partnership)	John Garriss and April Nutt	On September 25, 2025 the City Commission authorized awarding the bid for construction of a sanitary sewer line for the lots south of Rainbow Drive to Koehn Construction Services, LLC in the amount of \$131,365.43.	Engineering proposal awarded. Surveying is in process with anticipated preliminary plans available to be reviewed in 3Q.	Capital	4Q25	11	a
5 Artificial Lake	Research Grant Opportunities and Other Funding Sources	Lacey Lies	Preliminary grant application completed and submitted.	Preliminary grant application in process.	Administrative	TBD	11	c
6 Artificial Lake	Develop Plan - Artificial Lake, include Flood Control, Streets, Drainage, Housing, Recreation	John Garriss	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	Capital	3Q24 for Preliminary Concepts	11	d
7 Infrastructure Priorities	Water Improvements in Neighborhoods with Low Water Volume	John Garriss	Preapplication for water distribution issues not eligible for forgiveness this round. Scope for a multi-year project to increase water flows ongoing. Expect preliminary engineering report late 1Q26 or early 2Q26.	Preapplication submitted for revolving loans. Initial data reviewed.	Administrative	Ongoing	12	b
8 Incubator Building	Identify and Implement Feasible Projects to Lower Maintenance and Energy Costs	John Garriss	This goal is nearing completion as on September 25, 2025, the Commission approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	Administrative	Low/No-Cost Actions Completed	18	a
9 Incubator Building	Continue to Coordinate with Potential Buyers	Kelly Passauer and David Cowan	This goal is nearing completion as on September 25, 2025, the Commission approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	Administrative	Until sold or removed.	18	b
10 Incubator Building	Performance Stipulations in Purchase Agreement (POLICY)	Jeff Chubb	This goal is nearing completion as the Commission has approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial. The agreement includes performance stipulations prepared by the City Attorney.	The City Attorney has met with the Ec Dev Subcommittee and is working on modifying performance stipulations.	Administrative	With Sale	18	c
11 Growth of Tax Base	Extension of Service Plan, Review and Update Pre-Annexation Policy	Kelly Passauer	Start after Zoning Code Update.	Start after Zoning Code Update.	Administrative	1Q25	20	b

Green shade denotes changed/new information from previous quarter.

Quarterly Admin and Housing Goals Update

#1

Beautification - Establish Process to Evaluate Data to Determine Whether to Implement an Idle Meter Fee - Assist Homes - Timeline established. Fee modifications planned to be presented in 4Q.

Establish Process to Evaluate Data to Determine Whether to Implement an Idle Meter Fee

1. Redo the fee schedule by December 2025 to update costs, including those that should be enforced now.
2. Identify metered and unmetered properties by December 2025 by compiling a list of properties with or without a meter and determining whether they are occupied.
3. Improve the data tracking system by December 2025 by prioritizing data accuracy and establishing a system to track parcels with meters and structures.
4. Implement system enhancements by December 2025 by modifying the system to track each parcel with a meter or house and allocating resources for necessary changes.
5. Collect data through June 2026, analyze the updated information to understand the impact of idle meters by December 2026.
6. Decision on Idle Meter Fee Ordinance by March 2027 based on the evaluation of collected data and findings.

No Change from Last Quarter

Quarterly Admin and Housing Goals Update

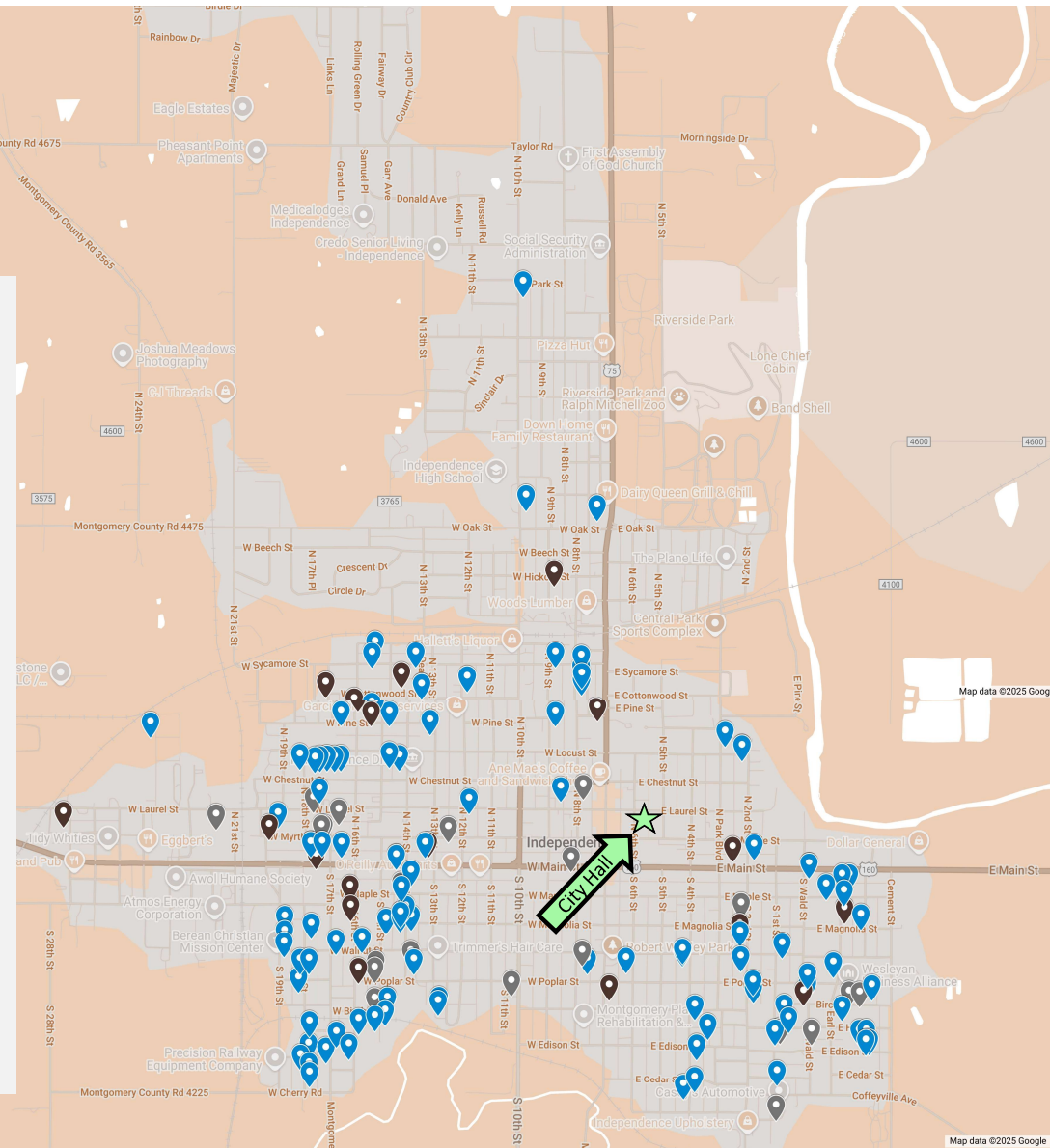
Beautification - Demolition

Develop Process – Blight to Redevelopment - Grading and seeding for the lots in which the 21 houses were removed has been completed. **109** houses identified for potential removal have been mapped.

Blue = 109 Potential Condemnations

Black = 21 Removed in 2025

Gray = 23 Removed in 2021 - 2024



Quarterly Admin and Housing Goals Update



ADU's
(Accessory
Dwelling
Units)



Adopt New Zoning Standards - The joint meeting on July 16, 2025 was held, a public hearing before the Planning Commission was held on September 2, 2025 and forwarded to the City Commission for consideration at their September 25, 2025 Commission meeting. Additional modifications were identified and the code was sent back to the Planning Commission for reconsideration at their October 7, 2025 meeting.

Example Case Study

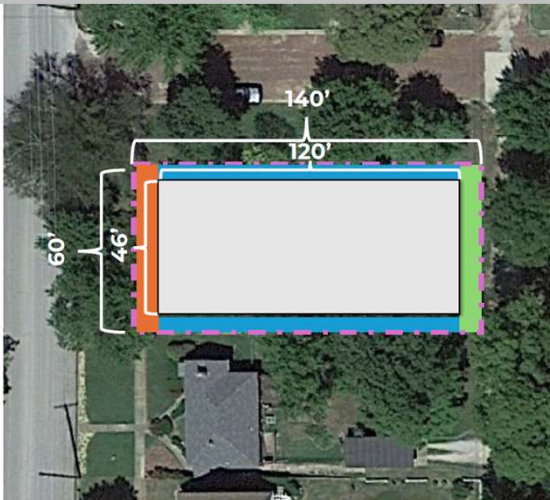
PROPOSED Zoning Code

10' front yard setbacks

7' side yard setbacks

10' rear yard setbacks

120'x46' buildable space remaining



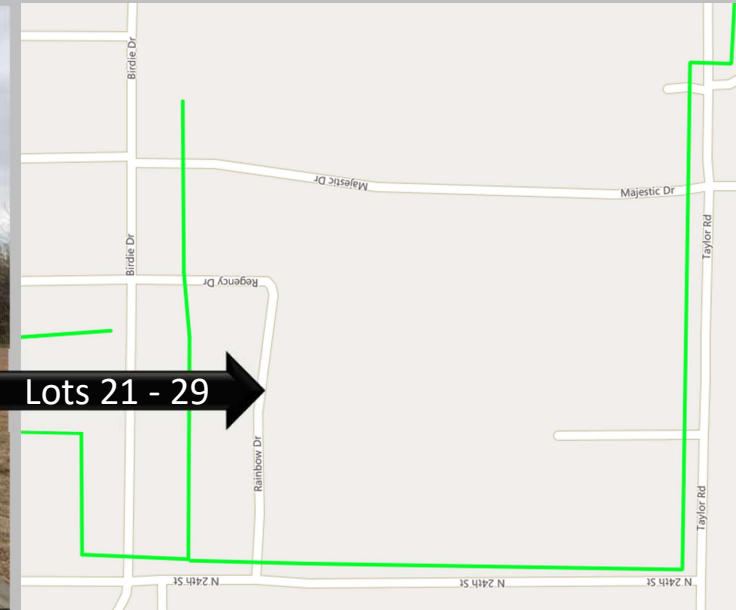
Quarterly Admin and Housing Goals Update



Infrastructure - Priorities

Extend sewer in existing neighborhood for additional housing -

On September 25, 2025 the City Commission authorized awarding the bid for construction of a sanitary sewer line for the lots south of Rainbow Drive to Koehn Construction Services, LLC in the amount of \$131,365.43.



Existing Sewer Mains in a
Developable Neighborhood

#5
#6

REPORTS

Quarterly Admin and Housing Goals Update

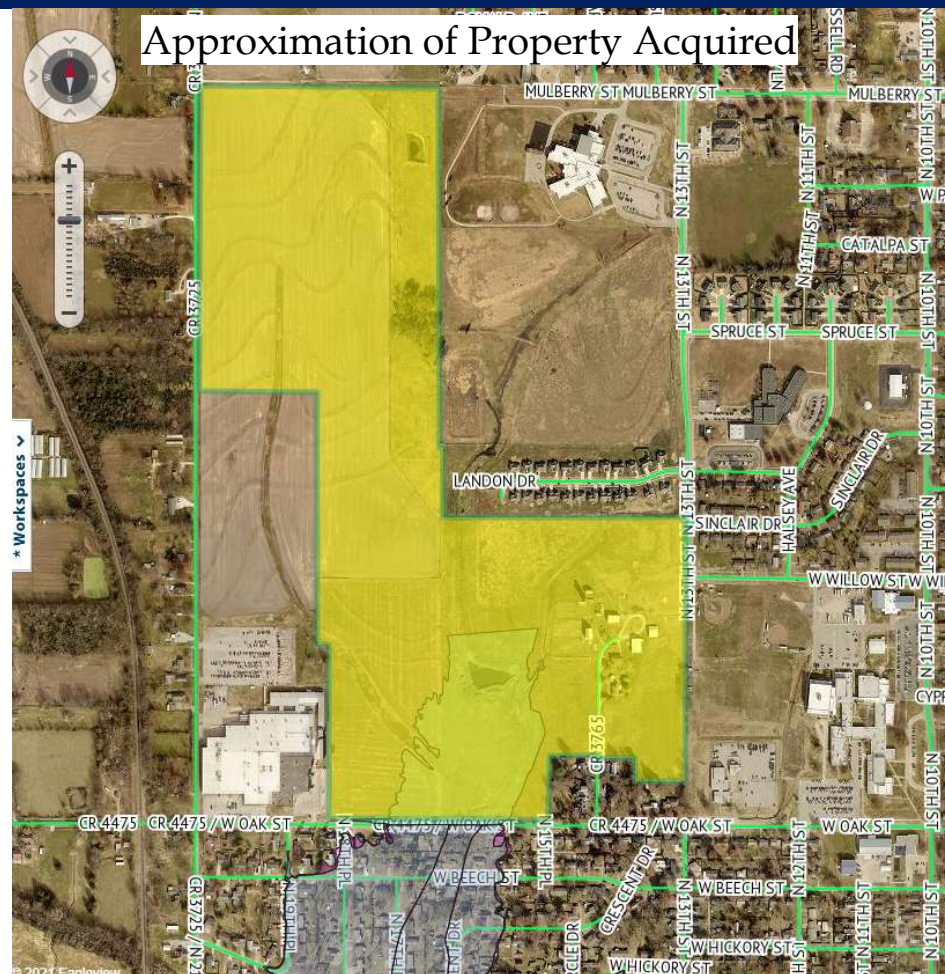


Flood Mitigation + Infrastructure + Housing
= Economic Development



Artificial Lake Project Development
(Bright Lake/Oakhurst Acres)

- **Research Grant Opportunities and Other Funding Sources** - Preliminary grant application completed and submitted.
- **Develop Plan** - While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. **However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout. - NO CHANGE FROM LAST QUARTER**



Quarterly Admin and Housing Goals Update

Infrastructure

**Water Improvements in Neighborhoods with Low Water Volume**

Preapplication for water distribution issues not eligible for forgiveness this round. Scope for a multi-year project to increase water flows ongoing. Expect preliminary engineering report late 1Q26 or early 2Q26.

Water Leak
Heat Map



Quarterly Admin and Housing Goals Update

Building D (Incubator Building)

- Identify and Implement Feasible Projects to Lower Maintenance and Energy Costs
- Continue to Coordinate with Potential Buyers
- Performance Stipulations in Purchase Agreement

These goals are nearing completion as the Commission has approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial. The agreement includes performance stipulations prepared by the City Attorney.



**Agreement Executed
Closing Pending**

#8
#9
#10

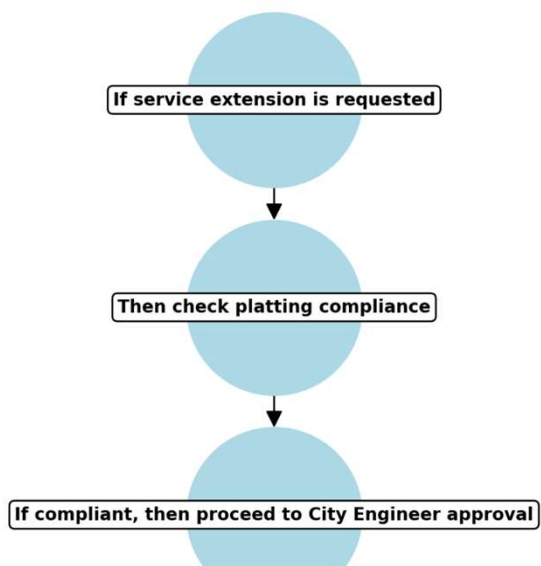
REPORTS

Quarterly Admin and Housing Goals Update

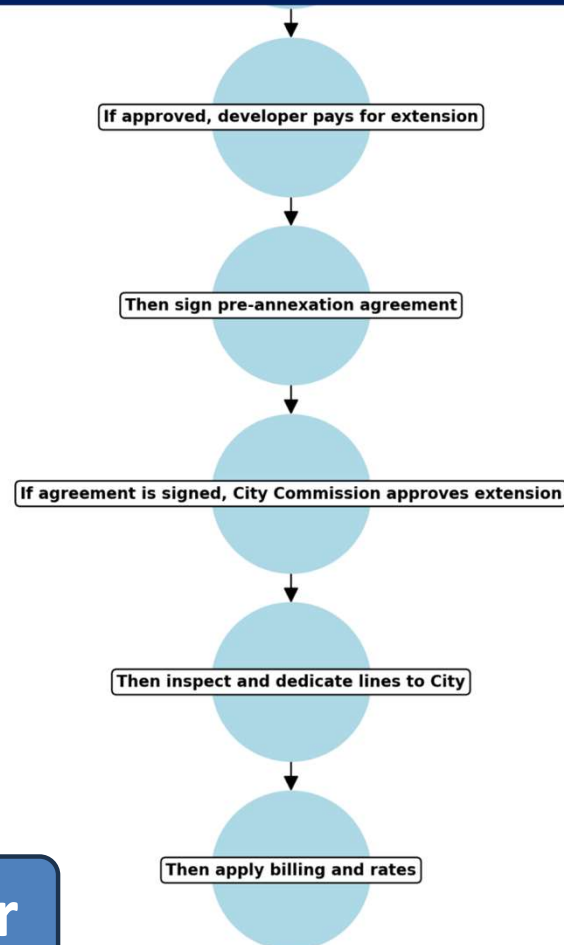
Growth of Tax Base

- **Extension of Service Plan, Review and Update Pre-Annexation Policy - Start after Zoning Code Update.**
– **NO CHANGE FROM LAST QUARTER**

Simplified If-Then Flowchart: Extension of Service Policies (Top-Down)



No Change from Last Quarter



Quarterly Admin and Housing Goals Update

Initiative	Step	Owner	10/08/2025 Status	07/10/2025 Status	Type - Administrative, Process or Capital	Target Completion	Related Commission Goal #	Related Commission Goal Subset
1 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	First-Step Builders has completed two homes and holds the first right of refusal on three additional lots. They have until mid-December to determine whether they will construct the additional homes. The Independence Housing Authority (IHA) currently has eight homes under construction, with completion expected by April 2026. Mission Real Estate LLC has purchased two lots and is expected to begin construction within the next 30 days. The company also holds the first right of refusal for seven additional lots, with all nine homes projected for completion by June 2026. In partnership with the Independence Housing Authority, Diamond Properties LLC has completed two single-family homes on infill lots—both of which were sold before construction was completed.	Jefferson Subdivision Update: Electric has been installed, and gas should be installed in the next 60 days. First Step Builders' two homes are under construction. Decker Construction has been slow to start on the eight IHA homes due to the many rainy days.	Administrative	3Q26	1	a
2 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	MTI Commercial Construction has indicated that the 11 apartments under construction at 113 West Myrtle Street (one downstairs and ten upstairs, with a downstairs commercial storefront) are expected to be completed by year-end 2025. Trident Partnerships LLC plans to begin work on 113 East Main Street (downstairs commercial storefront with two upper-story apartments) by year-end 2025, followed by work at 113 West Laurel Street (downstairs commercial storefront with four apartments—one on the ground floor and three upper-story units) beginning in the first quarter of 2026.	The CDBG work has been completed on 106-110 N 8th St. The KS Dept of Commerce will conduct a monitoring visit on July 22, 2025. Trident Partnerships LLC received a ROOMS grant, in the amount of \$50,000 for 113 E. Main Street. MTI Commercial Construction has started work at 113 W. Myrtle Street to develop 11 studio apartments.	Administrative	TBD	1	a
3 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	The City recently agreed to sell Building D to the Rural Redevelopment Group to construct 20-24 upper-story apartments, retaining the basement and first floor for commercial use. Two additional buildings are under contract to convert them into housing.	Working on two confidential RHID requests. Project One is for an adaptive reuse and Project Two for upper story housing in a downtown building.	Administrative	TBD	1	a
4 Financing - Down Payment Assistance Plan	Partner w/ Housing Authority, MCAC (Similar)	April Nutt	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	Administrative	4Q24	1	b
5 Beautification - Assist Homes	Partner w/ Civic Groups to target homes for beautification	April Nutt	This summer and fall, volunteers have focused on exterior improvements at 705 North Penn, including fascia, soffit, and siding repairs. Exterior painting is underway, and replacement windows are scheduled to be installed by November 2025.	705 North Penn has been completely gutted. In the 3Q, electric, plumbing, and HVAC should be installed. Damaged siding should be replaced with exterior painting started.	Administrative	1Q26	2	c
6 Beautification - Assist Homes	Infill & Rehab - Target high traffic corridors	April Nutt/David Cowan	Of the 52 letters previously sent as part of the City's efforts to address Vacant Abandoned Dilapidated Structures (VADS), 17 properties have now completed repairs, 10 are currently undergoing repairs, 4 are listed for sale, 3 have new owners, and 18 have had no response from property owners.	An initial set of 26 letters was sent in November 2024, followed by 36 more in April 2025, as part of the City's efforts to address houses considered Vacant Abandoned Dilapidated Structures (VADS). Since then, 16 properties are undergoing repairs, 9 have completed repairs, and 1 is scheduled for demolition by the property owner. Six owners could not be located due to undeliverable mail, and 11 properties have been recommended for condemnation, with pre-condemnation letters issued in June 2025. Additionally, 6 properties received environmental notices, 7 received maintenance notices, 2 are listed for sale, and 4 have had no response from property owners.	Process	4Q25	2	d
7 Land Bank	Bolster and raise seed money	April Nutt	ILB Board of Directors has agreed to accept homes for condemnation whose owners wish to donate into the land bank.	The Independence Land Bank has approved the sale of 10 lots in the Country Village Subdivision to two developers who intend to construct five single-family homes each.	Capital	4Q25	3	a
8 Explore Housing Incentives	Partner with Housing Authority, EDAB, and Land Bank (Similar)	April Nutt	The Independence Housing Authority in partnership with Trident 3D Homes has submitted a Federal Home Loan Bank Affordable Housing Grant in the amount of \$1.5M for the construction of 40 single-family homes on infill lots.	1) On May 22, 2025, the City Commission authorized a new grant program, Independence Home Development Grant (IHDG). IHDG offers a \$5,000 financial incentive to construct new single-family homes within designated areas of the City. For 2025, the program will fund \$10,000 to support the development of two new single-family homes, with additional funding being considered in the 2026 budget. 2) On June 11, 2025, the City Commission adopted an ordinance establishing a temporary moratorium on the collection of the System Development Charges for all new housing units through December 31, 2026.	Administrative	TBD	6	a
9 Beautification - Assist Homes	Promote existing incentives	April Nutt	To continue encouraging participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, additional outreach letters were distributed to property owners in two targeted neighborhoods. On July 10, 2025, letters were sent to owners of 27 eligible parcels, followed by letters to owners of 37 eligible parcels on July 18, 2025. These efforts build on the outreach reported last quarter, when letters were sent to owners of 31 eligible parcels on July 1, 2025. Four applications for the Neighborhood Exterior Grant were received during the third quarter.	We are launching a coordinated website and social media campaign to encourage participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, which now includes additional areas of the community. As part of this outreach effort, a six-block focus area—previously underrepresented in the NEG Program—was identified. This area includes 58 parcels, 48 of which contain residential structures. Based on property data, 31 of these homes were determined to be eligible for the Neighborhood Exterior Grant, either due to an appraised value below \$100,000 or a Montgomery County CDU (Condition, Desirability, and Utility) rating of "Average Minus" (A-) or lower. On July 1, 2025, letters describing both programs were sent to the owners of these 31 properties, along with their county parcel listings with NEG qualifying criteria highlighted to encourage participation. In addition to the broader public awareness campaign, other target neighborhoods will continue to be identified and contacted proactively, as long as funding remains available.	Administrative	4Q25	8	a
10 Financing - Down Payment Assistance Plan	Housing Initiatives (Similar)	April Nutt	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	Administrative	4Q24	9	a
11 Beautification - Assist Homes	Establish RHID in Older Neighborhoods	April Nutt	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	Administrative	2Q25	12	a

Green shade denotes changed/new information from previous quarter.

Quarterly Admin and Housing Goals Update



#1

Explore Housing Initiatives

Give extra attention to Middle income housing such as moderate-high end rental units, townhomes - First-Step Builders has completed two homes and holds the first right of refusal on three additional lots. They have until mid-December to determine whether they will construct the additional homes. The Independence Housing Authority (IHA) currently has eight homes under construction, with completion expected by April 2026. Mission Real Estate LLC has purchased two lots and is expected to begin construction within the next 30 days. The company also holds the first right of refusal for seven additional lots, with all nine homes projected for completion by June 2026. In partnership with the Independence Housing Authority, Diamond Properties LLC has completed two single-family homes on infill lots – both of which were sold before construction was completed.



**Diamond Properties LLC
Two Infill Homes
Completed**



**First Step Builders
Two Homes Completed**

Jefferson Subdivision



**Independence Housing Authority
Eight Homes Under Construction**

Quarterly Admin and Housing Goals Update

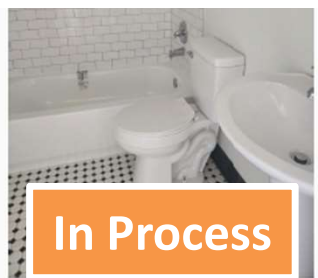
Explore Housing Initiatives



Give extra attention to Middle income housing such as moderate-high end rental units, townhomes - MTI Commercial Construction has indicated that the 11 apartments under construction at 113 West Myrtle Street (one downstairs and ten upstairs, with a downstairs commercial storefront) are expected to be completed by year-end 2025. Trident Partnerships LLC plans to begin work on 113 East Main Street (downstairs commercial storefront with two upper-story apartments) by year-end 2025, followed by work at 113 West Laurel Street (downstairs commercial storefront with four apartments – one on the ground floor and three upper-story units) beginning in the first quarter of 2026.



**113 W. Myrtle St.
11 Units - MTI**



In Process



**113 E. Main St.
2 Units - Trident**

**Starting
Soon**

Quarterly Admin and Housing Goals Update

Explore Housing Initiatives



Give extra attention to Middle income housing such as moderate-high end rental units, townhomes - The City recently agreed to sell Building D to the Rural Redevelopment Group to construct 20-24 upper-story apartments, retaining the basement and first floor for commercial use. Two additional buildings are under contract to convert them into housing.

Quarterly Admin and Housing Goals Update



Financing – Down Payment Assistance Plan

Partner w/Housing Authority, MCAC - The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.

No Change from Last Quarter

Employer-Assisted Housing (EAH) refers to a program or initiative where employers help their employees obtain affordable housing by offering financial assistance for down payments. The goal is to improve employee retention and satisfaction by reducing housing-related stress and encouraging employees to live within the City limits. In addition to attracting and retaining talent, this initiative would generate new City residents.



Quarterly Admin and Housing Goals Update

Beautification - Assist Homes



Partner w/ Civic Groups to target homes for beautification - This summer and fall, volunteers have focused on exterior improvements at 705 North Penn, including fascia, soffit, and siding repairs. Exterior painting is underway, and replacement windows are scheduled to be installed by November 2025.



Quarterly Admin and Housing Goals Update

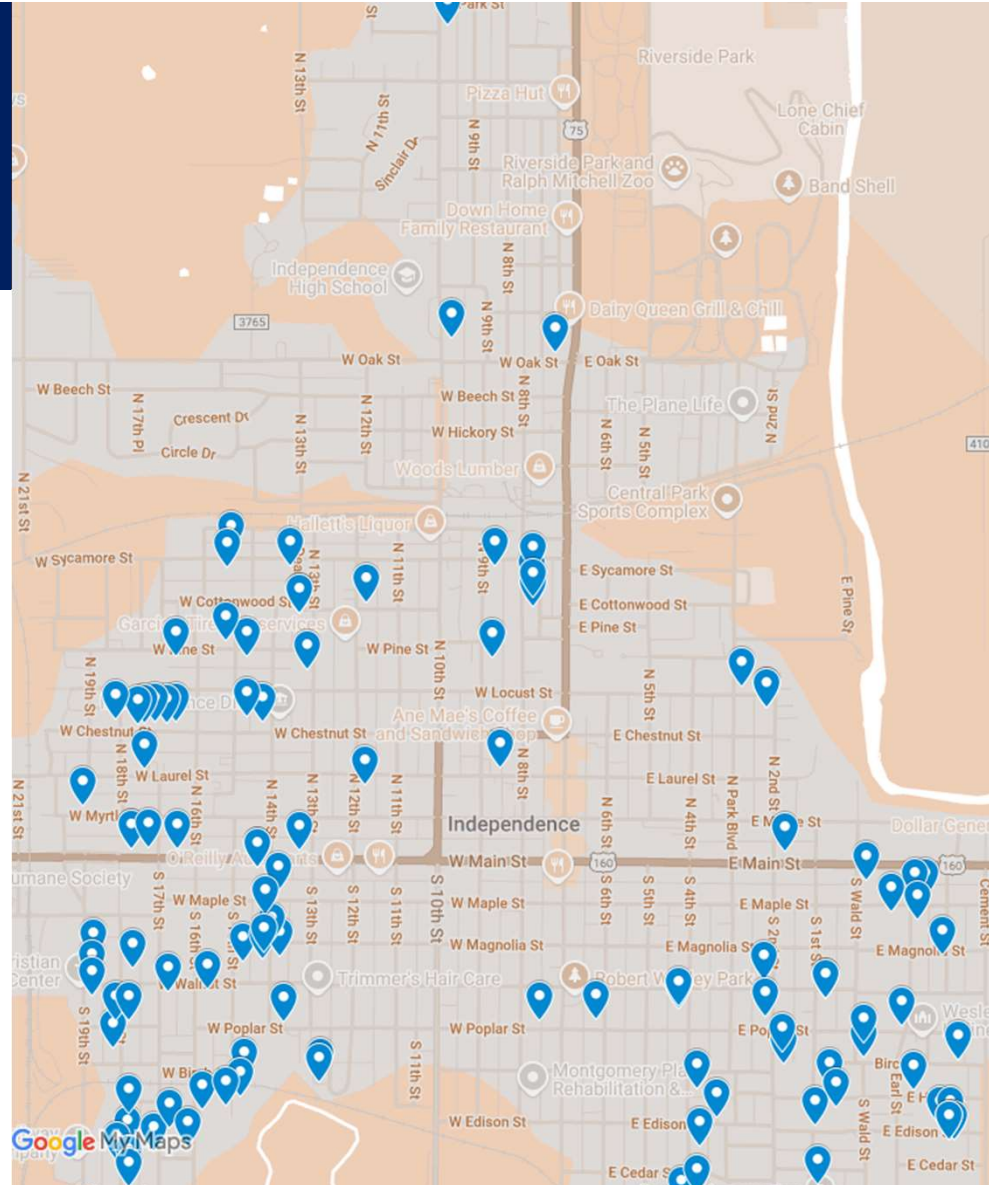
Beautification - Assist Homes



Infill & Rehab - Target high traffic corridors - Of the 62 letters previously sent as part of the City's efforts to address Vacant Abandoned Dilapidated Structures (VADS), 17 properties have now completed repairs, 10 are currently undergoing repairs, 4 are listed for sale, 3 have new owners, 6 deferred for condemnation and 22 have had no response from property owners.

Status After Letters Sent Regarding Vacant Houses	Subtotal
Repair Work Completed	17
Repair Work in Progress	10
Listed for Sale	4
Recently Sold	3
Deferred to 2026 Condemnation	6
No Response from Owners	22
Total	62

Blue = 109 Potential Condemnations



Quarterly Admin and Housing Goals Update

Explore Housing Incentives

Partner with Housing Authority, EDAB, and Landbank – The Independence Housing Authority in partnership with Trident 3D Homes has submitted a Federal Home Loan Bank Affordable Housing Grant in the amount of \$1.5M for the construction of 40 single-family homes on infill lots.



Quarterly Admin and Housing Goals Update



Beautification - Assist Homes

Promote existing incentives - To continue encouraging participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, additional outreach letters were distributed to property owners in two targeted neighborhoods. On July 10, 2025, letters were sent to owners of 27 eligible parcels, followed by letters to owners of 37 eligible parcels on July 18, 2025. These efforts build on the outreach reported last quarter, when letters were sent to owners of 31 eligible parcels on July 1, 2025. Four applications for the Neighborhood Exterior Grant were received during the third quarter.

95 Letters Sent To Eligible Property Owners within Three Target Neighborhoods



BEFORE STARTING YOUR NEXT HOME IMPROVEMENT PROJECT, SEE IF YOU QUALIFY FOR THE

NEIGHBORHOOD EXTERIOR GRANT PROGRAM

To qualify, homes must be:

- Located outside the 100 year floodplain
- Valued at \$100,000 or less

OR



Have a Montgomery County CDU rating (Condition, Desirability, and Utility) of Average Minus or below. To find your rating, visit www.independenceks.gov/parcelsearch

Homeowner Investment	Reimbursement (50%)
\$1,000 (minimum per co-applicant)	\$500
\$5,000	\$2,500
\$10,000+	\$5,000 (maximum per co-applicant)

You must apply with a neighboring property that is within line of site. Reimbursement grants are first come first served until all funds are spoken for. Eligible work cannot start until grant is approved.

For more information, call 620-332-2536, or email AprilW@IndependenceKs.gov

~ Working together to build a stronger, more beautiful community ~

Quarterly Admin and Housing Goals Update

#10

Financing – Down Payment Assistance Plan

Housing Initiatives –
The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.



No Change from Last Quarter

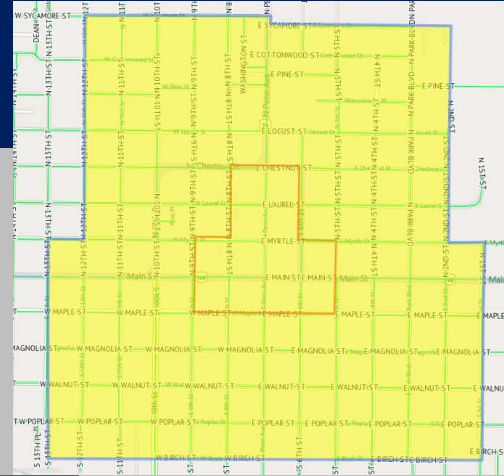
Quarterly Admin and Housing Goals Update

Beautification – Assist Homes

Establish RHID in Older Neighborhoods – The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.



**Four Block Radius of
Downtown Historic District**



East Main



West Main



No Change from Last Quarter

Quarterly Admin and Housing Goals Update Summary



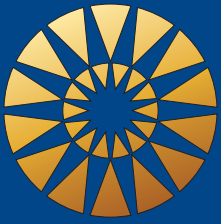
Summing Up the Numbers

	Single-Family	Downtown Upper Story	Adaptive Reuse	Investment
2015-2024	10 <i>Not Included in totals</i>	8 <i>Not Included in totals</i>	0	\$2.7M <i>Not Included in totals</i>
2025	3	11	0	\$1.15M
2026	22	20	20-24	\$22.2M
Active Potential Projects	40	32	16-20	\$16.2M
TOTAL UNITS	65	63	36-44	\$39.55M

Appendix G — ## Appendix G — Recommended Resources for Elected Officials

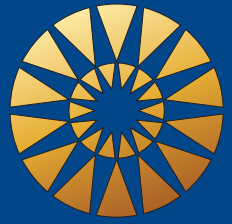
- **52 Tips for Successful Public Service** (E.A. Mosher)
- **League of Kansas Municipalities Newly Elected Officials Guide**

(End of Appendices)



52 Tips for Successful Public Service

by E.A. Mosher, former Executive Director
League of Kansas Municipalities



1. Learn all you can about your city, its history, its operations, its financing. Do your homework. Know your city ordinances. Take a look at the comprehensive plan.
2. Devote sufficient time to your office and to studying the present and future problems of your community.
3. Don't burn yourself out on the little things, while recognizing that they are often important to the public. Save some energy - and time - for the important matters.
4. Don't act as a committee of one; governing a city requires a team effort - practically and legally.
5. Don't let an honest difference of opinion degenerate into personality conflicts.
6. Remember that you represent all the people of your community, not just neighbors and friends. Be wary of personal experiences coloring your public decisions.
7. Take your budget preparation job seriously, for it determines what your city does or does not do for the coming year, and will influence what happens in future years as well.
8. Establish policy statements. Written policy statements let the public, and the city staff, know where they stand. They help the governing body govern, and writing them provides a process to develop consensus.
9. Make decisions on the basis of public policy, and be consistent. Treat similar situations similarly, and avoid favoritism.
10. Focus your attention on ways to prevent problems, rather than trying to solve them as they occur. Filling potholes is one approach; developing plans to prevent them is another.
11. Don't be misled by the strong demands of special interest groups who want it done now, their way. Your job is to find the long-term public interest of the community as a whole, and you may be hearing from the wrong people.
12. Don't rush to judgment. Few final actions have to be taken at the first meeting they are considered. Avoid "crisis management".
13. Don't be afraid to change. Don't be content to just follow the routine of your predecessors. Charge your appointed officers and employees with being responsible for new idea and better ways. Listen to what they have to say.

14. Don't give quick answers when you are not sure of the real answer. It may be embarrassing to appear ignorant, but it can be more embarrassing , and damaging, to tell a person something that is wrong.
15. As an individual, even if you are the Mayor, do not make promises you cannot deliver! Most decisions and actions require approval of the governing body, and this takes a majority vote.
16. Remember that you have a legal authority as a governing body member only when the governing body is in legal session.
17. Don't spring surprises on your fellow governing body members or your city staff, especially at formal meetings. If a matter is worth bringing up for discussion, it is worth being on the agenda. Surprises may get you some publicity, at the embarrassment of others, and tend to erode the "team" approach to governance.
18. Participate in official meetings with the dignity and decorum fitting those who hold a public trust. Personal dress and courteous behavior at meetings help create an environment for making sound public decisions.
19. Conduct your official public meetings with some formality, and follow rules of procedure. Have an agenda, and follow it. Most governing body members agree that formal meetings expedite the process and tend to promote better decision making.
20. Don't be afraid to ask questions. It is one of the ways we learn.
21. Vote yes or no on motions. Do not cop out by abstaining, except when you have a conflict of interest. A pass does not relieve you of responsibility when some decision must be made.
22. Once a majority decision of the governing body has been made, respect that official position, and defend it if needed, even if you personally disagree.
23. Respect the letter and intent of the open meetings law. But also keep private and confidential matters to yourself - do not gossip.
24. Retain competent, key employees, pay them well, trust their professional judgment and recognize their authority and responsibilities.
25. Don't bypass the system! If you have a manger or other chief administrative officer, stick to policy-making and avoid personal involvement in the day-to-day operations of the city.
26. Don't let others bypass your system! Insist that people such as equipment service suppliers first work with your city staff. If direct contact with governing body members is necessary, this should be with the governing body as a whole or a committee and not on a one-on-one basis.

27. Don't pass the buck to staff or employees when they are only following your policies or decisions.
28. Don't always take no for an answer. The right question may be "How can we do this?" instead of "May we do this?" Be positive!
29. Learn to evaluate recommendations and alternative courses of action. Request your staff to provide options. Encourage imaginative solutions.
30. Avoid taking short-term gains at the expense of long-term losses. Be concerned with the long-term future of the city.
31. In determining the public interest, balance personal rights and property interests, the possible harm to a few versus the good of the many. Recognize that in some situations, everyone cannot be a winner.
32. Be concerned with the total development - physical, economic, and social - of your community.
33. Don't act as if the city operates in a vacuum. Cities must work within the intergovernmental system to be effective. Keep in contact and cooperate with your federal, state, county and school officials.
34. Get to know the officials of neighboring and similar size cities. Visit other cities, particularly those with a reputation of being well run.
35. Learn to listen - really listen - to your fellow governing body members and the public. Hear what they are trying to say, not just the words spoken.
36. Keep your constituents informed, and encourage citizen participation.
37. Be friendly and deal effectively with the news media. Make sure what you say is what you mean. Lack of good communication is one of the big problems of cities.
38. Remember that what you say, privately and publicly, will often be news. You live in a glass house. Avoid over-publicizing minor problems.
39. Expect, and respect, citizen complaints. Make sure that your governing body members, and your city, has a way to effectively deal with them. Have a follow up system.
40. Be careful about rumors. Check them out. Help squelch them when you know they are false.
41. Appoint citizen advisory committees when you need them, but be prepared to follow their advice if you use them.

42. Take care in your appointments to boards and commissions. Make sure they are capable as well as representative of the whole community.
43. Use manuals, guides and other technical assistance and information available from other agencies. Attend workshops and conferences put on for your benefit.
44. Pace yourself. Limit the number of meetings you attend. Set some priorities, including the need to spend time with your family. Recognize that life - and the city - is dependent on a lot of things you have little control over.
45. Establish some personal goals and objectives. What do you want to accomplish this year? Next year?
46. Help develop some short-term and long-term goals and objectives for your city, and check your progress at least every six months.
47. Similarly, help your city develop a vision of the future. Plan from the future to the present - no vision, no plan. One of the important purposes of a governing body is to establish a vision for the future.
48. Focus on the future, and try to leave your city better than that which you inherited as a city officer.
49. At least once a year, schedule a governing body discussion about how you are governing. Review the processes and procedures. Sit back and ask "How are we doing? How can we do things better?"
50. Be enthusiastic about your public service, and the privilege you have, and let the public know it. But maintain your sense of humor. Don't take yourself or the business of government so seriously that you don't enjoy it. It should be as fun as well as rewarding experience.
51. Be a leader, as well as part of the team of elected and appointed officials who were selected to make your city an even better place to live.
52. Celebrate! Good things do happen. Let the public share your successes. Always focusing on problems and issues may leave you, the governing body, and the public, to believe that nothing positive ever happens.

You've Been Elected....



...Now What?

*An Elected Officials'
Quick Guide to Governing*

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The League is Here for You!

Serving in local government is rewarding and challenging and you don't have to do it alone! Since 1910, the League of Kansas Municipalities has been dedicated to strengthening Kansas communities by supporting the people who lead them. Whether you are brand new to city office or a seasoned official, we are here to provide the tools, training, and guidance you need to succeed.

Key Resources Available to You

● Events and Trainings

Programs for newly elected officials, advanced courses for experienced leaders, and ongoing professional development tailored to your role.

● Publications & Guides

Practical handbooks and guides, such as *The Governing Body Handbook* and *Budget Tips*, that break down laws, responsibilities, and best practices in plain language.

● Consultation & Guidance

Access expert advice on city operations, budgeting, ethics, open meetings, and more. Our legal inquiry service helps you understand applicable laws and procedures so you can make informed decisions.

● Advocacy at the State Level

A strong, unified voice representing Kansas cities in the legislature—working to ensure local government's perspective is heard.

● Peer Networking

Opportunities to connect with other elected and appointed officials across Kansas to share ideas, challenges, and solutions—including our Annual Conference each October.

ABOUT THE LEAGUE

The League is a membership association dedicated to strengthening Kansas communities. Since 1910, we have advocated on behalf of cities and served as a trusted resource for city officials across the state.

We provide training, guidance, and practical tools for elected and appointed officials, helping them navigate the responsibilities of public service with confidence.

As a membership body, the League connects cities of every size—from populations of 20 to over 390,000—facilitating communication, sharing ideas, and promoting best practices in city operations.

Next Steps



Explore upcoming trainings on our website at www.lkm.org.



Stay informed! Email jwagner@lkm.org to receive League News, our weekly newsletter, and legislative updates.



Call or email us when questions come up—we are here to help.



Congratulations on Your Election to Public Office!

As a member of your city's governing body, you hold an essential role in shaping your community's future. Serving in elected municipal office is both an honor and a responsibility. City government touches nearly every aspect of daily life—from public safety and streets to parks, utilities, and community services. No other level of government provides such direct, everyday contact with the people you serve. Your residents have entrusted you to lead with fairness, integrity, and vision.

We understand your first few months in office can be an overwhelming time. This guide is designed to help you:

- **Understand your role and responsibilities.**
- **Learn the basics of governance, law, and finance.**
- **Know when and how to use the League as a resource.**



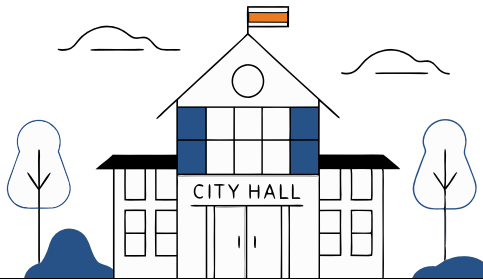
The mission of the League is to serve as the convener, advocate, and trusted voice for Kansas local governments.



Quick Orientation Checklist

- ☐ Meet key city staff: administrator/manager, clerk, attorney, department heads
- ☐ Tour city facilities
- ☐ Learn governing body procedures
- ☐ Review ordinances, charter ordinances, and recent meeting minutes
- ☐ Review the city budget at a high level
- ☐ Prepare for your first meeting by reviewing your governing body packet and agenda
- ☐ Connect with the League for training and resources

Understanding Your Role

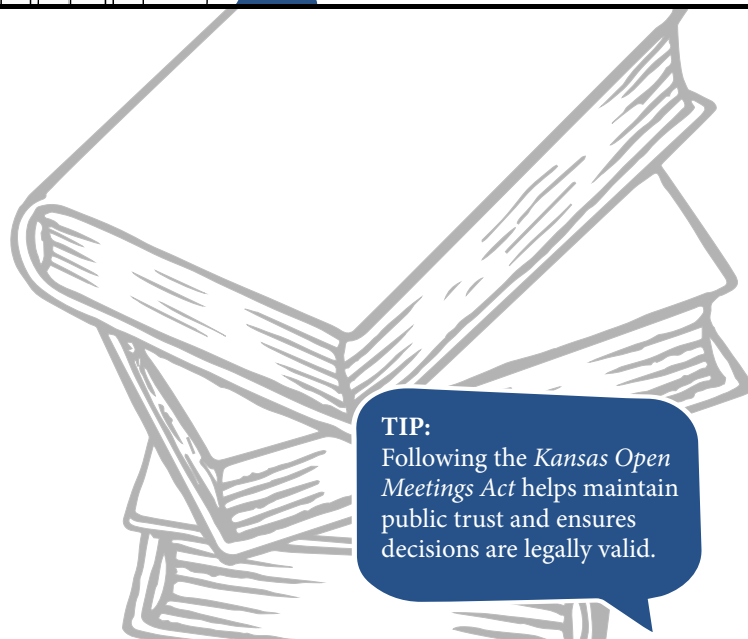


Elected Officials

- Provide direction and vision for the community
- Establish policies and pass ordinances
- Approve budgets and set priorities
- Represent residents and listen to their concerns

City Staff

- Implement policies established by the governing body
- Manage day-to-day city operations
- Provide professional expertise and recommendations



TIP:

Following the *Kansas Open Meetings Act* helps maintain public trust and ensures decisions are legally valid.

Kansas Open Meetings Act

What Elected Officials Need to Know



Order A Guide to the
Kansas Open Meeting Act:
www.lkm.org/publications

1 Meetings Must Be Open

Every part of a governing body meeting, except for validly called executive sessions, must be open to the public.

2 What Counts as a Meeting

A “meeting” happens when a majority of council or commission members interactively discuss city business. Even informal discussions on social media or texts apply.

3 Avoid Serial Meetings

The governing body can also violate KOMA through serial communications. This happens when a majority of council or commission members take part in a series of conversations about city business with the intent, by some or all participants, to reach an agreement that would require official action.

4 Executive Sessions Are Limited

Closed sessions are allowed for specific purposes (personnel, legal matters) but require a formal motion stating the subject to be discussed, the justification for closing the meeting, and the time and place the meeting will resume. Any binding action must be made in an open meeting.

5 Notice is Required

The public must be given notice of the time, date, and place of meetings if they request it.

The Basics of City Meetings

City councils and commissions conduct business through official meetings. **These may include:**

- **Regular meetings.** Held on a recurring schedule as required by city ordinance.
- **Special meetings.** Called outside the regular schedule for urgent business.
- **Work sessions (also considered special meetings).** Often informal, designed for discussion or information-sharing, with no final action taken.

State law does not require agendas, but they are strongly encouraged to guide each meeting. Agendas promote transparency by letting the public know what will be discussed. They also help the presiding officer (mayor or president of council) keep the discussion on track, ensure fairness, and move the group toward decisions.

Your Role During Meetings

As a governing body member, your effectiveness depends on how you prepare and participate.

- **Do your homework.** Read the agenda packet and supporting materials before the meeting.
- **Engage respectfully.** Share your perspective, but listen to others and avoid dominating the discussion.
- **Decide as a body.** Remember: action is only valid when taken collectively. Even if you disagree, support the group's final decision once it is made.

Top Tips for Successful Public Service

- 1** Learn all you can about your city, its history, its operations, its financing. Do your homework. Know your city ordinances. Take a look at the comprehensive plan.
- 2** Don't act as a committee of one; governing a city requires a team effort practically and legally.
- 3** Don't spring surprises on your fellow governing body members or your city staff, especially at formal meetings. If a matter is worth bringing up for discussion, it is worth being on the agenda. Surprises may get you some publicity, at the embarrassment of others, and tend to erode the team approach to governance.
- 4** Retain competent, key employees, pay them well, trust their professional judgment, and recognize their authority and responsibilities.
- 5** Be concerned with the total development-physical, economic, and social of your community.
- 6** Focus on the future, and try to leave your city better than that which you inherited as a city officer.

MEETING MYTHS vs. REALITY

MYTH: I was elected to fix problems directly.

REALITY: Your role is to set policy and work through the governing body and staff process.

MYTH: Debate should be avoided to keep meetings short.

REALITY: Healthy debate leads to better decisions, as long as it's respectful and focused.

MYTH: I can email or text other members during the meeting to coordinate.

REALITY: Private communications among members during a meeting may violate open government laws and undermine transparency.

Why the Budget Matters

The city budget is more than just numbers—it's a statement of priorities. It reflects your community's values, funds essential services, and provides a roadmap for future investments. As an elected official, one of your most important responsibilities is adopting a budget that balances community needs with available resources.



➔ Your Role in the Budget Process

- **Set Priorities** – Work with fellow members to identify community goals.
- **Review Proposals** – Examine staff recommendations carefully and ask questions.
- **Make Tradeoffs** – Recognize that resources are limited; funding one priority may mean delaying another.
- **Adopt the Budget** – Final approval rests with the governing body.

➔ Key Budget Elements

- **General Fund** – Covers day-to-day operations like police, fire, streets, and administration.
- **Enterprise Funds** – Utilities such as water, sewer, or trash services, funded by user fees.
- **Capital Improvements** – Long-term investments like buildings, equipment, and infrastructure.
- **Reserves** – Savings that protect the city during emergencies or revenue shortfalls.

➔ Tips for Navigating City Finances

- Read financial reports regularly to understand revenues and expenditures.
- Avoid micromanaging—your role is to set priorities, not manage line items.
- Don't be afraid to ask staff for plain-language explanations.
- Think long-term: today's budget decisions affect tomorrow's taxpayers.

Budget Timeline A Year in Brief



SPRING

Staff prepares a draft budget, reviews revenues, and updates forecasts.



SUMMER

Governing body reviews proposals, adjusts priorities, and holds required public hearings.



AUGUST

Final budget must be adopted.



FALL/WINTER

Staff monitors revenues and expenditures; governing body reviews reports and adjusts as needed.

Remember: *The budget is not a one-time vote—it's a year-round process of planning, monitoring, and adjusting.*

2026 League Webinar Series Calendar

JANUARY

**New Year, New Roles:
What Every City Official
Should Know**

22

FEBRUARY

**KOMA for Elected
Officials**

26

MARCH

**Lifeguards, Lawn
Crews, and Labor Laws**

26

APRIL

**From Tall Grass to Junk
Cars: Code Enforcement
in Action**

23

MAY

**Modernizing Personnel
Policies for Today's
Workforce**

28

JUNE

**Recent Legislation
Impacting Cities**

25

JULY

**Economic Development
Incentives: What They
Are & How to Use Them**

23

AUGUST

**Best Practices for
Ordinance Drafting &
Home Rule**

27

SEPTEMBER

Planning & Zoning

17

OCTOBER

**Recent Case Law
Affecting Kansas Cities**

22

NOVEMBER

**Social Media & The First
Amendment**

19

DECEMBER

**Creating a Respectful
Workplace: Preventing
Harassment and Misconduct**

17

*This schedule is tentative and all dates/topics could change. Please visit WWW.LKM.ORG/EVENTS for up-to-date information.

INNOVATIVE PUBLIC FINANCE SOLUTIONS

#1 KANSAS RANKED BOND COUNSEL



Source: LSEG Data & Analytics, as of 1/23/25



See our website for a listing of attorneys and practice areas.

gilmorebell.com



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Consider approving the following Cereal Malt Beverage licenses:

1. Matthew Kent DBA Gramps Tavern 811 N. 11th, Independence KS 67301
2. Akas 1 LLC 3024 W. Main, Independence KS 67301
3. Walgreens #09454 301 W. Main, Independence KS 67301
4. Mikie's 1901 N Penn, Independence KS 67301 (Certificate Pending)

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. Walgreens #09454 License 2955
2. AKAS 1 LLC License 6003
3. Gramps Tavern License 3313

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 2955

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 WALGREENS # 09454 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 301 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 8th day of January, 2025.

(SEAL)

Countersigned:

Lacey Liss

Finance Director

David A. Smith

Mayor

City Clerk

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 75.00

No. 6003

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 AKAS 1 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 3024 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 8th day of January, 2025.

(SEAL)

Countersigned:

Lacey Lies
Finance Director

David Schuler
Mayor
City Clerk

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee \$ 225.00

No. 3313

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 Gramp's Tavern 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 811 N. 11th 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 8th day of January, 2025.

(SEAL)

Countersigned:

Lacey Ries
Finance Director

David A. Smith
Mayor
City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider authorizing award of the annual concrete patching bid.

SUMMARY RECOMMENDATION Authorize award to J. Graham Construction, Inc.

BACKGROUND The City requires concrete patching work to be completed at various locations due to utility repair activity and required pavement maintenance (including pavement flowline repair). Additionally, pricing for sidewalk work is required for incidental repairs. Adding in ADA ramps and curb and gutter replacement complete the work items that we would generally need to do for small repairs around the City.

The City requested bids for these four categories of work, and received one response, from J. Graham Construction, Inc. Other competent contractors were contacted, but declined to bid.

The prices are similar to last year, with patching and ADA ramp replacement dropping \$5 per square yard while pavement patching and sidewalk replacement went up \$5 per square yard.

The work will be awarded in multiple contracts for work via the Street Department as well as Water/Sewer work (and to other departments as required).

FINANCIAL INFORMATION Patching will be paid for out of budgeted funds from the appropriate department.

SUGGESTED MOTION I move to authorize award of the 2026 concrete patching bid contracts to J. Graham Construction, Inc., at the unit prices as specified on the bid documents.

SUPPORTING DOCUMENTS

1. Agreement-Patching Street
2. Agreement-Patching Water and Sewer
3. J. Graham Construction Bid

AGREEMENT

00500

THIS AGREEMENT, made this _____ day of _____, 2026, by and between **The**

Water and Sewer Department for the City of Independence, Kansas, hereinafter called "OWNER" and

Jeff Graham Construction hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the construction of Sidewalk, Sidewalk Ramps, Curb and Gutter and Pavement Patching to support street repair projects as requested.
2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT as described in their proposal.
3. The CONTRACTOR agrees to perform all of the WORK described in the proposal for the Sidewalk, Sidewalk Ramps, Curb and Gutter and Pavement Patching, and comply with the terms therein for the price of :
 - a. Sidewalk ADA Ramp Replacement: \$225 per SY
 - b. Sidewalk Replacement \$125 per SY
 - c. Curb & Gutter Patching \$100 per LF
 - d. Pavement Patching \$190 per SY
4. The OWNER will pay to the CONTRACTOR within 30 days of an approved pay request.
5. CONTRACTOR agrees to indemnify and hold harmless CITY, its agents and employees, for any damages to persons or property arising from acts or omissions of CONTRACTOR, or its agents or employees, in performance of this agreement.
6. CONTRACTOR shall be responsible for, and provide the CITY proof of, the following upon request:
 - a. Current Occupational License issued by the City, if required.
 - b. A minimum of \$500,000.00 general liability insurance.
 - c. All statutorily required workers compensation coverage.
 - d. A minimum of \$500,000.00 in automobile liability insurance.
7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement.

