City Commission Agenda
Tuesday, March 24, 2026, 5:30 PM
City Commission Chambers, 950 S. Grant Ave.

- Call to Order
- Roll Call
- Pledge of Allegiance
- Invocation

1. AWARDS, PROCLAMATIONS, PRESENTATIONS:
2. APPROVAL OF AGENDA
3. MINUTES -
   a. March 10, 2026, Work Session Minutes
   b. March 10, 2026, Regular Meeting Minutes
4. ITEMS FROM CITIZENS
   Rules of the Commission: Any citizen desiring to address the Commission shall be recognized by the Chair, advance to the podium, state his/her name and address in an audible tone for the record. Presentations shall be limited to five (5) minutes unless extended by a vote of the majority of the Commission. The Commission does not hear matters involving litigation or City Personnel. The Commission does not take action on subjects not on the agenda unless unusual or hardship conditions exist. Citizens may address the Commission on agenda items as they are brought to the floor.
5. ITEMS FROM GROUPS
6. CONSENT AGENDA
   All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member or citizen requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
   a. Arkalon Grazing Lease
   b. Lease #88.02 - Jerry R. and Michelle R. Bremenkamp
   c. Lease #190.04 - I.C.S. Scrap Metal
7. Comprehensive Insurance Renewal - Iron Insurance Partners
8. Downtown Redevelopment Master Plan

9. Airport Security Cameras
10. ATLAS Server Hardware Project
11. CITY STAFF
12. CITY MANAGER REPORT
13. ITEMS FROM COMMISSIONERS
14. VOUCHERS
    a. 03/24/2026 VOUCHERS

- ADJOURNMENT

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 3.a.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Kristyn Reust, Finance Director

RE: March 10, 2026, Work Session Minutes

Attached for your review are the March 10, 2026, Work Session Minutes.

Recommendation:
Staff requests approval of the March 10, 2026, Work Session Minutes.

THE WORK SESSION OF THE LIBERAL CITY COMMISSION
March 10, 2026

A Work Session of the Liberal City Commission was held at 4:00 p.m. at City Commission Chambers located at 950 S. Grant Ave., on Tuesday, March 10th, 2026.

Commission Present: Mayor Parsons and Commissioner Warren. Commissioner Landry and Commissioner Lara appeared by phone. Vice Mayor Vazquez was absent.

City Staff Present: City Manager Scarlette Diseker, Assistant City Manager Brad Beer, Deputy City Clerk Kristyn Reust, Recreation Director Matt Quint, IT Director Tim Lunceford, and City Attorney Lynn Koehn.

Mayor Parsons called the meeting to order.

1. Joint Natatorium Project

- City Manager Diseker- Mayor, Commissioners, I have an update on the joint Natatorium project that we have been working on for over two years now, but today we actually have numbers for this project that we can discuss and go over. There are three different options. One and two are the exact same, except they have flipped bleachers and zero entry space. The third option has the slide included. To include the slide, it will cost over a million dollars more, because of the additional structure that would be needed on the backside. On the top side of the handout that says Natatorium, in the far right column, there is the estimated budget range. There's three sets of numbers. The architect described this to me as a good, better, and best scenario. So, this really just depends on what we are choosing.
- Discussion was held on different design options, mechanical rooms, and prices.
- Mayor Parsons- Two comments, looking at the options, the zero entry, I like it where it is closer to the front and food. The second, when we get ready to do a final MOU, we will insist on public access.
- City Manager Diseker- That will be non-negotiable for us. We have a history of saying the public will have access and that not happening. That will be in our agreement.
- City Attorney Koehn- The MOU says you are going to entertain this, but we will need to do an interlocal agreement, that is where we can set those stipulations.
- City Manager Diseker- One comment Brad made was that we needed a ten foot space between the pool and seating. The first drawings were 7 ft, but they have changed that to 10 feet I see. One thing people have commented on is the lack of restroom space, but if the equipment and mechanical room are outside of the building, we will get that space back. There is also a nice outside space with picnic tables. We have also had conversations about parking.
- Commissioner Warren- Will this be something that is decided by the governing bodies, or will the public be involved with a vote?
- City Manager Diseker- It will be decided by governing bodies if we have the dollar amount we need.