OWNER: **City of Independence**

Contractor: **Jeff Graham Construction**

By: _____

By: _____

Name: _____

Name: _____

AGREEMENT

00500

THIS AGREEMENT, made this _____ day of _____, 2026, by and between **The Water and Sewer Department for the City of Independence, Kansas**, hereinafter called "OWNER" and **Jeff Graham Construction** hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the construction of Sidewalk, Sidewalk Ramps, Curb and Gutter and Pavement Patching to support water and sewer repair projects as requested.
2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT as described in their proposal.
3. The CONTRACTOR agrees to perform all of the WORK described in the proposal for the Sidewalk, Sidewalk Ramps, Curb and Gutter and Pavement Patching, and comply with the terms therein for the price of :
 - a. Sidewalk ADA Ramp Replacement: \$225 per SY
 - b. Sidewalk Replacement \$125 per SY
 - c. Curb & Gutter Patching \$100 per LF
 - d. Pavement Patching \$190 per SY
4. The OWNER will pay to the CONTRACTOR within 30 days of an approved pay request.
5. CONTRACTOR agrees to indemnify and hold harmless CITY, its agents and employees, for any damages to persons or property arising from acts or omissions of CONTRACTOR, or its agents or employees, in performance of this agreement.
6. CONTRACTOR shall be responsible for, and provide the CITY proof of, the following upon request:
 - a. Current Occupational License issued by the City, if required.
 - b. A minimum of \$500,000.00 general liability insurance.
 - c. All statutorily required workers compensation coverage.
 - d. A minimum of \$500,000.00 in automobile liability insurance.
7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement.

OWNER: **City of Independence**

Contractor: **Jeff Graham Construction**

By: _____

By: _____

Name: _____

Name: _____

BID.....**0410**
PROPOSAL of _____

hereinafter referred to as BIDDER,

- * a corporation arranged under the laws of the State of Kansas
- * a partnership consisting of
- * an individual d/b/a

TO: The City of Independence, Kansas, referred to as OWNER,

In response to your Invitation to Bid and having carefully examined the specifications and related documents, all addenda thereto, the project site and conditions related thereto, the BIDDER hereby proposes to perform all work for **Pavement Patching, Curb and Gutter Patching, Sidewalk Replacement, Sidewalk ADA Ramp Replacement** in strict accordance with these Contract Documents, within the period(s) of time set out herein, and for the price(s), stated hereinafter.

By submission of this Bid, BIDDER certifies, and in the case of a joint Bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently without consultation, communication, agreement, collusion, or understanding with any other Bidder submitting a Bid for this Project.

The OWNER envisions awarding three contracts for each bid item that will be funded through three separate municipal budgets. The three contracts will be:

1. Water/Sewer
2. Street Department
3. Sidewalk Repairs

BIDDER hereby agrees that if this Bid is accepted, BIDDER will, within fourteen (30) consecutive calendar days, after the date of Notice of Award, enter into an Agreement.

BIDDER acknowledges receipt of the following ADDENDA:

NO.

DATE

BID SCHEDULE

Bid Prices shall be written in both word and numerals. In case of discrepancy, the bid price as written in words shall govern. Bidder understands and acknowledges in offering this Bid that the bid price in the Bid Schedule represents a summary price of all major items of construction required for the proposed work. Bidder further assures and acknowledges that each unit or lump sum bid price includes the cost of all adjacent, incidental, related, and companion items which are shown on the drawings, called for in the specifications, or otherwise necessary to provide a complete and functioning project.

The OWNER reserves the right to increase, decrease, or delete from the Project quantities of work at the Unit Bid Price or Lump Sum Price in order to bring the total contract price to the budgeted project expenditures.

BID

<u>Item No.</u>	<u>Units</u>	<u>Prices Written in Words</u>	<u>Dollars Cents</u>
1-1	1 SY	Pavement Patching. Includes Excavation, compacted granular stone, Sawcutting, cast in place concrete, And all other items required to complete The patching. Complete & in Place One Hundred Ninety Dollars, 2500 Cents /SY	\$ <u>190.00</u>
1-2	1 LF	Curb and Gutter Patching. Includes Excavation, compacted granular stone, Sawcutting, cast in place concrete, And all other items required to complete The patching. Complete & in Place One Hundred Dollars, 2000 Cents /LF	\$ <u>100.00</u>
1-3	1 SY	Sidewalk Replacement. Includes Excavation, compacted granular stone, Sawcutting, cast in place concrete, And all other items required to complete The sidewalk Replacement. Complete & in Place One Hundred Twenty Five Dollars, 2500 Cents /SY	\$ <u>125.00</u>
1-4	1 SY	Sidewalk ADA Ramp Replacement. Includes Excavation, compacted granular stone, Sawcutting, cast in place concrete, And all other items required to complete The sidewalk ADA Ramp Replacement. Complete & in Place One Hundred Twenty Five Dollars, 2000 Cents /SY	\$ <u>225.00</u>

Amounts are to be shown in both words and figures. In case of discrepancy, the amounts written in words will govern.

BIDDER understands and acknowledges that the bid items shown in this proposal represent a summary of all major components of construction required; and is set forth to facilitate the comparison of

bids; and to provide a basis for any future negotiations that may be necessary.

BIDDER further understands and acknowledges that the bids on the different items on the Bid Schedule must be balanced within reasonable limits.

ATTEST:

By
Title



Respectfully submitted,

Name of Contractor

Address (Including Zip Code)

Sidewalk, Sidewalk Ramp, Curb and Gutter and Pavement Patching

1. GENERAL

- 1.1 Description: The work of this section consists of roadway surface patching replacement as specified herein. Existing surfaces shall include:
1. Existing concrete sidewalks
 2. Existing concrete curb and gutter
 3. Existing municipal streets with surfacing of asphalt, brick, and Portland Cement Concrete.

2. METHODS

- 2.1 Place compacted AB-3 Base and PCCP Surfacing: Place compacted AB-3 Base at optimum moisture, uniformly at specified areas. Material shall be placed to a density not less than ninety-five percent (95%) of standard density at optimum moisture. Maximum compacted thickness shall not exceed six inches.
- 2.2 Sidewalks, sidewalk ramps, curb and gutter: The areas to be replaced shall be designated by the City.

Replacement of sidewalk, sidewalk ramp, and curb and gutter areas shall consist of the following:

1. Saw cut areas to be patched full depth and to neat lines.
 2. Excavate the existing material to a depth of:
 - A) 6 inches below subgrade for sidewalk and ramps
 - B) 12 inches below finished grade and remove from site to an approved disposal site.
 3. Place Compacted AB-3 material with optimum moisture to a full depth below finished grade and to the required density.(6 inches below sidewalks, 12 inches below curb and gutter)
 4. Place Concrete with a minimum of 5000 psi strength and protect from freezing or high temp. depending upon time of year.
 5. A broom finish must be obtained as a final product with no more than a 1% cross slope on sidewalk and sidewalk ramps. Widths and running slope of sidewalk and ramps shall meet all ADA and PROWAG requirements.
 6. A Mix design of the Concrete shall be submitted prior to placement a minimum of 10 days prior to placement and a location of the AB-3 material shall be submitted 10 days prior to excavation of the selected sites for approval of the Engineer
 7. Before excavation of the selected sites, the Contractor shall verify the dimensions specified on the attached documents and if any variation is found, the contractor must obtain prior approval from the City prior to any work being performed in that area or the excess area and cost will be on the Contractor.
- 2.3 Pavement Patching: The areas to be patched have been previously excavated and backfilled by the City of Independence Public Works Department. These areas may include water line repairs, sanitary sewer main repairs, storm sewer repairs or failed pavement that has been removed and backfilled with gravel and or other material.

Pavement Repair: Repair of the designated roadway areas shall consist of the following:

1. Saw cut areas to be patched full depth and to neat lines.
2. Excavate the existing backfill material to a depth of 18 inches below finished grade and remove from site to an approved disposal site.

3. Place Compacted AB-3 material with optimum moisture to a depth of 12 inches below finished grade and to the required density.
4. Place 12 inches of PCCP High Early Strength Concrete with a minim of 5000 psi strength and protect from freezing or high temp. depending upon time of year.
5. A broom finish must be obtained as a final product with no more than a 3/8" difference in elevation from the existing surrounding surface on any side of the patched area.
6. A Mix design of the Concrete shall be submitted prior to placement a minimum of 10 days prior to placement and a location of the AB-3 material shall be submitted 10 days prior to excavation of the selected sites for approval of the Engineer
7. Before excavation of the selected sites, the Contractor shall verify the dimensions specified on the attached documents and if any variation is found, the contractor must obtain prior approval from the City prior to any work being performed in that area or the excess area and cost will be on the Contractor.

3. MEASUREMENT AND PAYMENT

- 3.1 The pavement patching shall be measured and paid for as designated in the bid schedule. The payment shall include all excavation, saw cutting, granular stone, formwork, labor, concrete and all other incidental items to complete the work.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider authorizing temporary closure of an alley on the southern portion of the 100 block of East Main Street for construction purposes.

SUMMARY RECOMMENDATION Authorize closure.

BACKGROUND The alley on the southern portion of the 100 block of East Main Street has been temporarily closed since December 15, 2025, to allow for construction work on the Stanford Building. It is requested that this closure be allowed to continue until February 18, 2026 for construction activities to be completed.

FINANCIAL INFORMATION There are no known cost implications.

SUGGESTED MOTION I move to authorize the temporary closure of the alley on the southern portion of the 100 block of East Main Street until February 18, 2026.

SUPPORTING DOCUMENTS

1. Stanford Closing



Requested alley closure indicated in orange.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider authorizing purchase of liquid chlorine for the Water Treatment Plant from Brenntag Southwest, Inc., and potassium permanganate from Univar, LLC.

SUMMARY RECOMMENDATION Authorize purchase.

BACKGROUND Annually, chemicals for the Water Treatment Plant are bid. The bid tab for all chemicals is attached. Only two chemicals are projected to require Commission approval for purchase (purchases over \$25,000), liquid chlorine and potassium permanganate.

This year, three bids were received for supplying liquid chlorine. The low bid was from Brenntag Southwest, Inc., at \$1,798 per ton. Based on past use, this would equate to an annual purchase of approximately \$44,950.

The Brenntag bid was 11% lower than the nearest alternative, and was 14% lower than last year's low bid.

Six bids were received for supplying potassium permanganate. The low bid was from Univar at \$2.33 per pound. Based on past use, this would equate to an annual purchase of approximately \$34,950.

The Univar bid was less than 1% lower than the nearest alternative, and was less than 1% lower than last year's low bid.

FINANCIAL INFORMATION These are budgeted operating expenses.

SUGGESTED MOTION I move to authorize purchase of liquid chlorine from Brenntag Southwest, Inc., and potassium permanganate from Univar, LLC.

SUPPORTING DOCUMENTS

1. CHEMICAL BID TAB 2026

2025 CHEMICAL BIDS - WATER TREATMENT PLANT
 BID OPENING ON 12/5/2024 @ 2:00 P.M.

CHEMICAL	WEIGHT	BAKER	BRENNTAG	CHEMRITE	D & F	HAWKINS	PENCCO	PVS DX	SHANNON	UNIVAR	WATER WISE
LIQUID CHLORINE	PER TON		1,798.00			2,000.00		2,300.00			
POTASSIUM PERMANGANATE	PER POUND		5.18	2.38		5.15			2.53	2.33	2.34
POWDERED ACTIVATED CARBON	PER POUND		1.26	1.34		2.00					1.49
LIQUID AMMONIUM SULFATE	PER POUND	0.228	0.440		0.349	0.300					0.263



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider revising the Capital Improvement Plan for submittal to the Federal Aviation Administration.

SUMMARY RECOMMENDATION Authorize revision.

BACKGROUND Annually the City works with Lochner to prepare and provide a Capital Improvement Plan (CIP) to the Federal Aviation Administration (FAA).

This plan is a requirement of the FAA for funding future work at the Independence Municipal Airport. Attached is the recommended CIP update to file with the FAA. Changes include adding the rehabilitation of Taxiways D and E in 2029 and deferring engineering and reconstruction of Runway 17-35 to 2030 and 2031.

FINANCIAL INFORMATION These items will be budgeted for in future budgets.

SUGGESTED MOTION I move to amend the Capital Improvement Plan for submittal to the Federal Aviation Administration and to allow the execution of any necessary documents.

SUPPORTING DOCUMENTS

1. FY27 CIP - 5 Year CIP Form_FOR SIGNATURE
2. FY27 CIP - Rehab. TWs D and E - FY29_FOR SIGNATURE
3. FY2027 CIP Update - Independence Municipal Airport (IDP)_2025-12-21

**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Independence Municipal Airport (IDP), Independence, Kansas

Prepared by: John Garriss (Independence) & Matt Jacobs (Lochner)

Sponsor's E-mail: engineer@independencesks.gov

Date Prepared: 12/21/2025

Sponsor's Signature: _____

Sponsor's Phone: 620.332.2534

Printed Name: John Garriss

FY	Detailed Project/Scope Description	Funding Source	Total Estimated Cost
2027		Federal: \$ BIL: \$ State: \$ Local: \$ Total: \$	0
2028		Federal: \$ BIL: \$ State: \$ Local: \$ Total: \$	0
2029	Rehabilitate Taxiway D and Taxiway E (West of Runway 17/35)	Federal: \$ BIL: \$ State: \$ Local: \$ Total: \$	450000 50000 500000
2030	Reconstruct Runway 17/35 (Design Services)	Federal: \$ BIL: \$ State: \$ Local: \$ Total: \$	450000 50000 500000
2031	Reconstruct Runway 17/35 (CEI Services and Construction Costs)	Federal: \$ BIL: \$ State: \$ Local: \$ Total: \$	8550000 950000 9500000

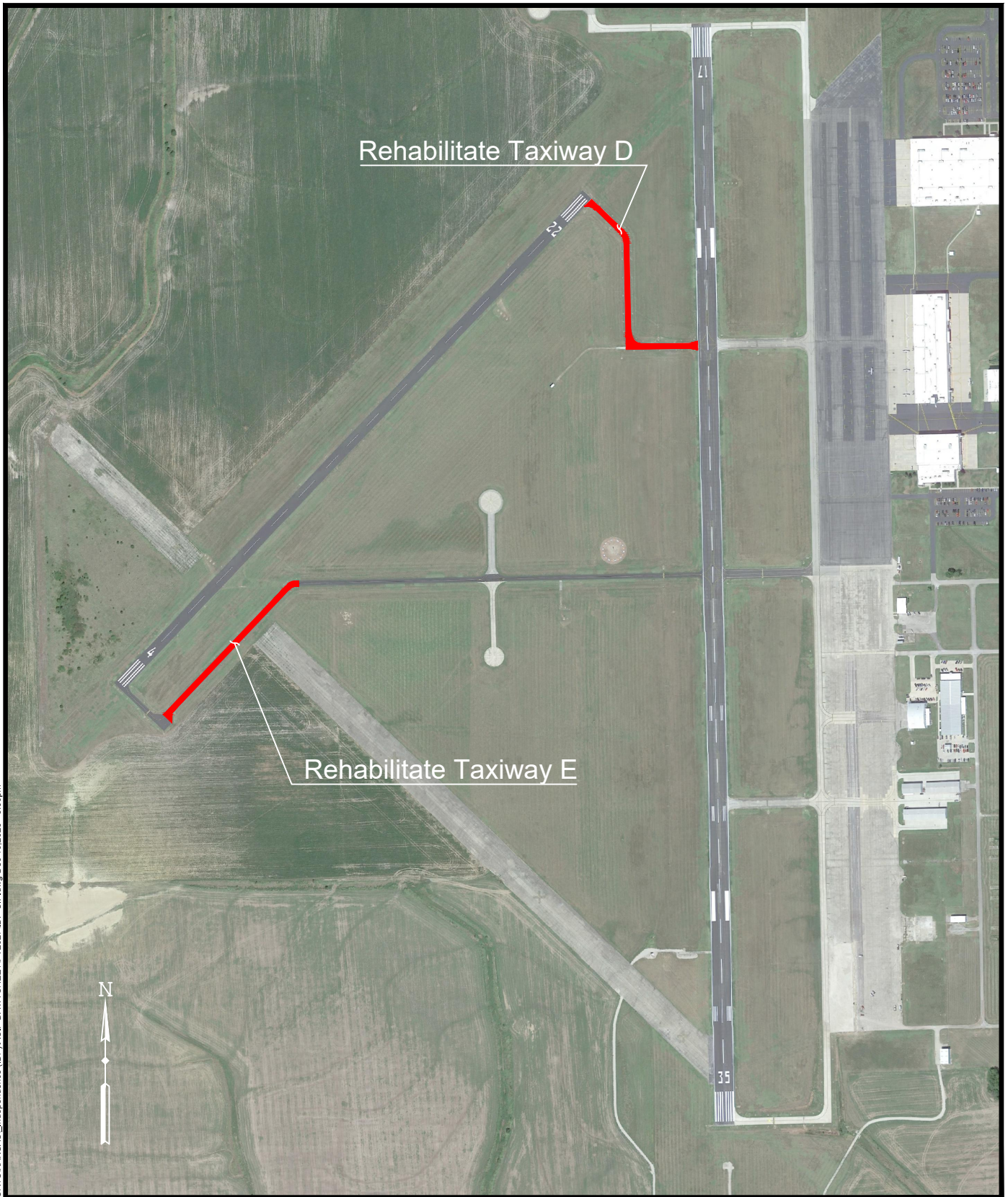


Form CE 5100-146, Capital Improvement Plan (CIP) Data Sheet

Central Region Airports Division

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Independence Municipal Airport (IDP), Independence, Kansas		
AIP Project Type:	Rehabilitate Taxiways D and E (West of Runway 17/35)		
Local Priority:	1 - Very High	Fed. Share (AIP):	450,000
Fed. FY Requested:	2029	Fed. Share (BIL-AIG):	
NEPA Determination:	N/A	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	50,000
		Total Project Cost:	500,000
This project will fund the design, construction, and construction services of a rehabilitation project on those portions of Taxiways D and E west of Runway 17/35. Operations proposed include re-sealing the existing concrete pavement joints, joint spall repair, and re-marking the subject pavements. 2022 KDOT Pavement Management Plan lists these pavements as having PCIs of 93 and 89 respectively at the time of study. NEPA determination is expected to be not applicable, but will be confirmed during the pre-design phase of the project.			
SPONSOR SIGNATURE BLOCK			
Signature:		Date:	
Printed Name:	John Garriss	Title:	City Engineer / Director of Public Works
Phone Number:	620.332.2534	Email:	engineer@independencesks.gov

Drawing Name: I:\A\GEN\AIRPORTS\KANSAS\Independence (IDP)\ACIP DATA SHEET\FY2027\IDP CIP.dwg Dec. 18, 2025 - 5:00pm



**REHABILITATE
TAXIWAYS D AND E**



LEGEND

 PAVEMENT REHABILITATION

**INDEPENDENCE MUNICIPAL
AIRPORT (IDP)**

2027 ACIP

1

NO SCALE

12/16/2025

INDEPENDENCE MUNICIPAL AIRPORT (IDP) INDEPENDENCE, KANSAS

ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST

December 21, 2025

Rehabilitate Taxiways D and E West of Runway 17-35

I:\AVI\GENAIRPORTS\KANSAS\Independence (IDP)\ACIP DATA SHEET\FY2027\CIP_Estimates_IDP.xlsx\Taxiways D & E PCCP Rehab.

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	LOCAL COST (10%)	FAA COST (90%)	TOTAL
1	Mobilization	L.S.	1	\$ 30,000.00	\$ 3,000.00	\$ 27,000.00	\$ 30,000.00
2	Temporary Marking, Lighting and Barricades	L.S.	1	\$ 35,000.00	\$ 3,500.00	\$ 31,500.00	\$ 35,000.00
3	Clean, Reseal, and Bevel Existing Joints	L.F.	15,000	\$ 12.00	\$ 18,000.00	\$ 162,000.00	\$ 180,000.00
4	Route, Clean, and Seal Cracks in Concrete Pavement	L.F.	100	\$ 30.00	\$ 300.00	\$ 2,700.00	\$ 3,000.00
5	Joint Spall Repair	C.F.	6.0	\$ 3,000.00	\$ 1,800.00	\$ 16,200.00	\$ 18,000.00
6	Concrete Pavement Pop-Outs	L.S.	1	\$ 9,500.00	\$ 950.00	\$ 8,550.00	\$ 9,500.00
7	Remove and Replace Concrete Panels	S.Y.	50	\$ 600.00	\$ 3,000.00	\$ 27,000.00	\$ 30,000.00
8	Pavement Marking Removal	S.F.	3,500	\$ 5.00	\$ 1,750.00	\$ 15,750.00	\$ 17,500.00
9	Reflectorized Pavement Markings	S.F.	1,500	\$ 8.00	\$ 1,200.00	\$ 10,800.00	\$ 12,000.00
10	Non-Reflectorized Pavement Markings	S.F.	2,500	\$ 6.00	\$ 1,500.00	\$ 13,500.00	\$ 15,000.00
TOTAL CONSTRUCTION COSTS (EST.)					\$ 35,000.00	\$ 315,000.00	\$ 350,000.00
ENGINEERING DESIGN AND CONSTRUCTION SERVICES (EST.)					\$ 15,000.00	\$ 135,000.00	\$ 150,000.00
TOTAL PROJECT COSTS (EST.)					\$ 50,000	\$ 450,000	\$ 500,000

Independence Municipal Airport (IDP) City of Independence, Kansas

Last Updated: 12/21/2025

I:\AVI\GEN\AIRPORTS\KANSAS\Independence (IDP)\ACIP DATA SHEET\FY2027\FY2027 CIP Update - Independence Municipal Airport (IDP).xlsx|Sheet1

AVAILABLE FUNDING DATA					
Federal Fiscal Year (FFY)	Federal Share	Local Share	Total Funding Available	Notes	
FFY 2024 NPE	\$ 36,869	\$ 1,940	\$ 38,809	See Note 1	
FFY 2024 IJIA	\$ 776	\$ 41	\$ 817	See Note 1	
FFY 2025 NPE	\$ 150,000	\$ 7,895	\$ 157,895	See Note 1	
FFY 2025 IJIA	\$ 108,000	\$ 5,684	\$ 113,684	See Note 1	
FFY 2026 NPE	\$ 150,000	\$ 7,895	\$ 157,895	See Note 1	
FFY 2026 IJIA	\$ 109,000	\$ 5,737	\$ 114,737	See Note 1	
FFY 2027 NPE (Estimated)	\$ 150,000	\$ 16,667	\$ 166,667		
FFY 2028 NPE (Estimated)	\$ 150,000	\$ 16,667	\$ 166,667		
FFY 2029 NPE (Estimated)	\$ 150,000	\$ 16,667	\$ 166,667		
FFY 2030 NPE (Estimated)	\$ 150,000	\$ 16,667	\$ 166,667		
FFY 2031 NPE (Estimated)	\$ 150,000	\$ 16,667	\$ 166,667		

5-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)						
Federal Fiscal Year (FFY)	Project Description	Estimated Total Project Cost	Estimated Federal Share	Estimated Local Share	Estimated Federal Funding Source(s)	
FFY 2026 (Current Year)	Rehab. Runway 4/22 and Midfield Connecting TW C	\$ 1,585,000	\$ 1,505,750	\$ 79,250	FY24 - 26 IJIA FY24 - 26 NPE (See Note 2)	
FFY 2027		\$ -	\$ -	\$ -		
FFY 2028		\$ -	\$ -	\$ -		
FFY 2029	Rehabilitate TW D and TW E West of Runway 17/35	\$ 500,000	\$ 450,000	\$ 50,000	FY27 - 29 NPE	
FFY 2030	Reconstruct Runway 17/35 (DESIGN ONLY)	\$ 500,000	\$ 450,000	\$ 50,000	FY27 - 29 NPE	
FFY 2031	Reconstruct Runway 17/35 (CEI AND CONST. ONLY)	\$ 9,500,000	\$ 8,550,000	\$ 950,000	FY30 NPE (See Note 3)	

FACILITY NEEDS BEYOND 0-5 YEARS					
Federal Fiscal Year (FFY)	Project Description	Estimated Total Project Cost	Estimated Federal Share	Estimated Local Share	Estimated Federal Funding Source(s)
TBD	Replace Airfield Guidance Signs	\$ 500,000	\$ 450,000	\$ 50,000	
TBD	Install Supplemental Wind Cones and Airfield Guidance Signs	\$ 300,000	\$ 270,000	\$ 30,000	
TBD	Replace Runway 4/22 Edge Lighting and PAPI Systems	\$ 800,000	\$ 720,000	\$ 80,000	
TBD		\$ -	\$ -	\$ -	
TBD		\$ -	\$ -	\$ -	

SPONSOR DATA	
Unique Identifier Number (UEI)	
Employer Identification Number (EIN)	
Date of Last Selection	Selected October 2025 for FY26 Project. Selected August 2023 for 5-Year MOC.
Sponsor Primary Point of Contact	John Garris (engineer@independences.gov) City Engineer / Dir. of Public Works & Utilities
FAA Engineer Primary Point of Contact	Todd Rastorfer (Todd.Rastorfer@faa.gov) Project Manager
FAA Planner Primary Point of Contact	Russ Owen (Russell.T.Owen@faa.gov) Kansas Planning Engineer

AIRPORT DATA	
Based Aircraft	
Annual Operations	
Last 5010 Inspection Date	9/27/2025
Obstruction Noted	RW 17 - Trees (43:1 to clear)
Sponsor Control of RPZ	Fee
Sponsor Control of BRL	Fee

NOTES
1) Grants executed in FY26 are 95% Federal / 5% Local.
2) Requires \$951k of additional federal funding. Est. \$896k available.
3) Requires \$8.4M of additional federal funding.
4)
5)
6)



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider proclaiming January 18, 2026 as Dr. Martin Luther King, Jr. Commemoration Day, and consider funding the recording and live-streaming of the program.

SUMMARY RECOMMENDATION Approve the proclamation.

BACKGROUND Kathy Shepard, representing the Diversity Taskforce, is requesting that the City authorize a proclamation in honor of Dr. Martin Luther King, Jr. Commemoration Day and urge that every citizen of Independence join in extending recognition and honor to the memory of this great leader of humankind by attending the local celebration “Mission Possible II: Building Community, Uniting a Nation the Nonviolent Way” on Sunday, January 18, 2026 at 3 PM at the Independence High School Performing Arts Center. A free soup luncheon will be held at 2:00 pm in the community room before the event.

Please note that there are three versions of the proclamation, as the election of the Mayor will not take place until just before this agenda item.

In addition, Kathy asked whether the City would fund Larry McHugh to record and live-stream the program on the City's Facebook page, as approved in past years.

FINANCIAL INFORMATION The cost would be \$250 for the videographer to record and live-stream the program on the City's Facebook page.

SUGGESTED MOTION I move to proclaim January 18, 2026, as Dr. Martin Luther King, Jr. Commemoration Day and authorize funding the recording and live-streaming of this community event.

SUPPORTING DOCUMENTS

1. Proclamation MLK Day 2026

PROCLAMATION 2026

HONORING DR. MARTIN LUTHER KING, JR.

WHEREAS: The 15th day of January is the birthday anniversary of the late Dr. Martin Luther King, Jr., and

WHEREAS: Dr. King stood before the entire world as a man of peace, champion of human dignity, and an example of love and brotherhood, and

WHEREAS: The citizens of Independence do recognize Dr. King's contribution to the good of all humankind and they do desire to perpetuate and implement the ideals expressed in his dream of peace and harmony among all God's children,

NOW THEREFORE, I Scott Smith, Mayor of the City of Independence, do hereby proclaim the day of January 19, 2026, Dr. Martin Luther King, Jr. Commemoration Day, and urge that every citizen of Independence join me in extending recognition and honor to the memory of this great leader of humankind by attending the local celebration "*Mission Possible II: Building Community, Uniting a Nation the Nonviolent Way*" on Sunday, January 18, 2026 at 3 PM at the Independence High School Performing Arts Center.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Independence, Kansas, to be affixed this day, January 08, 2026.

W. Scott Smith
Mayor, City of Independence Kansas

PROCLAMATION 2026

HONORING DR. MARTIN LUTHER KING, JR.

WHEREAS: The 15th day of January is the birthday anniversary of the late Dr. Martin Luther King, Jr., and

WHEREAS: Dr. King stood before the entire world as a man of peace, champion of human dignity, and an example of love and brotherhood, and

WHEREAS: The citizens of Independence do recognize Dr. King's contribution to the good of all humankind and they do desire to perpetuate and implement the ideals expressed in his dream of peace and harmony among all God's children,

NOW THEREFORE, I Dean Hayse, Mayor of the City of Independence, do hereby proclaim the day of January 19, 2026, Dr. Martin Luther King, Jr. Commemoration Day, and urge that every citizen of Independence join me in extending recognition and honor to the memory of this great leader of humankind by attending the local celebration "*Mission Possible II: Building Community, Uniting a Nation the Nonviolent Way*" on Sunday, January 18, 2026 at 3 PM at the Independence High School Performing Arts Center.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Independence, Kansas, to be affixed this day, January 08, 2026.

Dean Hayse
Mayor, City of Independence Kansas

PROCLAMATION 2026

HONORING DR. MARTIN LUTHER KING, JR.

WHEREAS: The 15th day of January is the birthday anniversary of the late Dr. Martin Luther King, Jr., and

WHEREAS: Dr. King stood before the entire world as a man of peace, champion of human dignity, and an example of love and brotherhood, and

WHEREAS: The citizens of Independence do recognize Dr. King's contribution to the good of all humankind and they do desire to perpetuate and implement the ideals expressed in his dream of peace and harmony among all God's children,

NOW THEREFORE, I Tim White, Mayor of the City of Independence, do hereby proclaim the day of January 19, 2026, Dr. Martin Luther King, Jr. Commemoration Day, and urge that every citizen of Independence join me in extending recognition and honor to the memory of this great leader of humankind by attending the local celebration "*Mission Possible II: Building Community, Uniting a Nation the Nonviolent Way*" on Sunday, January 18, 2026 at 3 PM at the Independence High School Performing Arts Center.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Independence, Kansas, to be affixed this day, January 08, 2026.

Tim White
Mayor, City of Independence Kansas



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Park, Zoo & Cemetery

Director Approval Scott Patton

AGENDA ITEM Consider proclaiming the year 2026 as America's Semiquincentennial Celebration.

SUMMARY RECOMMENDATION Approve the Proclamation.

BACKGROUND The Indy 250 Committee was formed to oversee the celebration of the 250th anniversary of the signing of the Declaration of Independence. The celebration will consist of multiple events throughout the year, beginning with an event at Memorial Hall featuring a proclamation, soup feed, and a quiz bowl. The committee anticipates approximately 150 attendees for the event. The Celebrating Independence Kick-Off is scheduled for January 10th, 2026.



FINANCIAL INFORMATION No financial impact.

SUGGESTED MOTION I move to proclaim 2026 as America's Semiquincentennial Celebration.

SUPPORTING DOCUMENTS

1. 250th Proclamation

PROCLAMATION 2026
“Celebrating Independence”

WHEREAS: the year 2026 marks the 250th anniversary of the Declaration of Independence and the founding of the United States; and

WHEREAS: this monumental occasion is an opportunity for reflection of our nation’s past, celebration of our present achievements, and inspiration for our future; and

WHEREAS: the United State has been shaped by the pursuit of ideals of liberty, equality, and justice, enduring through challenges to build a unique and diverse republic; and

WHEREAS: it is essential to encourage all citizens, particularly younger generations, to engage with our history and civic processes to help continue the American experiment.

NOW THEREFORE, I, W. Scott Smith, Mayor of Independence, do hereby proclaim the year 2026 as

American’s Semiquicentennial Celebration

and call upon all citizens to observe this historic milestone with appropriate ceremonies and activities that honor our past, celebrate our present, and look toward a more perfect future.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th of January, in the year of our Lord two thousand and twenty-six.

W. Scott Smith, Mayor
City of Independence Kansas

PROCLAMATION 2026
“Celebrating Independence”

WHEREAS: the year 2026 marks the 250th anniversary of the Declaration of Independence and the founding of the United States; and

WHEREAS: this monumental occasion is an opportunity for reflection of our nation’s past, celebration of our present achievements, and inspiration for our future; and

WHEREAS: the United State has been shaped by the pursuit of ideals of liberty, equality, and justice, enduring through challenges to build a unique and diverse republic; and

WHEREAS: it is essential to encourage all citizens, particularly younger generations, to engage with our history and civic processes to help continue the American experiment.

NOW THEREFORE, I, Dean Hayse, Mayor of Independence, do hereby proclaim the year 2026 as

American’s Semiquicentennial Celebration

and call upon all citizens to observe this historic milestone with appropriate ceremonies and activities that honor our past, celebrate our present, and look toward a more perfect future.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th of January, in the year of our Lord two thousand and twenty-six.

Dean Hayse, Mayor
City of Independence Kansas

PROCLAMATION 2026
“Celebrating Independence”

WHEREAS: the year 2026 marks the 250th anniversary of the Declaration of Independence and the founding of the United States; and

WHEREAS: this monumental occasion is an opportunity for reflection of our nation’s past, celebration of our present achievements, and inspiration for our future; and

WHEREAS: the United State has been shaped by the pursuit of ideals of liberty, equality, and justice, enduring through challenges to build a unique and diverse republic; and

WHEREAS: it is essential to encourage all citizens, particularly younger generations, to engage with our history and civic processes to help continue the American experiment.

NOW THEREFORE, I, Tim White, Mayor of Independence, do hereby proclaim the year 2026 as

American’s Semiquicentennial Celebration

and call upon all citizens to observe this historic milestone with appropriate ceremonies and activities that honor our past, celebrate our present, and look toward a more perfect future.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th of January, in the year of our Lord two thousand and twenty-six.

Tim White, Mayor
City of Independence Kansas



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider adopting a resolution implementing the 2026 Pay Plan.

SUMMARY RECOMMENDATION City staff recommends approval of the 2026 Pay Plan Resolution.

BACKGROUND The City's pay plan is updated annually to reflect inflationary changes and maintain competitiveness in the labor market. For 2026, a Cost of Living Adjustment (COLA) of 3% is recommended, aligning with the amount included in the 2026 budget for this purpose. This amount also aligns with the September 2025 Consumer Price Index (CPI) over the past 12 months, the most recent available when this memo was initially prepared. No data was released for October 2025 due to the lapse in appropriations. Since then, the November data has been released at 2.7% over the last 12 months.

It should be noted that our pay plan has fallen behind over the last several years. For example, the entry pay for a Public Service Worker I was \$12.23 when the 2016 pay plan was adopted (Resolution 2016-035) on June 23, 2016. Using the [Bureau of Labor Statistics Inflation Calculator](#), the purchasing power of \$12.23 in April 2016 equates to \$16.57 in November 2025. These months were chosen because CPI data is typically two months behind, and they represent the most recent data available when the comparative pay plans were adopted (June 2016) and proposed to be adopted (January 2026), respectively.

CPI Inflation Calculator

\$

in

April

2016

has the same buying power as

\$16.57

in

November

2025

Calculate

Calculations using October 2025 data cannot be calculated due to a lapse in appropriations.

To match the inflation-adjusted purchasing power of \$16.57, the 2025 entry rate of \$15.09 would need to be increased by 9.8%, rather than just the proposed 3% which equates to \$15.54. While we would prefer to catch up the City's pay plan, the proposed adjustment will allow us not to fall further behind. However, to remain competitive across all our positions, we should gradually strive to close this gap while upholding fiscal responsibility.

Additionally, the following changes were made to the pay plan from the previous year:

- Park & Zoo Director: Moved from Grade 27 to Grade 28.
- Assistant Director of Public Works & Utilities: Moved from Grade 24 to Grade 26
- Assistant to the City Manager: Added as a new position at Grade 26 in 2025.
- City Clerk/Treasurer: Moved from Grade 24 to Grade 25.
- Deputy City Clerk: Moved from Grade 21 to Grade 22.
- Lead Detective: Moved from Grade 21 to Grade 22
- Detective: Moved from Grade 20 to Grade 21.
- Building Inspector: Moved from Grade 19 to Grade 20.
- Events Coordinator/Memorial Hall Supervisor: Moved from Grade 18 to Grade 19.
- Park Supervisor: Moved from Grade 18 to Grade 19 (Not Budgeted/Unfilled)
- Zoo Supervisor: Moved from Grade 18 to Grade 19.
- Utility Billing Supervisor: Added as a new position at Grade 18 in 2025

FINANCIAL INFORMATION The 3.0% pay adjustment has been included in the 2026 budget. The adjustment applies to all full-time employees. It will be effective January 11, 2026, and eligible employees will see the adjustment reflected in their January 30, 2026 paychecks.

SUGGESTED MOTION I move to adopt a resolution authorizing the 2026 pay plan.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-001 - PAY PLAN RESOLUTION
2. 2026 Pay Plan

RESOLUTION NO. 2026-001

WHEREAS, Ordinance No. 3061 of the City of Independence, Kansas, provides that the Governing Body of said City shall determine compensation of City officers and employees by appropriate resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS;

SECTION 1 The attached pay grade and pay ranges are established for employees of the City of Independence, for the following:

1. Personnel who work 40 hours in a seven-day work period,
2. Personnel in the Fire/EMS Department who are assigned to fire suppression and emergency medical activities are assigned to a 21-day duty cycle, and
3. Sworn personnel in the Police Department who are assigned to a 14-day duty cycle which contains up to 86 scheduled hours of work.

SECTION 2 The City Manager shall have the following salary range effective as of January 11, 2025: \$3,785.46 and \$5,488.66 per pay period.

SECTION 3 All employees, upon initial employment, shall be placed at the minimum of their assigned pay grade. Starting rates above minimum must be approved by the City Manager.

SECTION 4 Merit salary increases may be granted at the discretion of the City Manager and based on employee performance evaluations.

SECTION 5 Part time employees, seasonal employees or employees hired under a training program shall have their rate of pay established by the City Manager.

SECTION 6 The City Manager is authorized to establish new classifications and assign the new classification and pay grade provided in SECTION 1 as needed.

SECTION 7 USE OF PERSONAL AUTOMOBILE: Any employee using his personal automobile for official City business shall be entitled to reimbursement at the rate paid for use of a personal vehicle by the IRS.

SECTION 8 This resolution shall take effect and be in force from and after January 11, 2026.

SECTION 9 If there is a conflict between this resolution and any other resolution or any employment policy, this resolution shall prevail.

PASSED AND APPROVED THIS 8th DAY OF JANUARY 2026.

THE CITY OF INDEPENDENCE

Mayor

ATTEST:

David Schwenker, City Clerk



City of Independence

2026 Pay Plan



Hourly Pay Rates

Annual Pay Rates

		Pay Range				Pay Range		
Position	Grade	Minimum	Midpoint	Maximum		Grade	Minimum	Midpoint
1. 40 Hour/Seven-day Work Period								
	36	\$47.32	\$57.97	\$68.61	36	\$98,426	\$120,578	\$142,709
	35	\$45.07	\$55.21	\$65.35	35	\$93,746	\$114,837	\$135,928
Assistant City Manager	34	\$43.20	\$52.92	\$62.64	34	\$89,856	\$110,074	\$130,291
	33	\$41.14	\$50.40	\$59.65	33	\$85,571	\$104,832	\$124,072
	32	\$39.18	\$48.00	\$56.81	32	\$81,494	\$99,840	\$118,165
City Engineer/Dir of Pub Works & Utilities	31	\$37.41	\$45.83	\$54.24	31	\$77,813	\$95,326	\$112,819
Finance Director	31	\$37.41	\$45.83	\$54.24	31	\$77,813	\$95,326	\$112,819
Police Chief	30	\$35.74	\$43.78	\$51.82	30	\$74,339	\$91,062	\$107,786
Fire/EMS Chief	30	\$35.74	\$43.78	\$51.82	30	\$74,339	\$91,062	\$107,786
Safety and Code Enforcement Director	29	\$34.08	\$41.75	\$49.42	29	\$70,886	\$86,840	\$102,794
Park & Zoo Director	28	\$32.54	\$39.86	\$47.18	28	\$67,683	\$82,909	\$98,134
Public Works Director	28	\$32.54	\$39.86	\$47.18	28	\$67,683	\$82,909	\$98,134
Water/Sewer Utilities Director	28	\$32.54	\$39.86	\$47.18	28	\$67,683	\$82,909	\$98,134
	27	\$30.97	\$37.94	\$44.91	27	\$64,418	\$78,915	\$93,413
Assistant to the City Manager	26	\$29.49	\$36.13	\$42.76	26	\$61,339	\$75,150	\$88,941
Assistant Director of Public Works & Utilities	26	\$29.49	\$36.13	\$42.76	26	\$61,339	\$75,150	\$88,941
I.T. Technician/Coordinator	25	\$28.18	\$34.52	\$40.86	25	\$58,614	\$71,802	\$84,989
City Clerk/Treasurer	25	\$28.18	\$34.52	\$40.86	25	\$58,614	\$71,802	\$84,989
	24	\$26.88	\$32.93	\$38.98	24	\$55,910	\$68,494	\$81,078
	23	\$25.65	\$31.42	\$37.19	23	\$53,352	\$65,354	\$77,355
Assistant Director of Utilities	22	\$24.48	\$29.99	\$35.50	22	\$50,918	\$62,379	\$73,840
Assistant Public Works Director	22	\$24.48	\$29.99	\$35.50	22	\$50,918	\$62,379	\$73,840
Chief Water Plant Operator	22	\$24.48	\$29.99	\$35.50	22	\$50,918	\$62,379	\$73,840
Chief Wastewater Plant Operator	22	\$24.48	\$29.99	\$35.50	22	\$50,918	\$62,379	\$73,840
Deputy City Clerk	22	\$24.48	\$29.99	\$35.50	22	\$50,918	\$62,379	\$73,840
Administrative Assistant	21	\$23.29	\$28.53	\$33.77	21	\$48,443	\$59,342	\$70,242
Airport Supervisor	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Dispatch/Records Supervisor	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Sanitation Supervisor	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Street Supervisor	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Water/Sewer Supervisor	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Staff Accountant	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Building Inspector	20	\$22.28	\$27.30	\$32.31	20	\$46,342	\$56,784	\$67,205
Water Plant Operator II	19	\$21.42	\$26.24	\$31.06	19	\$44,554	\$54,579	\$64,605
Wastewater Plant Operator II	19	\$21.42	\$26.24	\$31.06	19	\$44,554	\$54,579	\$64,605
Events Coord/Memorial Hall Supervisor	19	\$21.42	\$26.24	\$31.06	19	\$44,554	\$54,579	\$64,605
Park Supervisor	19	\$21.42	\$26.24	\$31.06	19	\$44,554	\$54,579	\$64,605
Zoo Supervisor	19	\$21.42	\$26.24	\$31.06	19	\$44,554	\$54,579	\$64,605
Cemetery Sexton	18	\$20.42	\$25.02	\$29.61	18	\$42,474	\$52,042	\$61,589
Lead Dispatcher	18	\$20.42	\$25.02	\$29.61	18	\$42,474	\$52,042	\$61,589
Administrative Aide	18	\$20.42	\$25.02	\$29.61	18	\$42,474	\$52,042	\$61,589
Utility Billing Supervisor	18	\$20.42	\$25.02	\$29.61	18	\$42,474	\$52,042	\$61,589
Building Inspector Trainee	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Code Enforcement Officer	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Clerk III	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176



City of Independence

2026 Pay Plan



Hourly Pay Rates

Annual Pay Rates

Position	Grade	Pay Range			Grade	Pay Range		
		Minimum	Midpoint	Maximum		Minimum	Midpoint	Maximum
Animal Control/Bailiff/Code Enforcement Officer	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Court Clerk III	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Maintenance III	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Public Service Worker III	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Water Plant Operator I	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Wastewater Plant Operator I	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Zookeeper III	17	\$19.62	\$24.04	\$28.45	17	\$40,810	\$50,003	\$59,176
Dispatcher/Clerk II	16	\$18.88	\$23.13	\$27.38	16	\$39,270	\$48,110	\$56,950
Community Service Officer	15	\$18.19	\$22.29	\$26.38	15	\$37,835	\$46,363	\$54,870
Clerk II	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Court Clerk II	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Maintenance II	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Public Service Worker II	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Water Plant Operator Trainee	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Wastewater Plant Operator Trainee	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Zookeeper II	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Guest Services Coordinator II	14	\$17.50	\$21.44	\$25.38	14	\$36,400	\$44,595	\$52,790
Animal Control Officer	13	\$16.84	\$20.63	\$24.42	13	\$35,027	\$42,910	\$50,794
Dispatcher/Clerk I	13	\$16.84	\$20.63	\$24.42	13	\$35,027	\$42,910	\$50,794
Secretary	13	\$16.84	\$20.63	\$24.42	13	\$35,027	\$42,910	\$50,794
	12	\$16.18	\$19.82	\$23.46	12	\$33,654	\$41,226	\$48,797
Clerk I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
Court Clerk I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
Guest Services Coordinator I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
Maintenance I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
Public Service Worker I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
Records Clerk I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
Zookeeper I	11	\$15.54	\$19.04	\$22.53	11	\$32,323	\$39,603	\$46,862
	10	\$15.01	\$18.39	\$21.76	10	\$31,221	\$38,251	\$45,261
	9	\$14.58	\$17.86	\$21.14	9	\$30,326	\$37,149	\$43,971
Laborer	8	\$14.06	\$17.23	\$20.39	8	\$29,245	\$35,838	\$42,411
Office Worker	8	\$14.06	\$17.23	\$20.39	8	\$29,245	\$35,838	\$42,411
2. Fire/EMS (21-day duty cycle)								
Captain/Paramedic	18	\$20.42	\$25.02	\$29.61	18	\$59,463	\$72,858	\$86,224
FF II/Paramedic	15	\$18.19	\$22.29	\$26.38	15	\$52,969	\$64,908	\$76,819
FF I/Paramedic	14	\$17.50	\$21.44	\$25.38	14	\$50,960	\$62,433	\$73,907
Captain/EMT A	14	\$17.50	\$21.44	\$25.38	14	\$50,960	\$62,433	\$73,907
Captain/EMT	12	\$16.18	\$19.82	\$23.46	12	\$47,116	\$57,716	\$68,316
FF II/EMT A	11	\$15.54	\$19.04	\$22.53	11	\$45,252	\$55,444	\$65,607
FF I/EMT-A	10	\$15.01	\$18.39	\$21.76	10	\$43,709	\$53,552	\$63,365
FF II/EMT	9	\$14.58	\$17.86	\$21.14	9	\$42,457	\$52,008	\$61,560
FF I/EMT	8	\$14.06	\$17.23	\$20.39	8	\$40,943	\$50,174	\$59,376



City of Independence

2026 Pay Plan



Hourly Pay Rates

Annual Pay Rates

		Pay Range						
Position	Grade	Minimum	Midpoint	Maximum	Grade	Minimum	Midpoint	Maximum
3. Police (14-day duty cycle)								
Police Captain	23	\$25.65	\$31.42	\$37.19	23	\$56,020	\$68,621	\$81,223
Lead Detective	22	\$24.48	\$29.99	\$35.50	22	\$53,464	\$65,498	\$77,532
Police Sergeant	21	\$23.29	\$28.53	\$33.77	21	\$50,865	\$62,310	\$73,754
Police Detective	21	\$23.29	\$28.53	\$33.77	21	\$50,865	\$62,310	\$73,754
Police Officer II	19	\$21.42	\$26.24	\$31.06	19	\$46,781	\$57,308	\$67,835
Police Officer I	17	\$19.62	\$24.04	\$28.45	17	\$42,850	\$52,503	\$62,135



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Park, Zoo & Cemetery

Director Approval Scott Patton

AGENDA ITEM Consider authorizing the Mayor to sign an amendment to the Grant Agreement with Kansas Department of Commerce concerning the CDBG project at Riverside Park.

SUMMARY RECOMMENDATION Staff recommends approving the Mayor to sign the contract amendment to the Grant Agreement with Kansas Department of Commerce regarding the procurement policy for the CDBG project at Riverside Park.

BACKGROUND As part of the Community Development Block Grant that the city received for a renovation of the Riverside Park Playground, the Mayor signed an agreement with the Kansas Department of Commerce. Part of the terms of the agreement outlined procurement procedures for work and materials related to the project. The Kansas Department of Commerce has amended section XIV of the original agreement, concerning procurement procedures.

FINANCIAL INFORMATION No financial impact

SUGGESTED MOTION I move to authorize the Mayor to sign the amendment to the agreement concerning procurement procedures for the CDBG grant.

SUPPORTING DOCUMENTS

1. First Amendment CDBG Contract 25-PF-009_for signing
2. CDBG Original Agreement - Section XIV

**FIRST AMENDMENT TO
THE KANSAS DEPARTMENT OF COMMERCE
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT**

This First Amendment is entered into between the Kansas Department of Commerce (“Department”) and the City of Independence (“Grantee”) and collectively with Commerce shall be referred to as the “Parties”) to amend the Grant Agreement No. 25-PF-009 (the “Agreement”).

WHEREAS, the Department seeks to incorporate recent federal compliance requirements under the Agreement.

NOW, THEREFORE, the Parties agree as follows:

1. **MODIFICATION TO SECTION XIV OF THE AGREEMENT.**

Section XIV Procurement Procedures shall be deleted and replaced with the following:

- A. The Grantee shall use established local procurement procedures which reflect applicable federal, State, and local laws and regulations and the Department’s Procedures for the establishment of procurement.
- B. In accordance with the procurement requirements of the Department’s Procedures, the Grantee will give opportunity for free, open and competitive bidding for each contract to be let by the Grantee that is (a) for more than \$25,000 and (b) for installation, construction, reconstruction, demolition, removal or site improvement work, or other similar work as part of the Program unless the local procurement policy is stricter. Procurement of goods and services procedure with only local funds shall be governed by local procurement policies and as further described in the Department’s Procedures.
- C. In accordance with the procurement requirements of the Department’s Procedures, the Grantee shall follow the “competitive negotiations” requirements for the procurement of consultants and other professional services. The Grantee shall follow Small Purchase requirements for the procurement of supplies or services with costs under \$25,000, including soliciting three quotes from potential vendors.
- D. These standards do not relieve the Grantee of any contractual responsibilities under its contracts. The Grantee is responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements entered in support of a grant. These include but are not limited to source evaluation, protests, disputes, and claims.

2. **MODIFICATION TO ATTACHMENT B OF THE AGREEMENT.**

The Special Conditions, Attachment B, is hereby modified to incorporate the additional Special Conditions as described in Exhibit A, which shall be incorporated into Attachment B and the Agreement.

3. All other terms and conditions in the Agreement shall remain in full force and effect.

**STATE OF KANSAS
DEPARTMENT OF COMMERCE**

By: _____
CDBG Director Date

By: _____
Notary Public, State of Kansas

Independence, Kansas
(Grantee)

By: _____
Chief Elected Official Date

Additional Special Conditions - Exhibit A

These Special Conditions are not intended to be an exhaustive list of all laws and policies applicable to HUD funded awards. In addition to the terms and conditions of the Agreement, the Grantee agrees and assures it will comply with the following:

1. Equal Access and Non-Discrimination

- A. HUD's Equal Access Rule (24 CFR 5.106) and ensure no discrimination based on family composition, sexual orientation, gender identity, or marital status. Grantee shall remove or refrain from using intake form options that read 'other' for gender identifiers where such identifiers are inconsistent with program requirements for HUD-funded housing-related activities. All references to rescinded Executive Orders shall be removed from local documents.
- B. All federal civil rights laws and nondiscrimination assurances. All certifications and representations provided under this Agreement are subject to applicable enforcement provisions, including the False Claims Act (31 U.S.C. 3729-3733).
- C. Not adopt a selection, scoring, or procurement criteria that prioritize or favor individuals, firms, or projects on the basis of race, gender, or any other federally protected characteristics.
- D. Not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.
- E. Agree that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.
- F. Certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title IV of the Civil Rights Act of 1964.

2. Environmental Compliance

- A. All National Environmental Policy (NEPA) requirements as applicable to the performance of this Agreement as found in 29 CFR Part 58 and 24 CFR Part 55. The Grantee shall also monitor and follow any further HUD rulemaking or guidance related to environmental review.

3. Systemic Alien Verification for Entitlements (SAVE)

- A. Review program activities under the Personal Responsibility and Work Opportunity Reconciliation Act (PRWORA) and the SAVE verification process. For activities that provide direct public benefits subject to PRWORA, Grantee must implement verification procedures consistent with HUD guidance and include contract language requiring compliance.
- B. Verify eligibility of beneficiaries through SAVE or an equivalent method as required by HUD guidance for programs that provide direct benefits. Area-benefit projects that serve broad geographic populations are not subject to individual SAVE verification requirements but must follow HUD guidance for documenting area-benefit eligibility.
- C. Administer the grant in accordance with applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of PRWORA and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.
- D. Use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

4. Sanctuary Jurisdictions

- A. Not maintain local policies or ordinances that prevent cooperation with federal immigration enforcement where such non-cooperation would conflict with conditions of federal funding. Grantee shall assess local ordinances and ensure activities are consistent with federal requirements.
- B. Not use this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

5. Other Applicable Policy

- A. Not use the grant funds to provide abortion services, counseling that facilitates abortion access, or to support facilities whose primary services include abortion as required by E.O. 14182, Enforcing the Hyde Amendment. Grantee shall screen proposals that involve healthcare providers to ensure compliance.
- B. Ensure that CDBG funds are not used for religious worship, instruction, or proselytization. Faith-based organizations may participate as subrecipients provided funds are used exclusively for permissible secular activities and monitoring procedures confirm no religious activities are funded. Grantee, in the selection of subrecipients, may not discriminate against an organization based on the organization's religious charter, affiliation, or exercise.
- C. The Agreement shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

quarter, or portion thereof, during the Period of Performance as provided in Section IV. Any extension of time approved by the Department will require additional Quarterly Progress and Financial Reports to be submitted in accordance with the above-referenced schedule. These reports shall be in a format prescribed by the Department.

- C. The Grantee shall submit a Final Progress Report with the close-out no later than ninety (90) days following the Completion Date.
- D. From time to time, as requested in writing by the Department, the Grantee shall submit such data and other information as the Department may require.
- E. Failure to report as required or respond to requests for data or information in a timely manner may be grounds for suspension or termination of the Grant.

XIV. Procurement Procedures

- A. The Grantee shall use established local procurement procedures which reflect applicable federal, State, and local laws and regulations and the Department's Procedures for the establishment of procurement systems.
- B. In accordance with the procurement requirements of the Department's Procedures, the Grantee will give opportunity for free, open, and competitive bidding for each contract to be let by the Grantee that is (a) for more than \$25,000 and (b) for installation, construction, reconstruction, demolition, removal or site improvement work, or other similar work as part of the Program unless the local procurement policy is stricter. Procurement of goods and services procured with only local funds shall be governed by local procurement policies and as further described in the Department's Procedures.
- C. In accordance with the procurement requirements of the Department's Procedures, the Grantee shall follow the "competitive negotiations" requirements for the procurement of consultants and other professional services. The Grantee shall follow Small Purchases requirements for the procurement of supplies or services with costs under \$25,000, including soliciting three quotes from potential vendors.
- D. The Grantee and its subrecipients, if any, must take affirmative steps to ensure that small and minority firms and women-owned enterprises are solicited and used when possible.
- E. These standards do not relieve the Grantee of any contractual responsibilities under its contracts. The Grantee is responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements entered in support of a grant. These include but are not limited to source evaluation, protests, disputes, and claims.