4:20 p.m. Commissioner Lara appeared.

2. Adventure Bay Discussion

- Director Quint- This drawing was from our original work session last month. We went back to Waters Edge to put it together, and they got it back last week. There are some things that have been brought up about bathrooms, etc. This was quickly drawn up as

something that could be utilized. Once you put it out there, I think there will be more designs.

- City Manager Diseker- I think it gives a reasonable depiction of what we are looking for.
- Mayor Parsons- So, a couple slides, lazy river, and splash pad?
- Director Quint- The only thing that isn't included is the surf simulator.
- Mayor Parsons- WIll we be getting bids from someone that isn't Waters Edge?
- Chief Communication Officer Young- Yes, we passed out RFP's for the combined facility that we would send out to aquatic parks.
- City Manager Diseker- We are looking for feedback that everyone is okay with. Also, for the location, are you still okay with Light Park? I personally feel that we have the space at Light Park, it is visible, and it will reduce vandalism.
- Supervisor Martinez- After the RFP, we went through the whole facility, and we will have to go all the way down to the old pool.
- Mayor Parsons- We have the existing bath and mechanical, and they are in terrible shape, will we be replacing those using the same footprint? What about the surf simulator?
- Director Quint- Yes, we are just missing some space. The surf simulator was an additional 500k, so we are holding off on that. Maybe sometime in the future.
- Mayor Parsons- Works for me, I just want to make sure when we do the RFP we only miss one summer.
- Director Quint- We are also already working with Seward County, if that does happen we will be taking swim lessons indoors.
- City Manager Diseker- Does everyone feel comfortable as a consensus to move forward with an RFP?
- Chief Communication Officer Young- Are we also comfortable with the communication going out?
- The Commission made consensus to move forward with an RFP, location at Light Park, and to work on communication to go out to the public.

3. Stepping Stone Shelter Proposal

- City Manager Diseker- An update on the Shelter, we received 600k for reconstruction. That has been completed, they are testing the soup kitchen, and we are having an official ribbon cutting. Something I wanted to run past you, for years we have given appropriations to the shelter, as well as waivers for utilities. I've done a lot of research, and I am thinking it would not be a bad idea to reappropriate those dollars into salary and benefits to a director, and The City Commission could appoint members of the board. I want to see that 600k be the best benefit of Liberal. I think under this type of format, it would have some long term sustainability. My goal, since being on the board, has been to keep it from a full time City Department. Expenses would still be paid by the Shelter. If we decide to go this route, we can find someone who can work with the community, find funding, and secure long term stability. Looking for feedback, if you think it is a good idea.
- Commissioner Warren- Who owns it?
- City Manager Diseker- The building is owned by Stepping Stone Shelter. This would take place of the yearly appropriation, and we would no longer do the waivers.
- Commissioner Lara- So, have you seen their bylaws? Who is the entity that owns the building, is it the board?
- City Attorney Koehn- They are their own entity, they own it, they run it, and ultimately it rests on their shoulders. If they agree, there will be a lot of changes needed. I think Scarlette is wanting to put this out there for you to see how you feel about it.
- Commissioner Lara- Is Ty currently on the board?

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- City Manager Diseker- Yes, he is pretty much the director as well.
- City Attorney Koehn- It would be a process.
- Mayor Parsons- I think it is worth pursuing.
- Commissioner Lara- I like that set up.
- City Manager Diseker- Which is pretty much what we are already doing, but I think we would have more control.
- Commissioner Lara- See if they allow us to appoint the board.
- City Manager Diseker- Yes, I was just at a meeting, and if this is something that does land on our desk, just giving an appropriation check isn't going to cut it. It would take a while to handle it, maybe 2027.

4. AI Presentation

- Director Lunceford- Gave AI presentation to the Commission on digital products he has created, with costs totaling roughly 250k for hard drives and storage.
- Mayor Parsons- I think this is something that we should charge full speed ahead into. I think we can find the money somewhere to do this. We might be the first in this area to do this.
- City Manager Diseker- The price tag is well below what I have seen with major software purchases. It is a lot, but right along with what I have seen before, and it is an all encompassing investment.
- Mayor Parsons- Put something together for the next meeting.

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Jeff Parsons, Mayor

ATTEST:

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Kristyn Reust, Deputy City Clerk

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CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 3.b.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Kristyn Reust, Finance Director

RE: March 10, 2026, Regular Meeting Minutes

Attached for your review are the March 10, 2026, Regular Meeting Minutes.

Recommendation:
Staff requests approval of the March 10, 2026, Regular Meeting Minutes.

THE REGULAR MEETING OF THE LIBERAL CITY COMMISSION
March 10, 2026

The regular meeting of the Liberal City Commission was held at 5:30 p.m. at City Commission Chambers located at 950 S. Grant Ave., on Tuesday, March 10th, 2026.

Commission Present: Mayor Parsons, Commissioner Lara, and Commissioner Warren. Commissioner Landry appeared by phone, and Vice Mayor Vazquez was absent.

City Staff Present: City Manager Scarlette Diseker, Assistant City Manager Brad Beer, Deputy City Clerk Kristyn Reust, Building Director Keith Bridenstine, Projects Director Steve Carroll, Communications Officer Keeley Young, and City Attorney Lynn Koehn.

Mayor Parsons called the meeting to order. Deputy City Clerk Reust read the roll call and declared a quorum present. The Pledge of Allegiance was recited, and Rex Petty gave the invocation.

1. AWARDS, PROCLAMATIONS, PRESENTATIONS

2. APPROVAL OF AGENDA
Commissioner Warren made a motion to approve the agenda as printed, with Commissioner Lara seconding the motion. The motion carried unanimously.

3. MINUTES:
   a. February 20, 2026 Special Meeting Minutes
   b. February 24, 2026 Regular Meeting Minutes
Commissioner Warren moved to approve the February 20, 2026 Special Meeting Minutes, and the February 24, 2026 Regular Meeting Minutes as presented, with Commissioner Lara seconding the motion. The motion carried unanimously.

4. ITEMS FROM CITIZENS
Mayor Parsons read the rules of the Commission and requested members of the audience approach the podium to address the Commission.
- Reita Issacs questioned when the sidewalk would be put in at Harrison Circle Park.

5. ITEMS FROM GROUPS
Mayor Parsons read the rules of the Commission and requested members of the audience approach the podium to address the Commission.
No items were presented.

6. CONSENT AGENDA
   a. CVB Advisory Board Minutes
   b. 2026 CMB Application - Western Corner, 1401 N. Western Ave.
   c. February 2026 Code Enforcement Stats
   d. Lease #77.00 - SkyWest Airlines, Inc.
   e. Lease #185.02 - Seward County Sheriff's Office
   f. Lease #TN - 06.01 - Bryan Peters
Commissioner Lara moved to approve the consent agenda as presented, with Commissioner Warren seconding the motion. The motion carried unanimously.

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7. Ordinance No. 4643 - 2026 Fireworks Update

● Director Bridenstine- Mayor, Commissioners, attached for your review is Ordinance No. 4643. The ordinance was first presented at the February 10th Work Session, and subsequently at the February 24th Regular Meeting. The revisions requested by the Commission have been incorporated. Specifically, changes have been made to discharge dates and hours, as well as to sale dates and hours. These updates are reflected in the attached redline copy for your reference.
Commissioner Warren moved to adopt Ordinance 4643, the 2026 fireworks update, with Commissioner Lara seconding the motion. The motion carried unanimously.