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Consider a resolution to approve the authority to award contract and commitment of City funds for the construction of the Transportation Alternative Project 063 TE-0521-01 TA-T052(101).

SUMMARY RECOMMENDATION Authorize acceptance.

BACKGROUND The KDOT sponsored project for Transportation Alternatives sidewalk along west Main Street was bid at Topeka, Kansas on 12/17/2025. There were four bids. The low bidder, J Graham Construction, Inc., provided a unit price bid of \$1,109,386. The Engineer's Estimate was \$1,314,018.75.

Combined with the Construction Engineering, the project will cost a total of \$1,367,386. However, \$1,028,352 in Federal funds will offset costs, leading to a net cost to the City of \$258,000.

FINANCIAL INFORMATION The project will be paid for out of previously budgeted funds transferred to the Street Capital Reserve Fund.

SUGGESTED MOTION I move to approve acceptance to approve the authority to award contract and commitment of City funds for the construction of the Transportation Alternative Project 063 TE-0521-01 TA-T052(101) and for execution of any necessary documents required.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-010 - Authority to Award Contract Commitment of City Funds
2. 063_TE-0521-01_ATA Packet

RESOLUTION NO. 2026-010

WHEREAS bids were received at Topeka, KS on 12/17/2025 for the performance of work covered by plans on the above numbered project, and

WHEREAS the bidder and the low bid or bids on work covered by this project were:

CONTRACTOR	TYPE OF WORK	AMOUNT
J GRAHAM CONSTRUCTION INC COFFEYVILLE, KS	Independence: West Main Multi Use Path and Sidewalk	\$1,109,386

WHEREAS bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, hereinafter referred to as the SECRETARY, for consideration and acceptance of the work on this project as covered by such bid or bids.

A combination of bid items and construction engineering less \$1,028,352 Federal funds will require City matching funds in the amount of \$258,000.

BE IT FURTHER RESOLVED that City funds in the amount of \$258,000 which are required for the matching of Federal funds are hereby pledged by the City to be remitted to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas on or before 2/5/2026 for use by the SECRETARY in making payments for construction work and engineering on the above designated project with final cost being determined upon completion and audit of the project.

The City certifies that no known or foreseeable legal impediments exist that would prohibit completion of the project and that the project complies with all applicable codes, standards and/or regulations required for completion.

Adopted this 8th day of January 2026, at Independence, Kansas.

City Engineer/Road Supervisor

Mayor

Commissioner

Commissioner

City Clerk

(SEAL)

Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745



Phone: 785-296-3861
Fax: 785-296-6946
ksdot#publicinfo@ks.gov
http://www.ksdot.gov

Calvin E. Reed, P.E., Secretary
Dawn M. Hueske, P.E., Bureau Chief

Laura Kelly, Governor

December 18, 2025

**Project Number: 063 TE-0521-01
TA-T052(101)**

City of Independence
Mr. John Garris
City Engineer
120 N 6th St
Independence, KS 67301-

Dear Mr. Garris:

We are listing below the bidder and the low bid received at Topeka, KS on 12/17/2025 for the above numbered project.

CONTRACTOR	TYPE OF WORK	AMOUNT
J GRAHAM CONSTRUCTION INC	Independence: West Main Multi Use Path and Sidewalk	\$1,109,386
COFFEYVILLE, KS		

This is considered satisfactory when compared with the engineer's estimate, and we believe that contracts should be awarded to the low bidder. If this bid is acceptable to the City, please sign the enclosed resolution and return it to this office. In order to guarantee the low bid, we must receive the expected resolution on or before 1/9/2026. Upon receipt of the signed resolution and approval by the Secretary of Transportation the contract will be awarded.

A combination of bid items and construction engineering less \$1,028,352 Federal funds will require City matching funds in the amount of \$258,000. The City remittance should be made on or before 2/5/2026.

Sincerely,

Cara Hodges

Digitally signed by Cara Hodges
DN: C=US,
E=cara.hodges@ks.gov,
O=Kansas Department of
Transportation, OU=Bureau of
Local Projects, CN=Cara
Hodges
Date: 2025.12.18
10:57:22-06'00'

for Dawn M. Hueske, P.E., Bureau Chief
Bureau of Local Projects

dmh/cch
Enclosures
c Mayor/City Manager
Ms. Ami Fulghum, Chief of Fiscal Services
Mr. Darrin Petrowsky, P.E., District Four Engineer

**AUTHORITY TO AWARD CONTRACT
COMMITMENT OF CITY FUNDS**
12/18/2025

2 Copies to City
Project Number: 063 TE-0521-01
TA-T052(101)

WHEREAS bids were received at Topeka, KS on 12/17/2025 for the performance of work covered by plans on the above numbered project, and

WHEREAS the bidder and the low bid or bids on work covered by this project were:

CONTRACTOR	TYPE OF WORK	AMOUNT
J GRAHAM CONSTRUCTION INC	Independence: West Main Multi Use Path and Sidewalk	\$1,109,386
COFFEYVILLE, KS		

WHEREAS bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, hereinafter referred to as the SECRETARY, for consideration and acceptance of the work on this project as covered by such bid or bids.

**A combination of bid items and construction engineering less \$1,028,352 Federal funds
will require City matching funds in the amount of \$258,000.**

BE IT FURTHER RESOLVED that City funds in the amount of \$258,000 which are required for the matching of Federal funds are hereby pledged by the City to be remitted to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas on or before 2/5/2026 for use by the SECRETARY in making payments for construction work and engineering on the above designated project with final cost being determined upon completion and audit of the project.

The City certifies that no known or foreseeable legal impediments exist that would prohibit completion of the project and that the project complies with all applicable codes, standards and/or regulations required for completion.

Adopted this _____ day of _____, 20____, at _____, Kansas.

Recommended for Approval:

City Engineer/Road Supervisor

_____, Mayor

Attest:

(Seal)

_____, Member

_____, Member

City Clerk

INVOICE

Keep for your Records
Due on or before 2/5/2026
 PRELIMINARY STATEMENTS OF COSTS

063 TE-0521-01
 TA-T052(101)

Independence: West Main Multi Use Path and Sidewalk

Please Remit Payment to:
 Kansas Department of Transportation
 Bureau of Fiscal Services
 700 SW Harrison Street, 3rd Floor West
 Topeka, KS 66603

Construction and CE Breakdown	
Actual Bid	\$1,109,346
Water (for grading)	\$40
Sub-Total Actual Bid Amount	\$1,109,386
LPA CE Contract	\$176,054
Sub-Total Construction and CE	\$1,285,440
Federal-aid Non-Participating Const. Costs	\$0
Federal-aid Non-Participating CE	\$0
Participating PE Costs	\$0
Participating Railroad Costs	\$0
Participating ROW Costs	\$0
Participating Utility Costs	\$0
Federal Participating Project Costs	\$1,285,440
Total Project Costs	\$1,285,440

CE Breakdown	
Total LPA CE	\$176,054
Federal Non-Participating CE	\$0
Federal Participating CE	\$176,054

Federal/City Funding Summary	
Total Project Costs	\$1,285,440
100% City Funds Due to Non-Participating	\$0
Federal Participating Project Costs	\$1,285,440
Fund 1- Available Funding	\$1,285,440
80% Federal Funds	\$1,028,352
20% City Funds	\$257,088
100% City Funds Due to Max Funding	\$0

Key	
KDOT	Kansas Department of Transportation
LPA	Local Public Authority
CE	Construction Engineering (Inspection)
Const.	Construction

Totals			
	City Funds	Federal Funds	State Funds
Federal Non-Participating Construction	\$0		\$0
Federal Non-Participating CE	\$0		\$0
Fund 1- 80% Federal Funds		\$1,028,352	\$1,028,352
Fund 1- 20% City Funds	\$257,088		\$257,088
City Funds Due to Max Funding	\$0		\$0
Total	\$257,088	\$1,028,352	\$0
			\$1,285,440

Amount to Bill County (Rounded Up)	\$258,000
---	------------------



BUREAU OF CONSTRUCTION & MATERIALS

As Read By Project (Bidders List by Individual Project)

Date: 12/17/2025

Contract Number: 525122424

Project Number: 063 TE 0521-01

Federal Number: TA-T052(101)

Description: PEDESTRIAN AND BICYCLE PATH

County: MONTGOMERY

State Ties: None

Total Records: 4

[Helpful Definitions](#)

Contractor Name

Bid Amount

J GRAHAM CONSTRUCTION INC \$1,109,346.00

MISSION CONSTRUCTION CO INC \$1,360,374.00

PRADO CONSTRUCTION LLC \$1,399,763.00

HECK & WICKER INC \$1,584,210.00



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider adopting a resolution authorizing the abatement of unhealthy and unsafe exterior conditions at 828 W. Cottonwood Street.

SUMMARY RECOMMENDATION It is recommended that the City Commission adopt a resolution authorizing the abatement of unhealthy and unsafe exterior conditions at 828 W. Cottonwood Street, in accordance with City Code 42-69. The property owners have been given multiple notices and have not taken sufficient action to alleviate the violations. Abatement is necessary to address ongoing public health and safety concerns.

BACKGROUND

The property located at 828 W. Cottonwood Street, owned by Marjorie Barrager (deceased), is in violation of City Code § 42-66 due to the accumulation of debris, junk, vehicle parts, and appliances in the yard. The Code Enforcement Officer has issued multiple notices of violation; however, because the owner is deceased, the current occupants of the property—including the owner's son and other unauthorized occupants—have failed to bring the property into compliance.

These conditions have generated numerous complaints from neighboring residents regarding the unsightly and unsafe nature of the property. Despite the City's efforts to work cooperatively with the occupants to resolve the violations without pursuing legal action, compliance has not been achieved.

Given the continued violations, lack of corrective action, and ongoing impact on the surrounding neighborhood, it is necessary for the City to proceed with abatement to protect public health, safety, and welfare.

FINANCIAL INFORMATION The estimated cost of abatement will be covered by the City and carried out by City crews. These costs can be charged to the property owner or assessed as a lien against the property, to be recovered in the same manner as property taxes. No increase in taxes or rates is anticipated as a result of this action.

SUGGESTED MOTION I move to adopt a resolution authorizing the abatement of unhealthy and unsafe exterior conditions at 828 W. Cottonwood Street, Independence, Kansas, and to assess the costs of such abatement against the property in accordance with City Code 42-69.

SUPPORTING DOCUMENTS

1. Resolution 2026-004 - Abate 828 W. Cottonwood

2. Consent to abate 828 W. Cottonwood
3. 828 W. Cottonwood Photos
4. Updated Notes & Parcel - 828 W Cottonwood
5. 3160551_OE_Report
6. PIR Letter - BARRAGER, MARJORIE
7. PIR Letter - BARRAGER, MARJORIE (1)
8. PIR Letter - BARRAGER, MARJORIE

RESOLUTION NO. 2026-004

**A Resolution Authorizing Abatement of Unhealthy
and Unsafe Exterior Conditions at 828 W. Cottonwood Street.**

Whereas, Marjorie Barrager owns the following described real estate located at 828 W. Cottonwood Street., Independence, Kansas:

Lot 9, Block F, Deans Addition to the City of Independence,
Montgomery County, Kansas

And Whereas, the City's Code Enforcement Officer has determined that the exterior condition of the property at 828 W. Cottonwood Street. is in violation of City Code 42-66 due to the accumulation of debris, junk, vehicle parts, and appliances in the yard.

And Whereas, on all occasions, Marjorie Barrager were given 15 days' notice to alleviate the exterior condition as required by City Code 42-67 on 08/13/202, 11/4/25 & 12/2/25.

And Whereas, Marjorie Barrager has taken no action to alleviate the condition of the exterior of the property at 828 W. Cottonwood Street.

And Whereas, due to the continuing complaints from surrounding neighbors, the Code Enforcement Officer is requesting authority to proceed with abatement pursuant to City Code 42-69.

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

Section 1. Marjorie Barrager has been given 3 written notices and has failed to alleviate the exterior conditions of the yard at 828 W. Cottonwood Street., Independence, Kansas.

Section 2. The Code Enforcement Officer or other agents of the City are hereby authorized to abate the exterior conditions at 828 W. Cottonwood Street, Independence, Kansas, pursuant to City Code 42-69 and to have the costs of abatement assessed against the property pursuant to City Code 42-73.

Adopted by the Governing Body of the City of Independence, Kansas, on the 8th day of January 2026.

Mayor

ATTEST:

DAVID W. SCHWENKER, City Clerk

**CONSENT TO ABATEMENT
OF EXTERIOR YARD CONDITIONS
WHICH ARE UNHEALTHY AND UNSAFE**

COME NOW, Marjorie Barrager agree to the following:

1. Marjorie Barrager is the owner of the following described real estate:
2. Two separate notices for violation of City Code 42-66 concerning the exterior condition of the yard at 828 W. Cottonwood Street were issued on _____.
3. Marjorie Barrager hereby consents to abatement of the exterior condition of the yard at 828 W. Cottonwood, which will entail removal of all unhealthy and unsafe trash, debris, abandoned motor vehicle parts, appliances, and other rubbish located thereon that are in violation of City Code 42-66.
4. Marjorie Barrager acknowledge and understand that they will be contacted prior to the abatement process and that they will remove from the exterior yard of 828 W. Cottonwood St. any property which they feel is valuable and which they wish to retain and further that any property left in the yard at 828 W. Cottonwood Street may be presumed by the City, its agents and employees, to be rubbish and debris in violation of City Code 42-66, subject to abatement by the City, and may be immediately disposed of by the City.
5. Marjorie Barrager hereby waive any and all claims of liability for injury and/or damages against the City, its agents and employees, arising from abatement of the exterior condition of their yard, and agree to indemnify and hold harmless the City, its agents and employees from the same.

6. Marjorie Barrager understand that the cost of abatement may be assessed by the City against them as owners of the property in the same manner as taxes are assessed against property.

7. Marjorie Barrager acknowledges that they have the right to seek the advice of independent counsel and have executed this consent knowingly and voluntarily.

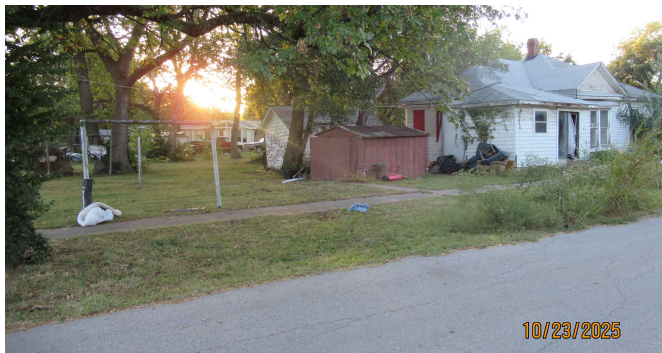
DATE

Marjorie Barrager

DATE

WITNESS SIGNATURE

Printed Name: _____



828 W. Cottonwood

Address: 828 W. Cottonwood

Utility Account: Y ☒ N ☐ Last Active Service Date: 4/15/2021

Parcel: ☒ Y ☐ N Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ Y ☐ N

Notes: Roof sagging - needs full repair

Missing Windows: ☒ Y ☐ N

Notes: Missing / Broken / Boarded

Open Doors: ☒ Y ☐ N

Notes: side door completely open

Yard Mowed: ☒ Y ☐ N

Trash or Debris: ☒ Y ☐ N

Notes: Trash all over property

Other Notes: House is unfit & unsafe - Dirty -

[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 063-087-25-0-40-10-008.00-0
Quick Ref ID: 3192

Owner Information

Owner Name	BARRAGER, MARJORIE
Address	1201 W LOCUST ST INDEPENDENCE, KS 67301

Property Situs Address

Address	828 W COTTONWOOD 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	9,000	13,560
Total	4,560	9,000	13,560

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,560	8,230	12,790
Total	4,560	8,230	12,790

Tract Description

DEANS ADD, S25, T32, R15, BLOCK F, Lot 9; Lot Width: 050.0 Lot Depth: 160.0 Plat Book/Page 4 /13 Lot Width: 050.0 Lot Depth: 160.0 Deed Book/Page 448 /024 342 /417

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
448	024						

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	8000										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	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	1
Calculated Area	1,093	Foundation	Stone - 4
Main Floor Living Area	1,093		
Upper Floor Living Area Pct.			
CDU	PR-		
Phys/Func/Econ	VP/ /		
Ovr Pct Gd/RCN	/120,210		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	192			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wall Furnace		100		
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	Clis	RCN	%Gd	Value
41	Tool Shed	D	1.00	1	1925			180	56	8	18 X 10	1	1	0					2,760	1	30
19	Prefabricated Storage Shed	D	1.00	1	1980			80	36	6	8 X 10	1	0	0					1,770	0	0

Building Improvement Components

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

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Report Cover Page

Date:	11/13/2025	Prepared For:	City of Independence
Order No.:	3160551	Owner(s):	Marjorie Barrager
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	828 W Cottonwood 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:

[087-25-0-40-10-008.00-0](#)

Date: November 13, 2025

Property Address: 828 W Cottonwood St, Independence,
KS 67301

File No.: 3160551

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 9, Block F, Deans 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:

Marjorie Barrager

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 \$254.24, NOT PAID.

Tax Parcel No. # 087-25-0-40-10-008-00-0-01

PIN # IC 2841

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 \$244.30, NOT PAID.

Tax Parcel No. # 087-25-0-40-10-008-00-0-01

PIN # IC 2841

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 \$236.16, NOT PAID.

Tax Parcel No. # 087-25-0-40-10-008-00-0-01

PIN # IC 2841

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 \$200.16, NOT PAID.

Tax Parcel No. # 087-25-0-40-10-008-00-0-01

PIN # IC 2841

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 \$180.66, NOT PAID.

Tax Parcel No. # 087-25-0-40-10-008-00-0-01

PIN # IC 2841

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

General taxes and special assessments for the year 2019 in the amount of \$258.70, NOT PAID.

Tax Parcel No. # 087-25-0-40-10-008-00-0-01

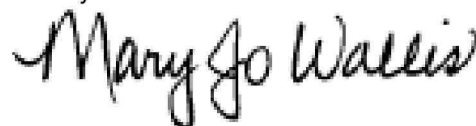
PIN # IC 2841

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



Notice of Environmental Violation

State of Kansas
County of Montgomery
City of Independence

You are hereby notified that on the 8/13/2025, at 10:34:46 AM the undersigned Public Officer conducted and inspection of the following property:

828 W Cottonwood St. tenants Jason Barrager & Sam Wood

This is an **OFFICIAL FIRST NOTICE OF VIOLATION.**

If these issues are not resolved, a citation into Independence Municipal Court will follow, with a penalty **up to \$500** (not including court fees).

BARRAGER, MARJORIE (decd)
1201 W LOCUST ST INDEPENDENCE, KS 67301

Said property is in violation of the "Environmental Code" for the City of Independence and can be found on our website under "Quick links" City Code.

Description of Violation: Scrapping on property, weeds, limbs, pile of trash at curb outdoor storage

Sec. 42-67. Exterior conditions.

It shall be unlawful for any person either as owner, tenant, or occupant of any premises to allow to exist on any residential, commercial, or industrial premises, conditions which are injurious to the health, safety, or general welfare of the residence s of the community, or conditions which are detrimental to adjoining property, the neighborhood, or the city. For the purpose of fair and efficient enforcement and administration, such unlawful conditions shall be classified as follows:

(1) Exterior Property Maintenance. premises shall be maintained in a clean, safe, and sanitary condition.

(4) Weeds, Debris, and Trees Premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. Noxious weeds are prohibited. Debris, including but not limited to lumber, wire, metal, tires, concrete, masonry products, plastic products, supplies, equipment, machinery, auto parts, junk, garbage, trash, abandoned vehicles, furniture, and appliances, must be cleared. Dead trees in the right-of-way shall be removed by the owner.

(10) Exterior Property Storage No person shall allow on any yard, unenclosed porch, deck, balcony, unenclosed trailer, or other exterior property areas the storage or accumulation of building materials, bulky waste, garbage, household appliances, lawn equipment, rubbish, salvage materials, tree waste, vehicle parts, or similar items unless permitted by the zoning ordinance

Sec. 42-70. Junking It shall be unlawful for any person either as owner, tenant, or occupant of any premises to collect, accumulate, keep, store, or park, or permit any other person to do the same, any junk, abandoned or junked vehicles, abandoned or junked vehicle parts, upon privately owned residential premises unless such usage and conduct is in compliance with all zoning regulations and all applicable city ordinances dealing with permits and licensing, and further provided that such items are stored within a fully enclosed building. This section shall not apply to any vehicles which are otherwise in compliance with city ordinances regarding storage of such vehicles

Sec. 42-87. [Vacating property which is not served by city water and/or sanitary sewer services.]

- (a) This section shall be designated as part of Environmental Code of the City of Independence.
- (b) Any persons living permanently or temporarily in a residence which does not have active city water and sanitary sewer services for a period of more than 60 days shall be required to vacate the property until such time as city water service and sanitary sewer service are reactivated to serve the residence.
- (c) Before steps are taken to enforce this section, written notice shall be given to the persons residing in any such residence stating that they are in violation of this section and are required to vacate the residence no later than 72 hours from the date

of the notice. Service of the notice may be made by the code enforcement officer, or designee, by personal service or by tacking the notice to the front door of the residence.

- (d) The provisions of this section may be enforced by the code enforcement officer with the assistance of the police department, as necessary, and shall include the authority to enter into the residence to remove persons in violation of this section.

(Ord. No. 4474, § 1, 12-12-24)

Ord. No. 4474, § 1, adopted December 12, 2024, set out new provisions but did not specify manner of inclusion. At the discretion of the editor, these provisions have been included as § 42-87.

Other / or remedy to situation: Cannot scrap or junk on residential property, Piles of trash and piles of metal need to be removed. The limbs need to be taken to the brush yard, and the grass needs to be mowed from the curb to the alley. You need to get a water account and have the electricity on in any residence occupied in the city. Get a water account turned on or move.

You are hereby given 7 days from the date of receipt of notification or mailing to alleviate the violation.

You are further notified that you may request a hearing before the governing body concerning this matter. Said request must be made within 72 hours of the receipt of notification of violation or the mailing of said notification.

FAILURE TO ALLEVIATE

Failure to alleviate said Violation or request said hearing may result in your prosecution as provided for in the Ordinance Sec. 42-73. Notice Penalty and or the abatement of the condition by the City as provided for by Sec. 42-81. Abatement, with or without notice, Sec. 42-82. With the cost being assessed against you and collected as provided for in Sec 42-85.

I hereby certify that a true and correct copy of the above notice of violation was (personally served), or (sent by mail), to **BARRAGER, MARJORIE** on **8/13/2025**, at end of day.

_____*Erin Musgrove*_____

Code Enforcement,

Phone 620-714-1758



Notice of Environmental Violation

State of Kansas
County of Montgomery
City of Independence

You are hereby notified that on the 11/4/2025, at 9:05:00 AM the undersigned Public Officer conducted and inspection of the following property:

828 W Cottonwood

This is an **OFFICIAL FIRST NOTICE OF VIOLATION.**

If these issues are not resolved, a citation into Independence Municipal Court will follow, with a penalty **up to \$500** (not including court fees).

BARRAGER, MARJORIE
1201 W LOCUST ST INDEPENDENCE, KS 67301
JasonBarrager

Said property is in violation of the "Environmental Code" for the City of Independence and can be found on our website under "Quick links" City Code.

Description of Violation: Outdoor storage

Other / or remedy to situation: **Clean it up**

You are hereby given 10 days from the date of receipt of notification or mailing to alleviate the violation.

Date I will recheck on or by 11/14/2025

⋮

You are further notified that you may request a hearing before the governing body concerning this matter. Said request must be made within 72 hours of the receipt of notification of violation or the mailing of said notification.

FAILURE TO ALLEVIATE

Failure to alleviate said Violation or request said hearing may result in your prosecution as provided for in the Ordinance Sec. 42-73. Notice Penalty and or the abatement of the condition by the City as provided for by Sec. 42-81. Abatement, with or without notice, Sec. 42-82. With the cost being assessed against you and collected as provided for in Sec 42-85.

I hereby certify that a true and correct copy of the above notice of violation was (personally served), or (**sent by mail**), to **BARRAGER, MARJORIE** on **11/4/2025**, **at end of day**.

Code Enforcement,

Phone 620-714-1758



Notice of Environmental Violation

State of Kansas
County of Montgomery
City of Independence

You are hereby notified that on the 12/2/2025, at 11:34:00 AM the undersigned Public Officer conducted and inspection of the following property:

828 W Cottonwood

This is an **OFFICIAL FIRST NOTICE OF VIOLATION.**

If these issues are not resolved, a citation into Independence Municipal Court will follow, with a penalty **up to \$500** (not including court fees).

BARRAGER, MARJORIE
1201 W LOCUST ST INDEPENDENCE, KS 67301
Jason Barrager

Said property is in violation of the "Environmental Code" for the City of Independence and can be found on our website under "Quick links" City Code.

Description of Violation: Pictures taken for court - 12.2.25, Court date - 12.3.25

Other / or remedy to situation: **Pictures taken for court - 12.2.25, Court date - 12.3.25**

You are hereby given 10 days from the date of receipt of notification or mailing to alleviate the violation.

Date I will recheck on or by 12/12/2025

:-

You are further notified that you may request a hearing before the governing body concerning this matter. Said request must be made within 72 hours of the receipt of notification of violation or the mailing of said notification.

FAILURE TO ALLEVIATE

Failure to alleviate said Violation or request said hearing may result in your prosecution as provided for in the Ordinance Sec. 42-73. Notice Penalty and or the abatement of the condition by the City as provided for by Sec. 42-81. Abatement, with or without notice, Sec. 42-82. With the cost being assessed against you and collected as provided for in Sec 42-85.

I hereby certify that a true and correct copy of the above notice of violation was (personally served), or (**sent by mail**), to **BARRAGER, MARJORIE** on **12/2/2025**, **at end of day**.

Code Enforcement,

Phone 620-714-1758



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 821 E. Maple Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 821 E. Maple 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. The residence last had water service in January 2025.

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 821 E. Maple Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-002 - CONDEMNATION - PH - 821 E Maple Street
2. 2026 - 821 E MAPLE ST. - Setting Date of Public Hearing - Dunn
3. 3160140_OE_Report
4. 821 E. Maple Photos
5. Notes & Parcel - 821 E Maple

RESOLUTION NO. 2026-002

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: That part of Lot 1, Naut's Addition to the City of Independence, Kansas described as Commencing at a point 50 feet South and 255 feet East of the Northwest corner of Lot 1; thence South 190 feet; thence East 50 feet; thence North 190 feet; thence West 50 feet to beginning, Montgomery County, Kansas.

Common Address: 821 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, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk

CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 3, 2025

To:

Ionut Zarafu

110 Reed Ave

Monessen, PA 15062

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

Property Location: 821 E. Maple

Lien Holder: N/A

Dear **Ionut Zarafu**

On **January 08, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **821 E. Maple** 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, overgrown vegetation, trash and debris accumulation**, and the fact that **City utility services were last active in 01/30/2025**.

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:** January 8, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

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

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

Report Cover Page

Date:	12/03/2025	Prepared For:	City of Independence
Order No.:	3160140	Owner(s):	Ionut Zarafu
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	821 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:

[063-099-31-0-10-22-003.00-0](#)

Date: December 03, 2025
Property Address: 821 E Maple St, Independence, KS
67301

File No.: 3160140
Title Contact: Ronda Ballew
Contact E-mail: rballew@security1st.com

OWNERS AND ENCUMBRANCES REPORT

For the exclusive use of:

City of Independence
120 N 6th Street
Independence, KS 67301

Effective Date of this Report: October 10, 2025 at 7:00 A.M.

On Real Estate described as:

That part of Lot 1, Naut's Addition to the City of Independence, Kansas described as Commencing at a point 50 feet South and 255 feet East of the Northwest corner of said Lot 1; thence South 190 feet; thence East 50 feet; thence North 190 feet; thence West 50 feet to beginning, 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:

Ionut Zarafu

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 \$335.94, Not Paid.

Tax Parcel No. # 063-099-31-0-10-22-003.00-0

PIN # IC 4408

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

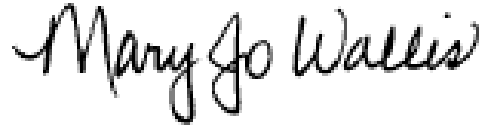
General taxes and special assessments for the year 2024 in the amount of \$323.10, Not Paid.

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

821 E. Maple



Address: 821 E Maple

Utility Account: Y ☒ N

Last Active Service Date: 1/30/2025

Parcel: ☒ Y ☐ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: Y ☒ N

Notes:

Metal Roof-

Missing Windows: ☒ Y ☐ N

Notes:

Boarded/Broken/Missing/Open

Open Doors: ☒ Y ☐ N

Notes:

House looks closed-Garage open-squatters/
occupied

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ Y ☐ N

Notes:

Lots of overgrowth Front & Back

Other Notes:

Disrepair

Print Page

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The Parcel Number for this Property is 063-099-31-0-10-22-003.00-0
Quick Ref ID: 6684

Owner Information

Owner Name	ZARAFU, IONUT
Address	110 REED AVE MONESSEN, PA 15062

Property Situs Address

Address	821 E MAPLE 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.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	4,780	13,130	17,910
Total	4,780	13,130	17,910

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,780	12,120	16,900
Total	4,780	12,120	16,900

Tract Description

NAUTS SUB 8-13, S31, T32, R16, ACRES 0.21, COM 50' S & 255' E NW COR LT 1 S 190' E 50' N 190' W 50' TO POB; Lot Width: 050.0 Lot Depth: 186.9 Plat Book/Page 4 /25 Deed Book/Page 731 /1005 728 /430 728 /366 706 /1448 573 /169 558 /320 557 /639 506 /092 480 /344 406 /070

398 / 401 359 / 023

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
731	1005	728	430	728	366	706	1448

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	9148										4,780

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR	Bsmt Type	Crawl - 2
Year Built	1925	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	1 1/2 Story Finished	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	2
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,476	Foundation	Block - 3
Main Floor Living Area	1,240		
Upper Floor Living Area Pct.	19		
CDU	PR-		
Phys/Func/Econ	PR- / /		
Ovr Pct Gd/RCN	/153,830		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Attached Garage (SF)	240			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	8			
Automatic Floor Cover Allowance				
Slab Porch (SF) with Roof	51			1
Wood Deck (SF) with Roof	140			
Composition Shingle		100		
Wall Furnace		100		
Plumbing Rough-ins (#)	1			
Open Slab Porch (SF)	45			2 1950

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
37	Tool Shed	D	1.00	1	1925			234		8	18 X 13	1	1	1					3,460	2	70

Building Improvement Components

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

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**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 1100 W. Laurel Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 1100 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. The residence last had water service in 2020.

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 1100 W. Laurel Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-003 - CONDEMNATION - PH - 1100 W Laurel Street
2. 2026 - 1100 W LAUREL ST. - Setting Date of Public Hearing
3. 2026 - 1100 W LAUREL ST. - Setting Date of Public Hearing - Suyapa
4. 2026 - 1100 W LAUREL ST. - Setting Date of Public Hearing - Dunn
5. 3163548_OE_Report
6. Notes & Parcel - 1100 W Laurel
7. 3163548_OE_Report
8. 1100 W. Laurel - Photo

RESOLUTION NO. 2026-003

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 9 and the South 10 feet of Lot 10, Sisson and Brubaker's Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 1100 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, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 3, 2025

To:

Christy Bruner & William Bishop

410 S. 13th

Independence, Kansas 67301

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

Property Location: 1100 W. Laurel

Lien Holder: N/A

Dear **Ms. Bruner and Bishop,**

On **November 20, 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 **1100 W. Laurel** 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, overgrown vegetation, trash and debris accumulation**, and the fact that **City utility services were last active in 08/15/2020**.

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:** January 8, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

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

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



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: December 3, 2025

To:

Suyapa Molina

801 W. Main

Independence, Kansas 67301

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

Property Location: 1100 W. Laurel

Lien Holder: N/A

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“Delivering Excellence”

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



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: December 3, 2025

To:

Matthew Dunn

1100 W. Laurel

Independence, Kansas 67301

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

Property Location: 1100 W. Laurel

Lien Holder: N/A

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Sincerely,

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

Report Cover Page

Date:	12/03/2025	Prepared For:	City of Independence
Order No.:	3163548	Owner(s):	Matthew Dunn
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1100 W Laurel St, Independence, KS 67301

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

Tax Information:

[087-25-0-30-11-008.00-0](#)

Date: December 03, 2025

Property Address: 1100 W Laurel St, Independence, KS
67301

File No.: 3163548

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 14, 2025 at 7:00 A.M.

On Real Estate described as:

Lot 9 and the South 10 feet of Lot 10, Sisson and Brubaker'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:

Matthew Dunn

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 \$380.62, NOT PAID.

Tax Parcel No. # 087-25-0-30-11-008-00-0-01

PIN # IC 3103

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 \$365.98, NOT PAID.

Tax Parcel No. # 087-25-0-30-11-008-00-0-01

PIN # IC 3103

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 \$355.36, NOT PAID.

Tax Parcel No. # 087-25-0-30-11-008-00-0-01

PIN # IC 3103

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 \$326.60, NOT PAID.

Tax Parcel No. # 087-25-0-30-11-008-00-0-01

PIN # IC 3103

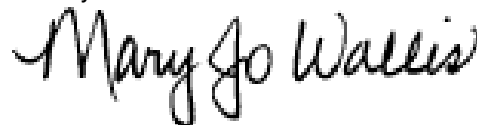
5. Subject to interest of Suyapa Molina evidenced by Contract for Deed filed May 12, 2015 and Recorded in Book 638, page [1476](#)
6. Subject to interest of William E. Bishop and Cheena K. Bishop evidenced by Contract for Deed filed January 2, 2020 and Recorded in Book 687, page [188](#)
7. MGC-24 DM-59 entitled in the Matter of the Marriage of Cheena Kay Bishop -and- William Earl Bishop Jr. Decree of Divorce made by the Court September 4, 2024, no real estate mentioned in decree. Order changing petitioner's name made by the court September 4, 2024 changing petitioner's name from Cheena Kay Bishop to Cheena Kay Bruner

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



Licensed Abstracter

Address: 1100 W. Laurel

Utility Account: Y ☒ N

Last Active Service Date: 1/2/2020

Parcel: ☒ N

Pictures: Structure-House-Yard-Sides-Rear-Rear Yard

Holes in Roof: ☒ N

Notes:

Needs Repair

Missing Windows: ☒ N

Notes:

Missing/Broken/Boarded

Open Doors: Y ☒ N

Notes:

Garage Boarded up

Yard ~~Not~~ Mowed: Y ☒ N

Trash or Debris: ☒ N

Notes:

Overgrowth

Trash in front &
Back

Other Notes:

Disrepair

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 063-087-25-0-30-11-008.00-0****Quick Ref ID: 2977****Owner Information**

Owner Name	DUNN, MATTHEW
Address	1100 W LAUREL INDEPENDENCE, KS 67301

Property Situs Address

Address	1100 W LAUREL 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	2,220	18,080	20,300
Total	2,220	18,080	20,300

2024 Appraised Value

Class	Land	Building	Total
Residential - R	2,230	16,920	19,150
Total	2,230	16,920	19,150

Tract Description

SISSON & BRUBAKER ADD, S25, T32, R15, ACRES 0.17, LOT 9; S 10' LOT 10; Lot Width: 107.0 Lot Depth: 060.0 Plat Book/Page 1 /16 Deed
Book/Page 723 /355 687 /188 672 /155 531 /115 531 /066 503 /345 488 /439 375 /257 360 /288 343 /141

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
723	355	687	188	672	155	588	138

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7405				8	50					2,220

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	5
Eff Year		Bedrooms	3
MS Style	One Story	Family Rooms	
LBCSstruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	1
Total Living Area		Garage Cap	1
Calculated Area	998	Foundation	Brick - 5
Main Floor Living Area	998		
Upper Floor Living Area Pct.			
CDU	FR		
Phys/Func/Econ	FR- / /		
Ovr Pct Gd/RCN	/103,480		
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			
Composition Shingle		100		
Plumbing Fixtures (#)	7			
Automatic Floor Cover Allowance				
Floor Furnace		100		

Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cl	RCN	%Gd	Value
03	Tool Shed	D	1.00	1	1905			240	64	8	20 X 12	1	1	1					3,410	2	70

Building Improvement Components

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

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

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

Report Cover Page

Date:	12/03/2025	Prepared For:	City of Independence
Order No.:	3163548	Owner(s):	Matthew Dunn
Issuing Office:	Security 1st Title 114 N. Pennsylvania Avenue Independence, KS 67301	Property Address:	1100 W Laurel St, Independence, KS 67301

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[087-25-0-30-11-008.00-0](#)

Date: December 03, 2025

Property Address: 1100 W Laurel St, Independence, KS
67301

File No.: 3163548

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 14, 2025 at 7:00 A.M.

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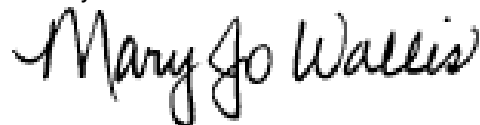
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Security 1st Title



Licensed Abstracter

1100 W. Laurel





**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 108 S. Wald Ave. as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 108 S. Wald Ave. has previously been reported to the City for issues with the condition of both the primary structure and the exterior yard. City Code Enforcement and the Building Inspector have issued violation notices concerning the deteriorated exterior conditions and orders to vacate in January and December of 2025. The residence last had water service on 10/7/2025.

Based on these conditions, City staff recommends setting a public hearing to consider the 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 108 S. Wald Ave. as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-005 - CONDEMNATION - PH - 108 S Wald Ave
2. 2026 - Setting Date of Public Hearing
3. Determination of Unsafe or Dangerous Structure
4. 108 S. Wald 12042025
5. 108 S. Wald Pictures
6. Parcel Listing
7. 108 S. Wald - Outside Pictures

RESOLUTION NO. 2026-005

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The South 60 feet of Lot 10, Riverview Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 108 S Wald Ave.

Mortgage:

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

That a public hearing will be held on Thursday, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 15, 2025

To:

Bobbie Tindell

108 S. Wald Ave

Independence, Ks. 67301

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

Property Location: 108 S. Wald Ave

Lien Holder:

Dear Ms Tindell:

On **January 08, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **108 S. Wald Ave** 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 has no **working kitchen, bathroom, water service, heat system, deteriorated, and in disrepair**. Observed conditions include **broken/boarded-up windows, hoarding conditions** and the fact that **City utility services were last active on 10/07/2025**.

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.**
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Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** January 8, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: **December 10, 2025**
Address: **108 S. Wald Ave**
Owner: **Bobbie Tindell**
Parcel No.: **063-099-31-0-10-13-014**
Legal Description: **Riverview Add N02.31-32-16 to the City of Independence,
Montgomery County, Kansas**

Date of Inspection: December 10, 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
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,



“Delivering Excellence”

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.

72-HOUR NOTICE OF VIOLATION AND ORDER TO VACATE

Date: December 4, 2025

To: Occupants

Re: Property Located at **108 S. Wald** – No Water Service – Order to Vacate

Pursuant to **Ordinance No. 4474** of the City of Independence, this **Notice of Violation and Order to Vacate** is hereby issued regarding the above-referenced property.

On **December 04, 2025**, a Notice of Violation was served for failure to maintain required utility services. In accordance with Ordinance No. 4474, all occupied residential dwellings must have:

- An active and functioning **water service account** with the City of Independence, and
 - Last active water service was: **10/07/2025 – 60 days ends 12/7/2025**
- A **sewer connection** that is fully operational.

Identified Violations

The following conditions have not been met and must be corrected immediately:

- Water service must be **restored** and active.
- The sewer line from the residence to the sewer main must be **intact and functioning properly**.

Order to Vacate

The occupants of the property located at **108 S. Wald** are hereby ordered to vacate the premises no later than **12:00 PM on December 10, 2025**.

Occupancy of the residence is strictly prohibited until all violations have been fully resolved and verified by the City of Independence Code Enforcement Division.

Failure to comply with this order may result in enforcement actions, including but not limited to **issuance of citations, criminal charges, and arrest for unlawful occupancy**.

Certification of Notice Delivery

I hereby certify that a true and correct copy of this Notice of Violation and Order to Vacate was delivered as follows:

- ☒ Personally served
☐ Sent by first-class mail
☐ Verbal communication via telephone
☐ Sent via fax and/or email
☐ Sent by certified mail

To:

Bobbie Tindle

On this 4 day of DEC, 2025, at _____ a.m./p.m.

Signature of Public Officer:

[Signature]

Date of Certification:

12/4/25

Owner/Occupant Acknowledgment (if applicable):

[Signature]

(Copy provided to property owner/occupant)

Yes.

Assistance and Resources

To support compliance, the City of Independence provides the following programs:

- **Sewer Cost Share Program**
Application available at City Hall or online:
<https://www.independenceks.gov/documentcenter/view/736>
- **Hardship Rate Information:**
<https://www.independenceks.gov/faq.aspx?qid=107>
- **Residential Water Service Application:**
<https://www.independenceks.gov/DocumentCenter/View/112/Residential-Service-Application-PDF>

All program information can be found at:
www.independenceks.gov

For further assistance, contact:

City of Independence – Code Enforcement



108 S. Wald

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The Parcel Number for this Property is 063-099-31-0-10-13-014.00-0
Quick Ref ID: 6598

Owner Information

Owner Name	TINDELL, BOBBIE
Address	108 S WALD AVE INDEPENDENCE, KS 67301

Property Situs Address

Address	108 S WALD AVE, Independence, KS 67301
----------------	--

Land Based Classification System

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

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	108.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	11,060	33,330	44,390
Total	11,060	33,330	44,390

2024 Appraised Value

Class	Land	Building	Total
Residential - R	11,070	31,140	42,210
Total	11,070	31,140	42,210

Tract Description

RIVERVIEW ADD NO2 31-32-16, S31, T32, R16, S 60' LOT 10; Lot Width: 060.0 Lot Depth: 122.0 Plat Book/Page B /19 Deed Book/Page 683 /571 642 /255 638 /752 548 /503 468 /217 371 /043

Building Permit Information

Permit Number	Amount	Issue Date	Description
FC25	0		Garage Demolition

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
752	591	744	131	683	571	642	255

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7320										11,060

Dwelling Information

Dwelling Information					Comp Sales Information				
Res Type	Single-family Residence				Arch Style	Bungalow			
Quality	FR-				Bsmt Type	Partial - 3			
Year Built	1910				Total Rooms	5			
Eff Year					Bedrooms	2			
MS Style	One Story				Family Rooms				
LBCSStruct	Detached SFR unit				Full Baths	1			
No. of Units					Half Baths				
Total Living Area					Garage Cap				
Calculated Area	1,049				Foundation	Block - 3			
Main Floor Living Area	1,049								
Upper Floor Living Area Pct.									
CDU	FR								
Phys/Func/Econ	PR/ /								
Ovr Pct Gd/RCN	/138,870								
Remodel									
Percent Complete									
Assessment Class									
MU Cls/Pct									

Dwelling Components				
Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Screened Walls	160			
Composition Shingle		100		

Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Enclosed Wood Deck (SF), Solid Wall	64			
Frame, Siding/Shingle		100		
Total Basement Area (SF)	456			
Floor Furnace		100		
Plumbing Rough-ins (#)	1			

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108 S. Wald - Outside



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 316 S. Earl St. as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 316 S. Earl St. has previously been reported to the City for issues with the condition of both the primary structure and the exterior yard. City Code Enforcement and the Building Inspector have issued violation notices concerning the deteriorated exterior conditions and orders to vacate on December 6, 2025.. The residence last had water service on 1/23/2024.

Based on these conditions, City staff recommends setting a public hearing to consider the 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 316 S. Earl St. as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-006 - CONDEMNATION - PH - 316 S Earl
2. 2026 - Setting Date of Public Hearing
3. Determination of Unsafe or Dangerous Structure
4. Notice to Vacate - Dec 062025
5. Parcel Listing
6. 316 S. Earl Pictures

RESOLUTION NO. 2026-006

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: Lot 10, Block 2, Chaney's Second Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 316 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, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 15, 2025

To:

Alisha Florio

1808 McKinley Rd

Bartlesville, Ok. 74006

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

Property Location: 316 S. Earl St.

Lien Holder:

Dear Ms Florio:

On **January 08, 2026**, pursuant to **K.S.A. 12-1752**, the enforcing officer for the City of Independence, Kansas, will request that the **City Commission** set a **public hearing date** to consider whether the structure(s) located at **316 S. Earl St.** 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 lack a functional kitchen and bathroom, have no active water service or heating system, and are in a state of significant deterioration. The exterior yard contains a camper being used for junking and storage and is occupied by squatters. Numerous vehicle parts, bicycles, and miscellaneous debris are scattered throughout the yard, and the residence itself is in disrepair.

Observed conditions include broken and boarded-up windows and hoarding conditions within the structure. City utility records further indicate that municipal utility services were last active on January 23, 2024.

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



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1. **Mortgage/Lien Holder Information** – Provide the City with the current mortgage or lien holder and insurance information.
2. **Structural Repair** – If you intend to repair the structure, submit a **detailed plan and timeline** outlining the steps you will take to restore the building to a safe and usable condition.
3. **Property Maintenance** – Maintain the property in accordance with City Code, including **regular mowing, trimming of vegetation, and removal of all trash and debris.**
4. **Demolition Procedures** – If you choose to demolish the structure, begin the process immediately and provide the City with a **timeline for demolition and site clearance.** A **City-issued demolition permit** is required prior to any such work.

Commission Meeting – Setting the Date for a Public Hearing:

- **Date:** January 8, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

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

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



DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: **December 10, 2025**
Address: **316 S. Earl St.**
Owner: **Alishia Florio**
Parcel No.: **063-099-31-0-10-26-005**
Legal Description: **Chaney's 2nd add, S31, T32, R16, LOT 10 to the City of Independence, Montgomery County, Kansas**

Date of Inspection: December 10, 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
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.

72-HOUR NOTICE OF VIOLATION AND ORDER TO VACATE

Date: December 3, 2025

To: Occupants

Re: Property Located at **316 S. Earl** – No Water Service – Order to Vacate

Pursuant to **Ordinance No. 4474** of the City of Independence, this **Notice of Violation and Order to Vacate** is hereby issued regarding the above-referenced property.

On **December 03, 2025**, a Notice of Violation was served for failure to maintain required utility services. In accordance with Ordinance No. 4474, all occupied residential dwellings must have:

- An active and functioning **water service account** with the City of Independence, and
 - Last active water service was: **01/23/2024**
- A **sewer connection** that is fully operational.

Identified Violations

The following conditions have not been met and must be corrected immediately:

- Water service must be **restored** and active.
- The sewer line from the residence to the sewer main must be **intact and functioning properly**.

Order to Vacate

The occupants of the property located at **316 S. Earl** are hereby ordered to vacate the premises no later than **12:00 PM on December 06, 2025**.

Occupancy of the residence is strictly prohibited until all violations have been fully resolved and verified by the City of Independence Code Enforcement Division.

Failure to comply with this order may result in enforcement actions, including but not limited to **issuance of citations, criminal charges, and arrest for unlawful occupancy**.



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

Certification of Notice Delivery

I hereby certify that a true and correct copy of this Notice of Violation and Order to Vacate was delivered as follows:

- ☒ Personally served
- ☐ Sent by first-class mail
- ☐ Verbal communication via telephone
- ☐ Sent via fax and/or email
- ☐ Sent by certified mail

To: Shasta KNIPP

On this 3 day of DEC, 2025, at 12:05 a.m. (p.m.)

Signature of Public Officer: [Signature]

Date of Certification: 12/3/25

Owner/Occupant Acknowledgment (if applicable): _____

(Copy provided to property owner/occupant)

72 hour notice

Assistance and Resources

To support compliance, the City of Independence provides the following programs:

- **Sewer Cost Share Program**
Application available at City Hall or online:
<https://www.independencesks.gov/documentcenter/view/736>
- **Hardship Rate Information:**
<https://www.independencesks.gov/faq.aspx?qid=107>
- **Residential Water Service Application:**
<https://www.independencesks.gov/DocumentCenter/View/112/Residential-Service-Application-PDF>

All program information can be found at:
www.independencesks.gov

For further assistance, contact:
City of Independence – Code Enforcement

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The Parcel Number for this Property is 063-099-31-0-10-26-005.00-0
Quick Ref ID: 6739

Owner Information

Owner Name	FLORIO, ALISHA
Address	2361 GALLOP RD PERU, KS 67360

Property Situs Address

Address	316 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	4,450	10,440	14,890
Total	4,450	10,440	14,890

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,450	9,600	14,050
Total	4,450	9,600	14,050

Tract Description

CHANEYS 2ND ADD, S31, T32, R16, BLOCK 2, Lot 10, ACRES 0.17, Lot Width: 050.0 Lot Depth: 140. Plat Book/Page 6 /22 0 Deed Book/Page 721 /558 701 /1004 543 /409 498 /257 400 /343 381 /294 311 /038

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
721	558	701	1004	580	350		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	7405										4,450

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	3
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	1
Total Living Area		Garage Cap	
Calculated Area	1,072	Foundation	Concrete - 2
Main Floor Living Area	1,072		
Upper Floor Living Area Pct.			
CDU	PR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/124,990		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

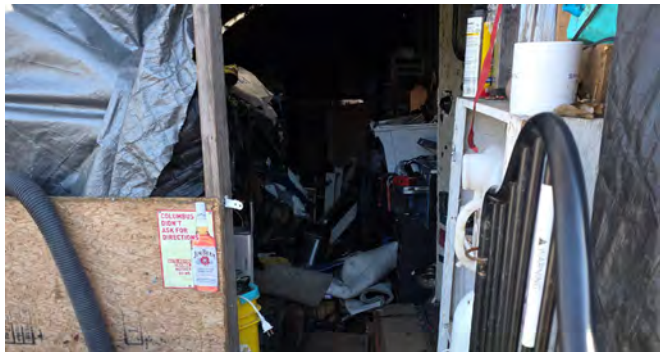
Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	104			
Frame, Siding, Metal		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Wall Furnace		100		
Raised Slab Porch (SF) with Roof	136			
Composition Shingle		100		

Plumbing Fixtures (#)	6			
Automatic Floor Cover Allowance				

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316 S. Earl



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 214 S. 12th St. as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The City has received reports from Fire-EMS personnel indicating that the structure at this address was involved in a structure fire on December 20, 2025. The structure is currently in a deteriorated condition and in disrepair, along with extensive damage from the structure fire. Observed conditions include the exterior issues of overgrown vegetation; accumulation of trash and debris; reports of squatters and the absence of active City utility services. Records indicate that utility services were last active in January 2020, and that there is currently no gas or electrical service for the property.

Based on these conditions, City staff recommends setting a public hearing to consider the condemnation of the structure on March 12, 2026, at 5:30 pm.

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 214 S. 12th St. as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-007 - CONDEMNATION - PH - 214 S 12th
2. 2026 - Setting Date of Public Hearing
3. Determination of Unsafe or Dangerous Structure
4. Parcel
5. Photos - 214 S. 12th
6. 214 S. 12th - Interior Photos

RESOLUTION NO. 2026-007

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The North 50 Feet of Lot 7, Block 62, Original Platt to the City of Independence, Montgomery County, Kansas.

Common Address: 214 S 12th 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, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 22, 2025

To:

L.C. Armstong

C/O Tracy Lornes

717 N. 8th Street

Independence, Kansas 67301

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

Property Location: **214 S. 12th Street**

Lien Holder:

Dear Mr. Armstrong or Occupant:

On January 8, 2026, pursuant to K.S.A. 12-1752, the enforcing officer for the City of Independence, Kansas, will request that the City Commission set a public hearing to consider whether the structure(s) located at 214 S. 12th Street are unsafe or dangerous and whether the Governing Body should order the structure(s) to be repaired or demolished.

The City has received reports from Fire-EMS personnel indicating that the structure(s) at this address were involved in a structure fire on December 20, 2025. The structure(s) are currently in a deteriorated condition and in disrepair along with extensive damage from the structure fire. Observed conditions include the exterior issues of overgrown vegetation; accumulation of trash and debris; reports of squatters and the absence of active City utility services. Records indicate that utility services were last active in January 2020, and that there is currently no gas or electrical service for the property.

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.



"Delivering Excellence"

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:** January 8, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

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

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

DETERMINATION OF UNSAFE OR DANGEROUS STRUCTURE

Date: **December 20, 2025**
Address: **214 S. 12th Street**
Owner: **L.C. Armstrong**
Parcel No.: **063-087-36-0-10-30-007**
Legal Description: **Lot 7, Blk 62 to the City of Independence, Montgomery County, Kansas**

Date of Inspection: December 20, 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.

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The Parcel Number for this Property is 063-087-36-0-10-30-007.00-0
Quick Ref ID: 4043

Owner Information

Owner Name	ARMSTRONG, L C
Address	Attn: TRACY LORNES 717 N 8TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	214 S 12TH 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	24,780	35,710
Total	10,930	24,780	35,710

2024 Appraised Value

Class	Land	Building	Total
Residential - R	10,940	22,830	33,770
Total	10,940	22,830	33,770

Tract Description

ORIG PLAT, S36, T32, R15, N 50' LOT 7 BLK 62; Lot Width: 050.0 Lot Depth: 140.0 Plat Book/Page 1 /6&7 Lot Width: 050.0 Lot Depth: 140.0 Deed Book/Page 594 /188 593 /451 527 /178 523 /567 438 /261 371 /425

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
594	188	593	451				

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	Crawl - 2
Year Built	1855	Total Rooms	6
Eff Year		Bedrooms	3
MS Style	One Story	Family Rooms	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,316	Foundation	Block - 3
Main Floor Living Area	1,316		
Upper Floor Living Area Pct.			
CDU	FR-		
Phys/Func/Econ	FR- / /		
Ovr Pct Gd/RCN	/145,300		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components				
Code	Units	Pct	Quality	Year
Wood Deck (SF) with Roof	112			
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wall Furnace		100		
Frame, Siding/Shingle		100		
Raised Subfloor (% or SF)		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
10	Tool Shed	D	1.00	1	1940			320	72	8	20 X 16	1	1	1					4,250
																			2
																			80

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

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214 S. 12th Street



214 S. 12th - Interior



214 S. 12th - interior



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 515 N. 13th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting a Public Hearing date.

BACKGROUND

The property located at 515 N. 13th was involved in a structure fire on December 29, 2025, that destroyed the structures. Based on these conditions, City staff recommends setting a public hearing to consider the condemnation of the structures.

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 515 N. 13th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-008 - CONDEMNATION - PH - 515 N 13th
2. 2026 - Setting Date of Public Hearing
3. Parcel
4. 515 N 13th - Pictures
5. 515 N 13th Fire Insurance Letter

RESOLUTION NO. 2026-008

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The South 75 Feet of the North 130 Feet of Out Lot 8, Original Platt to the City of Independence, Montgomery County, Kansas.

Common Address: 515 N 13th 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, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 29, 2025

To:

Lindsey Parsons

515 N. 13th Street

Independence, Ks. 67301

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

Property Location: 515 N. 13th Street

Lien Holder:

Dear Parsons &/or Occupant:

On January 8, 2026, pursuant to K.S.A. 12-1752, the enforcing officer for the City of Independence, Kansas, will request that the City Commission set a public hearing to consider whether the structure(s) located at 515 N. 13th Street are unsafe or dangerous and whether the Governing Body should order the structure(s) to be repaired or demolished.

The structure was involved in a fire on December 29, 2025 that destroyed the structure. The structure garage and roof of the structure are currently collapsed and considered a blight and danger to the community.

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. **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:** January 8, 2026
- **Time:** 5:30 PM



“Delivering Excellence”

- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor

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

Your prompt cooperation in addressing this matter is appreciated.

Sincerely,

David J. Cowan

Assistant City Manager

Building Official / Director

City of Independence, Kansas

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The Parcel Number for this Property is 063-087-25-0-40-25-012.00-0
Quick Ref ID: 3393

Owner Information

Owner Name	PARSONS, LINDSEY M
Address	515 N 13TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	515 N 13TH 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	4,090	14,960	19,050
Total	4,090	14,960	19,050

2024 Appraised Value

Class	Land	Building	Total
Residential - R	4,100	13,870	17,970
Total	4,100	13,870	17,970

Tract Description

ORIG PLAT, S25, T32, R15, 5536 SQUARE FEET, S 75' N 130' OL 8; Lot Width: 075.0 Lot Depth: 074.7 Plat Book/Page 1 /6&7 Deed Book/Page 591 /457 559 /025 522 /324 461 /281 347 /417

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
591	457	591	457				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	5536										4,090

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	
LBCSStruct	Detached SFR unit	Full Baths	1
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	923	Foundation	Stone - 4
Main Floor Living Area	923		
Upper Floor Living Area Pct.			
CDU	FR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/114,240		
Remodel	1997		
Percent Complete			
Assessment Class			
MU Cls/Pct			

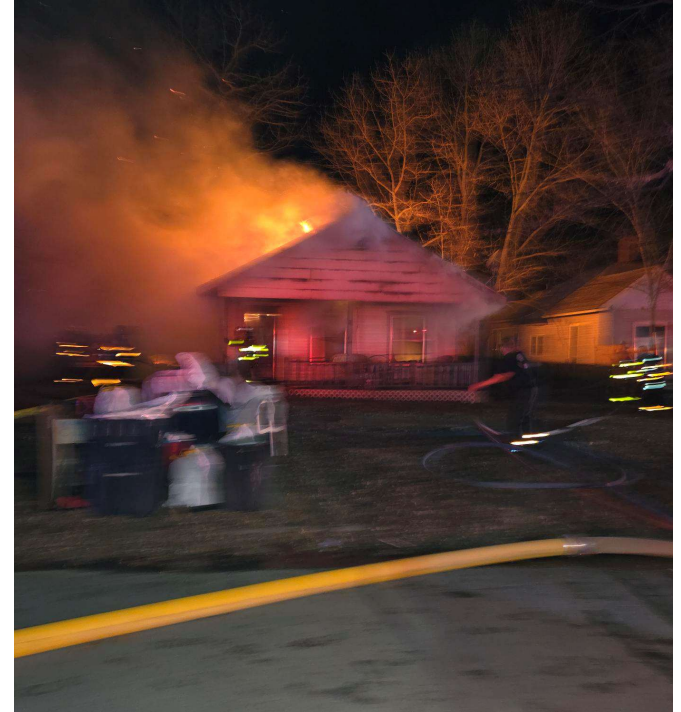
Dwelling Components				
Code	Units	Pct	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	77			
Frame, Siding, Wood		100		
Raised Subfloor (% or SF)		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Wood Deck (SF) with Roof	200			
Composition Shingle		100		
Forced Air Furnace		100		
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
73	Tool Shed	D	1.00	1	1915			216	60	8	18 X 12	1	1	1					3,130	2	60

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

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515 N. 13th Street



"Delivering Excellence"

December 29, 2025

TO: Shelter Mutual Insurance
FROM: City of Independence Kansas
RE: Insurance Proceeds – Fire Damage Structure

Dear Sir

The structure located at **515 N. 13th Street** was involved in a fire on December 28, 2025 that did extensive damage. The property owner has informed the City that they have insurance with Shelter Mutual Insurance through the Preston Page Agency at 1609 Washington Ave. The owner is Lindsey Parsons.

The City of Independence is requesting **15%** of the covered claim payment be sent to the City of Independence for a demolition deposit.

Please send the check to: City of Independence – 120 North 6th – Independence, Kansas 67301 Ref: 515 N 13th Street Fire Damage Structure

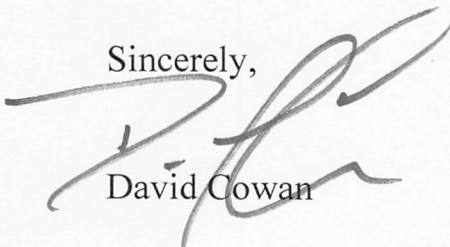
The Ordinance can be reviewed at the below link or I've pasted below.

https://library.municode.com/ks/independence/codes/code_of_ordinances?nodeId=PTIICO_CH46FIPRPR_ARTVIIIINPRFU_S46-171SCAP

If you have any questions or concerns, please get in touch with the City Clerk, David Schwenker or David Cowan, Building Inspector.

David Schwenker: 620.332.2500 ext 702 or davids@independenceks.gov
David Cowan 620.330.0056 or davidc@independenceks.gov

Sincerely,



David Cowan



"Delivering Excellence"

Sec. 46-171. - Scope and application.

The City is hereby authorized to utilize the procedures established by K.S.A. Ch. 40, art. 39 (K.S.A. 40-3901 et seq.), whereby no insurance company shall pay a claim of a named insured for loss or damage to a building or other structure located within the City, arising out of any fire, explosion or windstorm, where the amount recoverable for the loss or damage to the building or other structure under all policies is in excess of 75 percent of the face value of the policies covering such building or other insured structure unless there is compliance with the following procedures:

- 1. When final settlement on a covered claim has been agreed to or arrived at between the named insured and the company such final settlement exceeds 75 percent of the face value of the policies covering any building or other insured structure, and when all amounts due the holder of a first real estate mortgage against the building or other insured structure, pursuant to the terms of the policies and endorsement thereto, shall have been paid, the insurance company shall execute a draft payable to the director of finance, in an amount equal to the sum of 15 percent of the covered claim payment, unless the building official of the City has issued a certificate to the insurance company that the insured has removed the damaged building or other structures, as well as associated debris, or repaired rebuilt or otherwise made the premises safe and secure.*
- 2. Such payment of insurance proceeds shall be on a pro rata basis by all companies insuring the building or other structure. Policy proceeds remaining after the transfer to the City shall be disbursed in accordance with the policy terms.*
- 3. Upon payment of the funds to the City as required in subsection (1), each insurance company shall provide the City with the name and address of the named insured, the total insurance coverage applicable to such building or other structure, and the amount of the final settlement agreed to or arrived at between the insurance company and the insured, whereupon the building official shall contact the named insured by restricted mail to notify them that such insurance proceeds have been received by the City, and apprise them of the procedures to be followed under this section.*

Please go to the code to read the complete ordinance as to the process the City uses to hold the funds and expend them.



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026**

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 509 N. 13th Street as dangerous and unsafe.

SUMMARY RECOMMENDATION City Staff recommends setting the date.

BACKGROUND On December 29, 2025, a structure fire at 515 N. 13th extended to the structure at 509 N. 13th, causing extensive damage and collapse of the structure at 509 N. 13th. City Staff recommends setting the date of March 12, 2026, at 5:30 PM for a Public Hearing to consider condemnation of the structure(s).

FINANCIAL INFORMATION The cost of removal if the owner fails to commence demolition of the structure(s).

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 509 N. 13th Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. RESOLUTION 2026-009 - CONDEMNATION - PH - 509 N 13th
2. 2026 - Setting Date of Public Hearing
3. 509 N. 13th Pictures
4. Notes & Parcel - 509 N 13th

RESOLUTION NO. 2026-009

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 8th day of January 2026, file with the Governing body of said City, statements, and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: The North 55 Feet of the South 170 Feet of Out Lot 8 and the North 25 Feet of Lot 11, Block 8, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas.

Common Address: 509 N 13th 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, **March 12, 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 8th day of January 2026.

(SEAL)

Mayor

City Clerk



CITY OF INDEPENDENCE, KANSAS

Office of the Building Official

120 N. 6th Street • Independence, KS 67301

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

Date: December 29, 2025

To:

Nagi Whiteowl
2100 US Hwy 166
Peru, Ks. 67340

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

Property Location: 509 N. 13th Street

Lien Holder:

Dear Whiteowl &/or Occupant:

On January 8, 2026, pursuant to K.S.A. 12-1752, the enforcing officer for the City of Independence, Kansas, will request that the City Commission set a public hearing to consider whether the structure(s) located at 509 N. 13th Street are unsafe or dangerous and whether the Governing Body should order the structure(s) to be repaired or demolished.

The structure was involved in a fire on December 29, 2025 that destroyed the structure. The structure is currently collapsed and considered a blight and danger to the community.

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. **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:** January 8, 2026
- **Time:** 5:30 PM
- **Location:** 120 N. 6th – Commission Meeting Room 1st Floor



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

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

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



Address: 509 N. 13th

Utility Account: Y ☒ N

Last Active Service Date: 12/29/2020

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:

lots of overgrowth some on side

Other Notes:

house looks like decent shape - close prox. to
neighbors - shared driveway. Maybe occupied?

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The Parcel Number for this Property is 063-087-25-0-40-25-011.00-0
Quick Ref ID: 3392

Owner Information

Owner Name	WHITEOWL, NAGI
Address	Attn: NAGI WHITEOWL 2100 US HWY 166 PERU, KS 67340
Owner Name	HICKLES, SILAS D; SEQUOYAH R REECE
Address	509 N 13TH ST INDEPENDENCE, KS 67301

Property Situs Address

Address	509 N 13TH 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	3,840	22,080	25,920
Total	3,840	22,080	25,920

2024 Appraised Value

Class	Land	Building	Total
Residential - R	3,840	20,610	24,450
Total	3,840	20,610	24,450

Tract Description

ORIG PLAT, S25, T32, R15, 4209 SQUARE FEET, N 55' S 170' OUTLOT 8; ORIG; N 25' LOT 11 BLK 8; YORK & WILSON ADD; Lot Width: 055.0 Lot Depth: 105.0 Plat Book/Page 1 /6&7 Deed Book/Page 669 /1331 669 /1182 573/703 469 /558 421 /318 365 /395

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
669	1331	669	1182	573	703		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	4209										3,840

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Bungalow
Quality	FR-	Bsmt Type	Crawl - 2
Year Built	1900	Total Rooms	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	808	Foundation	Stone - 4
Main Floor Living Area	808		
Upper Floor Living Area Pct.			
CDU	FR		
Phys/Func/Econ	PR/ /		
Ovr Pct Gd/RCN	/92,310		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

Dwelling Components

Code	Units	Pct	Quality	Year
Raised Enclosed Porch (SF), Solid Walls	30		1	
Composition Shingle		100		
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Warmed & Cooled Air		100		
Frame, Siding, Vinyl		100		
Raised Subfloor (% or SF)		100		
Plumbing Rough-ins (#)	1			
Raised Slab Porch (SF)	24		2	1900

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
68	Tool Shed	D	1.00	1	1900			160	52	8	16 X 10	1	1	1					2,530	2	50

Building Improvement Components

Id	Code	Units	Pct	Size	Other	Rank	Year
68	Single -Wall-Boards on Wood						

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

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



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Housing

Director Approval April Nutt

AGENDA ITEM Consider authorizing the use of a vacant lot located at 401 North 10th Street for the purpose of constructing a 3D printed demonstration home by the Independence Housing Authority.

SUMMARY RECOMMENDATION The Independence Housing Authority Board recommends authorizing the use the vacant lot located at 401 North 10th Street for the construction of a 3D printed demonstration home by the Independence Housing Authority.

BACKGROUND The Independence Housing Authority and See Kan CDI have agreed to a partnership with Trident 3D Homes to construct a 2 bed, 1 bath 3D printed demonstration home in Independence. This home will be used as a model home for 6 to 9 months and then sold at market rate. The Independence Housing Authority requests the Independence City Commission authorize this vacant lot to be used for this purpose. The location is desirable as it is close to town, close to the school system, is zoned for residential use, and is visible.

FINANCIAL INFORMATION There will be no negative impact on the City's budget. With the vacant lot being owned by the City, there are no property taxes being paid at present. In authorizing the use by the Independence Housing Authority for the purpose of constructing a 3D printed model home, once the demonstration period has been met and the home is sold to the new owner, the property will be placed on the tax roll and the City will no longer have to maintain the lot.

SUGGESTED MOTION I move to authorize the use of a vacant lot located at 401 North 10th Street for the purpose of constructing a 3D printed demonstration home by the Independence Housing Authority.

SUPPORTING DOCUMENTS



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval David Cowan

AGENDA ITEM Consider an amendment to Ordinance 4474 codified as City Code Section 42-87.

SUMMARY RECOMMENDATION City Staff recommends approval of the amendment.

BACKGROUND The City of Independence adopted Ordinance No. 4474, which provides that it is unlawful for any person to remain in a residence after being given notice to vacate due to no water service, as set forth in the ordinance. Staff have experienced ongoing difficulty preventing individuals from reentering or remaining in these structures. As a result, staff has requested that the City Attorney amend the ordinance to authorize the issuance of a citation for failure to vacate a residence. Upon conviction, a person found guilty of violating this ordinance may be subject to a fine not to exceed five hundred dollars (\$500.00), imprisonment for a period not to exceed thirty (30) days, or both such fine and imprisonment.

FINANCIAL INFORMATION N/A

SUGGESTED MOTION I move to approve amending Ordinance 4474 codified as City Code Section 42-87.

SUPPORTING DOCUMENTS

1. Ordinance 4500 - Unlawful to refuse to vacate-

ORDINANCE NO. 4500
AN ORDINANCE AMENDING ORDINANCE 4474
CODIFIED AS CITY CODE SECTION 42-87

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

Section 1. Ordinance No. 4474, codified as city code section 42-87, is amended to include a new subsection (e) as follows:

- e. It shall be unlawful for any person to remain in a residence after having been given notice to vacate the residence as set forth in this ordinance. Upon conviction, a person found guilty of violating this ordinance may be fined an amount not to exceed \$500.00 and may be imprisoned for up to thirty (30) days, or both such fine and imprisonment.

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

Adopted by the governing body of the City of Independence, Kansas on the 8th day of January, 2026.

Mayor

ATTEST:

David W. Schwenker, City Clerk



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider setting a joint meeting between the City Commission and the Planning & Zoning Commission on February 3, 2026, at 5:30 p.m., to discuss potential landscaping requirements in the Zoning Code.

SUMMARY RECOMMENDATION Staff recommends setting a joint City Commission and Planning & Zoning Commission meeting on February 3, 2026, at 5:30 p.m., to discuss potential landscaping requirements in the Zoning Code, as requested by the Planning & Zoning Commission, prior to initiating or continuing any formal zoning text amendment process.

BACKGROUND Over the past several months, the Planning & Zoning Commission has reviewed and discussed potential updates to the City’s landscaping regulations, including a draft revision to Article XIX of the Zoning Code intended to simplify requirements, reduce regulatory burden, and better align with Independence’s small-town development and redevelopment context.

At its November 5, 2025, meeting, the Planning & Zoning Commission reviewed the proposed landscaping framework, which included a simplified tree-based frontage requirement, substitution options for constrained sites, redevelopment thresholds, and cost caps intended to support redevelopment feasibility. Following discussion, the Planning & Zoning Commission formally requested that the City Commission hold a joint session with the Planning & Zoning Commission to further work on the landscaping code and provide policy-level guidance, specifically identifying February 3, 2026, as a preferred meeting date.

Given the policy implications of landscaping standards—including impacts on economic development, redevelopment, corridor appearance, and administrative enforcement—staff concurs that a joint meeting is appropriate prior to advancing any zoning text amendment. A joint work session will allow both bodies to discuss objectives, tradeoffs, and expectations and provide unified direction to staff.

No specific zoning code amendments are proposed for action at this time. This agenda item is intended solely to set the joint meeting.

FINANCIAL INFORMATION There is no direct financial impact associated with setting a joint meeting.

SUGGESTED MOTION I move to set a joint meeting between the City Commission and the Planning & Zoning Commission on February 3, 2026, at 5:30 p.m., to discuss potential landscaping requirements in the Zoning Code.

SUPPORTING DOCUMENTS



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer

AGENDA ITEM Consider scheduling a Special Commission Meeting to review proposals and determine the consultant selection process for the Community-Based Strategic Plan.

SUMMARY RECOMMENDATION Direct staff to schedule a Special Commission Meeting in January to review proposals, determine whether interviews will be conducted, and provide direction on the consultant selection process for the Community-Based Strategic Plan.

BACKGROUND The City issued a Request for Proposals (RFP) for professional consulting services to facilitate and develop a Community-Based Strategic Plan. The purpose of the Strategic Plan is to establish clear priorities, goals, and implementation strategies that reflect community input and guide future policy, budgeting, and organizational decision-making.

The RFP generated significant interest. A total of 15 proposals were received by the submission deadline, representing a broad range of firms with varying approaches, scopes of work, and cost structures.

Given the number of proposals received and the importance of the Strategic Plan as a guiding policy document, staff recommends that the City Commission consider scheduling a Special Commission Meeting dedicated to reviewing the proposals. During the meeting, the Commission would provide direction on the consultant selection process, including whether a consultant will be selected at that meeting or following interviews.

It is important that a consultant be selected in January in order to maintain the overall project schedule and allow sufficient time for community engagement, plan development, and review, with a target adoption date of July 2026. Staff is currently compiling and organizing the proposals and evaluation materials for Commission review.

FINANCIAL INFORMATION No fiscal impact is associated with scheduling a Special Commission Meeting. Funding for the Strategic Plan consultant has been included in the 2026 Budget.

SUGGESTED MOTION I move to schedule a Special Commission Meeting on _____, 2026, at _____, to review proposals and take action related to consultant selection for the Community-Based Strategic Plan.

SUPPORTING DOCUMENTS

1. RFP - Community Based Strategic Plan - Due 12312025
2. QA Addendum to RFP Strategic Plan 2026_Amended 12-18-2025



CITY OF INDEPENDENCE, KANSAS

REQUEST FOR PROPOSALS (RFP)

Community-Based Strategic Plan (2026–2036)

Issue Date: November 21, 2025

Proposal Deadline: December 31, 2025 – 2:00 PM CST

RFP Reference: CBSP-2026-01

Submission Address:

City of Independence – City Manager’s Office

120 N. 6th Street

Independence, Kansas 67301

Electronic Submission:

Email (PDF): KellyP@IndependenceKs.gov

Subject Line: “CBSP RFP – [Firm Name]”

1. INTRODUCTION

The City of Independence is seeking proposals from qualified firms to develop a **Community-Based Strategic Plan** grounded in robust community input and aligned with the City’s long-term financial and capital planning. The City seeks a plan that strengthens community identity, fosters collaboration, and promotes long-term resilience—consistent with modern community-building principles.

The project includes:

- A **new community survey** designed and administered by the consultant
 - A **5-year action plan (2026–2031)**
 - A **10-year strategic outlook (2026–2036)**
 - A public engagement process shaped by the consultant
 - A tracking framework that supports quarterly updates and biennial survey metrics
 - Final plan adoption scheduled for **July 23, 2026**
-

2. PROJECT OBJECTIVES

The consultant shall:

1. Conduct a **community survey as the first phase** of the project, using comparable questions from the 2021 and 2023 surveys (available on request).
 2. Analyze survey results and use them to shape all subsequent planning work.
 3. Facilitate a community-based engagement process.
 4. Develop a practical, sustainable Strategic Plan with both short-term and long-term horizons.
 5. Provide a performance tracking structure suitable for software or spreadsheet use.
-

3. SCOPE OF WORK

A. Project Management

- Kickoff meeting
 - Project schedule and milestones
 - Monthly coordination meetings
-

B. Phase 1: Community Survey (Required First Step)

The consultant shall:

1. Design the Survey

- Replicate core questions from the **2021** and **2023** surveys so results remain comparable.
- Use the City's provided survey documents for reference.
- Propose any supplemental questions based on best practices.

2. Administer the Survey

- Develop a distribution plan (online, paper, mail, etc.)
- Ensure the sample is representative of the community
- Facilitate accessible public participation

3. Analyze Survey Results

- Compare results to **2021 and 2023 trend data**
- Highlight strengths, concerns, and emerging priorities
- Identify demographic variations
- Prepare presentation-ready graphics and summary tables

4. Present Findings

- Deliver survey results to City staff
- Present findings to the City Commission
- Incorporate summary results into the Strategic Plan

The Strategic Plan shall not be drafted until survey results have been analyzed and delivered.

C. Phase 2: Public Engagement (After Survey Completion)

The City is not prescribing specific activities.

The consultant shall **propose** a community-based engagement plan that may include:

- Public workshops
- Stakeholder listening sessions
- Meetings with civic, educational, and business partners
- Online engagement tools
- Public review of the draft plan

Engagement must reflect survey results and be inclusive of diverse community voices. The consultant shall use engagement strategies that specifically reach traditionally underrepresented or harder-to-reach segments of the community, such as youth, renters, low-income households, seniors, and minority populations

D. Phase 3: Strategic Plan Development

The plan must include:

1. Vision Statement

The plan should frame the City's challenges and opportunities in a forward-looking, solutions-based manner that builds on community strengths and emphasizes future potential.



2. Strategic Priorities (3–6)

3. Goals (1–3 per priority)

4. Strategies/Initiatives

(High-level — **not** task-level; avoid granularity)

Strategies should consider opportunities for regional cooperation, shared services, and partnerships with neighboring jurisdictions, educational institutions, and local organizations, consistent with best practices in long-term community sustainability.

5. Key Performance Indicators (KPIs)

- Limited number
- Based on existing City data
- Updated **quarterly** (status updates only)
- Biennial community survey KPIs included

6. Implementation Framework

- **5-year action horizon (2026–2031)**
- **10-year strategic outlook (2026–2036)**
- Roles and responsibilities
- Annual review process

E. Phase 4: Performance Tracking Structure

Must be **software-neutral** and include:

- Quarterly status indicators (On Track, In Progress, Needs Attention, Completed)
 - Exportable spreadsheet listing priorities, goals, strategies, KPIs, and owners
 - KPI update frequencies (quarterly, annual, biennial)
-

4. DELIVERABLES

Survey Deliverables

- Draft survey instrument
- Final survey
- Survey distribution plan
- Data analysis & trend comparison
- Staff briefing & Commission presentation
- Survey summary for plan appendix

Strategic Plan Deliverables

- Draft Plan submitted to staff: **June 17, 2026**
 - Draft presentation to Commission: **June 25, 2026**
 - Final Plan submitted to staff: **July 15, 2026**
 - Final presentation & adoption: **July 23, 2026**
 - Spreadsheet-compatible implementation matrix
 - Public-friendly plan summary
-

5. PROPOSAL REQUIREMENTS

1. Cover letter
 2. Project understanding
 3. Proposed methodology (survey + engagement + plan development)
 4. Project schedule
 5. Team qualifications & experience
 6. Examples of similar plans and surveys
 7. Cost proposal
 8. References
-

6. EVALUATION CRITERIA

- Understanding of survey-driven strategic planning
- Experience conducting community surveys
- Engagement strategy quality



- Sustainability and practicality of tracking method
- Ability to deliver dual-horizon planning
- Qualifications and municipal experience
- Cost and schedule alignment

7. RESERVATION OF RIGHTS

The City reserves the right to waive irregularities, reject any/all proposals, and select the proposal in the City's best interest.

City of Independence, Kansas

Q&A Addendum for Community-Based Strategic Plan (2026-2036) RFP Amended 12/18/2025

The following questions were submitted by prospective proposers. This Questions & Answers Addendum is issued for clarification purposes only and does not modify the RFP except as expressly stated.

1. Who developed and administered the 2021 and 2023 surveys?

The City's 2021 and 2023 community surveys were developed and administered by Tanner, LLC.

2. Can the City provide copies of the 2021 and 2023 community surveys?

Copy of the 2021 community survey can be found at [this link](#) for reference purposes only, as noted in the RFP.

3. Were there any shortcomings or gaps in the 2021 and/or 2023 surveys that should be addressed in the next iteration (e.g., missing questions, underrepresented demographics, logistical issues)?

The City has not made a formal determination regarding specific shortcomings or gaps in the 2021 or 2023 community surveys. As with any survey instrument, limitations may exist related to question scope, demographic representation, or emerging community issues that were not fully captured at the time. Proposers are expected to review the prior surveys and recommend refinements, supplemental questions, or methodological improvements based on best practices, current community conditions, and the goals of the Strategic Plan, while maintaining comparability with prior survey results as outlined in the RFP.

4. How were the 2021 and 2023 surveys distributed (online, print, hybrid)?

The 2021 and 2023 community surveys were distributed using a hybrid approach that included both online and printed survey methods.

5. If printed surveys were used, did the City distribute them internally or through an outside vendor?

Survey promotion for the 2021 and 2023 efforts included use of City communication channels such as the City website, City newsletters, email distribution lists, and outreach at community events. Some survey materials may also have been distributed via mail. The City has the capability to print and mail surveys internally as part of its outreach efforts.

While participation levels were sufficient to support planning efforts, the City has not conducted a formal analysis of the effectiveness of individual outreach channels.

6. What advertising or outreach channels were used to promote the 2021 and 2023 surveys, and how effective were they?

Survey promotion for the 2021 and 2023 efforts included use of City communication channels such as the City website, City newsletters, email distribution lists, and outreach at community events. Some survey materials may also have been distributed via mail. While participation levels were sufficient to support planning efforts, the City has not conducted a formal analysis of the effectiveness of individual outreach channels.

7. Were community listening sessions, focus groups, or other engagement activities conducted in 2021 and 2023? If so, which audiences were targeted and how well attended were they?

Community engagement efforts associated with prior strategic planning initiatives included community dialogue sessions, stakeholder focus groups, business meetings, and outreach to civic organizations and other community groups. While the scale and format of engagement activities varied by year, participation included substantial survey responses and engagement by a broad cross-section of community stakeholders, consistent with practices documented in the City's prior strategic planning process.

8. Does the City envision a specific number or type of community engagement activities as part of this project?

The City does not envision a specific number or prescribed type of community engagement activities. As outlined in the RFP, proposers are expected to recommend a community-based engagement approach informed by survey results. Engagement strategies may include a mix of public workshops, stakeholder listening sessions, meetings with community partners, online engagement tools, and opportunities for public review of the draft plan. The City is seeking an approach that is inclusive and reaches diverse and traditionally underrepresented populations.

9. Does the City anticipate one-on-one interviews with specific groups or individuals (e.g., City Commissioners or other stakeholders)?

The City anticipates that the selected consultant will work closely with the City Commission throughout the project and may also engage other stakeholder groups as appropriate. While the City has not prescribed one-on-one interviews with specific individuals or groups as a required component of this project, proposers may recommend interviews or targeted stakeholder discussions as part of their engagement strategy if they believe such methods would add value and are appropriate based on survey results. Any proposed interviews should be clearly described in the engagement plan and aligned with the overall project scope and schedule.

10. What proportion of the community primarily speaks languages other than English? What are the most common non-English languages spoken? Would translated surveys be helpful or expected to increase participation?

The City does not have a precise proportion readily available for residents who primarily speak languages other than English, nor a definitive list of the most common non-English languages spoken. Proposers are encouraged to rely on publicly available demographic data and professional

judgment when considering language access needs. The City is open to consultant recommendations regarding translated surveys or other language-access strategies if they are expected to meaningfully increase participation and help reach underrepresented populations. Any proposed translations or related services should be clearly identified and included in the proposer's methodology and cost proposal.

11. What is the City's current process for community engagement (e.g., Community Coordinator, partner organizations, coalitions)?

The City's community engagement efforts are currently conducted through a combination of department-led initiatives, project-specific outreach, and coordination through the City Manager's Office and Communications staff, rather than through a single dedicated Community Coordinator or standing coalition. Engagement approaches vary depending on the project or initiative and may include public meetings, surveys, digital communications, partnerships with local organizations, and outreach through existing City channels. For this project, the City is seeking a consultant-led engagement process and expects the selected firm to propose a comprehensive, inclusive approach that builds on existing City outreach efforts and community relationships.

12. Who will serve as the main point of contact for the project?

Kelly Passauer, City Manager, will serve as the primary point of contact for this project or will designate an appropriate staff representative as needed.

13. To what extent will the City's communications and/or public relations staff be involved or available to support engagement efforts?

The City's communications and public relations staff will be available to support the project through coordination, review, and use of existing City communication channels, such as the City website, social media, and other standard outreach platforms. The selected consultant will be responsible for designing and leading the community engagement process, including materials, facilitation, and outreach strategies, with City staff providing reasonable support and coordination as needed.

14. Does the City have an existing online survey platform available for this project, or should the selected vendor provide one?

The City does not require the use of a specific online survey platform for this project. Proposers should assume responsibility for providing and administering an appropriate survey platform as part of their proposed methodology. If a proposer believes an existing City platform could be effectively utilized, this may be discussed, but the consultant remains responsible for ensuring accessibility, data quality, and successful survey administration.

15. Does the City currently use software to track performance measures and key performance indicators (KPIs)? If so, which platform(s)?

The City previously used a centralized software platform for tracking strategic plan KPIs, however, since the previous plan has expired, the City no longer has that software. Other non strategic plan performance measures are tracked through a combination of departmental systems, reports, and spreadsheets depending on the metric.

16. Can the City clarify its expectations for a “tracking framework that supports quarterly updates and biennial survey metrics”?

The City envisions a practical, easy-to-maintain tracking framework that allows for regular monitoring of strategic plan implementation without creating a burdensome reporting process. Quarterly updates are intended to focus on high-level status indicators rather than detailed data analysis. Biennial community survey results should be incorporated as key performance indicators to track longer-term trends and community sentiment. The framework should be software-neutral, compatible with spreadsheet or similar tools, and structured so it can be readily updated by City staff using existing data sources.

17. Does the City expect to independently manage the tracking framework after project completion, or is ongoing consultant support envisioned through the five-year planning horizon?

The City expects to independently manage the tracking framework after project completion using the structure and tools developed through this engagement. Ongoing consultant support beyond plan adoption is not required but may be proposed as an optional service if a firm believes it would add value. Any such optional services should be clearly identified and separately priced.

18. Can the City elaborate on expectations for the “public-friendly plan summary” (format, design level, length, and detail)?

The public-friendly plan summary is intended to be an accessible, plain-language overview of the adopted Strategic Plan suitable for broad community distribution. The City envisions a concise document that highlights the vision, strategic priorities, and major initiatives, using clear language and visual elements where appropriate. The specific format, length, and design approach are left to the proposer, with the expectation that the final product will be easy for the general public to understand and share.

19. Can the City clarify what is meant by “sustainability and practicality of tracking method” within the evaluation criteria?

“Sustainability and practicality of tracking method” refers to the City’s interest in a performance tracking approach that can be realistically maintained by City staff over time using existing data sources and tools. Proposals will be evaluated on how clearly the tracking framework avoids unnecessary complexity, minimizes administrative burden, and supports consistent updates without requiring specialized software, extensive staff time, or ongoing consultant involvement.

20. Are the evaluation criteria weighted or point-based, and if so, can those weights be shared?

The evaluation criteria listed in the RFP will be used to guide proposal review; however, the City has not assigned or published specific numerical weights or point values for each criterion. Proposals will be evaluated holistically based on the criteria outlined in the solicitation.

21. Is there an allocated budget or budget range for this project that proposers should be aware of?

Proposers should submit their best and most competitive cost proposal based on their proposed methodology and scope of services as outlined in the RFP.

22. If print survey distribution or other external services are required, should associated costs be included in proposals or absorbed by the City?

Proposers should include all anticipated costs associated with survey administration and community engagement in their cost proposal, including printing, mailing, translation, facilitation, or other external services, unless explicitly stated otherwise in the RFP. The City has the capability to print and mail surveys internally; however, proposers should clearly identify any assumptions related to survey distribution and specify which services are included in their proposed costs. Any optional services should be clearly identified in the proposal.

23. Can proposers submit electronic-only proposals, or are hard copies also required?

Proposers may submit proposals electronically only, in PDF format, via email to the address listed in the RFP. Hard-copy submissions are not required.

24. Is the City amenable to a prime contractor/subcontractor team approach, particularly for statistically valid survey work?

The City is amenable to a prime contractor/subcontractor team approach, provided the prime contractor remains fully responsible for overall project management, coordination, and deliverables. Proposals should clearly identify the roles and responsibilities of all team members and demonstrate how the combined team meets the requirements of the RFP.

25. What is the anticipated start date for this project / awarded vendor contract start?

The City anticipates awarding a contract and initiating the project in early 2026, following completion of the evaluation process and execution of a contract. The exact start date will be coordinated with the selected firm and is subject to City approval and scheduling.

26. Does the City want the awarded vendor to set up a system to ensure lack of duplication (e.g., survey responses or voting), or is the City anticipating that there may be some duplicate respondents?

The City recognizes that some level of duplicate participation is possible in community surveys and engagement efforts. Proposers should describe reasonable measures to promote data integrity and minimize duplicate responses where appropriate, while balancing accessibility and participation. The City does not require a rigid or highly restrictive system that would limit community access or engagement.

27. Will the City allow project work to be done remotely?

Yes. The City anticipates that much of the project work may be completed remotely. However, proposers should plan for appropriate in-person engagement activities, meetings, and presentations as needed to support effective community engagement and coordination with City leadership.

28. Is the final presentation expected to be onsite?

The City anticipates that the final presentation to the City Commission will be conducted onsite. Proposers may identify any assumptions related to in-person versus virtual presentations in their proposals.



Report
CITY OF INDEPENDENCE
January 8, 2026

Department City Clerk

Director Approval David Schwenker

AGENDA ITEM City Board Minutes

BACKGROUND

SUPPORTING DOCUMENTS

1. 2025.11.19 Library Board Minutes
2. Dec. 17th, 2025 Recreation Commission Minutes

INDEPENDENCE PUBLIC LIBRARY

Board of Trustees Regular Meeting

19 November 2025

REGULAR SESSION

BOARD MEMBERS PRESENT: Michelle Avery, Carolyn Torrance, Lauri Zimmerman, England Porter, Ron Schwatken, and Andy Taylor

SPECIAL GUEST: AMY EIBEN, System Consultant from Iola for S.E.K Library System.

Also Attending: Library Director, John Long and Recording Secretary, Gloria McCoy

- I CALL TO ORDER:** The regular meeting of the library board was called to order by Chairman, Michelle A. at 5:25 p.m.

A. Adoption of Agenda:

Carolyn T. moved and Lauri Z. seconded a motion to approve the agenda as printed. Motion carried.

b. Approval of minutes:

A correction needed to be made in the minutes. The Chairman 's name, Michelle A., was omitted from the Board Members Present. After the correction was noted and made, Andy T. moved and Lauri Z. seconded a motion to approve the minutes as corrected. motion carried.

- II CONSENT AGENDA:** The Consent Agenda was adopted as presented.

A Approval of Accounting for previous month was adopted as presented.

b. approval of bills for previous month was adopted. Total expenses for the month of October was \$71,399.82

- c. Approval of Payroll for previous month was approved.**

III REPORTS

A. Apple Training (Sekls Guest Amy Siben)

The Applied Public Library Education program, or APPLE, is a statewide continuing education effort coordinated by the Kansas Regional Library Systems. It is an intensive, year long training program designed to give newer library directors a foundation for success. The Director, John Long, was given a certificate of completion.

IV NEW BUSINESS

A. Credit Card Limits Director and Development

Coordinator – England P. moved and Lauri Z. seconded a motion to increase the amount of the credit card for the Director to the amount of \$8000 and increase the Development Coordinator to \$3000. Motion carried.

V STAFF UPDATES

A. Staff Reports

The Friends gives us \$20,000 per year, to be used for the children. Would like to put a mural in the children areas.

- KLA - The Director, John Long and ILL Clerk, Gloria M., attended. Very informative and had a great time.**
- Trunk or Treat – IPL received recognition as one of the top 16 outstanding trunks out of approximately 40. It was the Bubble machine!!!**
- Donation Drive – The Friends will donate \$5000 and we will try to match it with public donations. 70% will go to the**

local Community Access and 30% to the CUFF Dinners.

We will also be going to businesses to see if they will provide additional matching dollars.

B. Library Presence

- **Holiday Festival –**
 - **Winter Reading Kickoff**
 - **Holiday Festival – December 5, 2025 from 6-8p.m.**
We will have the Indy Ensemble performing. We will have (impersonators) Batman, Taylor Swift Deadpool and the SEK Princesses on hand for the lighting of the Christmas Tree. After the ensemble sings, we will have apple cider and cookies for everyone.
 - **We will have a 12 days of Christmas kickoff as part of the Winter Reading. There will be prizes and Main Street Bucks.**
 - **Next Spring Bill Kurtis will be touring the area and our library should have his books for patrons to check out.**

VI COMMENTS FROM MEMBERS OF THE BOARD: NONE

VII ADJOURNMENT: Meeting was adjourned at 5:55 p.m. The next meeting will be Wednesday, 17 November, 2025.

RON SCHWATKEN

DAE OF APPROVAL

INDEPENDENCE RECREATION COMMISSION

Monthly Meeting December 17th, 2025

Ash Youth Center
1501 N. 10th Street
Independence, KS 67301

Members Present:

Greg Kelley

Dustin Woodward

Mike Rose

Others Present:

Brent Julian

Nick McBride

Simon Heckman

Galen Palmer

Ryan Goad

Greg Kelley opened the commission meeting at 11:30 a.m.

ROUTINE BUSINESS

Agenda

- Dustin Woodward moved to approve the agenda as printed. Mike Rose seconded.
- **Motion carried.**

Minutes

- Mike Rose moved to approve the minutes from the November 19th, 2025, board meeting. Dustin Woodward seconded.
- **Motion carried.**

Bills

- Dustin Woodward moved to approve the December invoices and checks for payment in the amount of **\$25,830.14**, as well as bills and employee benefits paid since the last board meeting in the amount of **\$14,071.17**. Dustin Woodward seconded.
- **Motion carried.**

Treasurer's Report (Galen Palmer):

- **Financial Balances (End of November):**
 - Petty Cash: \$500.00
 - Equity Bank: \$10,694.11
 - First Oak Balance: \$65,778.25

- **Two-Year Comparison (November):**
 - November 2025: \$65,778
 - November 2024: \$82,509
 - Unfavorable Difference: \$11,843
- **Ad Valorem:** Check is expected in February.
- Mike Rose moved to approve the Treasurer's Report as presented. Dustin Woodward seconded.
- **Motion carried.**

PROGRAMS AND OPERATIONS

Maintenance Report

- General maintenance for Central Park, the Ash Center, and the pool will be covered under Business/Finance.

Sports Report (Nick McBride):

- Youth basketball is running smoothly; playoffs are scheduled for the upcoming Saturday.
- Registration is currently open for 2nd session basketball (deadline tomorrow), men's basketball, and women's volleyball.
- **Discussion on Middle School Girls' Basketball:** Participation numbers for Junior Varsity (7th and 8th grade) have been inconsistent. The board discussed how overlapping sports at the middle and high school levels are impacting basketball enrollment. To address this, Mike Rose and Will Wilkinson held a skills camp last summer and plan to repeat the program this year to help bridge the gap.
- **Holiday Event:** Holiday events are scheduled for the three days following Christmas.

Director/Aquatics/Special Events Report (Brent Julian):

- **Physical Therapy Partnership Agreement:** For nearly ten years, the Independence Recreation Center (IRC) has partnered with the Advanced Physical Therapy Group of Independence to provide aquatic therapy services for their patients. In exchange for the use of the facility on Monday, Tuesday, and Thursday afternoons, Advanced Physical Therapy reimburses the Ash Youth Center at a rate of \$150 per month.
 - **Lifeguard Recruitment and Training:** At this time of year, we begin recruiting candidates for lifeguard certification for the upcoming outdoor season. We will offer multiple Red Cross training sessions led by instructor Rob Adolph in March and April, scheduled based on demand. The goal is 45 lifeguards and 20 safety guards for the summer season. Certification costs \$150 (valid for 2 years).
 - **ICC Gym Usage:** Due to scheduling conflicts at their own facility, we have accommodated the ICC Basketball team by providing the Ash Gym for morning practices. These sessions have been held at 8:00 AM over the past few weeks.
-

BUSINESS / FINANCE

- **Audit Update:** The in-house portion of the audit is complete. Simon Heckman was commended for his performance during his first audit and the transition to a new accounting system.
- **Central Park Sports Complex:** Fields are closed/prepped for winter. The multi-use field on the south side has been cleared of debris.
- **Ash Center Pool Updates:** * A faulty valve (installed backwards 15 years ago) was corrected, improving temperature control.
 - A new 6-foot chain-link fence will be installed by Dalton Coda Fencing in February (\$2,500).

Policy Handbook Updates

Brent Julian presented several proposed changes:

- **Leave Policy:** Standardizing annual and personal leave to renew on the first day of the fiscal year (July 1st), matching the sick leave policy.
- **Cell Phone Policy:** Updating language to "improper use of cell phones during work" (removing outdated references to iPods/MP3 players).
- **Purchasing Policy:** Discussion held regarding spending limits. The board agreed that the Director should have the power to act on day-to-day repairs but established a **\$10,000 threshold** for formal board approval.
- Mike Rose motioned to update the handbook as presented. Dustin Woodward seconded.
- **Motion Carried 3-0.**

Financial Action Items

- **Loan Authorization:** Due to low cash flow prior to the February Ad Valorem tax distribution, the Director requested permission to seek a \$50,000 short-term loan from First Oak Bank if city reimbursements are delayed.
- Mike Rose motion to authorize the loan if absolutely necessary. Dustin Woodward seconded.
- **Motion Carried 3-0.**

City/IRC Pool RBFAC Annual Meeting

- The Recreation Commission met with the City of Independence regarding Riverside Beach Family Aquatic Center end of the year meeting.
- \$33,357.00 seasonal loss in 2025. In accordance with the IRC/City agreement regarding losses greater than \$10,000, the City has been invoiced for the amount of \$23,357.00.
- **Proactive Planning:** The City requested a 3–5 year Master Plan for pool infrastructure (pumps, slides, features).

- **Concerns:** The Board discussed the liability and technical expertise required for the development of a Master Plan. Brent Julian will coordinate with city personnel (John Garris and Mr. Felton) to assess the 9 pumps and play features (Lily Pads, Ship Slide).
- **Revenue:** Commission is considering raising concession prices due to rising costs.

Executive Session

Executive Session I: Personnel matters of non-elected personnel

- **Motion:** Greg Kelley I move that we recess for an executive session for discussion of an employee's performance pursuant to the non-elected personnel exception, (KSA75-4319(b)(1)). The open meeting will resume at 12:52 PM in the Meeting Room of the Ash Youth Center.
- **Vote:** 3 Yay, 0 Nay
- **Duration:** 10 minutes (12:42 PM – 12:52 PM).
- **Attendees:** Greg Kelley, Dustin Woodward and Mike Rose.
- **Outcome:** The board reconvened at 12:52 PM.

Executive Session II: Personnel matters of non-elected personnel

- **Motion:** Greg Kelley I move that we recess for an executive session for discussion of an employee's performance pursuant to the non-elected personnel exception, (KSA75-4319(b)(1)). The open meeting will resume at 12:57 PM in the Meeting Room of the Ash Youth Center.
- **Vote:** 3 Yay, 0 Nay
- **Duration:** 5 minutes (12:52 PM – 12:57 PM).
- **Attendees:** Greg Kelley, Dustin Woodward, Mike Rose, Brent Julian and Simon Heckman.
- **Outcome:** The board reconvened at 12:57 PM.

ITEMS FROM THE COMMISSION

- **Discussion:** It was noted that the Treasurer was inadvertently left off the initial holiday bonus list provided by the Director.

AGREEMENT FOR ACTION ON ITEMS FROM THE COMMISSION:

- **Action:** Dustin Woodward motion to award a **\$100.00 holiday bonus to Treasurer Galen Palmer** to maintain consistency with staff bonuses. Mike Rose seconded.
- **Motion Carried 3-0.**

Adjournment

- Dustin Woodward motion to adjourn the meeting. Mike Rose seconded.
- **Motion Carried 3-0**
- **Meeting Adjourned:** 1:03 PM.



Report
CITY OF INDEPENDENCE
January 8, 2026

Department Public Works & Utilities

Director Approval John Garris

AGENDA ITEM Public Works

BACKGROUND

SUPPORTING DOCUMENTS

1. Project Status 12-2025cc

	Project Title	Project Description/Scope	Approx. Cost (000's)	Grant Portion	Arch. or Eng. Partner	Status	Last Month Progress	Next Month Plan/Issues	Projected Const Start	Projected Compl.
1	SS4A	Safe Streets for All grant.	\$1,605	\$1,605	TBD	Pre-grant.	Awaiting response from national FHWA headquarters.	Received revised contract from FHWA, reviewing.	TBD	TBD
2	Whiskey Creek	Artificial lake for runoff water impoundment	TBD	TBD	GFT	Conceptual Design.	Waiting for confirmation from USDA.	Waiting for confirmation from USDA.	TBD	TBD
3	Water Distribution Strategic Plan	Review water distribution system for repairs and replacement.	\$50	TBD	EBH	Engineering in progress.	Engineering in progress, loan application submitted.	Engineering in progress.	3Q26	4Q36
5	CCLIP Grant - 10th	Reconstruct 10th between Main and Laurel	\$1,700	\$1,500	GFT	Design.	KDOT design review held, continue design.	Design continues.	4Q26	3Q27
7	Water Plant Next Phase	Water Plant Capital Work Per Master Plan	\$9,500	n/a	PEC	Design.	Review additional alternatives with KDHE.	Review additional alternatives with KDHE, evaluate steel tanks for next phase.	2Q26	4Q29
4	KAIP - Apron Rehab	Apron rehab near Textron operations.	\$840	\$756	Lochner	Design.	Working on project phasing to minimize impact to Textron operations.	Revised plan received, schedule review meeting with Textron early January.	2Q26	3Q26
8	SPCC - Airport	Containment upgrades for fueling	\$150	n/a	GFT	Design.	Rescoping meeting held.	Steel tank first step, review documents in December	2Q26	2Q26
6	Penn and Chestnut	Rebuild corner to accommodate drainage.	TBD	TBD	GFT	Design complete.	Review plans with affected businesses.	Review plans with affected businesses, discuss funding.	1Q26	2Q26
10	Dam Review And Repair	Design dam diversion structure and bid required repairs.	\$750	n/a	WRS	Pre-bid.	Planned Commission approval for bid early December, open in early February.	RCA for Commission approval for bid early December, open in early February.	3Q26	1Q27
11	Transp. Alt. Grant	8' sidewalk to Wal-Mart and Labette	\$1,350	\$980	GFT	Pre-bid.	Bid letting scheduled for December.	Bid letting scheduled for December.	1Q26	3Q26
12	KDHE Wastewater Loan	New sewer lines around 1st and Birch and around the Westminster area.	\$3,000	TBD	GFT	Preconstruction.	RCA for conditional award.	Preparing documentation for KDHE award.	4Q25	2Q26
9	Memorial Hall HVAC	Cooling system replacement at Memorial Hall.	\$500	TBD	LSA	Preconstruction.	Open and present bids.	Contracts in place, historical tax credits approved. Change order to replace hot water tank likely.	4Q25	2Q26
13	Big Straw	Water pipeline to Bartlett.	\$11,000	All (via Bartlett)	EBH	In construction.	Construction started, pump station to arrive mid-December.	Construction started, pump station delivery delayed to early January.	4Q23	2Q26
14	2025 Water Tower	Perform required periodic maintenance on the Laurel Street Tower.	\$250	n/a	n/a	In construction.	Construction complete.	Awaiting final internal coat, curing two weeks afterward.	4Q25	1Q26
15	Enterprise Drive	Buildout of street, utilities	\$1,700	\$1,300	GFT	In construction.	Schedule work, waiting on AT&T.	Schedule work, waiting on AT&T. Set up "re" precon with Graham	1Q22	1Q26
16	KDOT: Maple Street Cost Share	Complete rebuild, 17th Street to City Limits	\$3,780	\$1,600	GFT	In construction.	Construction restart conference held, awaiting railroad flagging.	Awaiting RR flagging.	1Q22	1Q26
17	Rainbow Sanitary	New sanitary sewer section at Rainbow Drive.	\$150	n/a	GFT	In construction.	Construction waiting on manholes, start December.	Construction waiting on manholes, start late December/early January.	4Q25	1Q26
18	Beech St. Culvert	Culvert replacement at Beech St.	\$115	TBD	GFT	In construction.	Preconstruction meeting held, material on order, construction to start when material available.	Awaiting precast culvert. Early January start.	4Q25	1Q26
19	Waterline/Meter Project	New Water Meters, Replace Some Water Main	\$3,600	n/a	PEC	In construction.	Meters mainly installed.	Meters mainly installed, substantially complete, working data issues.	1Q24	3Q25
A	2026 ADA	ADA work at various locations.	TBD	TBD	GFT	Developing.	New.	Evaluating engineering proposal.	2Q26	3Q26
B	Runway 4/22	Mill and overlay Runway 4/22.	\$1,600	\$1,530	Lochner	Developing.	Awaiting proposal.	Contract for engineering services approved, sent to FAA.	2Q26	4Q27

Green shade denotes changed/new information from last month.



Report
CITY OF INDEPENDENCE
January 8, 2026

Department Admin

Director Approval Kelly Passauer, April Nutt

AGENDA ITEM Admin and Housing Goals

BACKGROUND

SUPPORTING DOCUMENTS

1. 4Q2025 Admin Goals
2. 4Q2025 Housing Goals

	Initiative	Step	Owner	01/08/2026 Status	10/08/2025 Status	07/10/2025 Status	03/27/2025 Status	12/19/2024 Status	Type - Administrative, Process or Capital	Target Completion	Related Commission Goal #	Related Commission Goal Subset
	1 Beautification - Assist Homes	Establish Process to Evaluate Data to Determine Whether to Implement an Idle Meter Fee	Lacey Lies	Staff has begun evaluating data and policy options related to the potential implementation of an idle meter fee. Lacey Lies' analysis and alternative approaches will be discussed at the Special Commission Meeting on January 21, 2026, along with potential modifications to sanitation services and related charges, to determine whether further action or policy direction is warranted.	Timeline established. Fee modifications planned to be presented in 4Q.	Timeline established. Fee modifications planned to be presented in 4Q.	Discussed at a Special Meeting on February 26, 2025. Prepared an evaluation timeline.	N/A -- Added to the Goals at the 03/27/2025 Update.	Administrative	1Q27	2	d
	2 Beautification - Demolition	Develop Process - Blight to Redevelopment	David Cowan and April Nutt	City staff continues active implementation of the Blight to Redevelopment process. Currently, 35 structures are in varying stages of the condemnation process, with completion anticipated by the end of March 2026. If all 35 structures are ultimately condemned, estimated demolition costs are approximately \$200,000-\$225,000. An additional 47 structures are in the discovery phase for Owner & Encumbrance (O&E) Reports, which are expected to be completed by the end of January. Public hearings are anticipated to begin in May, following completion of the initial group. If all 47 structures proceed to condemnation, projected demolition costs for 2027 are estimated at \$250,000-\$275,000. Staff is also reviewing remaining properties for potential action in 2028, with several properties already removed from consideration due to changed conditions.	Grading and seeding for the lots in which the 21 houses were removed has been completed. 109 houses identified for potential removal have been mapped.	The 20 condemned and one non-condemned houses have been removed. Due to the rain, several properties require completion of grading and seeding. Currently, 82 houses have been identified for potential removal, with ongoing efforts to contact property owners. We are currently exploring a potential Kansas Department of Commerce Community Development Block Grant opportunity to assist with rehabilitation and demolition in a small, contiguous targeted neighborhood.	City staff initiated condemnation procedures for 31 dangerous and unsafe properties. A bid process was conducted for the demolition of 24 structures, including 21 condemned structures and three non-condemned structures requested for removal by the owners. On March 13, 2025, the Commission awarded the removal of 20 condemned structures and one non-condemned structure at the owner's request.	27 houses were prioritized and 28 (one was fire damaged) are in the condemnation process. This will allow for possible demolition in 2025 if the owners fail to rehabilitate the properties.	Administrative	Ongoing	4	a
	3 ADUs	Adopt New Zoning Standards	Kelly Passauer	On October 22, 2025, the City Commission adopted Ordinance No. 4497 repealing and replacing Article IV, Section 403.0, and Articles V, VI, VII, VIII, and X of the Zoning Code, and referred the proposed landscaping article back to the Planning & Zoning Commission for further consideration. City staff has requested that the City Commission set a joint meeting with the Planning & Zoning Commission on February 3, 2026, at 5:30 p.m. to discuss potential landscaping requirements in the Zoning Code.	The joint meeting on July 16, 2025 was held, a public hearing before the Planning Commission was held on September 2, 2025 and forwarded to the City Commission for consideration at their September 25, 2025 Commission meeting. Additional modifications were identified and the code was sent back to the Planning Commission for reconsideration at their October 7, 2025 meeting.	Additional worksessions with the Planning Commission and consultant were held on April 8 and June 3, 2025. Prior to scheduling a public hearing to adopt, a joint worksession with the City Commission and Planning Commission has been scheduled for July 16, 2025 at 5:00 PM.	Additional worksessions with the Planning Commission and the consultant have been held on January 7, February 4, and March 4, 2025. The next worksession to discuss the zoning code updates is scheduled for April 8, 2025.	On December 3, 2024 the Planning Commission held a 2 1/2 hour worksession with the consultant to review the proposed modifications to the zoning regulations. The Planning Commission will resume the worksession on January 7, 2025.	Administrative	4Q25	10	a
	4 Infrastructure Priorities	Extend sewer in existing neighborhood for additional housing (potentially seek public-private partnership)	John Garris and April Nutt	Notice to proceed issued, anticipated completion 1Q26.	On September 25, 2025 the City Commission authorized awarding the bid for construction of a sanitary sewer line for the lots south of Rainbow Drive to Koehn Construction Services, LLC in the amount of \$131,365.43.	Engineering proposal awarded. Surveying is in process with anticipated preliminary plans available to be reviewed in 3Q.	Engineering proposal received, scheduled for Commission approval on 3/27/2025.	We have requested an engineering proposal for this project.	Capital	1Q26	11	a
	5 Artificial Lake	Research Grant Opportunities and Other Funding Sources	Lacey Lies	Awaiting USDA response.	Preliminary grant application completed and submitted.	Preliminary grant application in process.	Preliminary grant application started.	PER and Environmental study are completed. The next step is for the Finance Director to prepare a preliminary grant application.	Administrative	TBD	11	c
	6 Artificial Lake	Develop Plan - Artificial Lake, include Flood Control, Streets, Drainage, Housing, Recreation	John Garris	On October 13, 2025, the USD 446 Board of Education approved a 10-year lease agreement for the Central Park Sports Complex baseball and softball fields for high school use and approved the transfer of two tracts of USD 446 district property to the City. On October 22, 2025, the City Commission authorized execution of the agreement. One of the transferred tracts consists of approximately 34.6 acres south of Jefferson School, which adjoins the approximately 125 acres authorized for purchase by the City on March 28, 2024, for development of an artificial detention lake and related housing and recreational uses. The City is continuing to investigate the acquisition of additional potential acreage; therefore, RFPs to select a firm to prepare preliminary and final plats have not yet been initiated.	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	While preliminary concepts from two separate firms are complete, the next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee. However, this step is on hold until we determine if additional acreage will be added to the project, which would likely modify the layout.	The Housing Steering Committee had no overall preference between the two firms when they reviewed the additional alternatives. The next step would be to prepare RFP's to select a firm to prepare a preliminary and final plat. This selection process will include input from the Housing Steering Committee.	Capital	4Q26 for Preliminary Plan	11	d
	7 Infrastructure Priorities	Water Improvements in Neighborhoods with Low Water Volume	John Garris	Preliminary engineering report in progress.	Preapplication for water distribution issues not eligible for forgiveness this round. Scope for a multi-year project to increase water flows ongoing. Expect preliminary engineering report late 1Q26 or early 2Q26.	Preapplication submitted for revolving loans. Initial data reviewed.	RFP issued, proposal received, scheduled for Commission approval on 3/27/2025.	\$75,000 was included in the approved 2025 budget for the master plan.	Administrative	Ongoing	12	b
	8 Incubator Building	Identify and Implement Feasible Projects to Lower Maintenance and Energy Costs	John Garris	Closing to transfer ownership of the building was held on October 27, 2025. This item is complete.	This goal is nearing completion as on September 25, 2025, the Commission approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	The first phase of converting the building to a less complex conventional HVAC system has been completed. Further phases will occur as the remaining space is repurposed.	Administrative	4Q25	18	a
	9 Incubator Building	Continue to Coordinate with Potential Buyers	Kelly Passauer and David Cowan	Closing to transfer ownership of the building was held on October 27, 2025. This item is complete.	This goal is nearing completion as on September 25, 2025, the Commission approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	The RFP for a Realtor has been delayed due to interest from a third party that is currently being vetted.	Administrative	4Q25	18	b
	10 Incubator Building	Performance Stipulations in Purchase Agreement (POLICY)	Jeff Chubb	Closing to transfer ownership of the building was held on October 27, 2025. Performance stipulations were included in the purchase agreement. This item is complete.	This goal is nearing completion as the Commission has approved an agreement with Rural Redevelopment Group to sell the building for redevelopment of a mixed-use facility that will include housing and commercial. The agreement includes performance stipulations prepared by the City Attorney.	The City Attorney has met with the Ec Dev Subcommittee and is working on modifying performance stipulations.	The City Attorney has met with the Ec Dev Subcommittee and is working on modifying performance stipulations.	The City Attorney will work with the Ec Dev Subcommittee to prepare the performance stipulations.	Administrative	4Q25	18	c
	11 Growth of Tax Base	Extension of Service Plan, Review and Update Pre-Annexation Policy	Kelly Passauer	Scheduled for review at the February 3, 2026 EDAB meeting with the consultant.	Start after Zoning Code Update.	Start after Zoning Code Update.	Start after Zoning Code Update.	Start after Zoning Code Update.	Administrative	3Q26	20	b
Green shade denotes changed/new information from previous quarter.												