8. Ordinance No. 4644 - 2025 Standard Traffic Ordinance (STO)

● City Attorney Koehn- Attached is Ordinance No. 4644, which adopts the 2025 Standard Traffic Ordinance (STO). This is for City Court purposes, every year they put out a new STO, the Kansas League of Municipalities, that incorporates potential changes with the law that then becomes enforced in Municipal Court. If you have seen the books they give out, but law enforcement will carry each of those around in their patrol car to refer to, and then the Court uses those as well. Every year, typically we do these in November or December every year. For some reason it was a little bit delayed this year, we are just asking that you go ahead and adopt this ordinance. It adopts the most recent STO put out by the Kansas League of Municipalities.

● Mayor Parsons- So, they put it out in 2025, and we would approve it in 2025 for the following year?

● City Attorney Koehn- A lot of the time it is the end of the year when it is adopted, but it's not like we haven't still been enforcing the law in City Court, we just followed the old STO from last year. Then, once these are adopted, we will start following these laws. There are very few changes made from year to year, just tweaks to follow any laws that are changed on the state level.
Commissioner Warren moved to adopt Ordinance No. 4644, which will adopt the 2025 Standard Traffic Ordinance (STO), with Commissioner Lara seconding the motion. The motion carried unanimously.

9. Ordinance No. 4645 - 2025 Uniform Public Offense Code (UPOC)

● City Attorney Koehn- Very similar to the last issue. The other one was the Traffic Ordinance, this is the Uniform Public Offense Code. Same basis for the adoption. The League puts this out every year, Cities then adopt it, and we've adopted this every year once it gets put together. We are requesting you adopt this ordinance to stay up to date with the most recent changes that have been made.
Commissioner Lara moved to adopt Ordinance No. 4645, adopting the 2025 Uniform Public Offense Code (UPOC), with Commissioner Warren seconding the motion. The motion carried unanimously.

10. Resolution No. 2449 - SIGNS Grant

● Director Reust- Mayor, Commissioners, the City is eligible to apply for the 2026 Kansas Commerce SIGNS Grant, which would support updated signage for three downtown businesses if awarded. City staff recommends approval of Resolution No. 2449, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents.

● Mayor Parsons- Is there a match involved in this?

● Director Reust- Yes, there is a 50% match.

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● Mayor Parsons- Who is going to administer this? If you get ten applications, who is going to decide which three we accept?

● Director Reust- We already identified three businesses. That was a part of the submission of this grant. We had to identify three, they had to be downtown, and have an active business in that location. If they didn't own the building, we needed to have the owner's permission and signed authority. With that, there were only a few that were interested in moving forward. Right now, I'm looking at Spalon by Girlfriends, Pilates by Mandi, and American Title and Abstract.

● Commissioner Lara- So, they are part of the application?

● Director Reust- Yes, sir.
Commissioner Lara moved to approve of Resolution No. 2449, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents, with Commissioner Warren seconding the motion. The motion carried unanimously.

11. Resolution No. 2450 - HUGS Grant

● Director Reust- Mayor, Commissioners, the City is eligible to apply for the HUGS Grant through Southern Pioneer Electric, which would help support our Municipal Treatment Court Program if awarded. City staff recommend approval of Resolution No. 2450, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents.
Commissioner Warren moved to approve Resolution No. 2450, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents, with Commissioner Lara seconding the motion. The motion carried unanimously.

12. Resolution No. 2451 - Bureau of Justice Assistance Grant

● Director Reust- Mayor, Commissioners, the City is eligible to apply for a Bureau of Justice Assistance Grant, which would support our Municipal Treatment Court operational expenses if awarded. City staff recommend approval of Resolution No. 2451, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents.

● Mayor Parsons- Is there a specific dollar amount with this one?

● Director Reust- This one, no.

● City Manager Diseker- This is also different from the one that is expiring at the end of the month.

● Director Reust- This grant would help with operations, because we do have a current grant that's expiring at the end of the month. The grant prior to this would help with other needs they have that the grant cannot cover.

● Commissioner Lara- Did we ever figure out what was going to happen when the Federal grant expired?