	Initiative	Step	Owner	01/08/2026 Status	10/08/2025 Status	07/10/2025 Status	03/27/2025 Status	12/19/2024 Status	Target Completion	Related Commission Goat #	Related Commission Goal Subset
	1 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	Jefferson Subdivision activity continues to progress across multiple builders. First-Step Builders currently has two homes listed for sale and has purchased three additional lots, with those homes anticipated to be completed in the second quarter of 2026. The Independence Housing Authority (IHA) presently has eight homes under construction, with completion expected by 2Q 2026. Mission Real Estate LLC also has the first of two planned homes under construction, with an anticipated completion date of 2Q 2026. As of the second quarter of 2026, a total of 15 of the 22 subdivision lots are expected to have homes. Rainbow Drive sewer line installation is expected to begin in 1Q 2026, which will make nine additional lots available for future development. There are currently interested parties seeking to develop custom homes on Rainbow Drive, indicating continued demand for new construction in the area.	First-Step Builders has completed two homes and holds the first right of refusal on three additional lots. They have until mid-December to determine whether they will construct the additional homes. The Independence Housing Authority (IHA) currently has eight homes under construction, with completion expected by April 2026. Mission Real Estate LLC has purchased two lots and is expected to begin construction within the next 30 days. The company also holds the first right of refusal for seven additional lots, with all nine homes projected for completion by June 2026. In partnership with the Independence Housing Authority, Diamond Properties LLC has completed two single-family homes on infill lots—both of which were sold before construction was completed.	Jefferson Subdivision Update: Electric has been installed, and gas should be installed in the next 60 days. First Step Builders' two homes are under construction. Decker Construction has been slow to start on the eight IHA homes due to the many rainy days.	Notice to proceed has been provided to Decker Construction as of March 17, 2025 for the construction of eight (8) homes in the Jefferson Subdivision. The contract has a 270 day construction period. On March 14, 2025 two (2) lots in the Jefferson Subdivision were sold to First Step Builders.	The infrastructure has been completed. Bids were received on 11/26/2024 for the construction of 8-12 homes. The Housing Authority awarded the bid to Decker for the construction of 8 homes.	3Q26	1	a
	2 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	MTI Commercial Construction has completed the conversion of 113 West Myrtle into 10 upper-story apartments, with the first unit already leased to a young professional who relocated as part of a local business recruitment effort. Work has now begun on 113 East Main Street, with an anticipated completion date of April 2026; the project will include two upper-story apartments and one lower-level commercial storefront. Following completion, Trident Partnerships LLC will begin redevelopment of 113 West Laurel Street, creating four apartments—one ground-floor unit and three upper-story units—along with one ground-floor commercial space.	MTI Commercial Construction has indicated that the 11 apartments under construction at 113 West Myrtle Street (one downstairs and ten upstairs, with a downstairs commercial storefront) are expected to be completed by year-end 2025. Trident Partnerships LLC plans to begin work on 113 East Main Street (downstairs commercial storefront with two upper-story apartments) by year-end 2025, followed by work at 113 West Laurel Street (downstairs commercial storefront with four apartments—one on the ground floor and three upper-story units) beginning in the first quarter of 2026.	The CDBG work has been completed on 106-110 N 8th St. The Ks Dept of Commerce will conduct a monitoring visit on July 22, 2025. Trident Partnerships LLC received a ROOMS grant, in the amount of \$50,000 for 113 E. Main Street. MTI Commercial Construction has started work at 113 W. Myrtle Street to develop 11 studio apartments.	Exterior building work is under way on 106-110 North 8th. This is work approved through the CDBG grant funding. This current phase of work on 106-110 North 8th should be completed by April 30, 2025. Following the completion of the CDBG portion of the Trident Partnership Buildings, the next phase of work should start on several of the other buildings.	Upper Story Housing Downtown: 1) Trident (6 buildings, 20 apartments) - The first project will be 106-108 North 8th. Bids have been received for exterior work, developer has received approval from the Department of Commerce to proceed on 106-108 North 8th; 2) Morrison (1 building, 11 apartments) - CUP was approved on 9/26/2024 City Commission agenda. Developer has advised that he is waiting on the second phase of historical tax credits before construction can start.	Ongoing	1	a
	3 Explore Housing Initiatives	Give extra attention to Middle income housing such as moderate-high end rental units, townhomes	April Nutt	Rural Redevelopment Group submitted a building permit application on December 30, 2025 to begin construction on Building D. The project will add approximately 20–24 upper-story apartments on the second floor, while retaining the basement and first floor for commercial use. In addition, the Independence Housing Authority and the City continue to work with two additional developers who have expressed interest in converting other downtown buildings into upper-story apartment units, supporting ongoing downtown housing expansion efforts.	The City recently agreed to sell Building D to the Rural Redevelopment Group to construct 20-24 upper-story apartments, retaining the basement and first floor for commercial use. Two additional buildings are under contract to convert them into housing.	Working on two confidential RHID requests. Project One is for an adaptive reuse and Project Two for upper story housing in a downtown building.	Working to establish an RHID on Rainbow Drive, Morrison Builders, Laurel Street Cottages, and several other confidential properties.	Working to establish an RHID for Rainbow Drive and Morrison Builders downtown building located at 113 West Myrtle Street.	Ongoing	1	a
	4 Financing - Down Payment Assistance Plan	Partner w/ Housing Authority, MCAC (Similar)	April Nutt	Independence Housing Authority (IHA) staff is currently developing a proposal to present to Independence employers for consideration of an Employer Assisted Housing initiative that would help offset down payment costs for eligible employees, supporting workforce housing opportunities and promoting local recruitment and retention efforts.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	The Housing Steering Committee plans to explore Employer Assisted Housing that could help offset Down Payment Costs.	4Q26	1	b
	5 Beautification - Assist Homes	Partner w/ Civic Groups to target homes for beautification	April Nutt	Project improvements are continuing to advance, with approximately 80% of the exterior painting completed. Replacement windows have been installed, and an HVAC unit has been purchased with financial assistance from Matcor and Lee's Cooling and Heating. Installation of the unit is anticipated in 1Q 2026.	This summer and fall, volunteers have focused on exterior improvements at 705 North Penn, including fascia, soffit, and siding repairs. Exterior painting is underway, and replacement windows are scheduled to be installed by November 2025.	705 North Penn has been completely gutted. In the 3Q, electric, plumbing, and HVAC should be installed. Damaged siding should be replaced with exterior painting started.	705 North Penn has a new roof. Current work is rehabilitating the soffits and fascia, preparing for painting.	IHA in partnership with CMIH have been working each Wednesday morning in rehabilitating 705 North Penn. Currently 85% of the entire house has been fully gutted.	Ongoing	2	c
	6 Beautification - Assist Homes	Infill & Rehab - Target high traffic corridors	April Nutt/David Cowan	The Code Enforcement Officer retired, and the Building and Code Enforcement Department is in a transition period with a newly hired Code Enforcement Officer. The status of properties remains unchanged from the previous update. In the fall, the department shifted its focus to downtown inspections and initiated an average of 10 environmental citations per month in Municipal Court beginning in September. To support timely processing of these citations, an additional Municipal Court docket was added. The department also enforced violations related to contractors working without permits and finalized the abandoned structure list for condemnations initiated in November 2025. This spring, efforts will resume on properties currently under repair, additional properties are expected to be added through the condemnation process, downtown inspections will be completed, and the department will continue issuing environmental citations.	Of the 62 letters previously sent as part of the City's efforts to address Vacant Abandoned Dilapidated Structures (VADS), 17 properties have now completed repairs, 10 are currently undergoing repairs, 4 are listed for sale, 3 have new owners, 6 deferred for condemnation and 22 have had no response from property owners.	An initial set of 26 letters was sent in November 2024, followed by 36 more in April 2025, as part of the City's efforts to address houses considered Vacant Abandoned Dilapidated Structures (VADS). Since then, 16 properties are undergoing repairs, 9 have completed repairs, and 1 is scheduled for demolition by the property owner. Six owners could not be located due to undeliverable mail, and 11 properties have been recommended for condemnation, with pre-condemnation letters issued in June 2025. Additionally, 6 properties received environmental notices, 7 received maintenance notices, 2 are listed for sale, and 4 have had no response from property owners.	First and second notices have been sent out to the first group of vacant houses previously identified. A second group of houses have been identified which are currently being evaluated.	Identified 45 vacant homes on Main, Penn, Laurel, 10th and some on Washington (adjacent to a main corridor). Exterior inspections under the new maintenance code have been completed. Notices will be sent out by the first of the year.	Ongoing	2	d
	7 Land Bank	Bolster and raise seed money	April Nutt	Independence Housing Authority (IHA) staff, on behalf of the Independence Land Bank, mailed 36 letters to property owners who have received condemnation notices. The intent of the outreach is to offer an option for owners who cannot or do not wish to make the required improvements, allowing them to donate the property to the Independence Land Bank and avoid potential costs associated with demolition, back taxes, and environmental charges. This effort supports the shared goal of IHA and the City to convert these dilapidated properties into new opportunities for redevelopment.	The ILB Board of Directors has agreed to accept homes for condemnation whose owners wish to donate them to the land bank.	The Independence Land Bank has approved the sale of 10 lots in the Country Village Subdivision to two developers who intend to construct five single-family homes each.	The Independence Land Bank has approved taking the donation of 700 West Main and 516 South Penn.	The Land Bank Board approved accepting the donation of 1113 W. Main Street, which will be removed, making this lot available for future development on a high traffic corridor. The Land Bank is working on contracts for deed for the two homes purchased at the tax sale. The Land Bank continues to market the downtown vacant lot.	Ongoing	3	a
	8 Explore Housing Incentives	Partner with Housing Authority, EDAB, and Land Bank (Similar)	April Nutt	The Independence Housing Authority (IHA), in partnership with Trident 3D Homes, has been awarded a Federal Home Loan Bank (FHLB) Affordable Housing Grant in the amount of \$1,367,254.00 to support the construction of 40 single-family, 3D-printed homes on infill lots. Of the 40 homes, 32 must be purchased by families earning up to 60% of FHLB AMI, and 8 homes may be purchased by families earning up to 80% of FHLB AMI.	The Independence Housing Authority in partnership with Trident 3D Homes has submitted a Federal Home Loan Bank Affordable Housing Grant in the amount of \$1.5M for the construction of 40 single-family homes on infill lots.	1) On May 22, 2025, the City Commission authorized a new grant program, Independence Home Development Grant (IHDG). IHDG offers a \$5,000 financial incentive to construct new single-family homes within designated areas of the City. For 2025, the program will fund \$10,000 to support the development of two new single-family homes, with additional funding being considered in the 2026 budget. 2) On June 11, 2025, the City Commission adopted an ordinance establishing a temporary moratorium on the collection of the System Development Charges for all new housing units through December 31, 2026.	A new grant is currently being developed for anyone building a new home in the older neighborhoods. This has been presented to the Housing Steering Committee, the Independence Housing Authority Board of Directors, and to the Economic Development Advisory Board for input. A policy for the development of houses on Rainbow Drive has been presented to the Housing Steering Committee and the Independence Housing Authority Board of Directors for input.	Modified the sewer cost share grant to allow bona fide developers to participate when rehabilitating existing housing.	Ongoing	6	a
	9 Beautification - Assist Homes	Promote existing incentives	April Nutt	During the fourth quarter, five applications were received for the Neighborhood Exterior Grant program, bringing the total number of applications received in 2025 to nine.	To continue encouraging participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, additional outreach letters were distributed to property owners in two targeted neighborhoods. On July 10, 2025, letters were sent to owners of 27 eligible parcels, followed by letters to owners of 37 eligible parcels on July 18, 2025. These efforts build on the outreach reported last quarter, when letters were sent to owners of 31 eligible parcels on July 1, 2025. Four applications for the Neighborhood Exterior Grant were received during the third quarter.	We are launching a coordinated website and social media campaign to encourage participation in both the Neighborhood Exterior Grant (NEG) Program and the newly expanded Neighborhood Revitalization Program, which now includes additional areas of the community. As part of this outreach effort, a six-block focus area—previously underrepresented in the NEG Program—was identified. This area includes 58 parcels, 48 of which contain residential structures. Based on property data, 31 of these homes were determined to be eligible for the Neighborhood Exterior Grant, either due to an appraised value below \$100,000 or a Montgomery County CDU (Condition, Desirability, and Utility) rating of “Average Minus” (A-) or lower. On July 1, 2025, letters describing both programs were sent to the owners of these 31 properties, along with their county parcel listings with NEG qualifying criteria highlighted to encourage participation. In addition to the broader public awareness campaign, other target neighborhoods will continue to be identified and contacted proactively, as long as funding remains available.	For 2024, 25 applications were approved for a total of \$282,517.22 in total work. 5 grants remain outstanding with \$24,500 committed funds. One (1) application was withdrawn with a committed amount of \$5,000. After this withdrawal, the total funds committed for 2024 is \$88,984.49.	There are currently 25 approved applications for \$93,604.80 in grant dollars, representing \$282,517.22 in exterior home improvements. 17 of these projects have been completed.	Ongoing	8	a
	10 Financing - Down Payment Assistance Plan	Housing Initiatives (Similar)	April Nutt	Independence Housing Authority (IHA) staff is currently developing a proposal to present to Independence employers for consideration of an Employer Assisted Housing initiative that would help offset down payment costs for eligible employees, supporting workforce housing opportunities and promoting local recruitment and retention efforts.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	The Housing Steering Committee plans to identify down payment assistance programs and compile the data into a marketing brochure.	Ongoing	9	a
	11 Beautification - Assist Homes	Establish RHID in Older Neighborhoods	April Nutt	With the award of the Federal Home Loan Bank Affordable Housing Grant, IHA and City staff intend to explore the development of a Residential Housing Incentive District (RHID) that would include the homes constructed with the grant funds. Establishing an RHID would allow the City to recapture eligible demolition costs and direct those RHID proceeds into a dedicated housing development funding source to support future redevelopment and infill housing efforts.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	The Housing Steering Committee plans to identify the perimeter of the proposed RHID in older neighborhoods, with a focus on the areas along the highway corridor and surrounding the historic downtown.	4Q26	12	a
Green shade denotes changed/new information from previous											



Report
CITY OF INDEPENDENCE
January 8, 2026

Department Finance

Director Approval

AGENDA ITEM November & December 2025 Sales Tax Reports

BACKGROUND

SUPPORTING DOCUMENTS

1. November 2025 Sales Tax Report
2. December 2025 Sales Tax Report

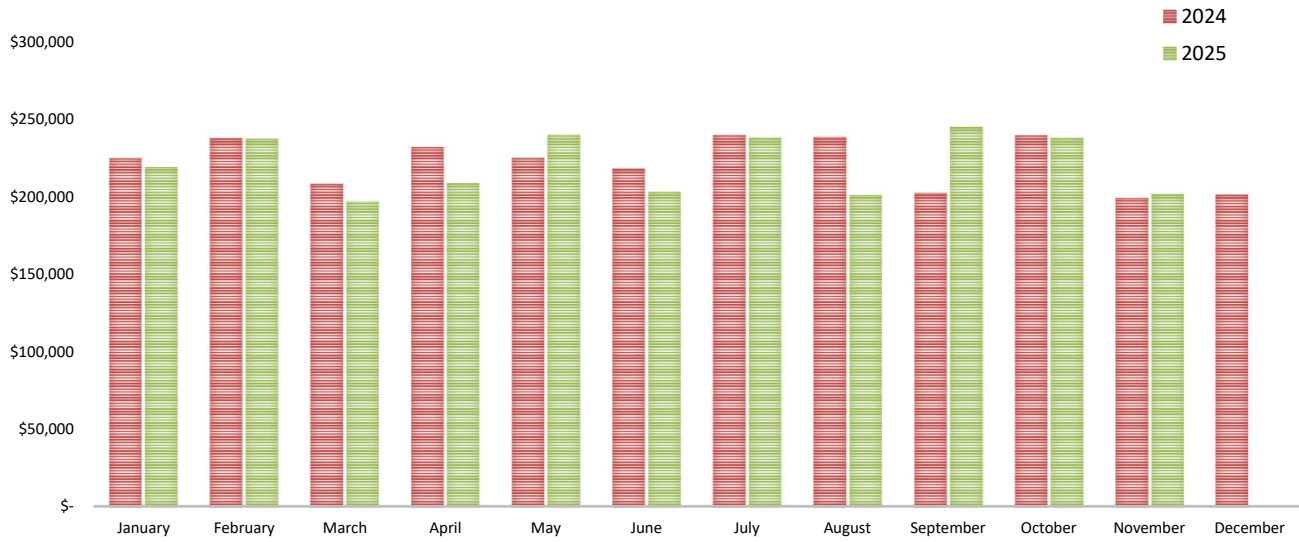


City of Independence Sales Tax - 1%

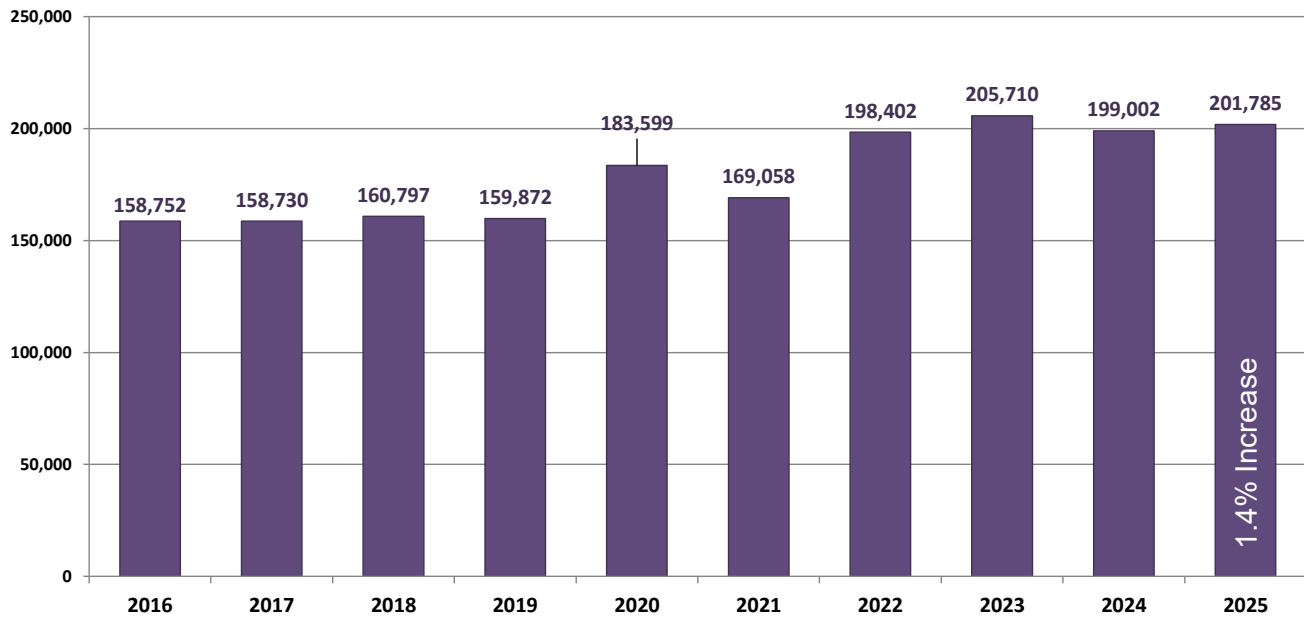
Comparison and History January - November 2025

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	% Change	% Change
Month	2020	2021	2022	2023	2024	2025	FY 24-25	YTD
January	169,033	163,252	185,340	192,816	224,785	218,866	-2.6%	-2.6%
February	200,053	187,879	227,272	240,332	237,758	237,278	-0.2%	-1.4%
March	149,607	178,907	184,767	193,222	208,111	196,911	-5.4%	-2.6%
April	172,804	167,798	195,697	191,365	231,871	208,654	-10.0%	-4.5%
May	166,798	205,282	233,465	212,641	224,944	240,082	6.7%	-2.3%
June	179,353	206,304	224,267	206,139	218,239	203,052	-7.0%	-3.0%
July	179,594	181,396	200,760	220,603	240,065	238,171	-0.8%	-2.7%
August	221,770	196,182	208,086	212,711	238,478	200,895	-15.8%	-4.4%
September	166,847	196,679	278,674	192,686	202,364	245,035	21.1%	-1.9%
October	177,190	179,011	163,298	225,542	239,697	237,961	-0.7%	-1.7%
November	183,599	169,058	198,402	205,710	199,002	201,785	1.4%	-1.5%
December	169,275	211,556	207,198	184,773	201,264			-8.9%
Total:	\$ 2,135,922	\$ 2,243,303	\$ 2,507,226	\$ 2,478,539	\$ 2,666,578	\$ 2,428,689		
% change	6%	5.0%	11.8%	-1.1%	7.6%	-8.9%		
*Oct CPI % Change	1.2%	6.2%	7.7%	3.2%	2.6%	2.6%		
	<u>\$ 2,135,922</u>	<u>\$ 2,243,303</u>	<u>\$ 2,507,226</u>	<u>\$ 2,478,539</u>	<u>\$ 2,666,578</u>	<u>\$ 2,649,479</u>	<u>\$ 170,940</u>	
	\$ 1,931,101	\$ 1,935,000	\$ 2,050,000	\$ 2,250,000	\$ 2,400,000	\$ 2,500,000	\$ 250,000	
	\$ 204,821	\$ 308,303	\$ 457,226	\$ 228,539	\$ 266,578	\$ 149,479		
		% Over PY Actual	11.8%	-1.1%	7.6%	-0.6%		
		YTD % of Budget Collected	122.3%	110.2%	111.1%	97.1%		
		% Over Budget	22.3%	10.2%	11.1%	6.0%		

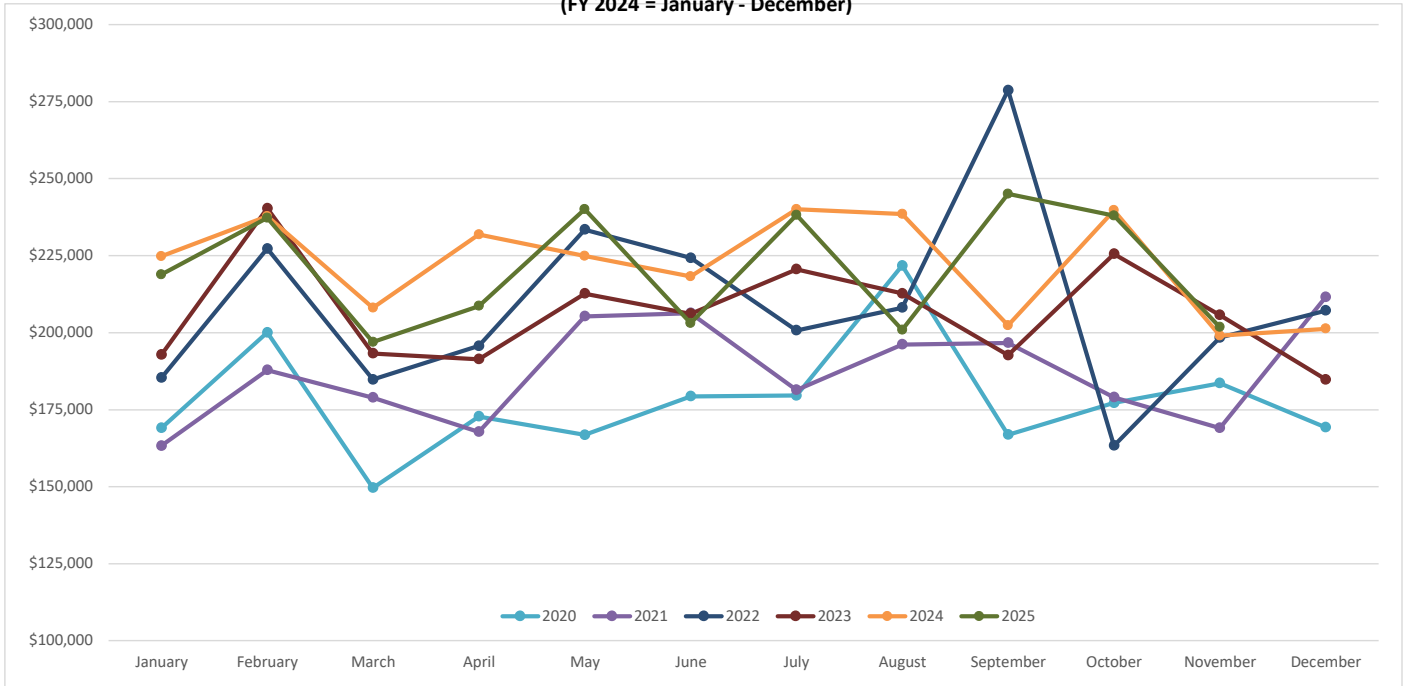
Sales Tax FY 2024 - FY 2025 Comparison



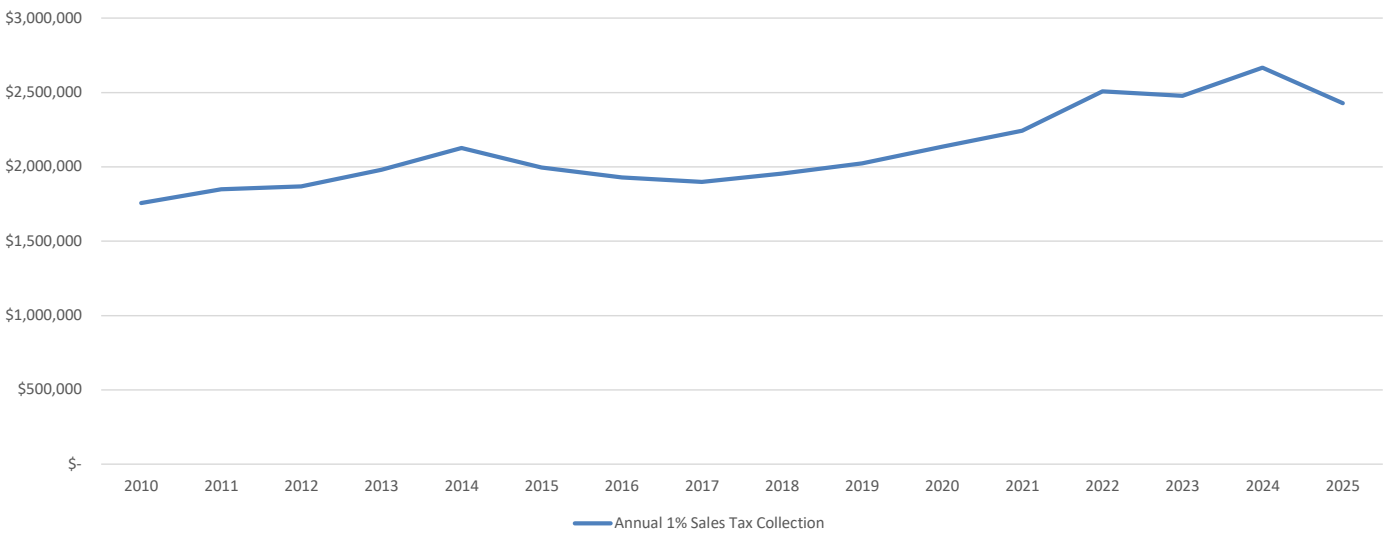
November 1% Sales Tax 10 Year History FY 2016 - FY 2025



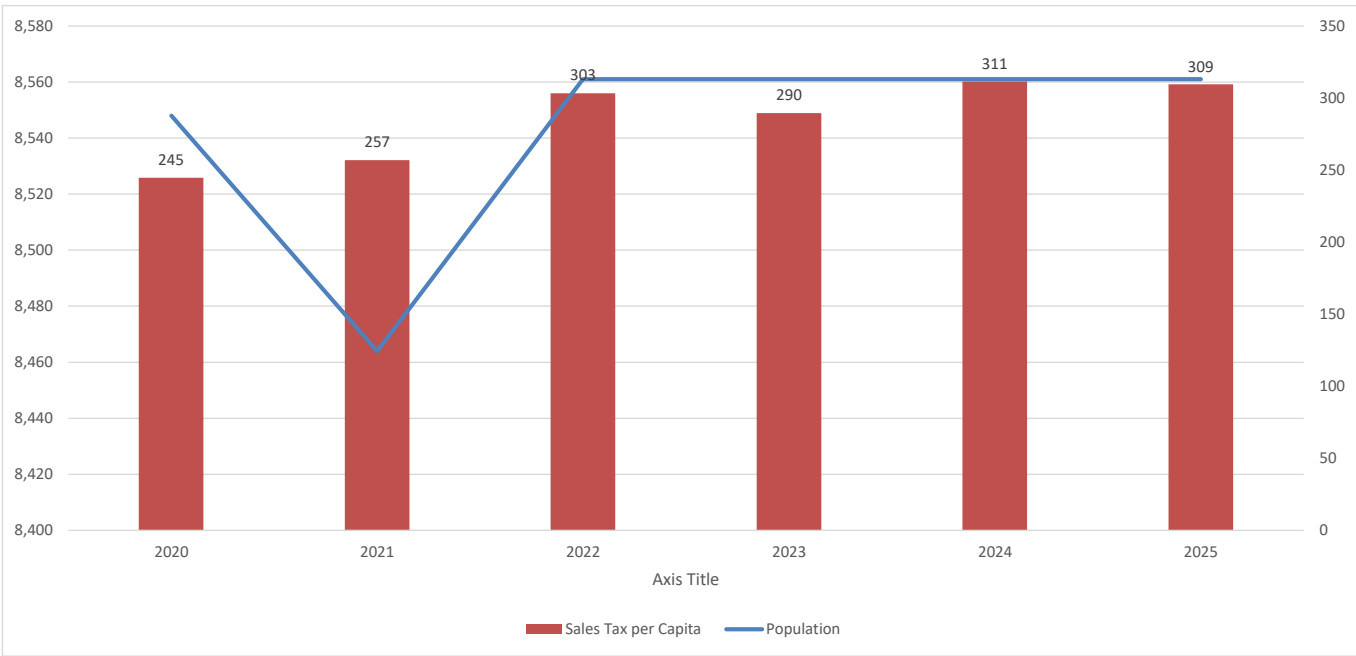
Sales Tax History Comparison - FY 2020 - FY 2025
(FY 2024 = January - December)



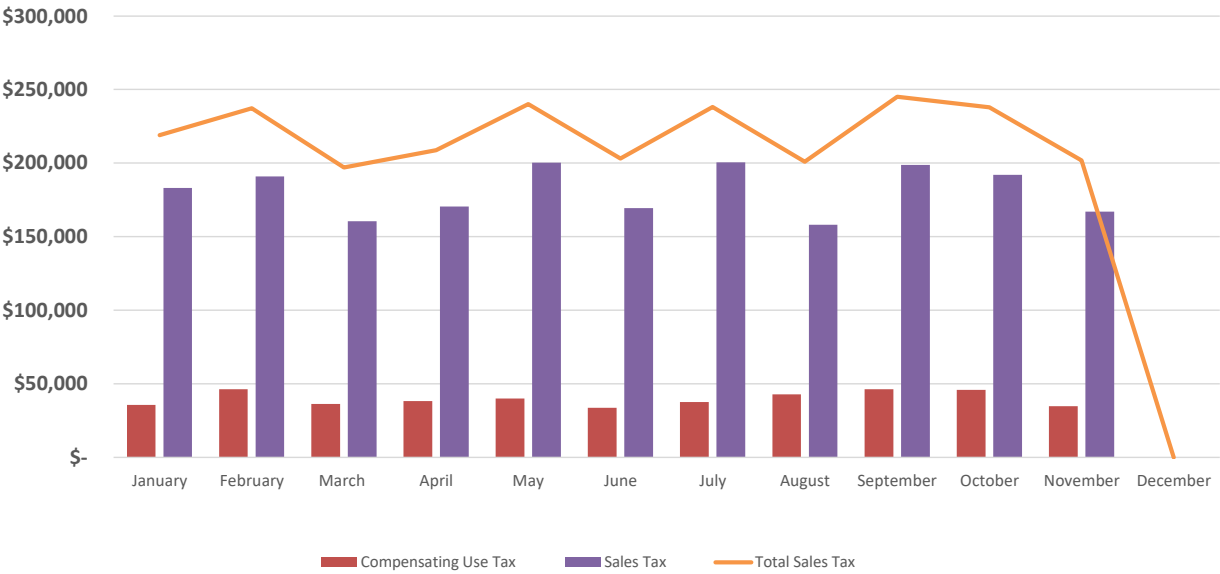
Annual Sales Tax - One Percent General Fund



Sales Tax per Capita and Population Trend



2025 Sales Tax - One Percent General Fund
Compensating Use Sales Tax and Sales Tax





City of Independence Sales Tax - 1%

Comparison and History January - December 2025

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	% Change	% Change
Month	2020	2021	2022	2023	2024	2025	FY 24-25	YTD
January	169,033	163,252	185,340	192,816	224,785	218,866	-2.6%	-2.6%
February	200,053	187,879	227,272	240,332	237,758	237,278	-0.2%	-1.4%
March	149,607	178,907	184,767	193,222	208,111	196,911	-5.4%	-2.6%
April	172,804	167,798	195,697	191,365	231,871	208,654	-10.0%	-4.5%
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July	179,594	181,396	200,760	220,603	240,065	238,171	-0.8%	-2.7%
August	221,770	196,182	208,086	212,711	238,478	200,895	-15.8%	-4.4%
September	166,847	196,679	278,674	192,686	202,364	245,035	21.1%	-1.9%
October	177,190	179,011	163,298	225,542	239,697	237,961	-0.7%	-1.7%
November	183,599	169,058	198,402	205,710	199,002	201,785	1.4%	-1.5%
December	169,275	211,556	207,198	184,773	201,264	226,044	12.3%	-0.4%



Total:	\$ 2,135,922	\$ 2,243,303	\$ 2,507,226	\$ 2,478,539	\$ 2,666,578	\$ 2,654,733	
% change	6%	5.0%	11.8%	-1.1%	7.6%	-0.4%	

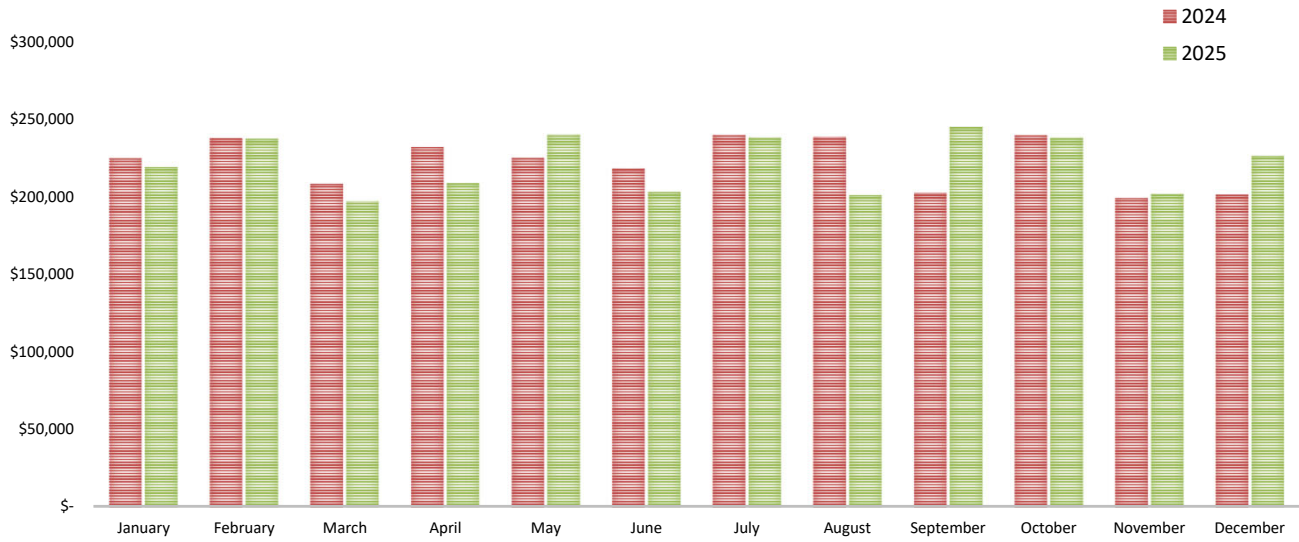
*Oct CPI % Change 1.2% 6.2% 7.7% 3.2% 2.6% 2.7% *Note, November CPI%. No October i

\$ 2,135,922	\$ 2,243,303	\$ 2,507,226	\$ 2,478,539	\$ 2,666,578	\$ 2,654,733	\$ 176,194
\$ 1,931,101	\$ 1,935,000	\$ 2,050,000	\$ 2,250,000	\$ 2,400,000	\$ 2,500,000	\$ 250,000

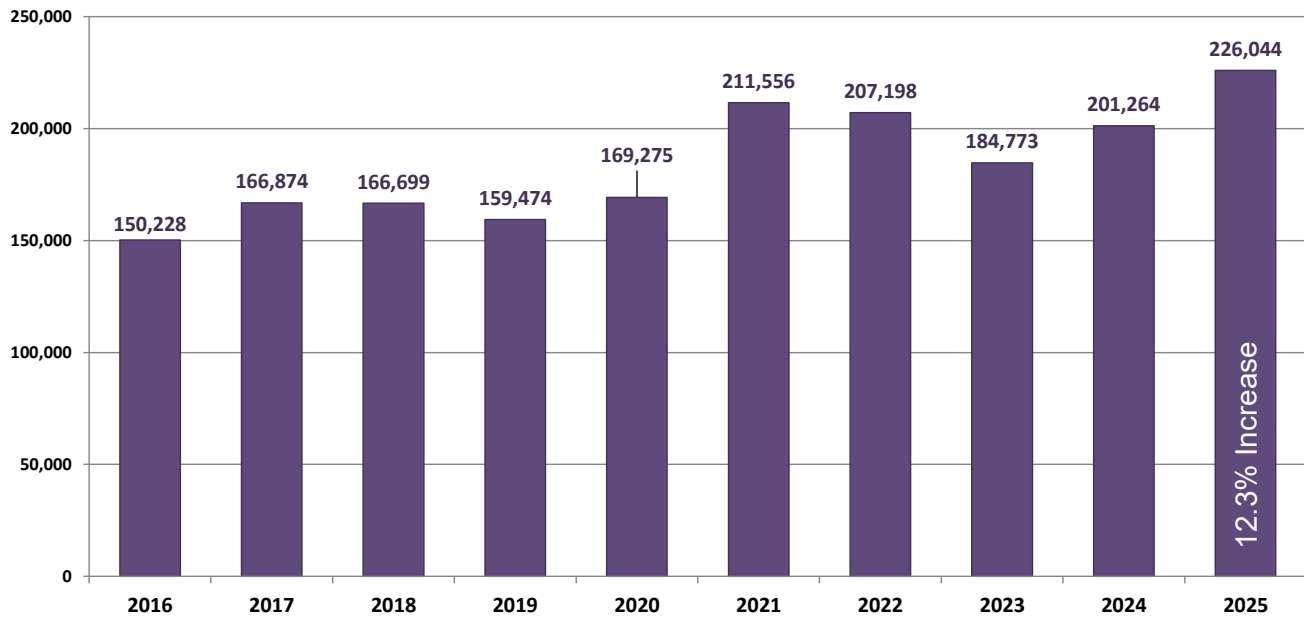
\$ 204,821 \$ 308,303 \$ 457,226 \$ 228,539 \$ 266,578 \$ 154,733

% Over/ (Under) PY Actual	11.8%	-1.1%	7.6%	-0.4%
YTD % of Budget Collected	122.3%	110.2%	111.1%	106.2%
% Over Budget	22.3%	10.2%	11.1%	6.2%

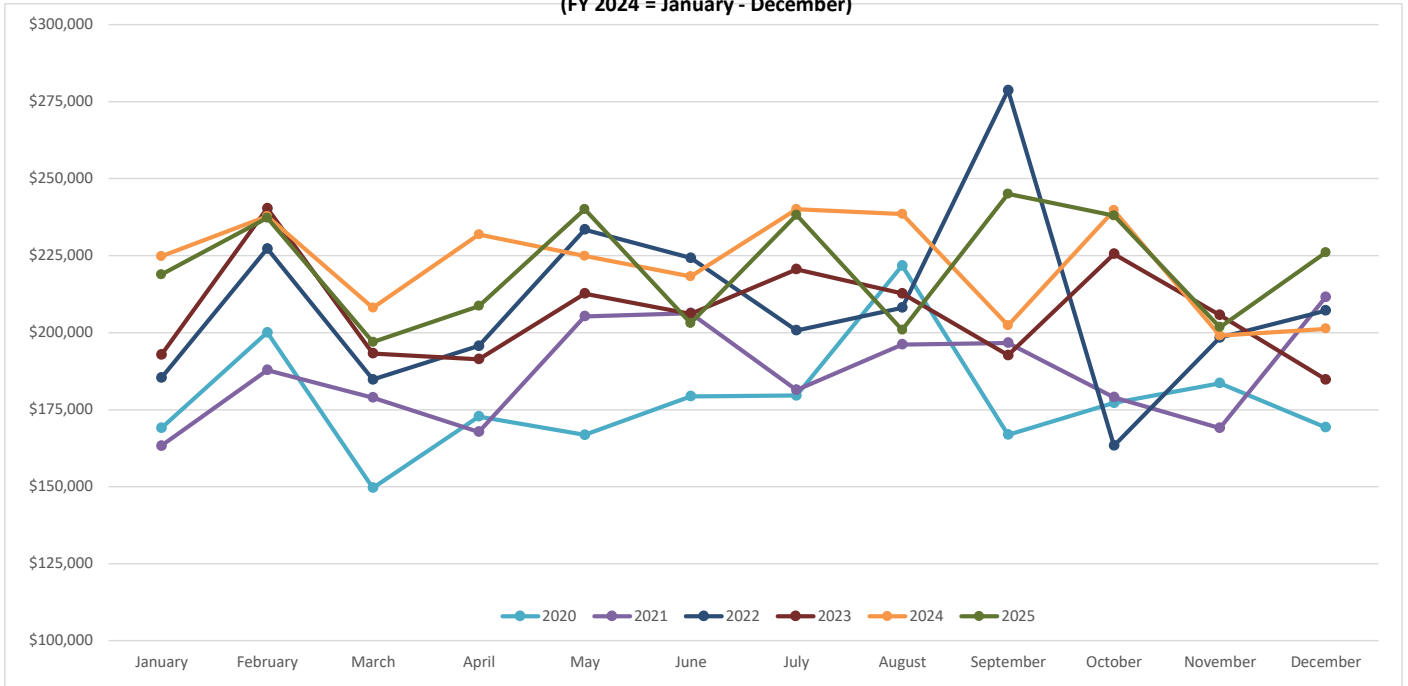
Sales Tax FY 2024 - FY 2025 Comparison



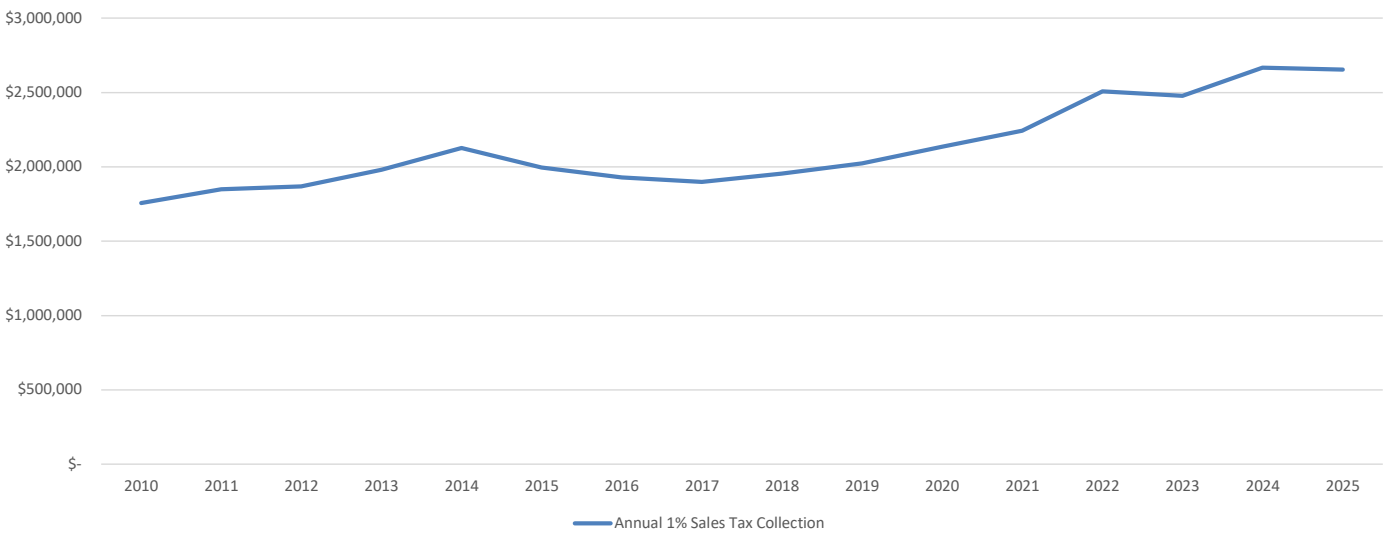
December 1% Sales Tax 10 Year History FY 2016 - FY 2025



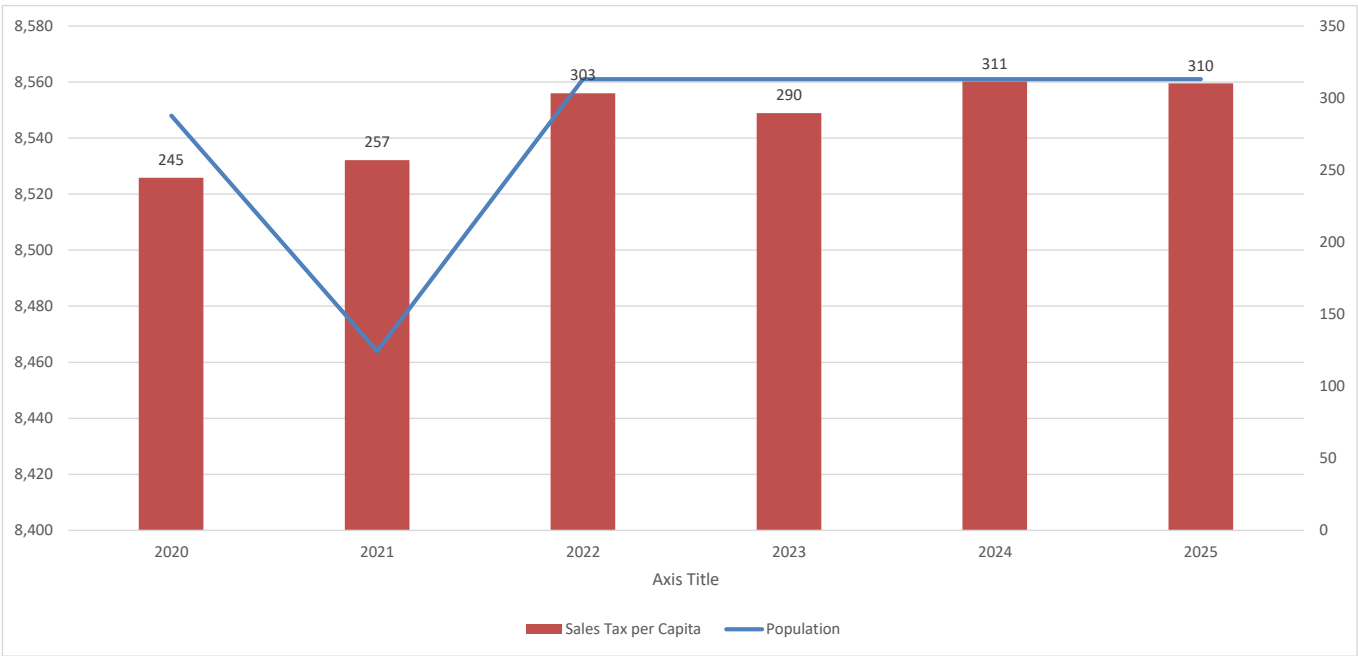
Sales Tax History Comparison - FY 2020 - FY 2025
(FY 2024 = January - December)



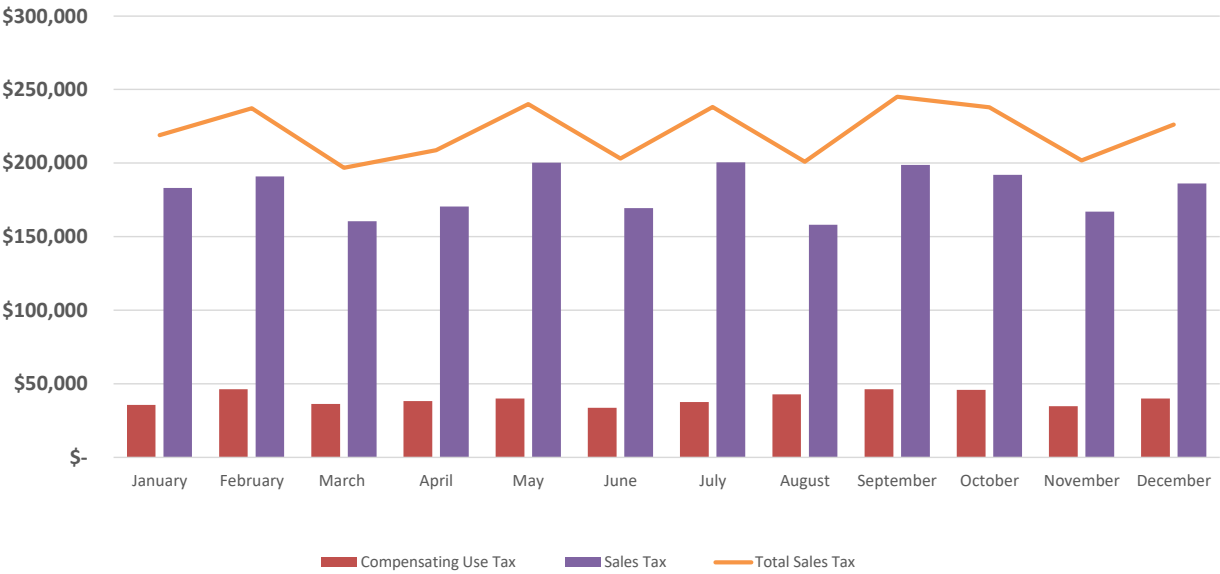
Annual Sales Tax - One Percent General Fund



Sales Tax per Capita and Population Trend



2025 Sales Tax - One Percent General Fund
Compensating Use Sales Tax and Sales Tax





Report
CITY OF INDEPENDENCE
January 8, 2026

Department Finance

Director Approval Lacey Lies

AGENDA ITEM Appropriations

BACKGROUND NOTE: Do not use vague terms such as; "minor" or "numerous" that cannot be quantified.

SUPPORTING DOCUMENTS

1. AP 11-30-2025
2. AP 11-15-2025
3. NOVEMBER 2025 DRAFT
4. PAYROLL 11-07-2025
5. PAYROLL 11-21-2025

APPROPRIATIONS 2025

Accounts payable paid from November 15th, 2025, through November 30th, 2025.