● City Manager Diseker- We received an extension on it because it started later than expected. The extension expires in March, because it was supposed to expire in September of last year. So, then we budgeted the treatment court over to crime prevention and one cent sales tax, unless we can have additional grant funding. We have a way to keep it afloat, but we are actively searching for funding. You may be referring to a State grant we applied for, and that one did not go through, but we will try again. We did review comments and others that were approved, and we are going to see where we can make improvements and try again.
Commissioner Warren moved to approve Resolution No. 2451, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents, with Commissioner Lara seconding the motion. The motion carried unanimously.

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13. Resolution No. 2452 - Pedigree Foundation Grant

● Director Reust- Mayor, Commissioners, the City is eligible to apply for the 2026 Pedigree Foundation Grant, which would support our local Animal Shelter Programs if awarded. City staff recommend approval of Resolution No. 2452, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents.

● Mayor Parsons- It's a nice grant if you can get it.

● Commissioner Lara- I am just happy we are bringing as many grants as we can.
Commissioner Warren moved to approve Resolution No. 2452, allowing the Mayor, City Manager, and Grant Administrator to execute grant documents, with Commissioner Lara seconding the motion. The motion carried unanimously.

14. Arkalon Advisory Board Appointment

● Assistant City Manager Beer- The Arkalon Advisory Board Members are requesting the approval of Tara Logan to the current board. Tara will be replacing Rene Jackson, who resigned several months ago.
Commissioner Lara moved to appoint Tara Logan to the Arkalon Advisory Board, with Commissioner Warren seconding the motion. The motion carried unanimously.

15. Natatorium Memorandum of Agreement

● City Manager Diseker- For nearly two years, City Staff have been working alongside USD 480 and Seward County Community College to produce a solution for the aging pool on the college campus. The overwhelming message from our residents and surrounding communities is for all three taxing entities to work together for the purpose of delivering a quality indoor space equipped with a competition-size lap pool, locker rooms, and concessions. Our goal is to maximize the use of our One-Percent Sales Tax dollars and contribute a cash investment in this project, while still addressing the issues with our existing Adventure Bay Waterpark. The attached Memorandum represents our commitment to work together, in a mutually beneficial agreement, to pool resources and provide a fiscally responsible solution to this need in our community. This is a non-binding memorandum, and we will have a more definitive agreement and terms to follow. We will also address all concerns you have about usage, and make sure the public has access.

● Mayor Parsons- Just says we are all going to work together
Commissioner Warren moved to approve the attached Memorandum of Agreement between the City of Liberal, Seward County Community College, and USD 480, with Commissioner Lara seconding the motion. The motion carried unanimously.

16. CITY STAFF

● Assistant City Manager Beer- Update on Arkalon road, they are tentatively going to start Monday. The Street Department guys have been working their tails off at the Golf Course doing 1,500 feet of cart path. They were out at Arkalon today, almost done clearing a half mile of dead trees. They do so well to accommodate when we need to move off a project to the next one. Parks restrooms, as soon as we can get them open, we will. As soon as there is nothing in the forecast. Our Golf Course had two of the biggest January and February we have had. We had over 1,000 rounds in January, and we had over a hundred just on Sunday. People are ready to get outside, and we are here to accommodate.

● Chief Communication Officer Young- We did receive good news this afternoon from KDOT, we were awarded the KDOT innovative technology transportation grant we applied for last Fall. If

you remember, that grant will help us to install new technology that has smart sensors, cameras, everything in it that would allow you to sense traffic, and changes in traffic patterns. So, for example, when school gets out and we have intersections that are busier than normal, it's able to accommodate for changes in traffic flow. It also has the pedestrian audible signals, and countdown timers. The three intersections that will be impacted are: Pine and Kansas, 11th and Kansas, and Pancake and Pershing. We got the award today, it was $140,000, which is 75% of the project, so we are excited to move forward with that one. I will also be at Transportation Day at The Capital tomorrow, so I'll say thank you to Secretary Reed in person.

● Director Reust- Mayor, Commissioners, we have received notice that we are in the top fifteen applicants for the Kansas Department of Wildlife and Parks Grant for the Arkalon Facilities. We met with them at Arkalon today, and will have a short presentation for their Board on April 7th. So, we should find out an answer around June.

● Director Carroll- Good evening, Mayor, Commissioners. We have been working on the Grier House again. It has been cleaned, and inventoried all the equipment. We did put out a request for proposals for upstairs and downstairs to lease that space last month, and did not receive anything back. We have someone interested in the downstairs as a restaurant, and we are negotiating a contract currently. We have something in the works for the upstairs, it's a program that is a part of the City. We will follow up with you as far as when that gets closed. Bad news on grants, we did not receive the Historical Society Grant for the Depot. This last year we put a roof on the building to fix a leak, but there are still foundation issues that need to be addressed. You will probably see me back here with a proposal, and we will see where we go with that. We will need to figure out what we want to do with that building as time goes on. To add to what Brad said about the Golf Course, they are doing in-house improvements out there with painting this week. It is kind of hard to get them off the new mowers they got, they are very excited about those. The cart path project has gone extremely well, and I can tell you that we have met four times with a chef from Ben E. Keith that is helping us with our menu for the kitchen. We did a trial run with the kitchen area, and it went very well. I'm excited this will be up and running for our regular play, but also get into the tournaments with food options.

17. CITY MANAGER REPORT

● City Manager Diseker- Mayor and Commissioners, I have four items today: Thank you for the Work Session this afternoon. We are confident that we have presented solid ideas that will hopefully resolve multiple issues in our community from both an athletic and recreational standpoint. Our joint vision for the natatorium with the USD 480 and Seward County Community College shows the public that we are serious about working together. We are committed to fiscal responsibility, and we want to see residents of all ages have access to multiple facilities that improve their quality of life. Speaking of quality of life, thank you to Claudia and everyone at the Rec for their efforts this past weekend. I attended the International Women's Day Event on Friday and heard great feedback on the Robotics Tournament on Saturday. There were 30 total teams in attendance. Also on the subject of Rec, we took around 20 dancers to Hugoton this past weekend for a talent show. We are proud to announce that we had five groups place: three landed in first place, one in second, and one in third. So people who say Liberal has nothing to do for kids might want to check in at the Rec Department. Finally, I am excited about our spring projects. We have received great feedback so far on the cart paths at the golf course. The weather helped, but it was packed all weekend. I am also looking forward to a preliminary planning meeting this week for the community dog park. We are eager to get that project started.

18. Items from Commissioners

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● Commissioner Lara- Thank you to staff for everything you've done, are doing, and continuing to do. After a year and three months, I finally attended the Communications meeting. That is moving forward. There has been a retirement announced and they are looking at applications. Looking forward to working with all the entities as well. It has been four years, you see a lot of administrators change. College, City, and School, I think we finally have the administrators in place, you have moved us farther than we have in the past.

● Commissioner Warren- It is great we are doing the work sessions. I think it helps us advance the community. Kristyn and Keeley, all these grants are exciting. All staff are doing a good job. I ran into Bruce Young at Westlake, and he already looked stressed. I think this good weather is going to make his work start a little early. Thank you staff for all you do.

● Mayor Parsons- I am really excited about the three entities getting together to do a project. I can't remember a project where everyone has worked together like this. We probably won't have the opportunity to do this a lot. Kristyn, great work on the grants. Thank you to staff. Everyone works hard, I see them all over town. I also loved the work session today. Travis Matt, and Tim. I am particularly excited about that addition. Congratulations to Janeth.

● Commissioner Landry- Thank you to all city staff for all the hard work going on. The work session was amazing to hear what we are doing, and how we are coming together. Thank you for being patient with me. Enjoy the nice weather.

19. Vouchers- 3/10/2026 $1,271,609,52
Commissioner Warren moved to approve the vouchers, as presented, with Commissioner Lara seconding the motion. The motion carried unanimously.