Total: \$941,842.60



Bank: General - Community National Bank

Vendor Number	Vendor Name					Total Vendor Amount	
	Void					0.00	
Payment Type	Payment Number					Payment Date	Payment Amount
**Void EFT	8711					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8713					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8714					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8715					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8726					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8727					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8728					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8729					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8730					11/21/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		

Vendor Number	Vendor Name						Total Vendor Amount	
038075	Affordable Autos, Inc						326.42	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80450						11/21/2025	326.42
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
INV0004164		11/21/2025	11/21/2025	0.00	326.42			

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	8706					11/21/2025	28.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
12970	Meeting	11/13/2025	12/13/2025	0.00	28.50		

Vendor Number	Vendor Name					Total Vendor Amount
036623	AT&T					264.52
Payment Type	Payment Number					Payment Date Payment Amount
Check	80451					11/21/2025 264.52
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4076970114	Acct #831-001-4887-638 - Memorial Hall	11/07/2025	12/07/2025	0.00	264.52	

Payment Register
APPKT01561 - 11/21/2025 AP

Vendor Number 032518	Vendor Name Avaya Financial Services					Total Vendor Amount 873.36	
Payment Type EFT	Payment Number 8707					Payment Date 11/21/2025	Payment Amount 873.36
Payable Number CD_001262077	Description Avaya Phones	Payable Date 11/01/2025	Due Date 12/01/2025	Discount Amount 0.00	Payable Amount 873.36		
Vendor Number 038275	Vendor Name CBE Group, Inc.					Total Vendor Amount 232.59	
Payment Type Check	Payment Number 80452					Payment Date 11/21/2025	Payment Amount 232.59
Payable Number INV0004165	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 232.59		
Vendor Number 032078	Vendor Name CPR Pest Management, Inc.					Total Vendor Amount 850.00	
Payment Type EFT	Payment Number 8708					Payment Date 11/21/2025	Payment Amount 850.00
Payable Number 48314	Description Monthly pest control	Payable Date 09/25/2025	Due Date 10/25/2025	Discount Amount 0.00	Payable Amount 90.00		
48315	Monthly pest control	09/25/2025	10/25/2025	0.00	90.00		
48485	Library Monthly Pest Control	10/09/2025	11/08/2025	0.00	60.00		
48533	City Hall Pest Control	10/14/2025	11/13/2025	0.00	120.00		
48535	AWOL Pest Control	10/14/2025	11/13/2025	0.00	27.50		
48561	Fire/EMS pest control	10/14/2025	11/13/2025	0.00	75.00		
48716	Monthly pest control	10/27/2025	11/26/2025	0.00	90.00		
48717	Monthly pest control	10/27/2025	11/26/2025	0.00	90.00		
48845	Pest Control	11/07/2025	12/07/2025	0.00	60.00		
48889	Pest Control	11/11/2025	12/11/2025	0.00	27.50		
48941	Pest Control	11/13/2025	12/13/2025	0.00	120.00		
Vendor Number 037411	Vendor Name Dr. Hailey Mueller					Total Vendor Amount 21.45	
Payment Type Check	Payment Number 80453					Payment Date 11/21/2025	Payment Amount 21.45
Payable Number 23217	Description veterinary care	Payable Date 10/29/2025	Due Date 11/28/2025	Discount Amount 0.00	Payable Amount 21.45		
Vendor Number 035115	Vendor Name Express Services, Inc.					Total Vendor Amount 15,047.54	
Payment Type EFT	Payment Number 8709					Payment Date 11/21/2025	Payment Amount 15,047.54
Payable Number 33129700	Description Express Employment	Payable Date 10/12/2025	Due Date 11/11/2025	Discount Amount 0.00	Payable Amount 15,047.54		
Vendor Number 032155	Vendor Name Family Support Payment Center					Total Vendor Amount 173.08	
Payment Type Check	Payment Number 80454					Payment Date 11/21/2025	Payment Amount 173.08
Payable Number INV0004163	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 173.08		
Vendor Number 037139	Vendor Name Fleet Fuels, LLC					Total Vendor Amount 3,107.79	
Payment Type EFT	Payment Number 8710					Payment Date 11/21/2025	Payment Amount 3,107.79
Payable Number CFSI-34054	Description Animal Control Fuel	Payable Date 11/16/2025	Due Date 12/16/2025	Discount Amount 0.00	Payable Amount 87.97		
CFSI-34055	Fire/EMS Fuel	11/16/2025	12/16/2025	0.00	777.86		
CFSI-34057	Park Dept. Fuel	11/16/2025	12/16/2025	0.00	87.53		
CFSI-34058	Police Fuel	11/16/2025	12/16/2025	0.00	433.01		
CFSI-34059	Sewer Collection Fuel	11/16/2025	12/16/2025	0.00	157.56		

Payment Register
APPKT01561 - 11/21/2025 AP

CFSI-34060	Street Fuel	11/16/2025	12/16/2025	0.00	540.18
CFSI-34061	Water Distribution Fuel	11/16/2025	12/16/2025	0.00	70.10
CFSI-34062	Water/Sewer Administration Fuel	11/16/2025	12/16/2025	0.00	129.84
CFSI-34063	Sanitation Fuel	11/16/2025	12/16/2025	0.00	823.74
Vendor Number 033568	Vendor Name Galaxie Business	Total Vendor Amount 7,572.18			
Payment Type EFT	Payment Number 8712	Payment Date 11/21/2025	Payment Amount 7,572.18		
Payable Number 148471	Description Monthly Subscriptions	Payable Date 11/12/2025	Due Date 12/12/2025	Discount Amount 0.00	Payable Amount 6,318.68
148472	Monthly Subscription - PD/Dispatch	11/12/2025	12/12/2025	0.00	1,253.50
Vendor Number 038120	Vendor Name Government Frameworks.com Inc.	Total Vendor Amount 3,415.00			
Payment Type EFT	Payment Number 8716	Payment Date 11/21/2025	Payment Amount 3,415.00		
Payable Number 7073737	Description Municipality Site License 2026	Payable Date 11/20/2025	Due Date 11/20/2025	Discount Amount 0.00	Payable Amount 3,415.00
Vendor Number 008200	Vendor Name Harry Bass Attorney	Total Vendor Amount 1,200.00			
Payment Type Check	Payment Number 80455	Payment Date 11/21/2025	Payment Amount 1,200.00		
Payable Number 11/21/2025 Stmt	Description Court Appointment Attorney Fees	Payable Date 11/13/2025	Due Date 12/13/2025	Discount Amount 0.00	Payable Amount 1,200.00
Vendor Number 038171	Vendor Name Highway Man Signs, LLC	Total Vendor Amount 9,145.00			
Payment Type Check	Payment Number 80456	Payment Date 11/21/2025	Payment Amount 9,145.00		
Payable Number 75002	Description Industrial Park & Public Works Signs	Payable Date 11/14/2025	Due Date 11/14/2025	Discount Amount 0.00	Payable Amount 9,145.00
Vendor Number 010440	Vendor Name Hugo's Industrial Supply	Total Vendor Amount 644.40			
Payment Type EFT	Payment Number 8717	Payment Date 11/21/2025	Payment Amount 644.40		
Payable Number 344580	Description Copy paper	Payable Date 11/17/2025	Due Date 12/17/2025	Discount Amount 0.00	Payable Amount 329.14
344663	Toner	11/18/2025	12/18/2025	0.00	315.26
Vendor Number 011180	Vendor Name Independence Community	Total Vendor Amount 5.00			
Payment Type EFT	Payment Number 8718	Payment Date 11/21/2025	Payment Amount 5.00		
Payable Number INV0004138	Description Charitable Contribution - Employee Direct	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 5.00
Vendor Number 011211	Vendor Name Independence Fire Fighter	Total Vendor Amount 165.00			
Payment Type EFT	Payment Number 8719	Payment Date 11/21/2025	Payment Amount 165.00		
Payable Number INV0004140	Description Fire Insurance	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 165.00

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Vendor Number 033149	Vendor Name Independence Firemen's Association					Total Vendor Amount 220.00
Payment Type EFT	Payment Number 8720					Payment Date 11/21/2025
Payable Number INV0004139	Description Funding/ Firemen's Association	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 220.00	
Vendor Number 037321	Vendor Name Internal Revenue Service					Total Vendor Amount 242.88
Payment Type Check	Payment Number 80457					Payment Date 11/21/2025
Payable Number INV0004146	Description Tax Levy	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 242.88	
Vendor Number 036025	Vendor Name Ironworks Welding And Fabrication					Total Vendor Amount 234.40
Payment Type EFT	Payment Number 8721					Payment Date 11/21/2025
Payable Number 4167	Description exhibit maint	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payable Amount 234.40	
Vendor Number 037483	Vendor Name J & S Enterprises					Total Vendor Amount 1,015.00
Payment Type EFT	Payment Number 8722					Payment Date 11/21/2025
Payable Number 3888	Description Nuisance	Payable Date 11/13/2025	Due Date 12/13/2025	Discount Amount 0.00	Payable Amount 1,015.00	
Vendor Number 032449	Vendor Name Kansas Payment Center					Total Vendor Amount 580.61
Payment Type Check	Payment Number 80458					Payment Date 11/21/2025
Payable Number INV0004159	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 282.46	
Payable Number INV0004160	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 84.92	
Payable Number INV0004161	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 90.92	
Payable Number INV0004162	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payable Amount 122.31	
Vendor Number 038319	Vendor Name KO Auto Wash					Total Vendor Amount 315.27
Payment Type Check	Payment Number 80459					Payment Date 11/21/2025
Payable Number INV0004133	Description Refund water sales tax	Payable Date 11/18/2025	Due Date 11/18/2025	Discount Amount 0.00	Payable Amount 315.27	
Vendor Number 038128	Vendor Name Latimer, Sommers & Associates P.A.					Total Vendor Amount 7,000.00
Payment Type EFT	Payment Number 8723					Payment Date 11/21/2025
Payable Number 23508	Description Memorial Hall HVAC Design	Payable Date 11/11/2025	Due Date 11/11/2025	Discount Amount 0.00	Payable Amount 7,000.00	
Vendor Number 038317	Vendor Name MarksNelson LLC					Total Vendor Amount 3,500.00
Payment Type Check	Payment Number 80460					Payment Date 11/21/2025
Payable Number MA1040823	Description Historic Tax Credit Consulting	Payable Date 11/17/2025	Due Date 11/17/2025	Discount Amount 0.00	Payable Amount 3,500.00	

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Vendor Number	Vendor Name						Total Vendor Amount
036460	McHugh Video Productions						2,700.00
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80461					11/21/2025	2,700.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1401	City Meetings	11/14/2025	12/14/2025	0.00	2,700.00		
Vendor Number	Vendor Name						Total Vendor Amount
037950	Medical Air Services Association						627.00
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8724					11/21/2025	627.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2213213	B2BNETCIK - Medical Air Services Premium	11/21/2025	11/30/2025	0.00	627.00		
Vendor Number	Vendor Name						Total Vendor Amount
037915	Metropolitan Life Insurance Company						6,703.40
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8725					11/21/2025	6,703.40
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004042	5391110 - Accident Insurance	11/07/2025	11/07/2025	0.00	453.36		
INV0004043	5391110 - Critical Illness Premium	11/07/2025	11/30/2025	0.00	311.35		
INV0004049	5391110 - Basic Group AD&D Premium	11/07/2025	11/07/2025	0.00	120.61		
INV0004050	5391110 - Basic Group Life Insurance Premium	11/07/2025	11/07/2025	0.00	439.62		
INV0004052	5391110 - Hospital Indemnity Premium	11/07/2025	11/30/2025	0.00	115.73		
INV0004063	5391110 - Short Term Disability Premium	11/07/2025	11/30/2025	0.00	542.85		
INV0004064	5391110 - Vision Insurance Premium	11/07/2025	11/30/2025	0.00	839.47		
INV0004065	5391110 - Voluntary AD&D Premium	11/07/2025	11/30/2025	0.00	50.13		
INV0004066	5391110 - Voluntary Life Ins Premium	11/07/2025	11/30/2025	0.00	506.08		
INV0004134	5391110 - Accident Insurance	11/21/2025	11/21/2025	0.00	429.29		
INV0004135	5391110 - Critical Illness Premium	11/21/2025	11/30/2025	0.00	311.30		
INV0004141	5391110 - Basic Group AD&D Premium	11/21/2025	11/21/2025	0.00	0.33		
INV0004142	5391110 - Basic Group Life Insurance Premium	11/21/2025	11/21/2025	0.00	439.60		
INV0004144	5391110 - Hospital Indemnity Premium	11/21/2025	11/30/2025	0.00	115.60		
INV0004155	5391110 - Short Term Disability Premium	11/21/2025	11/30/2025	0.00	535.31		
INV0004156	5391110 - Vision Insurance Premium	11/21/2025	11/30/2025	0.00	936.87		
INV0004157	5391110 - Voluntary AD&D Premium	11/21/2025	11/30/2025	0.00	49.90		
INV0004158	5391110 - Voluntary Life Ins Premium	11/21/2025	11/30/2025	0.00	506.00		
Vendor Number	Vendor Name						Total Vendor Amount
016021	Montgomery County Treasurer						15,664.28
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80462					11/21/2025	15,664.28
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2564079	Property tax - N 4100 St	11/18/2025	12/18/2025	0.00	0.94		
2564080	Property tax - N 4100 St	11/18/2025	12/18/2025	0.00	457.12		
2564081	Property tax - N 4100 St	11/18/2025	12/18/2025	0.00	149.74		
2564261	Property tax - CR 3300	11/18/2025	12/18/2025	0.00	3,588.18		
2564264	Property tax - Russ Meyer Blvd	11/18/2025	12/18/2025	0.00	74.70		
2564265	Property tax - CR 3100	11/18/2025	12/18/2025	0.00	2,365.56		
2564301	Property tax - CR 3300	11/18/2025	12/18/2025	0.00	4,005.60		
2564302	Property tax - Freedom Dr	11/18/2025	12/18/2025	0.00	1,815.24		
2564364	Property tax - N 21st St	11/18/2025	12/18/2025	0.00	141.38		
2564365	Property tax - 4488 CR 3765	11/18/2025	12/18/2025	0.00	2,367.40		
2564366	Property tax - Oakhurst Pl	11/18/2025	12/18/2025	0.00	641.84		
2564367	Property tax - Oakhurst Pl	11/18/2025	12/18/2025	0.00	56.58		

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Vendor Number 038152	Vendor Name Pappas Hayden Westberg & Jackson PC					Total Vendor Amount 498.79
Payment Type Check	Payment Number 80463					Payment Date 11/21/2025
Payable Number INV0004166	Description [REDACTED]	Payable Date 11/21/2025	Due Date 11/21/2025	Discount Amount 0.00	Payment Amount 498.79	
Vendor Number 038207	Vendor Name Phils Construction					Total Vendor Amount 1,400.00
Payment Type EFT	Payment Number 8731					Payment Date 11/21/2025
Payable Number 75	Description tree removal	Payable Date 11/08/2025	Due Date 11/08/2025	Discount Amount 0.00	Payment Amount 1,400.00	
Vendor Number 020010	Vendor Name Quality Motors Of Independence					Total Vendor Amount 393.76
Payment Type Check	Payment Number 80464					Payment Date 11/21/2025
Payable Number 193382	Description Vehicle Repair	Payable Date 11/12/2025	Due Date 12/12/2025	Discount Amount 0.00	Payment Amount 393.76	
Vendor Number 021300	Vendor Name Resource Recovery Div 4392					Total Vendor Amount 11,417.64
Payment Type EFT	Payment Number 8732					Payment Date 11/21/2025
Payable Number 4392-000009219	Description Landfill	Payable Date 11/15/2025	Due Date 12/15/2025	Discount Amount 0.00	Payment Amount 11,417.64	
Vendor Number 036202	Vendor Name Security 1st Title LLC					Total Vendor Amount 1,365.00
Payment Type Check	Payment Number 80465					Payment Date 11/21/2025
Payable Number 3159920	Description O&E	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3159927	Description O&E Report	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3159929	Description O&E	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3159936	Description O&E	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3160044	Description O&E	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3160121	Description O&E	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Payable Number 3160127	Description O&E	Payable Date 11/14/2025	Due Date 12/14/2025	Discount Amount 0.00	Payment Amount 195.00	
Vendor Number 038320	Vendor Name Sunflower Horseshoeing					Total Vendor Amount 40.00
Payment Type EFT	Payment Number 8733					Payment Date 11/21/2025
Payable Number 537414	Description donkey hoves	Payable Date 11/15/2025	Due Date 11/15/2025	Discount Amount 0.00	Payment Amount 40.00	
Vendor Number 014210	Vendor Name The League Of KS Municipalities					Total Vendor Amount 75.00
Payment Type EFT	Payment Number 8734					Payment Date 11/21/2025
Payable Number 200016302	Description MTI Training	Payable Date 11/13/2025	Due Date 12/13/2025	Discount Amount 0.00	Payment Amount 75.00	
Vendor Number 035684	Vendor Name Tyler Technologies, Inc					Total Vendor Amount 145.00
Payment Type EFT	Payment Number 8735					Payment Date 11/21/2025
Payable Number 025-533929	Description ERP AR Clean up	Payable Date 10/30/2025	Due Date 11/29/2025	Discount Amount 0.00	Payment Amount 145.00	

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Vendor Number	Vendor Name	Total Vendor Amount			
035378	Verizon Wireless	80.06			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80466	11/21/2025	80.06		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6128002866	SE Liftstation	11/08/2025	12/08/2025	0.00	80.06

Vendor Number	Vendor Name	Total Vendor Amount			
038276	Wilson County Hospital	403.45			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80467	11/21/2025	403.45		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0004167		11/21/2025	11/21/2025	0.00	403.45

Vendor Number	Vendor Name	Total Vendor Amount			
034744	Woods Lumber Company	271.98			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8736	11/21/2025	271.98		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
623206	zoo shop supplies	11/14/2025	12/14/2025	0.00	63.92
623219	Concrete mix	11/14/2025	12/14/2025	0.00	10.78
623575	equipment maint - trailer	11/18/2025	12/18/2025	0.00	127.95
623733	equip maint - trailer	11/19/2025	12/19/2025	0.00	9.99
623833	equipment maint - trailer	11/19/2025	12/19/2025	0.00	30.98
623885	equipment maint - trailer	11/20/2025	12/20/2025	0.00	28.36

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	38	18	0.00	37,107.16
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	9	1	0.00	3,107.79
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	1	1	0.00	873.36
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	2	2	0.00	7,627.00
General	Voided **Void EFT	0	4	0.00	0.00
General	EFT	50	17	0.00	41,677.86
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	2	1	0.00	7,572.18
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		102	49	0.00	97,965.35

Fund	Name	Amount
099	Pooled Cash	-97,965.35
Packet Totals:		-97,965.35



City of Independence

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01 - City of Independence

Bank: General - Community National Bank							
Vendor Number		Vendor Name				Total Vendor Amount	
035314		Montgomery County Register Of Deeds				89.00	
Payment Type		Payment Number		Payment Date		Payment Amount	
Check		80468		11/21/2025		89.00	
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
INV0004190		Development Agreement		11/21/2025	12/21/2025	0.00	89.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	1	1	0.00	89.00
Packet Totals:		1	1	0.00	89.00

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-89.00
Packet Totals:		-89.00



Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount			
002500	Armor Equipment Sales, Service & Parts	245,511.20			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80469	11/24/2025	245,511.20		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
12188	Sanitation Truck	11/26/2025	12/26/2025	0.00	245,511.20

Vendor Number	Vendor Name	Total Vendor Amount			
035314	Montgomery County Register Of Deeds	106.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	80470	11/24/2025	106.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0004244	Document Re-file Development Agreement	11/24/2025	12/24/2025	0.00	106.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	2	2	0.00	245,617.20
Packet Totals:		2	2	0.00	245,617.20

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-245,617.20
Packet Totals:		-245,617.20



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	80476					11/28/2025	0.00
**Void Check	80478					11/28/2025	0.00
**Void Check	80487					11/28/2025	0.00
**Void EFT	8751					11/28/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8752					11/28/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8766					11/28/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8772					11/28/2025	0.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037673	AC Electric & Construction LLC					270.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8737					11/28/2025	270.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2181	Penn Terrace	11/19/2025	12/19/2025	0.00	270.00		
Vendor Number	Vendor Name					Total Vendor Amount	
032951	Accurate Environmental					30.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8738					11/28/2025	30.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
HK04111	Shipping and Handling	11/04/2025	12/04/2025	0.00	30.00		
Vendor Number	Vendor Name					Total Vendor Amount	
038236	Ace Transports LLC					3,992.79	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8739					11/28/2025	3,992.79
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV-98	Hydraulic Cylinder Replacement	11/11/2025	12/11/2025	0.00	3,992.79		
Vendor Number	Vendor Name					Total Vendor Amount	
037944	Atmos					60.13	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80471					11/28/2025	60.13
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004249	Acct 3046142064 - 704 N 13th	10/23/2025	11/22/2025	0.00	25.59		
INV0004250	Acct 3074273898 - 122 E Locust	11/10/2025	12/10/2025	0.00	34.54		

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Vendor Number	Vendor Name					Total Vendor Amount	
037126	Autozone, Inc					280.96	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80472					11/28/2025	280.96
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
01605618029	Suspension Mount	10/28/2025	11/27/2025	0.00	179.44		
01605620517	Parts	11/04/2025	12/04/2025	0.00	21.71		
01605621755	Maintenance	11/07/2025	12/07/2025	0.00	79.81		
Vendor Number	Vendor Name					Total Vendor Amount	
037918	Baker Services Inc					763.80	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8740					11/28/2025	763.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
70472	Ammonium Sulfate	11/05/2025	12/05/2025	0.00	763.80		
Vendor Number	Vendor Name					Total Vendor Amount	
037925	Bartlett Cooperative Association					3,130.45	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80473					11/28/2025	3,130.45
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
622549	Indol ISO	10/30/2025	11/29/2025	0.00	3,130.45		
Vendor Number	Vendor Name					Total Vendor Amount	
037618	Bills Tree Service					4,000.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80474					11/28/2025	4,000.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004194	Tree Removal	11/10/2025	12/10/2025	0.00	2,200.00		
INV0004195	Tree Removal	11/04/2025	12/04/2025	0.00	1,800.00		
Vendor Number	Vendor Name					Total Vendor Amount	
032744	Brenntag Southwest Inc.					2,182.50	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8741					11/28/2025	2,182.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
BSW662183	Chlorine	11/13/2025	12/13/2025	0.00	2,182.50		
Vendor Number	Vendor Name					Total Vendor Amount	
033027	Cintas Corporation					704.22	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8742					11/28/2025	704.22
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4248637797	Water/Sewer Cleaning Supplies	11/04/2025	12/04/2025	0.00	298.75		
5299156302	Airport first aid supplies	10/24/2025	11/23/2025	0.00	44.03		
5300201907	Street First Aid	10/30/2025	11/29/2025	0.00	121.44		
5300939007	Sanitation First Aid	11/04/2025	12/04/2025	0.00	31.20		
9345503261	Eye wash station	11/05/2025	12/05/2025	0.00	208.80		
Vendor Number	Vendor Name					Total Vendor Amount	
004645	City Of Independence					11,737.96	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80475					11/28/2025	6,339.18
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004191	Housing Water Bills	10/15/2025	11/26/2025	0.00	6,339.18		
Check	80477					11/28/2025	5,398.78
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004252	Housing Water Bills	11/15/2025	12/15/2025	0.00	5,398.78		

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Vendor Number	Vendor Name					Total Vendor Amount	
037780	Clean Uniform Company					222.36	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8743					11/28/2025	222.36
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
22311080	Uniform Cleaning	10/21/2025	11/20/2025	0.00	55.59		
22312895	Uniform Cleaning	10/28/2025	11/27/2025	0.00	55.59		
22314716	Uniform Cleaning	11/04/2025	12/04/2025	0.00	55.59		
22316666	Uniform Cleaning	11/11/2025	12/11/2025	0.00	55.59		
Vendor Number	Vendor Name					Total Vendor Amount	
038076	Cogent, Inc					108,020.25	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8744					11/28/2025	108,020.25
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Pipeline Pump Station Pay E	Pipeline Pump Station	10/31/2025	11/30/2025	0.00	108,020.25		
Vendor Number	Vendor Name					Total Vendor Amount	
034221	Core & Main					6,960.48	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8745					11/28/2025	6,960.48
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
X984219	Water Line	11/05/2025	12/05/2025	0.00	6,960.48		
Vendor Number	Vendor Name					Total Vendor Amount	
038082	CPI Financing LLC					644.34	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8746					11/28/2025	644.34
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
CPIF28914	Printing	11/25/2025	12/25/2025	0.00	644.34		
Vendor Number	Vendor Name					Total Vendor Amount	
038324	Deanna Mitchell					502.36	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80479					11/28/2025	502.36
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004255	Security Deposit Refund	11/13/2025	11/13/2025	0.00	502.36		
Vendor Number	Vendor Name					Total Vendor Amount	
006320	Decker Construction, Inc.					227,597.40	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8747					11/28/2025	227,597.40
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
DRAW00005	Jefferson Subdivision Home Construction	10/31/2025	11/30/2025	0.00	227,597.40		
Vendor Number	Vendor Name					Total Vendor Amount	
038321	EJ Equipment Inc					2,925.40	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80480					11/28/2025	2,925.40
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
W10258	Camera Service	10/20/2025	10/20/2025	0.00	1,136.16		
W10259	Camera Service	10/20/2025	10/20/2025	0.00	750.47		
W10260	Camera Service	10/20/2025	10/20/2025	0.00	1,038.77		
Vendor Number	Vendor Name					Total Vendor Amount	
037822	Evans, Bierly, Hutchison & Associates, P.A.					27,320.43	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8748					11/28/2025	27,320.43
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
16308	WATER TRANSMISSION LINE	10/29/2025	11/28/2025	0.00	24,720.43		
16313	Water Study	10/29/2025	11/28/2025	0.00	2,600.00		

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Vendor Number	Vendor Name					Total Vendor Amount
037979	Evergy					96.34
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80481	11/28/2025	96.34			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004245	Acct 0530958500 - 112 East Locust	10/20/2025	10/20/2025	0.00	34.19	
INV0004246	Acct 6799611042 - 412 S Penn	10/09/2025	10/09/2025	0.00	35.53	
INV0004248	Acct 0530958500 - 112 East Locust	10/02/2025	10/02/2025	0.00	26.62	

Vendor Number	Vendor Name					Total Vendor Amount
035115	Express Services, Inc.					13,281.89
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8749	11/28/2025	13,281.89			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
33158351	Express Employment	11/19/2025	12/19/2025	0.00	13,281.89	

Vendor Number	Vendor Name					Total Vendor Amount
037139	Fleet Fuels, LLC					3,121.72
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8750	11/28/2025	3,121.72			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CFSI-29540	Fuel	10/26/2025	11/26/2025	0.00	40.18	
CFSI-32109	Fuel	11/09/2025	12/09/2025	0.00	76.40	
CFSI-34056	Fuel	11/16/2025	12/16/2025	0.00	49.43	
CFSI-34800	Animal Control Fuel	11/23/2025	12/23/2025	0.00	73.93	
CFSI-34801	Fire/EMS Fuel	11/23/2025	12/23/2025	0.00	677.86	
CFSI-34802	Park Dept. Fuel	11/23/2025	12/23/2025	0.00	26.87	
CFSI-34803	Police Fuel	11/23/2025	12/23/2025	0.00	571.84	
CFSI-34804	Public Safety Director Fuel	11/23/2025	12/23/2025	0.00	33.08	
CFSI-34805	Sewer Collection Fuel	11/23/2025	12/23/2025	0.00	155.92	
CFSI-34806	Sewer Treatment Fuel	11/23/2025	12/23/2025	0.00	74.16	
CFSI-34807	Street Fuel	11/23/2025	12/23/2025	0.00	256.73	
CFSI-34808	Water Distribution Fuel	11/23/2025	12/23/2025	0.00	268.99	
CFSI-34809	Water/Sewer Administration Fuel	11/23/2025	12/23/2025	0.00	205.04	
CFSI-34810	Sanitation Fuel	11/23/2025	12/23/2025	0.00	611.29	

Vendor Number	Vendor Name					Total Vendor Amount
037467	Gfr-Gene's Forklift Repair					520.46
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8753	11/28/2025	520.46			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0001918	Cylinder Rebuild	11/10/2025	12/10/2025	0.00	520.46	

Vendor Number	Vendor Name					Total Vendor Amount
009330	Grainger					886.84
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8754	11/28/2025	886.84			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9697952332	New Valves	11/03/2025	12/03/2025	0.00	886.84	

Vendor Number	Vendor Name					Total Vendor Amount
034901	HD Supply Facilities					191.50
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80482	11/28/2025	191.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9242089444	Sani Seal Gasket	10/15/2025	11/26/2025	0.00	76.45	
9242318024	Oxy Clean Concentrate	10/22/2025	11/26/2025	0.00	115.05	

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Vendor Number	Vendor Name					Total Vendor Amount	
036697	HFE Process					1,295.87	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80483					11/28/2025	1,295.87
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
9902	Pump Parts	10/24/2025	11/23/2025	0.00	1,200.09		
9903	Pump Parts	10/24/2025	11/23/2025	0.00	95.78		
Vendor Number	Vendor Name					Total Vendor Amount	
010440	Hugo's Industrial Supply					1,759.71	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8755					11/28/2025	1,759.71
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
344061	paper	11/05/2025	12/05/2025	0.00	10.43		
344107	Supplies	11/05/2025	12/05/2025	0.00	111.10		
344302	Angel Soft/Tape	11/10/2025	12/10/2025	0.00	130.52		
344468	Office Supplies	11/13/2025	12/13/2025	0.00	1,222.51		
344496	Paper	11/13/2025	12/13/2025	0.00	10.27		
344897	Cleaning supplies	11/24/2025	12/24/2025	0.00	274.88		
Vendor Number	Vendor Name					Total Vendor Amount	
011212	Independence Heating & Air					106.50	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8756					11/28/2025	106.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
46378	Airport Furnace Maintenance	11/12/2025	12/12/2025	0.00	106.50		
Vendor Number	Vendor Name					Total Vendor Amount	
036025	Ironworks Welding And Fabrication					300.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8757					11/28/2025	300.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4170	Custom Cut Stainless Squares	11/18/2025	12/18/2025	0.00	300.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037603	Kansas Salt, LLC					4,689.30	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80484					11/28/2025	4,689.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
76083	Deicing Salt	11/12/2025	12/12/2025	0.00	4,689.30		
Vendor Number	Vendor Name					Total Vendor Amount	
037935	Marmic Fire And Safety Co Inc					521.60	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80485					11/28/2025	521.60
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
D478299	Extinguisher Service Call	11/13/2025	12/13/2025	0.00	521.60		
Vendor Number	Vendor Name					Total Vendor Amount	
036752	Meridian Analytical Labs, LLC					917.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8758					11/28/2025	917.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
W5004584	Processed Sludge Testing	11/06/2025	12/06/2025	0.00	917.00		
Vendor Number	Vendor Name					Total Vendor Amount	
034298	Mid-American Research Chemical					6,025.30	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8759					11/28/2025	6,025.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
0863351-IN	Supplies	10/31/2025	11/30/2025	0.00	6,025.30		

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Vendor Number	Vendor Name						Total Vendor Amount
016021	Montgomery County Treasurer						2,790.52
Payment Type	Payment Number						Payment Date Payment Amount
Check	80486						11/28/2025 2,790.52
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2564360	412 South Penn	11/01/2025	12/22/2025	0.00	1,423.96		
2564361	Rainbow Drive Taxes	11/01/2025	12/22/2025	0.00	1,080.54		
2564368	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	16.84		
2564369	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	17.40		
2564370	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564371	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564372	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564373	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564374	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564375	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	19.78		
2564376	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	17.76		
2564377	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	13.00		
2564379	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	18.68		
2564380	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.28		
2564381	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	13.36		
2564382	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.28		
2564383	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564384	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	13.92		
2564385	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		
2564386	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	13.92		
2564387	Jefferson Subdivision	11/01/2025	12/22/2025	0.00	14.10		

Vendor Number	Vendor Name						Total Vendor Amount
018120	O'Reilly Auto Parts						506.45
Payment Type	Payment Number						Payment Date Payment Amount
Check	80488						11/28/2025 506.45
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
0154-278761	Truck Starter	10/17/2025	11/26/2025	0.00	145.98		
0154-281022	Supplies	10/31/2025	11/30/2025	0.00	7.01		
0154-282175	Supplies	11/07/2025	12/07/2025	0.00	65.94		
0154-282703	Supplies	11/10/2025	12/10/2025	0.00	21.31		
0154-283185	Lift Station Fittings	11/13/2025	12/13/2025	0.00	224.40		
0154-283493	Adapter for leafing trailer	11/14/2025	12/14/2025	0.00	22.94		
0154-284268	Brake Fluid	11/19/2025	12/19/2025	0.00	18.87		

Vendor Number	Vendor Name						Total Vendor Amount
032859	Pace Analytical Services						781.00
Payment Type	Payment Number						Payment Date Payment Amount
EFT	8760						11/28/2025 781.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2560237683	Water Testing	11/11/2025	12/11/2025	0.00	781.00		

Vendor Number	Vendor Name						Total Vendor Amount
021040	R.E. Pedrotti Co., Inc.						1,435.63
Payment Type	Payment Number						Payment Date Payment Amount
EFT	8761						11/28/2025 1,435.63
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
18367	CPU Repair	11/19/2025	12/19/2025	0.00	1,435.63		

Vendor Number	Vendor Name						Total Vendor Amount
034970	Realpage, Inc.						137.90
Payment Type	Payment Number						Payment Date Payment Amount
EFT	8762						11/28/2025 137.90
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
12510157306	Background Checks	10/16/2025	11/28/2025	0.00	137.90		

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Vendor Number	Vendor Name					Total Vendor Amount
022110	Sayers Ace Hardware Inc.					214.10
Payment Type	Payment Number					Payment Date Payment Amount
Check	80489					11/28/2025 214.10
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
069342	Bulbs	11/13/2025	12/13/2025	0.00	43.16	
69113	Bolts Nails	10/17/2025	11/26/2025	0.00	14.96	
775367	FC	10/25/2025	11/26/2025	0.00	8.97	
K97237	PVC	10/09/2025	11/26/2025	0.00	32.97	
K97322	Duct AC Material	10/10/2025	11/26/2025	0.00	10.99	
K97437	Door Holder	10/16/2025	11/26/2025	0.00	13.98	
K97663	Vent Cleaning Kit	10/24/2025	11/26/2025	0.00	39.99	
K98270	Key Tags	11/12/2025	12/12/2025	0.00	18.94	
K98355	Supplies	11/14/2025	12/14/2025	0.00	8.58	
K98441	Supplies	11/19/2025	12/19/2025	0.00	21.56	

Vendor Number	Vendor Name					Total Vendor Amount
036202	Security 1st Title LLC					975.00
Payment Type	Payment Number					Payment Date Payment Amount
Check	80490					11/28/2025 975.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3159933	1028 W. Chestnut	11/24/2025	12/24/2025	0.00	195.00	
3159938	518 N. 9th	11/21/2025	12/21/2025	0.00	195.00	
3160132	1018 E. Birch	11/20/2025	12/20/2025	0.00	195.00	
3160149	720 W. Maple	11/21/2025	12/21/2025	0.00	195.00	
3163545	112 W. Oak	11/23/2025	12/23/2025	0.00	195.00	

Vendor Number	Vendor Name					Total Vendor Amount
036180	SEK Garage Doors					8,550.00
Payment Type	Payment Number					Payment Date Payment Amount
Check	80491					11/28/2025 8,550.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
082065	Door Servicing	11/15/2025	12/15/2025	0.00	8,550.00	

Vendor Number	Vendor Name					Total Vendor Amount
035067	Statewide Termite					535.00
Payment Type	Payment Number					Payment Date Payment Amount
Check	80492					11/28/2025 535.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
23731	Penn Terrace Warranty	11/03/2025	12/03/2025	0.00	250.00	
23823	Pest Control	11/17/2025	12/17/2025	0.00	285.00	

Vendor Number	Vendor Name					Total Vendor Amount
014210	The League Of KS Municipalities					12.17
Payment Type	Payment Number					Payment Date Payment Amount
EFT	8763					11/28/2025 12.17
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
200016279	2025 Ks. Tax Rate & Fiscal Book	11/21/2025	12/21/2025	0.00	12.17	

Vendor Number	Vendor Name					Total Vendor Amount
037846	Thrasher Foundation Repair					9,315.87
Payment Type	Payment Number					Payment Date Payment Amount
Check	80493					11/28/2025 9,315.87
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004251	McKinley Mud Jacking	10/23/2025	11/28/2025	0.00	9,315.87	

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Vendor Number 034515	Vendor Name Tidy Whitie's Laundromat					Total Vendor Amount 22.50
Payment Type EFT	Payment Number 8764					Payment Date 11/28/2025
Payable Number 6612	Description Wash & Fold	Payable Date 11/05/2025	Due Date 12/05/2025	Discount Amount 0.00	Payable Amount 22.50	
Vendor Number 024490	Vendor Name Transsystems Corporation					Total Vendor Amount 125,058.30
Payment Type EFT	Payment Number 8765					Payment Date 11/28/2025
Payable Number INV-0004042221 &	Description General Engineering Services 2022 & 2023	Payable Date 03/03/2023	Due Date 04/02/2023	Discount Amount 0.00	Payable Amount 20,312.00	
INV-0004741681A	Oak Street Mill & Overlay Design & Inspection	01/17/2025	02/16/2025	0.00	24,907.50	
INV-0004741681C	Lakeside Concepts & Environmental Report	01/17/2025	02/16/2025	0.00	11,595.00	
INV-0004741681D	ADA Estimates & Inspections	01/17/2025	02/16/2025	0.00	10,105.00	
INV-0004741681E	Penn & Laurel Concepts	01/17/2025	02/16/2025	0.00	2,805.00	
INV-0004741681I	Concrete Patching Documents	01/17/2025	02/16/2025	0.00	1,715.00	
INV-0004741681J	Wells Drive Repair Estimate	01/17/2025	02/16/2025	0.00	2,380.00	
INV-0004741681K	Boundary Updates	01/17/2025	02/16/2025	0.00	3,075.00	
INV-0004741681L	Laurel & Maple ROW	01/17/2025	02/16/2025	0.00	7,640.00	
INV-0004940690	1st & Birch Sewer Inspection	08/01/2025	08/31/2025	0.00	33,598.20	
INV-0005035780	1st & Birch Sewer Inspection	10/31/2025	11/30/2025	0.00	6,498.00	
INV-0005035827	East Maple, 10th-17th, Pine St. W of 10th	10/31/2025	11/30/2025	0.00	427.60	
Vendor Number 035684	Vendor Name Tyler Technologies, Inc					Total Vendor Amount 1,335.50
Payment Type EFT	Payment Number 8767					Payment Date 11/28/2025
Payable Number 025-535555	Description Prorated MyGov SaaS Fees 11/1/25-12/31/25	Payable Date 11/19/2025	Due Date 12/19/2025	Discount Amount 0.00	Payable Amount 1,335.50	
Vendor Number 036165	Vendor Name Union Pacific Railroad Company					Total Vendor Amount 5,000.00
Payment Type EFT	Payment Number 8768					Payment Date 11/28/2025
Payable Number 342018723	Description ROW for Underground Storm Water Pipe -Maple Street	Payable Date 08/13/2025	Due Date 09/12/2025	Discount Amount 0.00	Payable Amount 5,000.00	
Vendor Number 036512	Vendor Name US Cellular					Total Vendor Amount 67.13
Payment Type Check	Payment Number 80494					Payment Date 11/28/2025
Payable Number 0768493402	Description Code Enforcement Monthly Charges	Payable Date 10/10/2025	Due Date 11/09/2025	Discount Amount 0.00	Payable Amount 67.13	
Vendor Number 025004	Vendor Name USA Bluebook					Total Vendor Amount 156.38
Payment Type EFT	Payment Number 8769					Payment Date 11/28/2025
Payable Number INV00877083	Description Acetate Buffer Solution	Payable Date 11/05/2025	Due Date 12/05/2025	Discount Amount 0.00	Payable Amount 156.38	
Vendor Number 026090	Vendor Name VLP An Equipmentsshare Company					Total Vendor Amount 2,041.46
Payment Type Check	Payment Number 80495					Payment Date 11/28/2025
Payable Number 6020054-000	Description Bachoe Fix	Payable Date 11/03/2025	Due Date 12/03/2025	Discount Amount 0.00	Payable Amount 2,396.85	
CR-412513	Credit for inv 5649906-000	09/19/2025	10/19/2025	0.00	-355.39	

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Vendor Number	Vendor Name					Total Vendor Amount
034817	Washer Specialties Co					152.28
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8770			11/28/2025	152.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
21030475	Leaded Door Switch	10/30/2025	11/29/2025	0.00	68.72	
21039091	Water Valve/Pan Cover	11/19/2025	12/19/2025	0.00	83.56	

Vendor Number	Vendor Name					Total Vendor Amount
035913	Waters Hardware					2,044.83
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8771			11/28/2025	2,044.83	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6563/P	Cust no 72183 - Refrigerator	09/08/2025	11/26/2025	0.00	855.25	
6846/P	Cust no 72183 - Roach Killer	10/06/2025	11/26/2025	0.00	65.94	
7080/P	Cust no 72177 - Trash Can	10/29/2025	11/28/2025	0.00	69.98	
7154/P	Cust no 72180 - Cable Ties	11/04/2025	12/04/2025	0.00	79.96	
7156/P	Cust no 72180 - Supplies	11/04/2025	12/04/2025	0.00	1.29	
7161/P	Cust no 72177 - Supplies	11/05/2025	12/05/2025	0.00	21.57	
7164/P	Cust no 72180 - Battery	11/05/2025	12/05/2025	0.00	399.98	
7180/P	Cust no 72177 - Supplies	11/06/2025	12/06/2025	0.00	13.96	
7211/P	Cust no 72180 - Supplies	11/10/2025	12/10/2025	0.00	22.48	
7244/P	Cust no 72177 - Supplies	11/12/2025	12/12/2025	0.00	34.97	
7253/P	Cust no 72177 - Parts for Bird B Gone	11/13/2025	12/13/2025	0.00	104.96	
7254/P	Cust no 72177 - Maintenance Supplies	11/13/2025	12/13/2025	0.00	179.73	
7256/P	Cust no 72177 - Scrapper	11/13/2025	12/13/2025	0.00	23.98	
7296/P	Cust no 72180 - Supplies	11/17/2025	12/17/2025	0.00	92.86	
7341/P	Cust no 72177 - Supplies	11/19/2025	12/19/2025	0.00	14.98	
7349/P	Cust no 72177 - Supplies	11/20/2025	12/20/2025	0.00	62.94	

Vendor Number	Vendor Name					Total Vendor Amount
035645	Wildcat Extension Dist #14					31.50
Payment Type	Payment Number				Payment Date	Payment Amount
Check	80496				11/28/2025	31.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
MG-33	Soil Sample	10/21/2025	11/20/2025	0.00	31.50	

Vendor Number	Vendor Name					Total Vendor Amount
038322	Wildlife Control Supplies LLC					121.50
Payment Type	Payment Number				Payment Date	Payment Amount
Check	80497				11/28/2025	121.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SR38818	Bird Bangs	10/03/2025	10/03/2025	0.00	121.50	

Vendor Number	Vendor Name					Total Vendor Amount
034744	Woods Lumber Company					1,486.38
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8773			11/28/2025	1,486.38	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
620172	Misc Plumbing Supplies	10/20/2025	11/26/2025	0.00	400.88	
620459	Shims	10/22/2025	11/26/2025	0.00	31.97	
621470	Supplies	10/31/2025	11/30/2025	0.00	672.00	
621477	Supplies	10/31/2025	11/30/2025	0.00	114.00	
622311	Insulation	11/06/2025	12/06/2025	0.00	24.00	
623119	Supplies	11/13/2025	12/13/2025	0.00	28.58	
623174	Garden Sprayer	11/14/2023	12/14/2023	0.00	25.99	
623499	Silicone	11/17/2025	12/17/2025	0.00	8.99	
623511	Cords for Shop	11/17/2025	12/17/2025	0.00	179.97	

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Vendor Number		Vendor Name		Total Vendor Amount	
038323		Zenner USA, Inc.		339.79	
Payment Type		Payment Number		Payment Date	Payment Amount
Check		80498		11/28/2025	339.79
Payable Number		Description		Payable Date	Due Date
0106409-IN		Meter Reading		10/29/2025	10/29/2025
				Discount Amount	Payable Amount
				0.00	339.79

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	75	24	0.00	54,853.06
General	Voided **Void Check	0	1	0.00	0.00
General	Check	1	1	0.00	67.13
General	Voided **Void Check	0	2	0.00	0.00
General	Voided **Void EFT	0	2	0.00	0.00
General	EFT	90	30	0.00	542,305.41
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	4	3	0.00	945.45
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		170	65	0.00	598,171.05

Fund	Name	Amount
099	Pooled Cash	-598,171.05
Packet Totals:		-598,171.05

APPROPRIATIONS 2025

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

Total: \$577,051.87



Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount			
035778	8th & Main Historic	1,122.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8605	11/04/2025	1,122.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Crozzer		11/04/2025	11/10/2025	0.00	359.00
Nov 2025 Powers		11/04/2025	11/10/2025	0.00	340.00
Nov 2025 Sollenberger		11/04/2025	11/10/2025	0.00	423.00

Vendor Number	Vendor Name	Total Vendor Amount			
002100	A.W.O.L.	3,150.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8606	11/04/2025	3,150.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003963	AWOL CONTRACT	11/04/2025	11/01/2025	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	8607	11/04/2025	265.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Milller		11/04/2025	11/10/2025	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	8608	11/04/2025	324.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Boyd		11/04/2025	11/10/2025	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	8609	11/04/2025	43.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Davis		11/04/2025	11/01/2025	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	8610	11/04/2025	605.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Zimmerman		11/04/2025	11/10/2025	0.00	605.00

Vendor Number	Vendor Name	Total Vendor Amount			
035721	Emert Chubb LLC	3,834.98			
Payment Type	Payment Number	Payment Date	Payment Amount		
EFT	8611	11/04/2025	3,834.98		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003960	MUNICIPAL COURT PROSECUTOR	11/04/2025	11/01/2025	0.00	3,834.98

Payment Register

APPKT01527 - November 2025 1st of the month

Vendor Number	Vendor Name					Total Vendor Amount
033777	Independence Gun Club					121.59
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8612			11/04/2025	121.59	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003955	Monthly Payment	11/04/2025	11/01/2025	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	8613			11/04/2025	1,425.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003959	HISTORICAL MUSEUM SUPPORT	11/04/2025	11/01/2025	0.00	1,425.00	

Vendor Number	Vendor Name					Total Vendor Amount
030108	Independence Housing Authority					3,378.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80403			11/04/2025	3,378.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Nov 2025 Allen		11/04/2025	11/10/2025	0.00	234.00	
Nov 2025 Babcock		11/04/2025	11/10/2025	0.00	418.00	
Nov 2025 Ball		11/04/2025	11/01/2025	0.00	288.00	
Nov 2025 Burns		11/04/2025	11/10/2025	0.00	87.00	
Nov 2025 Durbin		11/04/2025	12/04/2025	0.00	205.00	
Nov 2025 Gatlin		11/04/2025	11/10/2025	0.00	355.00	
Nov 2025 Goodman		11/04/2025	11/10/2025	0.00	230.00	
Nov 2025 Jamison		11/04/2025	11/10/2025	0.00	166.00	
Nov 2025 Leffler		11/04/2025	11/10/2025	0.00	199.00	
Nov 2025 Paulson		11/04/2025	11/10/2025	0.00	133.00	
Nov 2025 Scshell		11/04/2025	11/10/2025	0.00	168.00	
Nov 2025 Sizemore		11/04/2025	11/01/2025	0.00	375.00	
Nov 2025 Troxel		11/04/2025	11/10/2025	0.00	147.00	
Nov 2025 Wood		11/04/2025	12/04/2025	0.00	139.00	
Nov 2025 York		11/04/2025	11/10/2025	0.00	234.00	

Vendor Number	Vendor Name					Total Vendor Amount
011215	Independence Main Street					2,915.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8614			11/04/2025	2,915.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003962	FUNDING FOR INDEP. MAIN STR.	11/04/2025	11/01/2025	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	8615			11/04/2025	2,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003958	ASH ALLOTMENT	11/04/2025	11/10/2025	0.00	2,000.00	

Vendor Number	Vendor Name					Total Vendor Amount
004497	Jeff Chubb - C/O Emert					5,899.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8616			11/04/2025	5,899.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003964	CITY ATTORNEY'S FEES	11/04/2025	11/01/2025	0.00	5,899.50	

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Vendor Number 038129	Vendor Name Jeffrey Wheat					Total Vendor Amount 150.00
Payment Type Check	Payment Number 80404			Payment Date 11/04/2025	Payment Amount 150.00	
Payable Number INV0003961	Description Penn Terrace On - Call	Payable Date 11/04/2025	Due Date 11/10/2025	Discount Amount 0.00	Payable Amount 150.00	
Vendor Number 037363	Vendor Name Joslyn M Kusiak					Total Vendor Amount 3,539.70
Payment Type EFT	Payment Number 8617			Payment Date 11/04/2025	Payment Amount 3,539.70	
Payable Number INV0003957	Description MUNICIPAL COURT JUDGE	Payable Date 11/04/2025	Due Date 11/01/2025	Discount Amount 0.00	Payable Amount 3,539.70	
Vendor Number 032485	Vendor Name Kelly C. Passauer					Total Vendor Amount 107.70
Payment Type EFT	Payment Number 8618			Payment Date 11/04/2025	Payment Amount 107.70	
Payable Number INV0003965	Description KPERS OGLI REIMBURSEMENT	Payable Date 11/04/2025	Due Date 11/01/2025	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 8619			Payment Date 11/04/2025	Payment Amount 259.00	
Payable Number Nov 2025 Clark	Description [REDACTED]	Payable Date 11/04/2025	Due Date 11/04/2025	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 8620			Payment Date 11/04/2025	Payment Amount 836.00	
Payable Number Nov 2025 Johnson	Description [REDACTED]	Payable Date 11/04/2025	Due Date 11/10/2025	Discount Amount 0.00	Payable Amount 284.00	
Payable Number Nov 2025 Kendrex	Description [REDACTED]	Payable Date 11/04/2025	Due Date 11/01/2025	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 8621			Payment Date 11/04/2025	Payment Amount 700.00	
Payable Number INV0003956	Description MONTHLY PAYMENT	Payable Date 11/04/2025	Due Date 11/01/2025	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 8622			Payment Date 11/04/2025	Payment Amount 991.00	
Payable Number Nov 2025 Collins	Description [REDACTED]	Payable Date 11/04/2025	Due Date 12/04/2025	Discount Amount 0.00	Payable Amount 193.00	
Payable Number Nov 2025 Termain	Description [REDACTED]	Payable Date 11/04/2025	Due Date 12/04/2025	Discount Amount 0.00	Payable Amount 798.00	
Vendor Number 034739	Vendor Name Robert Pasternak					Total Vendor Amount 327.00
Payment Type EFT	Payment Number 8623			Payment Date 11/04/2025	Payment Amount 327.00	
Payable Number Nov 2025 Peyton	Description [REDACTED]	Payable Date 11/04/2025	Due Date 12/04/2025	Discount Amount 0.00	Payable Amount 327.00	

Payment Register

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Vendor Number 038195	Vendor Name Rural Housing of Independence, LP	Total Vendor Amount 387.00			
Payment Type EFT	Payment Number 8624	Payment Date 11/04/2025	Payment Amount 387.00		
Payable Number Nov 2025 Valladeres	Description [REDACTED]	Payable Date 11/04/2025	Due Date 12/08/2025	Discount Amount 0.00	Payable Amount 387.00
Vendor Number 038293	Vendor Name Steadfast Properties LLC	Total Vendor Amount 283.00			
Payment Type EFT	Payment Number 8625	Payment Date 11/04/2025	Payment Amount 283.00		
Payable Number Nov 2025 Birde	Description [REDACTED]	Payable Date 11/04/2025	Due Date 12/04/2025	Discount Amount 0.00	Payable Amount 283.00
Vendor Number 038268	Vendor Name Strive Capital Ventures LLC	Total Vendor Amount 399.00			
Payment Type EFT	Payment Number 8626	Payment Date 11/04/2025	Payment Amount 399.00		
Payable Number Nov 2025 Brown	Description [REDACTED]	Payable Date 11/04/2025	Due Date 12/04/2025	Discount Amount 0.00	Payable Amount 399.00
Vendor Number 038099	Vendor Name Ted A. Kuehl	Total Vendor Amount 380.00			
Payment Type EFT	Payment Number 8627	Payment Date 11/04/2025	Payment Amount 380.00		
Payable Number Nov 2025 Pritchett	Description [REDACTED]	Payable Date 11/04/2025	Due Date 11/10/2025	Discount Amount 0.00	Payable Amount 380.00
Vendor Number 037725	Vendor Name Terry Hon	Total Vendor Amount 625.00			
Payment Type EFT	Payment Number 8628	Payment Date 11/04/2025	Payment Amount 625.00		
Payable Number Nov 2025 Raida	Description [REDACTED]	Payable Date 11/04/2025	Due Date 11/10/2025	Discount Amount 0.00	Payable Amount 625.00
Vendor Number 037258	Vendor Name Washington Historic Residences, LLC	Total Vendor Amount 1,001.00			
Payment Type EFT	Payment Number 8629	Payment Date 11/04/2025	Payment Amount 1,001.00		
Payable Number Nov 2025 Auer	Description [REDACTED]	Payable Date 11/04/2025	Due Date 11/10/2025	Discount Amount 0.00	Payable Amount 154.00
Nov 2025 MacRae	[REDACTED]	11/04/2025	11/10/2025	0.00	349.00
Nov 2025 Mavers	[REDACTED]	11/04/2025	11/10/2025	0.00	146.00
November 2025 Merritt	[REDACTED]	11/04/2025	11/10/2025	0.00	352.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	16	2	0.00	3,528.00
General	EFT	32	25	0.00	31,540.97
Packet Totals:		48	27	0.00	35,068.97

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-35,068.97
Packet Totals:		-35,068.97



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	8646			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8658			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8659			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8660			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8661			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8662			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8663			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8664			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8665			11/07/2025	0.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
				0.00	0.00		
**Void EFT	8666			11/07/2025	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			621.75	
Payment Type	Payment Number			Payment Date	Payment Amount
EFT	8630			11/07/2025	621.75
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-91	603 Repair	10/29/2025	11/28/2025	0.00	621.75

Vendor Number	Vendor Name			Total Vendor Amount	
034553	Action Communications			260.00	
Payment Type	Payment Number			Payment Date	Payment Amount
EFT	8631			11/07/2025	260.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
14637	Programming console radio	10/28/2025	11/12/2025	0.00	260.00

Payment Register

APPKT01539 - 11/7/2025 AP

Vendor Number 038075	Vendor Name Affordable Autos, Inc			Total Vendor Amount 326.42	
Payment Type Check	Payment Number 80405			Payment Date 11/07/2025	Payment Amount 326.42
Payable Number INV0004072	Description [REDACTED]	Payable Date 11/07/2025	Due Date 11/07/2025	Discount Amount 0.00	Payable Amount 326.42
Vendor Number 038266	Vendor Name Allied Instrumentation			Total Vendor Amount 1,865.96	
Payment Type EFT	Payment Number 8632			Payment Date 11/07/2025	Payment Amount 1,865.96
Payable Number 548695	Description Turbiwell Repair	Payable Date 10/31/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 1,865.96
Vendor Number 002430	Vendor Name Apco International, Inc.			Total Vendor Amount 391.00	
Payment Type Check	Payment Number 80406			Payment Date 11/07/2025	Payment Amount 391.00
Payable Number 1203564	Description Group membership	Payable Date 10/09/2025	Due Date 11/08/2025	Discount Amount 0.00	Payable Amount 391.00
Vendor Number 038287	Vendor Name Ashcraft Tire & Auto			Total Vendor Amount 30.90	
Payment Type EFT	Payment Number 8633			Payment Date 11/07/2025	Payment Amount 30.90
Payable Number 050934	Description 409 Flat Repair	Payable Date 11/03/2025	Due Date 12/03/2025	Discount Amount 0.00	Payable Amount 30.90
Vendor Number 037126	Vendor Name Autozone, Inc			Total Vendor Amount 232.30	
Payment Type Check	Payment Number 80407			Payment Date 11/07/2025	Payment Amount 232.30
Payable Number 01605613734	Description Battery	Payable Date 10/17/2025	Due Date 11/16/2025	Discount Amount 0.00	Payable Amount 190.99
Payable Number 01605613738	Description Battery Return	Payable Date 10/17/2025	Due Date 11/16/2025	Discount Amount 0.00	Payable Amount -190.99
Payable Number 01605618288	Description Steering wheel cover	Payable Date 10/29/2025	Due Date 11/28/2025	Discount Amount 0.00	Payable Amount 25.21
Payable Number 01605618489	Description Battery and protection	Payable Date 10/30/2025	Due Date 11/29/2025	Discount Amount 0.00	Payable Amount 205.83
Payable Number 01605618495	Description rebate	Payable Date 10/30/2025	Due Date 11/29/2025	Discount Amount 0.00	Payable Amount -22.00
Payable Number 01605618620	Description Batteries	Payable Date 10/30/2025	Due Date 11/29/2025	Discount Amount 0.00	Payable Amount 23.26
Vendor Number 032299	Vendor Name Barta Animal Hospital			Total Vendor Amount 89.50	
Payment Type Check	Payment Number 80408			Payment Date 11/07/2025	Payment Amount 89.50
Payable Number 11/03/2025 City Stmt	Description Acct no 2739 - ACO - Vet Care	Payable Date 11/03/2025	Due Date 12/03/2025	Discount Amount 0.00	Payable Amount 89.50
Vendor Number 038315	Vendor Name Brandon Moore			Total Vendor Amount 47.60	
Payment Type EFT	Payment Number 8634			Payment Date 11/07/2025	Payment Amount 47.60
Payable Number INV0004120	Description Mileage reimbursement - POET	Payable Date 10/30/2025	Due Date 10/30/2025	Discount Amount 0.00	Payable Amount 47.60
Vendor Number 032744	Vendor Name Brenntag Southwest Inc.			Total Vendor Amount 2,185.00	
Payment Type EFT	Payment Number 8635			Payment Date 11/07/2025	Payment Amount 2,185.00
Payable Number BSW658242	Description Chlorine	Payable Date 10/24/2025	Due Date 11/23/2025	Discount Amount 0.00	Payable Amount 2,185.00

Payment Register

APPKT01539 - 11/7/2025 AP

Vendor Number	Vendor Name					Total Vendor Amount
037601	Butler & Associates, P.A.					326.63
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8636	11/07/2025	326.63			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
179762	Ambulance Fees	10/31/2025	11/30/2025	0.00	315.84	
179775	Alias Summons	10/31/2025	11/30/2025	0.00	10.79	
Vendor Number	Vendor Name					Total Vendor Amount
038275	CBE Group, Inc.					232.59
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80409	11/07/2025	232.59			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004073		11/07/2025	11/07/2025	0.00	232.59	
Vendor Number	Vendor Name					Total Vendor Amount
033027	Cintas Corporation					1,150.96
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8637	11/07/2025	1,150.96			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4247887243	Cleaning supplies	10/28/2025	11/27/2025	0.00	131.48	
5299156305	Water/Sewer First Aid Supplies	10/24/2025	11/23/2025	0.00	464.11	
5300201906	Sanitation First Aid	10/30/2025	11/29/2025	0.00	555.37	
Vendor Number	Vendor Name					Total Vendor Amount
033671	Coffeyville Feed & Farm Supply					2,185.75
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8638	11/07/2025	2,185.75			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
942919	diets	10/25/2025	11/24/2025	0.00	1,500.00	
94808	diets	10/31/2025	11/30/2025	0.00	685.75	
Vendor Number	Vendor Name					Total Vendor Amount
034221	Core & Main					4,628.74
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8639	11/07/2025	4,628.74			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
X852640	Brass St. & Male Adapter	10/15/2025	11/14/2025	0.00	122.50	
X869865	Water Meter Imp	10/15/2025	11/14/2025	0.00	1,026.00	
X906071	Copper Setter	10/15/2025	11/14/2025	0.00	3,480.24	
Vendor Number	Vendor Name					Total Vendor Amount
038310	Cypherworx. Inc					450.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80410	11/07/2025	450.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Ralph103025	training	10/30/2025	10/30/2025	0.00	450.00	
Vendor Number	Vendor Name					Total Vendor Amount
035070	D&F Services, LLC					800.00
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8640	11/07/2025	800.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
7472	Chlorine Dioxide System Maintenance Repair	10/29/2025	11/28/2025	0.00	800.00	
Vendor Number	Vendor Name					Total Vendor Amount
037150	Dave Bowman, Ph.D					225.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80411	11/07/2025	225.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004041	Psych screening - C. Ortiz	10/10/2025	11/09/2025	0.00	225.00	

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Vendor Number 037890	Vendor Name Detectachem, Inc.					Total Vendor Amount 218.18
Payment Type EFT	Payment Number 8641			Payment Date 11/07/2025	Payment Amount 218.18	
Payable Number INV20965	Description THC test kits	Payable Date 10/16/2025	Due Date 11/15/2025	Discount Amount 0.00	Payable Amount 218.18	
Vendor Number 037411	Vendor Name Dr. Hailey Mueller					Total Vendor Amount 1,414.35
Payment Type Check	Payment Number 80412			Payment Date 11/07/2025	Payment Amount 1,414.35	
Payable Number 23197	Description vet services	Payable Date 10/29/2025	Due Date 11/28/2025	Discount Amount 0.00	Payable Amount 1,414.35	
Vendor Number 035115	Vendor Name Express Services, Inc.					Total Vendor Amount 19,464.92
Payment Type EFT	Payment Number 8642			Payment Date 11/07/2025	Payment Amount 19,464.92	
Payable Number 33066646	Description Express Employment	Payable Date 10/29/2025	Due Date 11/28/2025	Discount Amount 0.00	Payable Amount 19,464.92	
Vendor Number 037519	Vendor Name Fab Creative Services					Total Vendor Amount 625.00
Payment Type EFT	Payment Number 8643			Payment Date 11/07/2025	Payment Amount 625.00	
Payable Number 11.03.2025	Description Joanne Smith	Payable Date 11/03/2025	Due Date 12/03/2025	Discount Amount 0.00	Payable Amount 625.00	
Vendor Number 032155	Vendor Name Family Support Payment Center					Total Vendor Amount 173.08
Payment Type Check	Payment Number 80413			Payment Date 11/07/2025	Payment Amount 173.08	
Payable Number INV0004071	Description [REDACTED]	Payable Date 11/07/2025	Due Date 11/07/2025	Discount Amount 0.00	Payable Amount 173.08	
Vendor Number 033119	Vendor Name Fastenal Company					Total Vendor Amount 20.85
Payment Type EFT	Payment Number 8644			Payment Date 11/07/2025	Payment Amount 20.85	
Payable Number KSIND69008	Description Ground Wheels	Payable Date 10/23/2025	Due Date 11/22/2025	Discount Amount 0.00	Payable Amount 20.85	
Vendor Number 037139	Vendor Name Fleet Fuels, LLC					Total Vendor Amount 2,673.71
Payment Type EFT	Payment Number 8645			Payment Date 11/07/2025	Payment Amount 2,673.71	
Payable Number CFSI-31174	Description Animal Control Fuel	Payable Date 11/02/2025	Due Date 12/02/2025	Discount Amount 0.00	Payable Amount 67.50	
CFSI-31175	Cemetery Fuel	11/02/2025	12/02/2025	0.00	46.73	
CFSI-31176	Fire/EMS Fuel	11/02/2025	12/02/2025	0.00	734.51	
CFSI-31177	Park Dept. Fuel	11/02/2025	12/02/2025	0.00	43.87	
CFSI-31178	Police Fuel	11/02/2025	12/02/2025	0.00	403.97	
CFSI-31179	Public Safety Director Fuel	11/02/2025	12/02/2025	0.00	34.07	
CFSI-31180	Sewer Treatment Fuel	10/02/2025	11/01/2025	0.00	70.10	
CFSI-31181	Street Fuel	11/02/2025	12/02/2025	0.00	299.78	
CFSI-31182	Water Distribution Fuel	11/02/2025	12/02/2025	0.00	106.50	
CFSI-31183	Water/Sewer Administration Fuel	11/02/2025	12/02/2025	0.00	117.55	
CFSI-31184	Sanitation Fuel	11/02/2025	12/02/2025	0.00	749.13	

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Vendor Number	Vendor Name					Total Vendor Amount
036925	Foley Industries Inc.					460.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8647			11/07/2025	460.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SS240036908	ESC Genset	10/30/2025	11/29/2025	0.00	460.00	
Vendor Number	Vendor Name					Total Vendor Amount
036621	Google, Inc					290.40
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80414			11/07/2025	290.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5393642771	Google Services	10/31/2025	11/30/2025	0.00	290.40	
Vendor Number	Vendor Name					Total Vendor Amount
009330	Grainger					5,850.81
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8648			11/07/2025	5,850.81	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9665338035	Metal Bin Shelving	10/06/2025	11/05/2025	0.00	3,468.18	
9669986896	Boots	10/09/2025	11/08/2025	0.00	35.78	
9684071096	Pallet Jack	10/22/2025	11/21/2025	0.00	820.20	
9689538388	Chair Mat	10/27/2025	11/26/2025	0.00	234.49	
9689650084	Flat Bar Stock Aluminum	10/27/2025	11/26/2025	0.00	977.70	
9694370934	Plastic Conduit	10/30/2025	11/29/2025	0.00	314.46	
Vendor Number	Vendor Name					Total Vendor Amount
032879	Grass Roots Design Group, Inc.					1,485.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80415			11/07/2025	1,485.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1401	2000 No parking signs	10/29/2025	11/28/2025	0.00	1,485.00	
Vendor Number	Vendor Name					Total Vendor Amount
038316	Harold Duby					266.40
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80416			11/07/2025	266.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004122	Security Deposit Refund	10/27/2025	10/27/2025	0.00	266.40	
Vendor Number	Vendor Name					Total Vendor Amount
037488	Healy Law Offices, LLC					262.50
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8649			11/07/2025	262.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
23159	Gateway Fiber	10/31/2025	11/30/2025	0.00	262.50	
Vendor Number	Vendor Name					Total Vendor Amount
036697	HFE Process					947.97
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80417			11/07/2025	947.97	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9888	Seal Kit	09/30/2025	10/30/2025	0.00	947.97	
Vendor Number	Vendor Name					Total Vendor Amount
035980	Huber & Associates					15,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8650			11/07/2025	15,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CW242573	Export of databases	10/14/2025	11/13/2025	0.00	15,000.00	

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Vendor Number	Vendor Name					Total Vendor Amount
010440	Hugo's Industrial Supply					3,315.09
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8651			11/07/2025	3,315.09	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
342823	Cleaning Supplies	10/08/2025	11/07/2025	0.00	233.87	
343345	CLEANING SUPPLIES	10/21/2025	11/20/2025	0.00	397.68	
343387	deposit stamp	10/23/2025	11/22/2025	0.00	37.25	
343502	FILTERS	10/23/2025	11/22/2025	0.00	52.18	
343841	Tape & Calendars	10/31/2025	11/30/2025	0.00	41.91	
343872	WetJet cloths	10/31/2025	11/30/2025	0.00	36.82	
343875	Pens	10/31/2025	11/30/2025	0.00	26.99	
343923	Double sided tape	11/03/2025	12/03/2025	0.00	10.39	
343956	Trash Bags	11/03/2025	12/03/2025	0.00	2,478.00	

Vendor Number	Vendor Name					Total Vendor Amount
011180	Independence Community					5.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	8652				11/07/2025	5.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004046	Charitable Contribution - Employee Direct	11/07/2025	11/07/2025	0.00	5.00	

Vendor Number	Vendor Name					Total Vendor Amount
011200	Independence Daily Reporter					713.40
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8653			11/07/2025	713.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
96032	Ord 4494 Legal Notice	10/02/2025	11/01/2025	0.00	18.96	
96033	Ord 4495 Legal Notice	10/02/2025	11/01/2025	0.00	22.12	
96136	Fire Prevention Ad	10/09/2025	11/08/2025	0.00	30.00	
96220	811 W. Laurel Legal Notice	10/16/2025	11/15/2025	0.00	31.60	
96223	Notice of Hearing Legal Notice	10/21/2025	11/20/2025	0.00	12.64	
96276	Legal Notice - Neewollah	10/17/2025	11/16/2025	0.00	399.00	
96382	Ord 4496 Legal Notice	10/29/2025	11/28/2025	0.00	12.64	
96383	Ord 4497 Legal Notice	10/29/2025	11/28/2025	0.00	15.80	
96385	Budget Legal Notice	10/31/2025	11/30/2025	0.00	170.64	

Vendor Number	Vendor Name					Total Vendor Amount
011211	Independence Fire Fighter					165.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	8654				11/07/2025	165.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004048	Fire Insurance	11/07/2025	11/07/2025	0.00	165.00	

Vendor Number	Vendor Name					Total Vendor Amount
033149	Independence Firemen's Association					220.00
Payment Type	Payment Number				Payment Date	Payment Amount
EFT	8655				11/07/2025	220.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004047	Funding/ Firemen's Association	11/07/2025	11/07/2025	0.00	220.00	

Vendor Number	Vendor Name					Total Vendor Amount
035353	Independence Optimist Club					240.00
Payment Type	Payment Number				Payment Date	Payment Amount
Check	80418				11/07/2025	240.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Q202504	Quarterly dues - D. Stafford	10/15/2025	11/14/2025	0.00	240.00	

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Vendor Number	Vendor Name					Total Vendor Amount
011290	Independence Ready Mix					176.25
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8656			11/07/2025	176.25	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
48639	Concrete	09/08/2025	10/08/2025	0.00	176.25	
Vendor Number	Vendor Name					Total Vendor Amount
037321	Internal Revenue Service					242.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80419			11/07/2025	242.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004054	Tax Levy	11/07/2025	11/07/2025	0.00	242.88	
Vendor Number	Vendor Name					Total Vendor Amount
037483	J & S Enterprises					11,712.75
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8657			11/07/2025	11,712.75	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3836	Mowing Contract	10/22/2025	11/21/2025	0.00	5,574.00	
3837	Mowing Contract	10/22/2025	11/21/2025	0.00	6,138.75	
Vendor Number	Vendor Name					Total Vendor Amount
038312	James Scofield					500.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80420			11/07/2025	500.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004116	Cemetery Plot Refund	10/28/2025	10/28/2025	0.00	500.00	
Vendor Number	Vendor Name					Total Vendor Amount
038314	Jasmine Reeves					60.00
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8667			11/07/2025	60.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004121	Reimbursement - training	10/03/2025	10/03/2025	0.00	60.00	
Vendor Number	Vendor Name					Total Vendor Amount
037366	Joe Smith Company					466.23
Payment Type	Payment Number			Payment Date	Payment Amount	
EFT	8668			11/07/2025	466.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
371600-0419959	concessions	08/25/2025	09/24/2025	0.00	288.30	
373996-0423031	concessions	09/22/2025	10/22/2025	0.00	177.93	
Vendor Number	Vendor Name					Total Vendor Amount
035647	John Deere Financial					1,914.92
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80421			11/07/2025	1,914.92	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1001889483	Service call	09/30/2025	10/30/2025	0.00	1,884.92	
1001914160	Park edger parts	10/14/2025	11/13/2025	0.00	30.00	
Vendor Number	Vendor Name					Total Vendor Amount
038311	Justin Henderson					500.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	80422			11/07/2025	500.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0004117	Cemetery Plot Refund	10/28/2025	10/28/2025	0.00	500.00	

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Vendor Number 032474	Vendor Name Kansas One-Call System, Inc.	Total Vendor Amount 196.84			
Payment Type EFT	Payment Number 8669	Payment Date 11/07/2025	Payment Amount 196.84		
Payable Number 5100322	Description Locates	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 196.84
Vendor Number 032449	Vendor Name Kansas Payment Center	Total Vendor Amount 580.61			
Payment Type Check	Payment Number 80423	Payment Date 11/07/2025	Payment Amount 580.61		
Payable Number INV0004067	Description [REDACTED]	Payable Date 11/07/2025	Due Date 11/07/2025	Discount Amount 0.00	Payable Amount 282.46
INV0004068	[REDACTED]	11/07/2025	11/07/2025	0.00	84.92
INV0004069	[REDACTED]	11/07/2025	11/07/2025	0.00	90.92
INV0004070	[REDACTED]	11/07/2025	11/07/2025	0.00	122.31
Vendor Number 035618	Vendor Name Kansasland Tire Inc Of Hays, Kansas	Total Vendor Amount 4,802.51			
Payment Type EFT	Payment Number 8670	Payment Date 11/07/2025	Payment Amount 4,802.51		
Payable Number 124587	Description Unit 4 tires	Payable Date 09/22/2025	Due Date 10/22/2025	Discount Amount 0.00	Payable Amount 279.08
125710	Stock tires	10/07/2025	11/06/2025	0.00	2,820.09
126957	602 Tires	10/24/2025	11/23/2025	0.00	1,703.34
Vendor Number 035962	Vendor Name KU Public Management Center	Total Vendor Amount 7,800.00			
Payment Type Check	Payment Number 80424	Payment Date 11/07/2025	Payment Amount 7,800.00		
Payable Number CC451F21	Description Certified public manager program	Payable Date 10/06/2025	Due Date 11/05/2025	Discount Amount 0.00	Payable Amount 7,800.00
Vendor Number 033182	Vendor Name Lakeland Office Systems	Total Vendor Amount 176.67			
Payment Type Check	Payment Number 80425	Payment Date 11/07/2025	Payment Amount 176.67		
Payable Number IN680101	Description Mthly Service + overage	Payable Date 10/13/2025	Due Date 11/12/2025	Discount Amount 0.00	Payable Amount 176.67
Vendor Number 037961	Vendor Name Lassen Printing Services	Total Vendor Amount 340.47			
Payment Type Check	Payment Number 80426	Payment Date 11/07/2025	Payment Amount 340.47		
Payable Number 213688	Description Citation books	Payable Date 10/07/2025	Due Date 11/06/2025	Discount Amount 0.00	Payable Amount 340.47
Vendor Number 038313	Vendor Name Marcus Blumer	Total Vendor Amount 20.04			
Payment Type EFT	Payment Number 8671	Payment Date 11/07/2025	Payment Amount 20.04		
Payable Number INV0004119	Description Reimbursement	Payable Date 10/27/2025	Due Date 10/27/2025	Discount Amount 0.00	Payable Amount 20.04
Vendor Number 032556	Vendor Name Midwest Minerals, LLC	Total Vendor Amount 2,179.83			
Payment Type EFT	Payment Number 8672	Payment Date 11/07/2025	Payment Amount 2,179.83		
Payable Number 815359	Description Chips	Payable Date 10/06/2025	Due Date 11/05/2025	Discount Amount 0.00	Payable Amount 2,179.83

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Vendor Number 016030	Vendor Name Montgomery County Dept. of Corrections					Total Vendor Amount 1,650.00
Payment Type Check	Payment Number 80427					Payment Date 11/07/2025
Payable Number INPD 09/25	Description Inmate care	Payable Date 10/06/2025	Due Date 11/05/2025	Discount Amount 0.00	Payable Amount 1,650.00	
Vendor Number 036981	Vendor Name Montgomery County Rwd #2					Total Vendor Amount 48.00
Payment Type EFT	Payment Number 8673					Payment Date 11/07/2025
Payable Number Oct 2025	Description Usage Meter Readings	Payable Date 11/01/2025	Due Date 12/01/2025	Discount Amount 0.00	Payable Amount 48.00	
Vendor Number 035503	Vendor Name National Screening Bureau					Total Vendor Amount 159.20
Payment Type EFT	Payment Number 8674					Payment Date 11/07/2025
Payable Number 2510158	Description HR Background Check	Payable Date 11/03/2025	Due Date 12/03/2025	Discount Amount 0.00	Payable Amount 159.20	
Vendor Number 032873	Vendor Name Northern Safety Co., Inc.					Total Vendor Amount 496.72
Payment Type EFT	Payment Number 8675					Payment Date 11/07/2025
Payable Number 907187877	Description Ratchet	Payable Date 10/10/2025	Due Date 11/09/2025	Discount Amount 0.00	Payable Amount 496.72	
Vendor Number 018120	Vendor Name O'Reilly Auto Parts					Total Vendor Amount 298.42
Payment Type Check	Payment Number 80428					Payment Date 11/07/2025
Payable Number 0154-279898	Description Antifreeze	Payable Date 10/24/2025	Due Date 11/23/2025	Discount Amount 0.00	Payable Amount 158.22	
Payable Number 0154-280302	Description Light & Splice	Payable Date 10/27/2025	Due Date 11/26/2025	Discount Amount 0.00	Payable Amount 87.06	
Payable Number 0154-280308	Description Light & Adapter	Payable Date 10/27/2025	Due Date 11/26/2025	Discount Amount 0.00	Payable Amount 37.46	
Payable Number 0154-281172	Description Wire Tie	Payable Date 11/01/2025	Due Date 12/01/2025	Discount Amount 0.00	Payable Amount 15.68	
Vendor Number 038152	Vendor Name Pappas Hayden Westberg & Jackson PC					Total Vendor Amount 498.79
Payment Type Check	Payment Number 80429					Payment Date 11/07/2025
Payable Number INV0004074	Description [REDACTED]	Payable Date 11/07/2025	Due Date 11/07/2025	Discount Amount 0.00	Payable Amount 498.79	
Vendor Number 036591	Vendor Name Premier Truck Group Of Tulsa					Total Vendor Amount 1,374.21
Payment Type Check	Payment Number 80430					Payment Date 11/07/2025
Payable Number 12587610	Description 503 Repair	Payable Date 10/29/2025	Due Date 11/28/2025	Discount Amount 0.00	Payable Amount 1,374.21	
Vendor Number 032947	Vendor Name Quality Wrecker Service					Total Vendor Amount 200.00
Payment Type Check	Payment Number 80431					Payment Date 11/07/2025
Payable Number INV0004040	Description Tow for car impounded for case	Payable Date 09/28/2025	Due Date 10/28/2025	Discount Amount 0.00	Payable Amount 200.00	

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Vendor Number 037404	Vendor Name Red Tiger Tire & Auto Inc.			Total Vendor Amount 63.70	
Payment Type EFT	Payment Number 8676			Payment Date 11/07/2025	Payment Amount 63.70
Payable Number 11776	Description Headlight	Payable Date 10/09/2025	Due Date 11/08/2025	Discount Amount 0.00	Payable Amount 63.70
Vendor Number 021300	Vendor Name Resource Recovery Div 4392			Total Vendor Amount 15,174.85	
Payment Type EFT	Payment Number 8677			Payment Date 11/07/2025	Payment Amount 15,174.85
Payable Number 4392-000009207	Description Landfill	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 15,174.85
Vendor Number 037888	Vendor Name Rincks Dwood Plumbing			Total Vendor Amount 397.00	
Payment Type EFT	Payment Number 8678			Payment Date 11/07/2025	Payment Amount 397.00
Payable Number 4342	Description Plumbing Repair	Payable Date 10/25/2025	Due Date 11/24/2025	Discount Amount 0.00	Payable Amount 397.00
Vendor Number 036137	Vendor Name Romans Outdoor Power			Total Vendor Amount 2,326.42	
Payment Type EFT	Payment Number 8679			Payment Date 11/07/2025	Payment Amount 2,326.42
Payable Number 100-1007129	Description Tire for gator	Payable Date 10/23/2025	Due Date 11/22/2025	Discount Amount 0.00	Payable Amount 239.38
Payable Number 100-103150	Description Tractor 1000 hour service	Payable Date 10/28/2025	Due Date 11/27/2025	Discount Amount 0.00	Payable Amount 2,087.04
Vendor Number 038103	Vendor Name Royal Refuse Recycling			Total Vendor Amount 4,381.10	
Payment Type Check	Payment Number 80432			Payment Date 11/07/2025	Payment Amount 4,381.10
Payable Number 00091517	Description Tire Removal	Payable Date 11/03/2025	Due Date 12/03/2025	Discount Amount 0.00	Payable Amount 4,381.10
Vendor Number 022110	Vendor Name Sayers Ace Hardware Inc.			Total Vendor Amount 117.14	
Payment Type Check	Payment Number 80433			Payment Date 11/07/2025	Payment Amount 117.14
Payable Number K97507	Description Cleaning Supplies	Payable Date 10/20/2025	Due Date 11/19/2025	Discount Amount 0.00	Payable Amount 85.49
Payable Number K97523	Description twist ties and staples for neewollah	Payable Date 10/20/2025	Due Date 11/19/2025	Discount Amount 0.00	Payable Amount 27.16
Payable Number K97827	Description BATHROOM SHELF	Payable Date 10/30/2025	Due Date 11/29/2025	Discount Amount 0.00	Payable Amount 4.49
Vendor Number 036694	Vendor Name Schulte Supply			Total Vendor Amount 1,438.17	
Payment Type EFT	Payment Number 8680			Payment Date 11/07/2025	Payment Amount 1,438.17
Payable Number S1235126.001	Description Powergrip Chain	Payable Date 10/01/2025	Due Date 10/31/2025	Discount Amount 0.00	Payable Amount 1,438.17
Vendor Number 036202	Vendor Name Security 1st Title LLC			Total Vendor Amount 1,170.00	
Payment Type Check	Payment Number 80434			Payment Date 11/07/2025	Payment Amount 1,170.00
Payable Number 3159903	Description 805 W. Sycamore	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 195.00
Payable Number 3159953	Description O&E 705 Washington	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 195.00
Payable Number 3159961	Description O&E 707 W Cottonwood	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 195.00
Payable Number 3159962	Description 212 W. Laurel	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 195.00
Payable Number 3159964	Description O&E Report	Payable Date 10/31/2025	Due Date 11/30/2025	Discount Amount 0.00	Payable Amount 195.00

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3159969	O&E 814 W CHESTNUT	10/31/2025	11/30/2025	0.00	195.00		
Vendor Number	Vendor Name				Total Vendor Amount		
032898	Stericycle, Inc.				100.23		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8681			11/07/2025	100.23		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
8012291082	IPD Shredding services	11/18/2025	12/18/2025	0.00	100.23		
Vendor Number	Vendor Name				Total Vendor Amount		
024137	The Car Shop, Inc.				929.15		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8682			11/07/2025	929.15		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
17530	402 Repair	10/24/2025	11/23/2025	0.00	929.15		
Vendor Number	Vendor Name				Total Vendor Amount		
032956	TLC Nursery & Outdoor Living				250.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8683			11/07/2025	250.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
11607	Sprinkler - Winter	10/30/2025	11/29/2025	0.00	125.00		
11635	Sprinkler System winter	10/30/2025	11/29/2025	0.00	125.00		
Vendor Number	Vendor Name				Total Vendor Amount		
036512	US Cellular				579.64		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80435			11/07/2025	579.64		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
0761809177	Park- Zoo- Cemetery radios	10/10/2025	11/09/2025	0.00	579.64		
Vendor Number	Vendor Name				Total Vendor Amount		
033317	Walmart Com - Ap				97.11		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80436			11/07/2025	97.11		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1665149102	Walmart credit card receipt	09/24/2025	11/07/2025	0.00	97.11		
Vendor Number	Vendor Name				Total Vendor Amount		
035913	Waters Hardware				320.59		
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8684			11/07/2025	320.59		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
6873/P	Cust no 72177 - Green Trash Cans	10/08/2025	11/07/2025	0.00	71.98		
6946/P	Cust no 72177 - Bolts & Screws	10/15/2025	11/14/2025	0.00	23.16		
6951/P	Cust no 72177 - Deck Screws	10/15/2025	11/14/2025	0.00	49.99		
7009/P	Cust no 72177 - Pipe & Couplings	10/22/2025	11/21/2025	0.00	82.95		
7010/P	Cust no 72177 - Elbow & Sand Cloth	10/22/2025	11/21/2025	0.00	16.98		
7016/P	Cust no 72177 - Nipples	10/23/2025	11/22/2025	0.00	42.05		
7040/P	Cust no 72177 - Adapter	10/27/2025	11/26/2025	0.00	25.99		
7088/P	Batteries	10/30/2025	11/29/2025	0.00	7.49		
Vendor Number	Vendor Name				Total Vendor Amount		
038276	Wilson County Hospital				403.45		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80437			11/07/2025	403.45		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV0004075		11/07/2025	11/07/2025	0.00	403.45		

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Vendor Number	Vendor Name						Total Vendor Amount
034744	Woods Lumber Company						910.77
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8685			11/07/2025	910.77		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
618712	Lock Entry	10/07/2025	11/06/2025	0.00	25.99		
619622	KD	10/15/2025	11/14/2025	0.00	508.90		
620503	CDX YP	10/22/2025	11/21/2025	0.00	19.95		
620827	Netting & Blade	10/27/2025	11/26/2025	0.00	3.00		
620844	Self Drill	10/27/2025	11/26/2025	0.00	42.99		
620932	Rebar Wire	10/27/2025	11/26/2025	0.00	9.99		
621004	LED light	10/28/2025	11/27/2025	0.00	95.98		
621098	exhibit repair	10/28/2025	11/27/2025	0.00	119.88		
621884	Tortoise sand	11/04/2025	12/04/2025	0.00	96.00		
622145	Water pipe	11/05/2025	12/05/2025	0.00	8.08		
A96372	Netting	10/27/2025	11/26/2025	0.00	-19.99		

Vendor Number	Vendor Name						Total Vendor Amount
037953	Worksteps, Inc						225.00
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80438			11/07/2025	225.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
WSC-13621	Poet Hiring	09/30/2025	10/30/2025	0.00	225.00		

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	53	34	0.00	29,814.42
General	EFT	5	5	0.00	15,644.29
General	Voided **Void EFT	0	6	0.00	0.00
General	EFT	1	1	0.00	19,464.92
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	18	6	0.00	14,986.09
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	68	24	0.00	31,174.39
General	Voided **Void EFT	0	1	0.00	0.00
General	EFT	14	10	0.00	24,057.31
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		159	90	0.00	135,141.42

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-135,141.42
Packet Totals:		-135,141.42



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	
032299	Barta Animal Hospital	2,119.78	
Payment Type	Payment Number	Payment Date	Payment Amount
Check	80439	11/07/2025	2,119.78
Payable Number	Description	Payable Date	Due Date
11/03/2025 Zoo Stmt	Account no 3645 veterinary care	11/03/2025	12/03/2025
		Discount Amount	Payable Amount
		0.00	2,119.78

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	1	1	0.00	2,119.78
Packet Totals:		1	1	0.00	2,119.78

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-2,119.78
Packet Totals:		-2,119.78



Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount
	Void	0.00
Payment Type	Payment Number	Payment Date
**Void EFT	8694	11/14/2025
Payable Number	Description	Payable Amount
		0.00
Payable Date	Due Date	Discount Amount
		0.00

Vendor Number	Vendor Name	Total Vendor Amount
019370	Airgas USA LLC	484.37
Payment Type	Payment Number	Payment Date
EFT	8686	11/14/2025
Payable Number	Description	Payable Amount
9166244057	Medical Oxygen	484.37
Payable Date	Due Date	Discount Amount
10/29/2025	11/28/2025	0.00

Vendor Number	Vendor Name	Total Vendor Amount
037733	Allied USA Medical Waste	100.00
Payment Type	Payment Number	Payment Date
EFT	8687	11/14/2025
Payable Number	Description	Payable Amount
364958A	Medical Waste	50.00
367444A	Medical Waste	50.00
Payable Date	Due Date	Discount Amount
09/30/2025	10/30/2025	0.00
10/31/2025	11/30/2025	0.00

Vendor Number	Vendor Name	Total Vendor Amount
036926	AT&T Long Distance	27.35
Payment Type	Payment Number	Payment Date
Check	80440	10/14/2025
Payable Number	Description	Payable Amount
861850574 Nov 2025	AT&T Long Distance Acct #861850574	27.35
Payable Date	Due Date	Discount Amount
11/01/2025	12/01/2025	0.00

Vendor Number	Vendor Name	Total Vendor Amount
037975	Benefit Technology Resources, LLC	200.00
Payment Type	Payment Number	Payment Date
EFT	8688	11/14/2025
Payable Number	Description	Payable Amount
40504	Employee Navigator Monthly Fees	200.00
Payable Date	Due Date	Discount Amount
11/11/2025	12/11/2025	0.00

Vendor Number	Vendor Name	Total Vendor Amount
037736	Conference Technologies, Inc.	2,766.00
Payment Type	Payment Number	Payment Date
EFT	8689	11/14/2025
Payable Number	Description	Payable Amount
P-INV038452	Court/Commission Room Electronics- Tax Exempt	2,766.00
Payable Date	Due Date	Discount Amount
11/07/2025	12/07/2025	0.00

Vendor Number	Vendor Name	Total Vendor Amount
033174	Crossland Construction Co	84,130.27
Payment Type	Payment Number	Payment Date
EFT	8690	11/14/2025
Payable Number	Description	Payable Amount
CPSC Phase 2 Application 8	CPSC Phase 2 Construction	84,130.27
Payable Date	Due Date	Discount Amount
10/31/2025	11/30/2025	0.00

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Vendor Number	Vendor Name					Total Vendor Amount	
006140	Daves, Inc.					1,916.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80441					10/14/2025	1,916.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
066683	Damage from Accident	11/12/2025	12/12/2025	0.00	1,916.00		
Vendor Number	Vendor Name					Total Vendor Amount	
034686	Emergency Apparatus Maintenance, Inc.					1,546.19	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	80442					10/14/2025	1,546.19
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
137931	Engine 1 Pump Governor	10/28/2025	11/27/2025	0.00	1,546.19		
Vendor Number	Vendor Name					Total Vendor Amount	
035721	Emert Chubb LLC					360.00	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8691					11/14/2025	360.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
11756	Record agreements & O&E Report	11/01/2025	12/01/2025	0.00	360.00		
Vendor Number	Vendor Name					Total Vendor Amount	
035115	Express Services, Inc.					16,192.20	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8692					11/14/2025	16,192.20
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
33096210	Express Employment	11/05/2025	12/05/2025	0.00	16,192.20		
Vendor Number	Vendor Name					Total Vendor Amount	
037139	Fleet Fuels, LLC					3,629.04	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8693					11/14/2025	3,629.04
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
CFSI-32106	Animal Control Fuel	11/09/2025	12/09/2025	0.00	30.05		
CFSI-32107	Cemetery Fuel	11/09/2025	12/09/2025	0.00	52.13		
CFSI-32108	Fire/EMS Fuel	11/09/2025	12/09/2025	0.00	871.26		
CFSI-32110	Park Dept. Fuel	11/09/2025	12/09/2025	0.00	77.79		
CFSI-32111	Police Fuel	11/09/2025	12/09/2025	0.00	430.63		
CFSI-32112	Sewer Collection Fuel	11/09/2025	12/09/2025	0.00	137.80		
CFSI-32113	Sewer Treatment Fuel	11/09/2025	12/09/2025	0.00	26.97		
CFSI-32114	Street Fuel	11/09/2025	12/09/2025	0.00	428.43		
CFSI-32115	City Van	11/09/2025	12/09/2025	0.00	20.45		
CFSI-32116	Water Distribution Fuel	11/09/2025	12/09/2025	0.00	218.89		
CFSI-32117	Water/Sewer Administration Fuel	11/09/2025	12/09/2025	0.00	328.99		
CFSI-32118	Water Treatment Fuel	11/09/2025	12/09/2025	0.00	37.74		
CFSI-32119	Sanitation Fuel	11/09/2025	12/09/2025	0.00	967.91		
Vendor Number	Vendor Name					Total Vendor Amount	
010440	Hugo's Industrial Supply					17,920.08	
Payment Type	Payment Number					Payment Date	Payment Amount
EFT	8695					11/14/2025	17,920.08
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
340591	Rags	08/22/2025	09/21/2025	0.00	128.82		
341004	Copy paper	09/02/2025	10/02/2025	0.00	53.97		
342275	Trash cans	10/17/2025	11/16/2025	0.00	17,586.66		
343515	Envelopes	11/05/2025	12/05/2025	0.00	150.63		

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Vendor Number	Vendor Name						Total Vendor Amount	
036883	Labette Health						243.03	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8696						11/14/2025	243.03
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
69	Medications	10/20/2025	11/19/2025	0.00	101.03			
9	B. Moore physical	11/05/2025	12/05/2025	0.00	142.00			
Vendor Number	Vendor Name						Total Vendor Amount	
036790	Life-Assist, Inc						3,241.62	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8697						11/14/2025	3,241.62
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
1644755	ET TUBes, Iodine Swabs, IV Caths, IV Extension Set	10/07/2025	11/06/2025	0.00	1,001.90			
1645183	18 g Draw Needles, Adult Neb Masks	10/08/2025	11/07/2025	0.00	216.63			
1645184	People Mover Tarps, D-10 250ml Bags	10/08/2025	11/07/2025	0.00	109.64			
1646145	Cot Sheets,	10/10/2025	11/09/2025	0.00	129.50			
1648634	Cot Supplies, S/L EMS Gloves. Tourniquets	10/20/2025	11/19/2025	0.00	583.94			
2005303	EKG Electrodes, Adult Non Rebreather Masks	10/24/2025	11/23/2025	0.00	347.50			
2008575	ET Tubes, Sharps Containers, Medium EMS Gloves	10/30/2025	11/29/2025	0.00	170.40			
2009751	Gloves, Ped Masks, SPo2 Sensors	11/03/2025	12/03/2025	0.00	221.80			
2012291	ET Tubes, Veni Guards, ETCO2, Cot Sheets	11/06/2025	12/06/2025	0.00	460.31			
Vendor Number	Vendor Name						Total Vendor Amount	
035478	Lochner, H.W. Inc.						6,303.04	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8698						11/14/2025	6,303.04
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
CO0121584-CO5	Rehabilitate Nornern Portion of Rwy 17-35	11/10/2025	12/10/2025	0.00	6,303.04			
Vendor Number	Vendor Name						Total Vendor Amount	
038047	Myers Automatic Fire Protection LLC						875.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80443						10/14/2025	875.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
9071	Annual FD Sprinkler Inspection and Test	10/29/2025	11/28/2025	0.00	875.00			
Vendor Number	Vendor Name						Total Vendor Amount	
035799	Omni Billing						6,750.99	
Payment Type	Payment Number						Payment Date	Payment Amount
EFT	8699						11/14/2025	6,750.99
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
1031025	EMS Billing	11/03/2025	12/03/2025	0.00	6,750.99			
Vendor Number	Vendor Name						Total Vendor Amount	
018120	O'Reilly Auto Parts						8.48	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80444						10/14/2025	8.48
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
0154-282016	Medic 5 Lug Nut	11/06/2025	12/06/2025	0.00	8.48			
Vendor Number	Vendor Name						Total Vendor Amount	
033732	Quest Diagnostics						115.30	
Payment Type	Payment Number						Payment Date	Payment Amount
Check	80445						10/14/2025	115.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
9218055391	Hiring	10/28/2025	11/27/2025	0.00	115.30			

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Vendor Number	Vendor Name						Total Vendor Amount
037404	Red Tiger Tire & Auto Inc.						3,051.00
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8700			11/14/2025	3,051.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
11655	Tires/Repair of Brown Chevy Snow Plow Truck	10/07/2025	11/06/2025	0.00	1,538.90		
11871	Medic 5 Rotors and Brakes	10/28/2025	11/27/2025	0.00	1,282.10		
11897	Medic 2 Oil Change	10/30/2025	11/29/2025	0.00	65.00		
11898	Medic 3 Oil Change	11/07/2025	12/07/2025	0.00	95.00		
11899	Medic 1 Oil Change	11/05/2025	12/05/2025	0.00	70.00		
Vendor Number	Vendor Name					Total Vendor Amount	
036748	RLI Surety					100.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80446			10/14/2025	100.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1329693 2025	LSM1329693 - Hayse	11/07/2025	12/07/2025	0.00	100.00		
Vendor Number	Vendor Name					Total Vendor Amount	
038083	Scott Haupt					250.33	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8701			11/14/2025	250.33		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
11032025	Assistance for Neewollah 2025	11/03/2025	12/03/2025	0.00	250.33		
Vendor Number	Vendor Name					Total Vendor Amount	
036202	Security 1st Title LLC					1,170.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	80447			10/14/2025	1,170.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
3159934	1300 W. Myrtle	11/10/2025	12/10/2025	0.00	195.00		
3159943	521 N. 24th	11/10/2025	12/10/2025	0.00	195.00		
3159947	700 N. 12th	11/07/2025	12/07/2025	0.00	195.00		
3159952	721 Washington	11/10/2025	12/10/2025	0.00	195.00		
3159954	1116 W. Main	11/07/2025	12/07/2025	0.00	195.00		
3162621	300 Westminster	11/07/2025	12/07/2025	0.00	195.00		
Vendor Number	Vendor Name					Total Vendor Amount	
022400	Sherwin Williams					194.75	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8702			11/14/2025	194.75		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4177-8 2025	Paint	07/26/2025	08/25/2025	0.00	194.75		
Vendor Number	Vendor Name					Total Vendor Amount	
035684	Tyler Technologies, Inc					13,811.77	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8703			11/14/2025	13,811.77		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
025-521329	Customer Relationship Mgmt Implementation Fees	07/23/2025	08/22/2025	0.00	13,520.10		
130-160624	Tyler's CAD interface with Enterpol RMS	10/29/2025	11/28/2025	0.00	291.67		
Vendor Number	Vendor Name					Total Vendor Amount	
035459	USD # 446					237,961.30	
Payment Type	Payment Number			Payment Date	Payment Amount		
EFT	8704			11/14/2025	237,961.30		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
October 2025	Sales tax	11/12/2025	12/12/2025	0.00	237,961.30		

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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	80448	10/14/2025	1,143.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
434097	Janitorial Services	11/07/2025	12/07/2025	0.00	1,143.00	
Vendor Number	Vendor Name					Total Vendor Amount
034744	Woods Lumber Company					5.59
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT	8705	11/14/2025	5.59			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
622375	Ceiling tile water leak	11/07/2025	12/07/2025	0.00	5.59	
Vendor Number	Vendor Name					Total Vendor Amount
037953	Worksteps, Inc					225.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	80449	10/14/2025	225.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
WSC-13839	Hiring Testing	10/31/2025	11/30/2025	0.00	225.00	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Check	15	10	0.00	7,126.32
General	EFT	49	19	0.00	397,595.38
General	Voided **Void EFT	0	1	0.00	0.00
Packet Totals:		64	30	0.00	404,721.70

Fund	Name	Amount
099	Pooled Cash	-404,721.70
Packet Totals:		-404,721.70

NOVEMBER 2025 DRAFT

\$ 310,729.45



City of Independence

Vendor History Report

By Vendor Name

Posting Date Range -

Payment Date Range 11/30/2025 - 11/30/2025

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								51,649.00	142.87	130.03	0.00	51,921.90	51,921.90
#1135-5656	EMD-Q			11/30/2025		DFT0005306	11/30/2025	655.00	0.00	0.00	0.00	655.00	655.00
	EMD-Q	0.00	0.00	655.00	008-020-60220		Software Subscriptions	655.00					
#1766-6961	EMD			11/30/2025		DFT0005305	11/30/2025	425.00	0.00	0.00	0.00	425.00	425.00
	EMD	0.00	0.00	425.00	008-020-60220		Software Subscriptions	425.00					
#9qAR	Dicky's - meeting			11/30/2025		DFT0005193	11/30/2025	24.48	0.00	1.98	0.00	26.46	26.46
	Dicky's - meeting	1.00	24.48	26.46	001-021-70050		Meetings	26.46					
#nNrf	Dicky's - meeting			11/30/2025		DFT0005192	11/30/2025	22.98	0.00	1.86	0.00	24.84	24.84
	Dicky's - meeting	1.00	22.98	24.84	001-021-70050		Meetings	24.84					
#rHb5	Neewollah meeting meal at Dickies			11/30/2025		DFT0005202	11/30/2025	33.21	0.00	2.69	0.00	35.90	35.90
	Neewollah meeting me:	1.00	33.21	35.90	001-021-70050		Meetings	35.90					
0007	Food			11/30/2025		DFT0005297	11/30/2025	76.08	0.00	0.00	0.00	76.08	76.08
	Food	1.00	76.08	76.08	033-064-70000		Other Operational Supplies	76.08					
001026-011	Teleflex - Med Supplies			11/30/2025		DFT0005233	11/30/2025	1,330.00	0.00	0.00	0.00	1,330.00	1,330.00
	IO Needles	1.00	1,330.00	1,330.00	001-026-70081		Medical Supplies	1,330.00					
0102549-IN	Runway Lights			11/30/2025		DFT0005068	11/30/2025	417.54	0.00	0.00	0.00	417.54	417.54
	Runway Lights	1.00	417.54	417.54	031-066-70220		Grounds Repair & Maintenance Sup	417.54					
0102577-IN	Runway Light			11/30/2025		DFT0005067	11/30/2025	308.00	0.00	0.00	0.00	308.00	308.00
	Runway Light	1.00	308.00	308.00	031-066-70220		Grounds Repair & Maintenance Sup	308.00					
0154-277106	Wiper blades & motor oil			11/30/2025		DFT0005119	11/30/2025	58.47	0.00	0.00	0.00	58.47	58.47
	Wiper blades & motor o	1.00	58.47	58.47	001-041-70240		Vehicle Repair & Maintenance Supj	58.47					
0154-279709	M2 Wheel Covers, M4 headlight			11/30/2025		DFT0005079	11/30/2025	89.05	0.00	0.00	0.00	89.05	89.05
	M2 Wheel Covers, M4 h	1.00	89.05	89.05	001-026-70240		Vehicle Repair & Maintenance Supj	89.05					
0154-280722	Oil & filters			11/30/2025		DFT0005097	11/30/2025	195.09	0.00	0.00	0.00	195.09	195.09
	Oil & filters	1.00	195.09	195.09	001-043-70230		Equipment Repair & Maintenance !	147.54					
					001-043-70240		Vehicle Repair & Maintenance Supj	47.55					
01605614801	Battery			11/30/2025		DFT0005148	11/30/2025	366.10	0.00	0.00	0.00	366.10	366.10
	Battery	1.00	366.10	366.10	001-041-70240		Vehicle Repair & Maintenance Supj	366.10					
01605614827	battery core refund			11/30/2025		DFT0005102	11/30/2025	-44.00	0.00	0.00	0.00	-44.00	-44.00
	battery core refund	-1.00	44.00	-44.00	001-041-70240		Vehicle Repair & Maintenance Supj	-44.00					
04061	diets and other operational			11/30/2025		DFT0005261	11/30/2025	64.33	0.00	0.00	0.00	64.33	64.33

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						
diets and other operatic	1.00	64.33	64.33	001-042-70000	Other Operational Supplies	37.04						
				001-042-70083	Animal Food	27.29						
07031583120398461186	AA Batteries		11/30/2025	DFT0005074	11/30/2025	17.87	0.00	0.00	0.00	0.00	17.87	17.87
AA Batteries	1.00	17.87	17.87	001-026-70230	Equipment Repair & Maintenance	17.87						
07696592648406910655	Supplies		11/30/2025	DFT0005064	11/30/2025	28.62	0.00	0.00	0.00	0.00	28.62	28.62
Supplies	1.00	28.62	28.62	031-066-70100	Other Small Tools & Equipment	28.62						
093321867112396468166	concessions		11/30/2025	DFT0005129	11/30/2025	108.88	0.00	0.00	0.00	0.00	108.88	108.88
concessions	1.00	108.88	108.88	001-042-70082	Concessions	108.88						
1001909074	Parts		11/30/2025	DFT0005238	11/30/2025	317.56	0.00	0.00	0.00	0.00	317.56	317.56
Parts	1.00	317.56	317.56	037-067-70240	Vehicle Repair & Maintenance Supl	317.56						
1001921080	Backback Blower		11/30/2025	DFT0005240	11/30/2025	699.99	0.00	0.00	0.00	0.00	699.99	699.99
Backback Blower	1.00	699.99	699.99	001-033-70100	Other Small Tools & Equipment	699.99						
1001926558	saw and oil		11/30/2025	DFT0005098	11/30/2025	424.99	0.00	0.00	0.00	0.00	424.99	424.99
saw and oil	1.00	424.99	424.99	001-043-70100	Other Small Tools & Equipment	379.99						
				001-043-70240	Vehicle Repair & Maintenance Supl	45.00						
101636	Gas for training		11/30/2025	DFT0005194	11/30/2025	41.00	0.00	0.00	0.00	0.00	41.00	41.00
Gas for training	15.48	2.65	41.00	001-021-70040	Gasoline	41.00						
10320174044159668048	consessions		11/30/2025	DFT0005253	11/30/2025	40.96	0.00	0.00	0.00	0.00	40.96	40.96
concesions	1.00	40.96	40.96	001-042-70082	Concessions	40.96						
103637	zoolloween		11/30/2025	DFT0005264	11/30/2025	85.05	0.00	0.00	0.00	0.00	85.05	85.05
zoolloween	1.00	85.05	85.05	040-041-80000	Other Capital Outlay	85.05						
110	membership for Rabbi for the Police Chapl		11/30/2025	DFT0005213	11/30/2025	150.00	0.00	0.00	0.00	0.00	150.00	150.00
membership for Rabbi f	0.00	0.00	150.00	001-021-60760	Training	150.00						
1104158426215761499	diets		11/30/2025	DFT0005258	11/30/2025	48.17	0.00	0.00	0.00	0.00	48.17	48.17
diets	1.00	48.17	48.17	001-042-70083	Animal Food	48.17						
111-1034237-2093027	Fan		11/30/2025	DFT0005166	11/30/2025	66.67	0.00	0.00	0.00	0.00	66.67	66.67
Fan	1.00	66.67	66.67	033-063-70010	Office Supplies	66.67						
111-3149693-6559444	Boots		11/30/2025	DFT0005292	11/30/2025	175.19	0.00	0.00	0.00	0.00	175.19	175.19
Boots - Kayla	1.00	175.19	175.19	001-027-70060	Uniforms	175.19						
111-4242223-3162645	Sign		11/30/2025	DFT0005161	11/30/2025	15.63	0.00	0.00	0.00	0.00	15.63	15.63
Sign	1.00	15.63	15.63	033-062-70000	Other Operational Supplies	15.63						
111-5406834-2989042	Amazon - Phones		11/30/2025	DFT0005182	11/30/2025	222.60	0.00	0.00	0.00	0.00	222.60	222.60
Phone	3.00	74.20	222.60	001-009-70100	Other Small Tools & Equipment	222.60						
111-5750413-5681832	Frames		11/30/2025	DFT0005164	11/30/2025	34.88	0.00	0.00	0.00	0.00	34.88	34.88
Frames	1.00	34.88	34.88	033-063-70010	Office Supplies	34.88						
111-6445888-8470621-1	Wire Connectors		11/30/2025	DFT0005168	11/30/2025	121.55	0.00	0.00	0.00	0.00	121.55	121.55
Wire Connectors	1.00	121.55	121.55	033-062-70111	Meters	121.55						

Vendor History Report

Posting Date Range -

Payable Number	Description	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description	Units		Amount	Account Number	Account Name		Dist Amount					
111-7075374-9623463	Amazon - I.T.		11/30/2025		DFT0005181	11/30/2025	120.00	0.00	0.00	0.00	120.00	120.00
I.T. Docking Station	1.00	120.00	120.00	001-001-70010	Office Supplies		120.00					
112-0287470-7560239	concession cups		11/30/2025		DFT0005114	11/30/2025	39.99	0.00	0.00	0.00	39.99	39.99
concession cups	1.00	39.99	39.99	001-042-70082	Concessions		39.99					
112-7655001-7028201	Mirror set		11/30/2025		DFT0005120	11/30/2025	72.10	0.00	0.00	0.00	72.10	72.10
Mirror set	1.00	72.10	72.10	001-042-70240	Vehilcle Repair & Maintenance Sup		72.10					
11286	flower beds		11/30/2025		DFT0005104	11/30/2025	575.77	0.00	0.00	0.00	575.77	575.77
flower beds	1.00	575.77	575.77	001-004-70220	Grounds Repair & Maintenance Suj		575.77					
112-9401162-4106650	concession cups		11/30/2025		DFT0005126	11/30/2025	103.39	0.00	0.00	0.00	103.39	103.39
concessions cups	1.00	103.39	103.39	001-042-70082	Concessions		103.39					
113-1658017-7686619	Baseball Chalker		11/30/2025		DFT0005237	11/30/2025	276.98	0.00	0.00	0.00	276.98	276.98
Baseball Chalker	1.00	276.98	276.98	001-033-70087	Pavement Striping		276.98					
113-3511924-8578616	Whirlpool Door Seal		11/30/2025		DFT0005179	11/30/2025	89.26	0.00	0.00	0.00	89.26	89.26
Fridge Door Seal	1.00	89.26	89.26	984-070-70230	Equipment Repair & Maintenance !		89.26					
113-3581822-7918611	Salt Spreader		11/30/2025		DFT0005239	11/30/2025	449.95	0.00	0.00	0.00	449.95	449.95
Salt Spreader	1.00	449.95	449.95	001-033-70230	Equipment Repair & Maintenance !		449.95					
113-5758581-8380269	LED work light & cables		11/30/2025		DFT0005169	11/30/2025	194.71	0.00	0.00	0.00	194.71	194.71
LED work light & cables	1.00	194.71	194.71	037-067-70100	Other Small Tools & Equipment		194.71					
113-6883573-8121843	Bookcase		11/30/2025		DFT0005167	11/30/2025	93.98	0.00	0.00	0.00	93.98	93.98
Bookcase	1.00	93.98	93.98	037-067-70000	Other Operational Supplies		93.98					
113-7773944-3052263	Gloves		11/30/2025		DFT0005170	11/30/2025	276.62	0.00	0.00	0.00	276.62	276.62
Gloves	1.00	276.62	276.62	037-067-60740	Safety/First Aid		276.62					
113-8319627-1069822	Binders		11/30/2025		DFT0005163	11/30/2025	30.81	0.00	0.00	0.00	30.81	30.81
Binders	1.00	30.81	30.81	037-067-70000	Other Operational Supplies		30.81					
113-8538759-1729860	Battery		11/30/2025		DFT0005295	11/30/2025	30.24	0.00	0.00	0.00	30.24	30.24
Battery	1.00	30.24	30.24	033-061-70230	Equipment Repair & Maintenance !		30.24					
114-1307954-0344250	Job Shift for Brandon Moore		11/30/2025		DFT0005078	11/30/2025	67.99	0.00	0.00	0.00	67.99	67.99
Job Shift for Brandon M	1.00	67.99	67.99	001-026-70060	Uniforms		67.99					
114-1629000-0253864	Christmas cards		11/30/2025		DFT0005206	11/30/2025	77.52	0.00	0.00	0.00	77.52	77.52
Christmas cards	2.00	38.76	77.52	001-021-70010	Office Supplies		77.52					
114-1749004-9816223	Air filter		11/30/2025		DFT0005231	11/30/2025	265.24	0.00	0.00	0.00	265.24	265.24
Filters	1.00	265.24	265.24	001-004-70210	Building Repair & Maintenance Sup		265.24					
114-1826913-2641828	Filter replacement & clock		11/30/2025		DFT0005091	11/30/2025	50.87	0.00	0.00	0.00	50.87	50.87
Filter replacement & clo	1.00	50.87	50.87	001-046-70020	Janitorial Supplies		50.87					
114-2521649-1590637CM	Returned adjustable keyboard stand		11/30/2025		DFT0005157	11/30/2025	-49.99	0.00	0.00	0.00	-49.99	-49.99
Returned adjustable key	-1.00	49.99	-49.99	033-063-70100	Other Small Tools & Equipment		-49.99					
114-2699952-7333817	docking station		11/30/2025		DFT0005131	11/30/2025	127.84	0.00	0.00	0.00	127.84	127.84

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					
docking station	1.00	127.84	127.84	001-042-70000	Other Operational Supplies	127.84					
114-2884252-6145860	zoolloween candy	11/30/2025		DFT0005142	11/30/2025	223.41	0.00	0.00	0.00	223.41	223.41
zoolloween candy	1.00	223.41	223.41	040-041-80000	Other Capital Outlay	223.41					
114-2909280-9855408	Desktop Computer	11/30/2025		DFT0005221	11/30/2025	692.00	0.00	0.00	0.00	692.00	692.00
Desktop Computer	1.00	692.00	692.00	008-020-70100	Other Small Tools & Equipment	692.00					
114-3244980-9372211	Boots for Matt since 1st pair never shipped	11/30/2025		DFT0005210	11/30/2025	120.00	0.00	0.00	0.00	120.00	120.00
Boots for Matt since 1st	1.00	120.00	120.00	001-021-70060	Uniforms	120.00					
114-3971323-6508215	KVM switchs and USB cables	11/30/2025		DFT0005219	11/30/2025	503.99	0.00	0.00	0.00	503.99	503.99
KVM switchs and USB ca	1.00	503.99	503.99	008-020-70100	Other Small Tools & Equipment	503.99					
114-4304536-7854634	zoolloween prizes	11/30/2025		DFT0005116	11/30/2025	52.75	0.00	0.00	0.00	52.75	52.75
zoolloween prizes	1.00	52.75	52.75	040-041-80000	Other Capital Outlay	52.75					
114-4591996-2673855	Docking station and DisplayPort Cable	11/30/2025		DFT0005216	11/30/2025	270.88	0.00	0.00	0.00	270.88	270.88
Docking station and Disj	1.00	270.88	270.88	008-020-70100	Other Small Tools & Equipment	270.88					
114-4643892-4473862	VGA Cords & DisplayPort to HDMI Adapter	11/30/2025		DFT0005214	11/30/2025	149.58	11.67	0.00	0.00	161.25	161.25
VGA Cords & DisplayPor	1.00	149.58	161.25	008-020-70100	Other Small Tools & Equipment	161.25					
114-5061284-2488220	Pens	11/30/2025		DFT0005201	11/30/2025	29.90	0.00	0.00	0.00	29.90	29.90
Pens	5.00	5.98	29.90	001-021-70010	Office Supplies	29.90					
114-5139429-0485865	Decorations for participating in Trunk or Tr	11/30/2025		DFT0005200	11/30/2025	21.99	6.99	0.00	0.00	28.98	28.98
Decorations for participi	1.00	21.99	28.98	001-021-70000	Other Operational Supplies	28.98					
114-5408388-3563400	USB C to HDMI cable	11/30/2025		DFT0005199	11/30/2025	13.57	6.99	0.00	0.00	20.56	20.56
USB C to HDMI cable	1.00	13.57	20.56	001-021-70010	Office Supplies	20.56					
114-5634992-5653802	Trunk or Treat Candy for FD	11/30/2025		DFT0005084	11/30/2025	345.91	0.00	0.00	0.00	345.91	345.91
Trunk or Treat Candy fo	1.00	345.91	345.91	001-026-70000	Other Operational Supplies	345.91					
114-5850837-4993830	Nitrile Gloves	11/30/2025		DFT0005212	11/30/2025	142.08	0.00	0.00	0.00	142.08	142.08
Nitrile Gloves - Lg & XL	1.00	125.85	125.85	001-021-60740	Safety/First Aid	125.85					
Nitrile Gloves - Lg	1.00	16.23	16.23	001-021-60740	Safety/First Aid	16.23					
114-6130496-9768215	zoolloween candy	11/30/2025		DFT0005127	11/30/2025	107.78	0.00	0.00	0.00	107.78	107.78
zoolloween candy	1.00	107.78	107.78	040-041-80000	Other Capital Outlay	107.78					
114-7377792-2719455	Laptop for Bridget	11/30/2025		DFT0005223	11/30/2025	899.00	0.00	0.00	0.00	899.00	899.00
Laptop for Bridget	1.00	899.00	899.00	008-020-70100	Other Small Tools & Equipment	899.00					
114-7693304-5491448	zoolloween candy	11/30/2025		DFT0005128	11/30/2025	108.04	0.00	0.00	0.00	108.04	108.04
zoolloween candy	1.00	108.04	108.04	040-041-80000	Other Capital Outlay	108.04					
114-7693304-5491448CM	candy refund	11/30/2025		DFT0005101	11/30/2025	-54.02	0.00	0.00	0.00	-54.02	-54.02
candy refund	-1.00	54.02	-54.02	001-041-43200	Donations	-54.02					
114-7825672-2404234	zoolloween candy	11/30/2025		DFT0005133	11/30/2025	143.06	0.00	0.00	0.00	143.06	143.06
zoolloween candy	1.00	143.06	143.06	040-041-80000	Other Capital Outlay	143.06					
114-7878952-6882629	traffic control	11/30/2025		DFT0005280	11/30/2025	281.28	0.00	0.00	0.00	281.28	281.28

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					
traffic control	1.00	281.28	281.28	001-042-60740	Safety/First Aid	281.28					
114-8139199-5891458	Structural Fire Fighting Gloves for Brandon	11/30/2025		DFT0005080	11/30/2025	99.00	0.00	0.00	0.00	99.00	99.00
Structural Fire Fighting (	1.00	99.00	99.00	001-026-70120	Specialized Equipment	99.00					
114-8238059-2061843	EMS boots, EMS pants for Brandon Moore	11/30/2025		DFT0005082	11/30/2025	260.42	0.00	0.00	0.00	260.42	260.42
EMS boots, EMS pants f	1.00	260.42	260.42	001-026-70060	Uniforms	260.42					
114-8640448-4013859	Gloves	11/30/2025		DFT0005218	11/30/2025	364.06	6.99	0.00	0.00	371.05	371.05
Gloves	1.00	364.06	371.05	001-021-60740	Safety/First Aid	371.05					
114-8941977-3065055	Monitor Mount and Tape refills	11/30/2025		DFT0005211	11/30/2025	111.41	17.91	0.00	0.00	129.32	129.32
Monitor Mount	1.00	98.99	98.99	008-020-70100	Other Small Tools & Equipment	98.99					
Monitor Mount	1.00	12.42	30.33	008-020-70010	Office Supplies	30.33					
114-9058443-4272239	Door handle, traffic signs, & cups	11/30/2025		DFT0005145	11/30/2025	268.93	0.00	0.00	0.00	268.93	268.93
Door handle, traffic sign	1.00	268.93	268.93	001-041-70000	Other Operational Supplies	31.99					
				001-041-70210	Building Repair & Maintenance Sup	68.98					
				001-041-70220	Grounds Repair & Maintenance Suj	103.98					
				001-042-70000	Other Operational Supplies	63.98					
114-9244362-5566626	zoolloween candy	11/30/2025		DFT0005130	11/30/2025	118.98	0.00	0.00	0.00	118.98	118.98
zoolloween candy	1.00	118.98	118.98	040-041-80000	Other Capital Outlay	118.98					
114-9300383-2991421	Chair wheels	11/30/2025		DFT0005228	11/30/2025	98.94	0.00	0.00	0.00	98.94	98.94
Chair wheels - City Hall	1.00	98.94	98.94	001-004-70210	Building Repair & Maintenance Sup	98.94					
114-9422596-1206601	zoolloween candy	11/30/2025		DFT0005140	11/30/2025	211.14	0.00	0.00	0.00	211.14	211.14
zoolloween candy	1.00	211.14	211.14	040-041-80000	Other Capital Outlay	211.14					
114-9595924-9653044	Fire Scene Yellow Tape	11/30/2025		DFT0005077	11/30/2025	65.54	0.00	0.00	0.00	65.54	65.54
Fire Scene Yellow Tape	1.00	65.54	65.54	001-026-70120	Specialized Equipment	65.54					
11504	TLC Lawn Care	11/30/2025		DFT0005227	11/30/2025	82.50	0.00	0.00	0.00	82.50	82.50
Lawn Care	1.00	82.50	82.50	001-004-70220	Grounds Repair & Maintenance Suj	82.50					
116210100	Manila file folders	11/30/2025		DFT0005204	11/30/2025	47.58	0.00	0.00	0.00	47.58	47.58
Manila file folders	2.00	23.79	47.58	001-021-70010	Office Supplies	47.58					
116294861	Toner	11/30/2025		DFT0005222	11/30/2025	894.62	0.00	0.00	0.00	894.62	894.62
Toner	1.00	516.63	516.63	001-021-70010	Office Supplies	516.63					
Toner	1.00	377.99	377.99	001-021-70010	Office Supplies	377.99					
116393	diet supplement	11/30/2025		DFT0005249	11/30/2025	28.98	0.00	0.00	0.00	28.98	28.98
diet supplement	1.00	28.98	28.98	001-042-70083	Animal Food	28.98					
116562	exhibit maint	11/30/2025		DFT0005136	11/30/2025	159.94	0.00	0.00	0.00	159.94	159.94
exhibit maint	1.00	159.94	159.94	001-042-70220	Grounds Repair & Maintenance Suj	159.94					
117069	diets	11/30/2025		DFT0005271	11/30/2025	153.20	0.00	0.00	0.00	153.20	153.20
diets	1.00	153.20	153.20	001-042-70000	Other Operational Supplies	35.45					
				001-042-70083	Animal Food	117.75					
117277582	Queenaire Mainenance kit	11/30/2025		DFT0005176	11/30/2025	91.45	0.00	0.00	0.00	91.45	91.45

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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					
Queenaire Maintenance	1.00	91.45	91.45	981-070-70230	Equipment Repair & Maintenance	91.45					
117527	Maintenance Supplies	11/30/2025		DFT0005235	11/30/2025	34.99	0.00	0.00	0.00	34.99	34.99
Maintenance Supplies	1.00	34.99	34.99	001-033-70210	Building Repair & Maintenance Sup	34.99					
118294	diets	11/30/2025		DFT0005263	11/30/2025	75.97	0.00	0.00	0.00	75.97	75.97
diets	1.00	75.97	75.97	001-042-70083	Animal Food	75.97					
119432	Rubber Boots	11/30/2025		DFT0005165	11/30/2025	44.99	0.00	0.00	0.00	44.99	44.99
Rubber Boots	1.00	44.99	44.99	033-062-70060	Uniforms	44.99					
119463	zoolloween decorations, feed and grounds	11/30/2025		DFT0005150	11/30/2025	453.63	0.00	0.00	0.00	453.63	453.63
zoolloween decorations	1.00	453.63	453.63	001-042-70083	Animal Food	42.98					
				001-042-70100	Other Small Tools & Equipment	7.99					
				001-042-70220	Grounds Repair & Maintenance Sup	179.98					
				040-041-80000	Other Capital Outlay	222.68					
1-2044	6" pulley	11/30/2025		DFT0005117	11/30/2025	53.84	0.00	0.00	0.00	53.84	53.84
6" pulley	1.00	53.84	53.84	001-042-70230	Equipment Repair & Maintenance	53.84					
120646	exhibit repair	11/30/2025		DFT0005099	11/30/2025	899.90	0.00	0.00	0.00	899.90	899.90
exhibit repair	1.00	899.90	899.90	001-042-70220	Grounds Repair & Maintenance Sup	899.90					
12122396467	Pistol - J. Smith payroll deduct	11/30/2025		DFT0005224	11/30/2025	1,299.99	19.99	123.50	0.00	1,443.48	1,443.48
Palmetto Pistol - J. Smitl	1.00	1,299.99	1,443.48	001-021-70131	Weapons & Ammunition	1,443.48					
125418	Lock	11/30/2025		DFT0005281	11/30/2025	298.25	0.00	0.00	0.00	298.25	298.25
Lock	1.00	298.25	298.25	001-041-70100	Other Small Tools & Equipment	298.25					
126145	Keys, Bolts, Screws, Drawer lock...	11/30/2025		DFT0005203	11/30/2025	45.20	0.00	0.00	0.00	45.20	45.20
Keys, Bolts, Screws, Dra	1.00	45.20	45.20	001-021-70230	Equipment Repair & Maintenance	45.20					
1302	train magneto rebuild	11/30/2025		DFT0005139	11/30/2025	205.00	0.00	0.00	0.00	205.00	205.00
train magneto rebuildd	0.00	0.00	205.00	001-041-42410	Train	205.00					
1356176565	Mthly storage fees Units # B05 & A49	11/30/2025		DFT0005217	11/30/2025	305.00	0.00	0.00	0.00	305.00	305.00
Mthly storage fees Units	0.00	0.00	305.00	001-021-60310	Building Repair & Maintenance	305.00					
137025	Christmas in the park decor	11/30/2025		DFT0005147	11/30/2025	320.17	0.00	0.00	0.00	320.17	320.17
Christmas in the park de	1.00	320.17	320.17	040-041-80000	Other Capital Outlay	320.17					
142567	Band aids, Laundry Soap, Dishwasher Soap,	11/30/2025		DFT0005076	11/30/2025	46.25	0.00	0.00	0.00	46.25	46.25
Band aids, Laundry Soap	1.00	46.25	46.25	001-026-70020	Janitorial Supplies	46.25					
147559	diets	11/30/2025		DFT0005269	11/30/2025	142.53	0.00	0.00	0.00	142.53	142.53
diets	1.00	142.53	142.53	001-042-70083	Animal Food	142.53					
1598656	Sheraton Hotel LKM Conference	11/30/2025		DFT0005232	11/30/2025	542.46	0.00	0.00	0.00	542.46	542.46
LKM Conference	0.00	0.00	557.33	001-001-70050	Meetings	557.33					
Tax refund	0.00	0.00	-14.87	001-001-70050	Meetings	-14.87					
1598658	Hotel - LKM Conference	11/30/2025		DFT0005184	11/30/2025	346.62	0.00	0.00	0.00	346.62	346.62
Sheraton Hotel	1.00	361.49	361.49	001-001-70050	Meetings	361.49					

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Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
Tax refund	0.00	0.00	-14.87	001-001-70050	Meetings	-14.87					
1598661	KLM Speaking Engagement	11/30/2025		DFT0005177	11/30/2025	173.31	0.00	0.00	0.00	173.31	173.31
KLM Speaking Engagem	0.00	0.00	188.18	979-070-60000	Other Professional Services	188.18					
KLM Seaking Engageme	0.00	0.00	-14.87	979-070-60000	Other Professional Services	-14.87					
167078	Meal while at M. Blumer graduation	11/30/2025		DFT0005195	11/30/2025	52.00	0.00	0.00	0.00	52.00	52.00
Meal while at M. Blume	1.00	52.00	52.00	001-021-70050	Meetings	52.00					
17159	CPSC soccer complex signage	11/30/2025		DFT0005155	11/30/2025	546.00	0.00	0.00	0.00	546.00	546.00
CPSC soccer complex sig	0.00	0.00	546.00	014-040-80480	Central Park Sports Complex	546.00					
17288351886823452989	Christmas decor	11/30/2025		DFT0005260	11/30/2025	52.98	0.00	0.00	0.00	52.98	52.98
christmas decor	1.00	52.98	52.98	040-041-80000	Other Capital Outlay	52.98					
1760616813-677	Throttle Cable for Engine 1	11/30/2025		DFT0005086	11/30/2025	1,264.21	0.00	0.00	0.00	1,264.21	1,264.21
Throttle Cable for Engin	1.00	1,264.21	1,264.21	001-026-70240	Vehicle Repair & Maintenance Supl	1,264.21					
179651	diets	11/30/2025		DFT0005272	11/30/2025	164.49	0.00	0.00	0.00	164.49	164.49
diets	1.00	164.49	164.49	001-042-70083	Animal Food	164.49					
187459	Meal for training	11/30/2025		DFT0005191	11/30/2025	15.58	0.00	0.00	0.00	15.58	15.58
Meal for training	1.00	15.58	15.58	001-021-60760	Training	15.58					
189460	zoolloween	11/30/2025		DFT0005255	11/30/2025	45.44	0.00	0.00	0.00	45.44	45.44
zoolloween	1.00	45.44	45.44	040-041-80000	Other Capital Outlay	45.44					
19022	KRPA membership	11/30/2025		DFT0005135	11/30/2025	150.00	0.00	0.00	0.00	150.00	150.00
KRPA membership	0.00	0.00	150.00	001-041-60270	Membership Dues	150.00					
19310	KRPA conference	11/30/2025		DFT0005149	11/30/2025	445.00	0.00	0.00	0.00	445.00	445.00
KRPA Conference	0.00	0.00	445.00	001-041-60760	Training	445.00					
2000136-74433112	diets	11/30/2025		DFT0005274	11/30/2025	195.92	0.00	0.00	0.00	195.92	195.92
diets	1.00	195.92	195.92	001-042-60740	Safety/First Aid	22.22					
				001-042-70083	Animal Food	173.70					
2000137-89175307	diets and misc items	11/30/2025		DFT0005284	11/30/2025	150.45	0.00	0.00	0.00	150.45	150.45
diets and misc items	1.00	150.45	150.45	001-042-70000	Other Operational Supplies	6.98					
				001-042-70083	Animal Food	143.47					
2000138-16545073	diets	11/30/2025		DFT0005278	11/30/2025	238.82	0.00	0.00	0.00	238.82	238.82
diets	1.00	238.82	238.82	001-042-70000	Other Operational Supplies	5.98					
				001-042-70083	Animal Food	232.84					
2000138-53145980	diets	11/30/2025		DFT0005268	11/30/2025	129.03	0.00	0.00	0.00	129.03	129.03
diets	1.00	129.03	129.03	001-042-70083	Animal Food	129.03					
2000139-65585266	Christmas in the park decor	11/30/2025		DFT0005107	11/30/2025	102.67	0.00	0.00	0.00	102.67	102.67
Christmas in the park de	1.00	102.67	102.67	040-041-80000	Other Capital Outlay	102.67					
20045	705 Volunteer Donuts	11/30/2025		DFT0005178	11/30/2025	28.72	0.00	0.00	0.00	28.72	28.72
Volunteer Donuts	1.00	28.72	28.72	979-070-70000	Other Operational Supplies	28.72					

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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					
20278	Project Content		11/30/2025		DFT0005090	11/30/2025	50.00	0.00	0.00	0.00	50.00	50.00
	Project Content	0.00	50.00	001-046-60220	Software Subscriptions		50.00					
210280885002154631018	zoolloween and diets		11/30/2025		DFT0005273	11/30/2025	183.40	0.00	0.00	0.00	183.40	183.40
	zoolloween and diets	1.00	183.40	001-042-70083	Animal Food		12.95					
				001-042-70100	Other Small Tools & Equipment		100.51					
				040-041-80000	Other Capital Outlay		69.94					
212071	diets		11/30/2025		DFT0005132	11/30/2025	138.51	0.00	0.00	0.00	138.51	138.51
	diets	1.00	138.51	001-042-70083	Animal Food		138.51					
21759247369477	AICPA Membership		11/30/2025		DFT0005156	11/30/2025	596.67	0.00	0.00	0.00	596.67	596.67
	AICPA Membership	0.00	596.67	001-011-60270	Membership Dues		596.67					
2314	Gas from Pete's - for Gators		11/30/2025		DFT0005302	11/30/2025	11.53	0.00	0.00	0.00	11.53	11.53
	Gas from Pete's - for Ga	4.12	11.53	001-021-70040	Gasoline		11.53					
241667	Locking File Cabinets		11/30/2025		DFT0005289	11/30/2025	122.07	0.00	0.00	0.00	122.07	122.07
	Locking File Cabinets	1.00	122.07	033-062-70230	Equipment Repair & Maintenance		122.07					
242102090214036860217	zoo freezer		11/30/2025		DFT0005277	11/30/2025	234.00	0.00	0.00	0.00	234.00	234.00
	zoo freezer	1.00	234.00	001-042-70100	Other Small Tools & Equipment		234.00					
2639	Spotlight - neewollah		11/30/2025		DFT0005095	11/30/2025	339.68	0.00	0.00	0.00	339.68	339.68
	Spotlight rental	1.00	339.68	001-046-70210	Building Repair & Maintenance Sup		339.68					
268434	Sonic - Meal during training		11/30/2025		DFT0005188	11/30/2025	14.05	0.00	0.00	0.00	14.05	14.05
	Sonic - Meal during tra	1.00	14.05	001-021-60760	Training		14.05					
29125715118	boot program		11/30/2025		DFT0005144	11/30/2025	244.97	0.00	0.00	0.00	244.97	244.97
	boot program	1.00	244.97	001-041-70060	Uniforms		244.97					
29125776000	boot program		11/30/2025		DFT0005143	11/30/2025	240.00	0.00	0.00	0.00	240.00	240.00
	boot program	1.00	240.00	001-042-70060	Uniforms		240.00					
29248619305	Food		11/30/2025		DFT0005286	11/30/2025	154.12	0.00	0.00	0.00	154.12	154.12
	Food	1.00	154.12	033-063-70070	Meal & Travel Reimbursements		154.12					
29248726177	Food		11/30/2025		DFT0005285	11/30/2025	103.51	0.00	0.00	0.00	103.51	103.51
	Food	1.00	103.51	033-063-70070	Meal & Travel Reimbursements		103.51					
30677407767846376701	zoolloween		11/30/2025		DFT0005257	11/30/2025	47.24	0.00	0.00	0.00	47.24	47.24
	zoolloween	1.00	47.24	040-041-80000	Other Capital Outlay		47.24					
30689259	Boots - C. Ortiz		11/30/2025		DFT0005215	11/30/2025	202.00	0.00	0.00	0.00	202.00	202.00
	TacticalGear.com Boots	1.00	202.00	001-021-70060	Uniforms		202.00					
306936	Garden auger		11/30/2025		DFT0005254	11/30/2025	43.98	0.00	0.00	0.00	43.98	43.98
	Garden auger	1.00	43.98	001-042-70100	Other Small Tools & Equipment		43.98					
30747944	Leather Fire Boots Moreland		11/30/2025		DFT0005072	11/30/2025	333.60	0.00	0.00	0.00	333.60	333.60
	Leather Fire Boots More	1.00	333.60	001-026-70120	Specialized Equipment		333.60					
30780284	Leather Fire Boots for Brandon Moore		11/30/2025		DFT0005083	11/30/2025	333.60	0.00	0.00	0.00	333.60	333.60

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Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
Leather Fire Boots for Bi	1.00	333.60	333.60	001-026-70120	Specialized Equipment	333.60					
319270579042155641058	Misc. Supp	11/30/2025		DFT0005299	11/30/2025	475.05	0.00	0.00	0.00	475.05	475.05
Misc. Supplies	1.00	475.05	475.05	033-064-70210	Building Repair & Maintenance Sup	475.05					
3320621429-2	Hilton Garden CEO Conference	11/30/2025		DFT0005294	11/30/2025	399.90	0.00	0.00	0.00	399.90	399.90
Hotel - CEO Conference	0.00	0.00	399.90	001-027-70070	Meal & Travel Reimbursements	399.90					
338203	Christmas in the park decor	11/30/2025		DFT0005125	11/30/2025	97.90	0.00	0.00	0.00	97.90	97.90
Christmas in the park de	1.00	97.90	97.90	040-041-80000	Other Capital Outlay	97.90					
340564	Christmas in the park decor	11/30/2025		DFT0005110	11/30/2025	22.35	0.00	0.00	0.00	22.35	22.35
Christmas in the park de	1.00	22.35	22.35	040-041-80000	Other Capital Outlay	22.35					
353612	Breakfast for FD/EMS Staff Neewollah Para	11/30/2025		DFT0005081	11/30/2025	247.08	0.00	0.00	0.00	247.08	247.08
Breakfast for FD/EMS St	1.00	247.08	247.08	001-026-70050	Meetings	247.08					
41040	Evidence bags	11/30/2025		DFT0005220	11/30/2025	510.00	44.53	0.00	0.00	554.53	554.53
Evidence bags	1.00	510.00	554.53	001-021-70000	Other Operational Supplies	554.53					
42912866046033809257	Christmas in the park decor	11/30/2025		DFT0005121	11/30/2025	76.35	0.00	0.00	0.00	76.35	76.35
Christmas in the park de	1.00	76.35	76.35	040-041-80000	Other Capital Outlay	76.35					
435172387262037800227	janitorial and grounds	11/30/2025		DFT0005137	11/30/2025	182.38	0.00	0.00	0.00	182.38	182.38
janitorial and grounds	1.00	182.38	182.38	001-042-70020	Janitorial Supplies	22.40					
				001-042-70220	Grounds Repair & Maintenance Suj	159.98					
457170228578013	CPA license renewal	11/30/2025		DFT0005154	11/30/2025	118.00	0.00	0.00	0.00	118.00	118.00
CPA license renewal	0.00	0.00	118.00	001-011-60270	Membership Dues	118.00					
46022987266035841277	Calf naming boxes	11/30/2025		DFT0005252	11/30/2025	38.16	0.00	0.00	0.00	38.16	38.16
Calf naming boxes	1.00	38.16	38.16	001-042-70000	Other Operational Supplies	38.16					
480152594266035867227	Vacuum	11/30/2025		DFT0005230	11/30/2025	162.06	0.00	0.00	0.00	162.06	162.06
Vacuum City Hall	1.00	162.06	162.06	001-004-70210	Building Repair & Maintenance Sup	162.06					
492579	calf items refund	11/30/2025		DFT0005241	11/30/2025	-29.75	0.00	0.00	0.00	-29.75	-29.75
calf items refund	-1.00	29.75	-29.75	001-042-70000	Other Operational Supplies	-29.75					
50404099448213745479	concessions	11/30/2025		DFT0005112	11/30/2025	29.26	0.00	0.00	0.00	29.26	29.26
concessions	1.00	29.26	29.26	001-042-70082	Concessions	29.26					
5096933733768125950	sm tools	11/30/2025		DFT0005122	11/30/2025	81.74	0.00	0.00	0.00	81.74	81.74
sm tools	1.00	81.74	81.74	001-041-70100	Other Small Tools & Equipment	60.20					
				001-041-70210	Building Repair & Maintenance Sup	21.54					
532616	Meal to return spotlight	11/30/2025		DFT0005089	11/30/2025	44.34	0.00	0.00	0.00	44.34	44.34
Meal - return spot light	1.00	44.34	44.34	001-046-70000	Other Operational Supplies	44.34					
5375468722	Google	11/30/2025		DFT0005183	11/30/2025	290.40	0.00	0.00	0.00	290.40	290.40
Google	0.00	0.00	145.20	001-001-60220	Software Subscriptions	145.20					
Google - Housing	0.00	0.00	145.20	990-070-60000	Other Professional Services	145.20					
54412760068039882217	AA Batteries for SCBA Packs	11/30/2025		DFT0005073	11/30/2025	14.97	0.00	0.00	0.00	14.97	14.97

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Item Description	Units	Price	Amount	Account Number	Account Name	Dist Amount					
AA Batteries for SCBA P	1.00	14.97	14.97	001-026-70230	Equipment Repair & Maintenance	14.97					
549585742573982045512	office, concessions and zoolloween	11/30/2025		DFT0005279	11/30/2025	250.78	0.00	0.00	0.00	250.78	250.78
office, concessions and ;	1.00	250.78	250.78	001-041-70000	Other Operational Supplies	34.24					
				001-042-70000	Other Operational Supplies	34.24					
				001-042-70082	Concessions	30.48					
				040-041-80000	Other Capital Outlay	151.82					
5707499	Christmas in the park decor and other	11/30/2025		DFT0005141	11/30/2025	211.52	0.00	0.00	0.00	211.52	211.52
Christmas in the park de	1.00	211.52	211.52	001-041-70000	Other Operational Supplies	20.26					
				001-042-70000	Other Operational Supplies	40.53					
				040-041-80000	Other Capital Outlay	150.73					
581178	fuel to return donkey	11/30/2025		DFT0005247	11/30/2025	19.14	0.00	0.00	0.00	19.14	19.14
fuel to return donkey	1.00	19.14	19.14	001-042-70040	Gasoline	19.14					
59948	diet refund	11/30/2025		DFT0005242	11/30/2025	-28.48	0.00	0.00	0.00	-28.48	-28.48
diet refund	-1.00	28.48	-28.48	001-042-70083	Animal Food	-28.48					
59949	Buckets	11/30/2025		DFT0005251	11/30/2025	32.99	0.00	0.00	0.00	32.99	32.99
Buckets	1.00	32.99	32.99	001-042-70100	Other Small Tools & Equipment	32.99					
60252	diets	11/30/2025		DFT0005243	11/30/2025	5.69	0.00	0.00	0.00	5.69	5.69
diets	1.00	5.69	5.69	001-042-70083	Animal Food	5.69					
623014572466215722495	Walmart - Goods	11/30/2025		DFT0005093	11/30/2025	158.37	0.00	0.00	0.00	158.37	158.37
Goods	1.00	158.37	158.37	001-046-70000	Other Operational Supplies	158.37					
62369804959760113900	concessions	11/30/2025		DFT0005244	11/30/2025	8.98	0.00	0.00	0.00	8.98	8.98
concessions	1.00	8.98	8.98	001-042-70082	Concessions	8.98					
626155	LEO breakfast for Neewollah	11/30/2025		DFT0005196	11/30/2025	109.79	0.00	0.00	0.00	109.79	109.79
LEO breakfast for Neewollah	1.00	109.79	109.79	001-021-70050	Meetings	109.79					
646151	Annual Subscription for Firefighters Alert S	11/30/2025		DFT0005085	11/30/2025	550.80	0.00	0.00	0.00	550.80	550.80
Annual Subscription for	0.00	0.00	550.80	001-026-60220	Software Subscriptions	550.80					
67204995404210790429	concessions	11/30/2025		DFT0005113	11/30/2025	33.84	0.00	0.00	0.00	33.84	33.84
concessions	1.00	33.84	33.84	001-042-70082	Concessions	33.84					
681695	KSGFOA Conference	11/30/2025		DFT0005158	11/30/2025	250.00	0.00	0.00	0.00	250.00	250.00
KSGFOA Conference	0.00	0.00	250.00	001-011-60760	Training	250.00					
71169426939762166940	misc animal care items	11/30/2025		DFT0005265	11/30/2025	96.57	0.00	0.00	0.00	96.57	96.57
misc animal care items	1.00	96.57	96.57	001-042-70000	Other Operational Supplies	96.57					
721838135867626566833	Supplies	11/30/2025		DFT0005094	11/30/2025	188.33	0.00	0.00	0.00	188.33	188.33
Goods	1.00	188.33	188.33	001-046-70000	Other Operational Supplies	188.33					
730345	Dues ICMA	11/30/2025		DFT0005186	11/30/2025	857.00	0.00	0.00	0.00	857.00	857.00
ICMA Dues	0.00	0.00	857.00	001-001-60270	Membership Dues	857.00					
7339452	lion plaque	11/30/2025		DFT0005282	11/30/2025	857.47	0.00	0.00	0.00	857.47	857.47

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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					
lion plaque	1.00	857.47	857.47	001-041-70220	Grounds Repair & Maintenance Sup	857.47					
750273	CDL Training	11/30/2025		DFT0005162	11/30/2025	24.25	0.00	0.00	0.00	24.25	24.25
CDL Food	1.00	24.25	24.25	033-062-60760	Training	24.25					
81255312991981006552	Cleaning supplies, office supplies, phone ca	11/30/2025		DFT0005123	11/30/2025	82.90	0.00	0.00	0.00	82.90	82.90
Cleaning supplies, office	1.00	82.90	82.90	001-041-70000	Other Operational Supplies	12.50					
				001-041-70220	Grounds Repair & Maintenance Sup	62.40					
				001-041-70230	Equipment Repair & Maintenance	8.00					
81431662131391443176	merch and building supplies	11/30/2025		DFT0005266	11/30/2025	96.92	0.00	0.00	0.00	96.92	96.92
merch and building supj	1.00	96.92	96.92	001-042-70000	Other Operational Supplies	11.22					
				001-042-70020	Janitorial Supplies	81.70					
				040-041-80000	Other Capital Outlay	4.00					
8219663366640492625	merch, building maint	11/30/2025		DFT0005262	11/30/2025	64.33	0.00	0.00	0.00	64.33	64.33
merch and building mai	1.00	64.33	64.33	001-042-70210	Building Repair & Maintenance Sup	54.33					
				040-041-80000	Other Capital Outlay	10.00					
82777113789842396771	Maintenance Supplies	11/30/2025		DFT0005234	11/30/2025	22.16	0.00	0.00	0.00	22.16	22.16
Maintenance Supplies	1.00	22.16	22.16	033-065-70251	Pump Station Repair & Maintenanc	22.16					
82981019-9f45-4f12-a050	Above Ground Storage Tank	11/30/2025		DFT0005288	11/30/2025	22.50	0.00	0.00	0.00	22.50	22.50
Above Ground Storage T	1.00	22.50	22.50	033-062-70230	Equipment Repair & Maintenance	22.50					
831906757628403992685	christmas in the park	11/30/2025		DFT0005270	11/30/2025	151.97	0.00	0.00	0.00	151.97	151.97
christmas in the park	1.00	151.97	151.97	040-041-80000	Other Capital Outlay	151.97					
836536	diets	11/30/2025		DFT0005276	11/30/2025	219.29	0.00	0.00	0.00	219.29	219.29
diets	1.00	219.29	219.29	001-042-70083	Animal Food	219.29					
84031564130393498146	Dividers	11/30/2025		DFT0005174	11/30/2025	19.53	0.00	0.00	0.00	19.53	19.53
Dividers	1.00	19.53	19.53	001-027-70010	Office Supplies	19.53					
845959	box to mail broken body cam	11/30/2025		DFT0005198	11/30/2025	2.49	0.00	0.00	0.00	2.49	2.49
box to mail broken body	1.00	2.49	2.49	001-021-60720	Printing & Mailing	2.49					
85112395264038890297	Paper towels	11/30/2025		DFT0005296	11/30/2025	47.79	0.00	0.00	0.00	47.79	47.79
Paper towels	1.00	47.79	47.79	033-064-70020	Janitorial Supplies	47.79					
852058	Training - Lies	11/30/2025		DFT0005159	11/30/2025	95.00	0.00	0.00	0.00	95.00	95.00
Training - Lies	0.00	0.00	95.00	001-011-60760	Training	95.00					
858898418847621554833	zoo freezer	11/30/2025		DFT0005275	11/30/2025	208.97	0.00	0.00	0.00	208.97	208.97
zoo freezer	1.00	208.97	208.97	001-042-70100	Other Small Tools & Equipment	208.97					
863893	travel meal	11/30/2025		DFT0005256	11/30/2025	46.88	0.00	0.00	0.00	46.88	46.88
travel meal	1.00	46.88	46.88	001-042-70000	Other Operational Supplies	46.88					
87155725555987037502	zoolloween	11/30/2025		DFT0005245	11/30/2025	9.14	0.00	0.00	0.00	9.14	9.14
zoolloween	1.00	9.14	9.14	040-041-80000	Other Capital Outlay	9.14					
891520	Food	11/30/2025		DFT0005236	11/30/2025	180.00	0.00	0.00	0.00	180.00	180.00

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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
Food	1.00	180.00	180.00	001-033-70070	Meals and Travel Reimbursements	180.00					
90677334759849362771	barricade repair and misc		11/30/2025		DFT0005115	11/30/2025	42.41	0.00	0.00	0.00	42.41 42.41
barricade repair and mi	1.00	42.41	42.41	001-041-70220	Grounds Repair & Maintenance Suj	23.44					
				001-042-70000	Other Operational Supplies	18.97					
91355407510982043542	office supplies		11/30/2025		DFT0005246	11/30/2025	17.78	0.00	0.00	0.00	17.78 17.78
office supplies	1.00	17.78	17.78	001-041-70000	Other Operational Supplies	17.78					
9141276264032810277	Gas Can and 2 Cycle Oil		11/30/2025		DFT0005063	11/30/2025	18.42	0.00	0.00	0.00	18.42 18.42
Gas Can and 2 Cycle Oil	1.00	18.42	18.42	031-066-70100	Other Small Tools & Equipment	18.42					
93131361131390429156	zoolloween		11/30/2025		DFT0005248	11/30/2025	24.01	0.00	0.00	0.00	24.01 24.01
zoolloween	1.00	24.01	24.01	040-041-80000	Other Capital Outlay	24.01					
936884	Meal to pick up spotlight		11/30/2025		DFT0005092	11/30/2025	64.34	0.00	0.00	0.00	64.34 64.34
Meal	1.00	64.34	64.34	001-046-70000	Other Operational Supplies	64.34					
952602	Meal for training		11/30/2025		DFT0005190	11/30/2025	14.71	0.00	0.00	0.00	14.71 14.71
Meal for training	1.00	14.71	14.71	001-021-60760	Training	14.71					
95315007	GFOA Membership		11/30/2025		DFT0005160	11/30/2025	250.00	0.00	0.00	0.00	250.00 250.00
GFOA Membership	0.00	0.00	250.00	001-011-60270	Membership Dues	250.00					
95877052879842308791	D Batteries and Paper Towels		11/30/2025		DFT0005075	11/30/2025	31.76	0.00	0.00	0.00	31.76 31.76
D Batteries and Paper Ti	1.00	31.76	31.76	001-026-70020	Janitorial Supplies	31.76					
963844	fuel to return donkey		11/30/2025		DFT0005250	11/30/2025	29.18	0.00	0.00	0.00	29.18 29.18
fuel to return donkey	1.00	29.18	29.18	001-042-70040	Gasoline	29.18					
97096756667404943685	Supplies		11/30/2025		DFT0005259	11/30/2025	51.33	0.00	0.00	0.00	51.33 51.33
Supplies	1.00	51.33	51.33	001-042-70220	Grounds Repair & Maintenance Suj	51.33					
99777029	Fuel		11/30/2025		DFT0005088	11/30/2025	40.00	0.00	0.00	0.00	40.00 40.00
Fuel	1.00	40.00	40.00	001-046-70000	Other Operational Supplies	40.00					
9ed5Of0f6ed16de5e3ddC	Hulu TV Access City Hall		11/30/2025		DFT0005229	11/30/2025	101.81	0.00	0.00	0.00	101.81 101.81
TV Access City Hall	0.00	0.00	101.81	001-009-60220	Software Subscriptions	101.81					
A71164/P	Tools		11/30/2025		DFT0005298	11/30/2025	80.92	0.00	0.00	0.00	80.92 80.92
Tools	1.00	80.92	80.92	033-064-70100	Other Small Tools & Equipment	80.92					
A71534/P	Supplies		11/30/2025		DFT0005066	11/30/2025	88.55	0.00	0.00	0.00	88.55 88.55
Maintenance Supplies	1.00	88.55	88.55	031-066-70230	Equipment Repair & Maintenance !	88.55					
A71549/P	Supplies		11/30/2025		DFT0005062	11/30/2025	7.99	0.00	0.00	0.00	7.99 7.99
Supplies	1.00	7.99	7.99	031-066-70230	Equipment Repair & Maintenance !	7.99					
A87785	Hose fitting & PPE		11/30/2025		DFT0005108	11/30/2025	15.78	0.00	0.00	0.00	15.78 15.78
Hose fitting & PPE	1.00	15.78	15.78	001-041-70230	Equipment Repair & Maintenance !	15.78					
A89588	zoolloween		11/30/2025		DFT0005267	11/30/2025	97.86	0.00	0.00	0.00	97.86 97.86
zoolloween	1.00	97.86	97.86	040-041-80000	Other Capital Outlay	97.86					
A89836	Chainsaw chain		11/30/2025		DFT0005111	11/30/2025	27.48	0.00	0.00	0.00	27.48 27.48

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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					
Chainsaw chain	1.00	27.48	27.48	001-042-70230	Equipment Repair & Maintenance Sup	27.48					
A89859	Supply line	11/30/2025		DFT0005105	11/30/2025	2.50	0.00	0.00	0.00	2.50	2.50
Supply line	1.00	2.50	2.50	001-042-70210	Building Repair & Maintenance Sup	2.50					
A89865	Sink supply	11/30/2025		DFT0005103	11/30/2025	-2.00	0.00	0.00	0.00	-2.00	-2.00
Sink supply	-1.00	2.00	-2.00	001-042-70210	Building Repair & Maintenance Sup	-2.00					
A90785	city sign	11/30/2025		DFT0005109	11/30/2025	18.99	0.00	0.00	0.00	18.99	18.99
city sign	1.00	18.99	18.99	001-041-70220	Grounds Repair & Maintenance Sup	18.99					
A93023	Trowel & concrete edger	11/30/2025		DFT0005096	11/30/2025	42.97	0.00	0.00	0.00	42.97	42.97
Trowel & concrete edge	1.00	42.97	42.97	001-043-70100	Other Small Tools & Equipment	42.97					
A95492	Trim board	11/30/2025		DFT0005118	11/30/2025	57.60	0.00	0.00	0.00	57.60	57.60
Trim board	1.00	57.60	57.60	001-041-70210	Building Repair & Maintenance Sup	57.60					
A96261	barricade repair	11/30/2025		DFT0005124	11/30/2025	86.29	0.00	0.00	0.00	86.29	86.29
barricade repair	1.00	86.29	86.29	001-041-70220	Grounds Repair & Maintenance Sup	86.29					
A96385	Nuts, bolts screws	11/30/2025		DFT0005106	11/30/2025	9.40	0.00	0.00	0.00	9.40	9.40
Nuts, bolts screws	1.00	9.40	9.40	001-041-70220	Grounds Repair & Maintenance Sup	9.40					
A96732	exhibit repair	11/30/2025		DFT0005151	11/30/2025	533.62	0.00	0.00	0.00	533.62	533.62
exhibit repair	1.00	533.62	533.62	001-042-70220	Grounds Repair & Maintenance Sup	533.62					
AD03525500077CUS Oct 2	Adobe	11/30/2025		DFT0005187	11/30/2025	1,119.64	0.00	0.00	0.00	1,119.64	1,119.64
Adobe - Admin	0.00	0.00	295.86	001-001-60220	Software Subscriptions	295.86					
Adobe - Finance	0.00	0.00	240.00	001-011-60220	Software Subscriptions	240.00					
Adobe - Housing	0.00	0.00	166.95	990-070-60000	Other Professional Services	166.95					
Adobe - Police	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	0.00	0.00	71.97	033-063-60220	Software Subscriptions	71.97					
Park	0.00	0.00	52.97	001-041-60220	Software Subscriptions	52.97					
Code Enf-BI	0.00	0.00	47.98	001-027-60000	Other Professional Services	47.98					
Fire-EMS	0.00	0.00	23.99	001-026-60220	Software Subscriptions	23.99					
CM0000064	refund of dock	11/30/2025		DFT0005100	11/30/2025	-127.84	0.00	0.00	0.00	-127.84	-127.84
refund of dock	-1.00	127.84	-127.84	001-041-70100	Other Small Tools & Equipment	-127.84					
CM0000065	Office chair	11/30/2025		DFT0005171	11/30/2025	-125.99	0.00	0.00	0.00	-125.99	-125.99
Office chair	-1.00	125.99	-125.99	037-067-70100	Other Small Tools & Equipment	-125.99					
E0200XBB4U	Email	11/30/2025		DFT0005173	11/30/2025	36.00	0.00	0.00	0.00	36.00	36.00
email	0.00	0.00	36.00	001-009-60220	Software Subscriptions	36.00					
E0200XBDSO	Office email	11/30/2025		DFT0005172	11/30/2025	8.00	0.00	0.00	0.00	8.00	8.00
Email	0.00	0.00	8.00	001-009-60220	Software Subscriptions	8.00					
E-667870	Evidence bags	11/30/2025		DFT0005209	11/30/2025	83.40	27.80	0.00	0.00	111.20	111.20
Evidence bags	1.00	83.40	111.20	001-021-70000	Other Operational Supplies	111.20					
H2220-161587	buffer fence material	11/30/2025		DFT0005283	11/30/2025	5,882.89	0.00	0.00	0.00	5,882.89	5,882.89

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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						
buffer fence material	1.00	5,882.89	5,882.89	001-042-70220	Grounds Repair & Maintenance Suj	5,882.89						
I129869	Vanity and Sink		11/30/2025	DFT0005069	11/30/2025	440.00	0.00	0.00	0.00		440.00	440.00
	Vanity and Sink	1.00	440.00	031-066-70210	Building Repair & Maintenance Sup	440.00						
IN9CAA1629965	Go To Connection		11/30/2025	DFT0005185	11/30/2025	839.99	0.00	0.00	0.00		839.99	839.99
	GO TO Connection	0.00	839.99	001-001-60220	Software Subscriptions	839.99						
INV0004105	Sonya Shear		11/30/2025	DFT0005290	11/30/2025	99.00	0.00	0.00	0.00		99.00	99.00
	Testing Inspire	0.00	99.00	001-027-60760	Training	99.00						
INV0004106	Testing		11/30/2025	DFT0005291	11/30/2025	99.00	0.00	0.00	0.00		99.00	99.00
	Testing - Inspire	0.00	99.00	001-027-60760	Training	99.00						
INV0004107	Inspire Class		11/30/2025	DFT0005293	11/30/2025	145.00	0.00	0.00	0.00		145.00	145.00
	Inspire Class	0.00	145.00	001-027-60760	Training	145.00						
INV0004186	Pizza for LEO's for Neewollah - 10/22/2025		11/30/2025	DFT0005208	11/30/2025	91.91	0.00	0.00	0.00		91.91	91.91
	Pizza for LEO's for Neew	1.00	91.91	001-021-70000	Other Operational Supplies	91.91						
INV0004187	Pizza for LEO's for Neewollah - 10/23/2025		11/30/2025	DFT0005207	11/30/2025	90.82	0.00	0.00	0.00		90.82	90.82
	Pizza for LEO's for Neew	1.00	90.82	001-021-70000	Other Operational Supplies	90.82						
INV0004188	Pizza for LEO's for Neewollah - 10/24/2025		11/30/2025	DFT0005225	11/30/2025	90.82	0.00	0.00	0.00		90.82	90.82
	Pizza for LEO's for Neew	1.00	90.82	001-021-70000	Other Operational Supplies	90.82						
INV0004189	Pizza for LEO's for Neewollah - 10/25/2025		11/30/2025	DFT0005226	11/30/2025	90.82	0.00	0.00	0.00		90.82	90.82
	Pizza for LEO's for Neew	1.00	90.82	001-021-70000	Other Operational Supplies	90.82						
INV0004259	Hotel stay for training		11/30/2025	DFT0005197	11/30/2025	361.48	0.00	0.00	0.00		361.48	361.48
	Hotel stay for training	0.00	361.48	001-021-60760	Training	361.48						
INV0004262	Truck wash		11/30/2025	DFT0005189	11/30/2025	14.24	0.00	0.00	0.00		14.24	14.24
	Truck wash	0.00	14.24	001-021-60340	Vehicle Repair & Maintenance	14.24						
INV0004268	Wash vehicle		11/30/2025	DFT0005304	11/30/2025	16.42	0.00	0.00	0.00		16.42	16.42
	Wash vehicle	0.00	16.42	001-021-60340	Vehicle Repair & Maintenance	16.42						
INV0004270	Car Wash		11/30/2025	DFT0005300	11/30/2025	7.07	0.00	0.00	0.00		7.07	7.07
	Car Wash	0.00	7.07	001-021-60340	Vehicle Repair & Maintenance	7.07						
INV0004271	Car Wash		11/30/2025	DFT0005301	11/30/2025	11.08	0.00	0.00	0.00		11.08	11.08
	Car Wash	0.00	11.08	001-021-60340	Vehicle Repair & Maintenance	11.08						
INV0004272	Car Wash		11/30/2025	DFT0005303	11/30/2025	15.00	0.00	0.00	0.00		15.00	15.00
	Car Wash	0.00	15.00	001-021-60340	Vehicle Repair & Maintenance	15.00						
INV0004341	Dish TV		11/30/2025	DFT0005070	11/30/2025	139.12	0.00	0.00	0.00		139.12	139.12
	Dish TV	0.00	139.12	031-066-60550	Television	139.12						
INV0004343	KRPA Conference		11/30/2025	DFT0005134	11/30/2025	146.52	0.00	0.00	0.00		146.52	146.52
	KRPA Conference	0.00	146.52	001-041-60760	Training	146.52						
INV0004358	Fraud charge Days Inn		11/30/2025	DFT0005180	11/30/2025	62.97	0.00	0.00	0.00		62.97	62.97
	Fraud charge Days Inn	0.00	62.97	099-20141	Credit Card Payable - Fraud Clearin	62.97						

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						
INV0004363	Fuel For City Van		11/30/2025		DFT0005287	11/30/2025	45.92	0.00	0.00	0.00	45.92	45.92
	Fuel For City Van	1.00	45.92	033-063-70040	Gasoline		45.92					
INV532719	downtown birds		11/30/2025		DFT0005152	11/30/2025	628.50	0.00	0.00	0.00	628.50	628.50
	downtown birds	1.00	628.50	001-041-70220	Grounds Repair & Maintenance Suj		628.50					
PPTXN-251341216	Translation services		11/30/2025		DFT0005205	11/30/2025	75.05	0.00	0.00	0.00	75.05	75.05
	Translation services	0.00	75.05	001-021-60000	Other Professional Services		75.05					
R5939413362	conference lodging		11/30/2025		DFT0005146	11/30/2025	275.07	0.00	0.00	0.00	275.07	275.07
	conference lodging	0.00	275.07	001-041-60760	Training		275.07					
S057363	Software Fee		11/30/2025		DFT0005065	11/30/2025	30.00	0.00	0.00	0.00	30.00	30.00
	Software Fee	0.00	30.00	031-066-60710	Transaction Services		30.00					
SO670169	Fire Helmets, Gloves, Hoods		11/30/2025		DFT0005087	11/30/2025	1,903.74	0.00	0.00	0.00	1,903.74	1,903.74
	Fire Helmets, Gloves, H	1.00	1,903.74	024-026-80400	Special Projects		1,903.74					
SR38818	Bird Bangers		11/30/2025		DFT0005071	11/30/2025	121.50	0.00	0.00	0.00	121.50	121.50
	Bird Bangers	1.00	121.50	031-066-70100	Other Small Tools & Equipment		121.50					
VP_V8Z4JOSS	Uniform		11/30/2025		DFT0005175	11/30/2025	326.79	0.00	0.00	0.00	326.79	326.79
	Uniform	1.00	326.79	001-027-70060	Uniforms		326.79					
WN34966252	Floor paint & Sealant		11/30/2025		DFT0005138	11/30/2025	309.83	0.00	0.00	0.00	309.83	309.83
	Floor paint	1.00	199.96	001-041-70210	Building Repair & Maintenance Sup		199.96					
	Sealant	1.00	109.87	001-042-70210	Building Repair & Maintenance Sup		109.87					
Vendors: (1) Total 01 - City of Independence:							51,649.00	142.87	130.03	0.00	51,921.90	51,921.90
Vendors: (1) Report Total:							51,649.00	142.87	130.03	0.00	51,921.90	51,921.90



Bank: General - Community National Bank

Vendor Number	Vendor Name	Total Vendor Amount			
035889	AT&T	17,481.49			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005043	11/30/2025	17,481.49		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Monthly Draft	11/30/2025	12/30/2025	0.00	17,481.49

Vendor Number	Vendor Name	Total Vendor Amount			
036623	AT&T	3,245.93			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005044	11/30/2025	3,245.93		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	AT & T Internet	11/30/2025	12/30/2025	0.00	3,245.93

Vendor Number	Vendor Name	Total Vendor Amount			
034736	AT&T Mobility	3,203.04			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005045	11/30/2025	3,203.04		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Monthly First Net Telephone	11/30/2025	12/30/2025	0.00	3,203.04

Vendor Number	Vendor Name	Total Vendor Amount			
033052	Atmos Energy	2,860.11			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005046	11/30/2025	2,860.11		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Atmos Monthly Draft	11/30/2025	12/30/2025	0.00	2,860.11

Vendor Number	Vendor Name	Total Vendor Amount			
003431	Blue Cross/Blue Shield Of	109,702.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005330	11/30/2025	2,995.81		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
022864440 Dental	Dental Insurance Premium	11/30/2025	12/30/2025	0.00	2,995.81
Bank Draft	DFT0005331	11/30/2025	106,706.19		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
022864440 Health	Health Insurance Premium	11/30/2025	12/30/2025	0.00	106,706.19

Vendor Number	Vendor Name	Total Vendor Amount			
035464	Conoco-Phillips Fleet Services	139.55			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005047	11/30/2025	139.55		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Fleet Monthly Charge	11/30/2025	12/30/2025	0.00	139.55

Vendor Number	Vendor Name	Total Vendor Amount			
037586	Directv	1,140.20			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005048	11/30/2025	1,140.20		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Monthly Directv Draft	11/30/2025	12/30/2025	0.00	1,140.20

Payment Register

APPKT01603 - November 2025 Draft

Vendor Number	Vendor Name					Total Vendor Amount	
037937	Employee Benefits Corporation					212.02	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005058					11/30/2025	136.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5156940	EBC Consolidated Fee Monthly Invoice	11/15/2025	12/15/2025	0.00	136.50		
Bank Draft	DFT0005059					11/30/2025	40.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5141297	EBC Consolidated Claims Register	11/04/2025	12/04/2025	0.00	40.00		
Bank Draft	DFT0005060					11/30/2025	12.61
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5152692	EBC Consolidated Claims Register	11/17/2025	12/17/2025	0.00	12.61		
Bank Draft	DFT0005061					11/30/2025	22.91
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5172954	EBC Consolidated Claims Register	11/25/2025	12/25/2025	0.00	22.91		
Vendor Number	Vendor Name					Total Vendor Amount	
032855	Everyy					74,174.53	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005049					11/30/2025	74,174.53
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Nov 2025 Draft	Everyy Monthly Draft	11/30/2025	12/30/2025	0.00	74,174.53		
Vendor Number	Vendor Name					Total Vendor Amount	
038274	Gateway Infrastructure LLC					760.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005057					11/30/2025	760.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Nov 2025 Draft	Monthly Internet Charges	11/30/2025	11/30/2025	0.00	760.00		
Vendor Number	Vendor Name					Total Vendor Amount	
037526	Global Payments Integrated					36,652.33	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005050					11/30/2025	36,652.33
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Nov 2025 Draft	Monthly Draft	11/30/2025	12/30/2025	0.00	36,652.33		
Vendor Number	Vendor Name					Total Vendor Amount	
013110	Kansas Department Of Revenue - Department of Taxati					4,545.35	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005051					11/30/2025	4,545.35
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Nov 2025 Draft	Water/Fuel Tax	11/30/2025	12/30/2025	0.00	4,545.35		
Vendor Number	Vendor Name					Total Vendor Amount	
032321	Pitney Bowes					2,041.99	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005052					11/30/2025	2,041.99
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Nov 2025 Draft	Pitney Bowes Monthly Postage	11/30/2025	12/30/2025	0.00	2,041.99		
Vendor Number	Vendor Name					Total Vendor Amount	
037182	Sparklight Business					1,210.09	
Payment Type	Payment Number					Payment Date	Payment Amount
Bank Draft	DFT0005053					11/30/2025	1,210.09
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
Nov 2025 Draft	Monthly Sparklight Draft	11/30/2025	12/30/2025	0.00	1,210.09		

Payment Register

APPKT01603 - November 2025 Draft

Vendor Number	Vendor Name	Total Vendor Amount			
035989	Totah Communications, Inc	56.08			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005054	11/30/2025	56.08		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Totah Monthly Draft	11/30/2025	12/30/2025	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	DFT0005055	11/30/2025	920.73		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Verizon Monthly Draft	11/30/2025	12/30/2025	0.00	920.73

Vendor Number	Vendor Name	Total Vendor Amount			
037708	Woodriver Energy LLC	462.11			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT0005056	11/30/2025	462.11		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Nov 2025 Draft	Woodriver Monthly Draft	11/30/2025	12/30/2025	0.00	462.11

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
General	Manual Bank Draft	21	21	0.00	258,807.55
Packet Totals:		21	21	0.00	258,807.55

Cash Fund Summary

Fund	Name	Amount
099	Pooled Cash	-258,807.55
Packet Totals:		-258,807.55

PAY PERIOD 11/07/2025

GROSS: \$ 253,977.01

PAYROLL DEDUCTIONS

FEDERAL & FICA

\$ 54,384.04

KPERS DRAFTS

OGLI

\$ 57,481.34

\$ 0

STATE WITHHOLDING

\$ 11,227.99

PAYROLL EMPLOYEE DEDUCTIONS

\$ 20,171.93



City of Independence

Payroll Check Register Report Summary

Pay Period: 10/19/2025-11/1/2025

Packet: PYPKT00486 - 11/07/2025 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	156	170,037.09
Total	156	170,037.09

PAY PERIOD 11/21/2025

GROSS: \$ 242,024.30

PAYROLL DEDUCTIONS

FEDERAL & FICA

\$ 56,260.86

KPERS DRAFTS

OGLI

\$ 57,481.34

\$ 877.38

STATE WITHHOLDING

\$ 10,524.03

PAYROLL EMPLOYEE DEDUCTIONS

\$ 20,193.29



City of Independence

Payroll Check Register Report Summary

Pay Period: 11/2/2025-11/15/2025

Packet: PYPKT00492 - 11/21/2025 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	152	161,176.05
Total	152	161,176.05



City of Independence

Payroll Check Register Report Summary

Pay Period: 11/2/2025-11/15/2025

Packet: PYPKT00494 - 11/21/2025-2 Payroll
Payroll Set: City of Independence - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	2	741.95
Total	2	741.95