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Jeff Parsons, Mayor

ATTEST:

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Kristyn Reust, Deputy City Clerk

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CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 6.a.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Brian Mannel, CFO

RE: Arkalon Grazing Lease

Arkalon Park, owned by the City, currently contains approximately 2,532 net acres available for pasture. A three-year cattle grazing contract on a rent by the acre basis has been extended to existing tenants, Max and Clay Louderback.

Recommendation:
City Staff request Commission consideration to approve the attached Arkalon Grazing Lease as presented.

AMENDMENT TO GRAZING LEASE

This grazing lease amendment is made on February 5, 2026, between the City of Liberal, Seward County, Kansas, 324 North Kansas Avenue, P.O. Box 2199, Liberal, Kansas, 67905-2199, hereinafter referred to as "LESSOR", and Clayton Louderback, 4005 Road W, Liberal, KS 67901, (620) 629-0567 & Max Louderback, 3967 Road W, Liberal, KS 67901, (620) 624-1001 (h), 620-655-7364 (m), hereinafter referred to as "LESSEE".

PROPERTY DESCRIPTION

LESSOR is the owner of the surface rights in and to the leased premises, which is the real estate situated in Seward County, Kansas, with the following description:

THE SURFACE AND SURFACE RIGHTS ONLY:

Township 33 South, Range 32 West of the 6th P.M.:

Sec. 11: S/2
Sec. 14: All Less a 2.066 acre tract BEG 142'N & 30'W OF SE COR OF SE/4 TH W300', N300', E300', S300', POB LESS R/W.
Sec. 23: NW/4; N/2 of SW/4
Sec. 26: S/2 of N/2; SW/4; N/2 of SE/4; SW/4 of SE/4; less +/-51 acres of campsite and trails
Sec. 27: E/2 of E/2
Sec. 34: E/2
Sec. 35: All of the W/2 of said section north of the Chicago, Rock Island and Pacific Railroad right-of-way Less and except the SE/4 of the SW/4
Sec. 22: Easement of 150' X 1470' connecting tracts in Sec. 27 and Sec. 23

AND

Township 34 South, Range 32 West of the 6th P.M.:

Sec. 2: A 34.75 acre tract lying north of the Chicago, Rock Island and Pacific Railroad right-of-way in the NW/4.
Sec. 3: The E/2 lying north of the Chicago, Rock Island and Pacific Railroad right-of-way less +/- 83 acres of effluent marsh

TERM

The term of this lease commences on March 1, 2026 and ends February 28, 2029 unless sooner terminated as herein provided. At the termination of the lease, LESSEE shall surrender peaceful possession of the above described lease premises without the necessity of any further notice. Lessee is provided right of first refusal for the negotiation of a successive lease prior to December 31, 2028. Failure to negotiate a successive lease prior to December 31, 2028 will place the grazing lease on an open bid basis, of which the LESSOR will be welcome to enter a bid.

RENTAL

Beginning on March 1, 2026, and continuing on each subsequent March 1 of the lease term, LESSEE shall pay five thousand dollars ($5,000) to be a partial payment of the total lease obligation. The remainder of

the annual lease consideration shall be payable on or before November 1, 2026 and continuing on each subsequent November 1 of the lease term. The total annual lease consideration shall be the sum obtained by multiplying the lease rate of $12.50 per acre by the actual leased acres, which represents the number of grazing acres net of any reservations by the LESSOR for its exclusive use. It is understood the total lease acreage for grazing is 2,532, net of an approximated +/-51 acres reserved for LESSOR campsite and trails located in 26-33S-32W and +/-83 acres reserved for effluent marsh located in 3-34S-32W represents a fair estimate of acres reserved for LESSEE use. A total lease rental to be paid by LESSEE for each year in the amount of thirty-one thousand six hundred and fifty dollars ($31,650). The LESSOR reserves the right to exclude certain acreage for its own use, as hereinafter set forth. All lease payments shall be made by LESSEE to LESSOR at LESSOR's offices of the City Manager or the City Clerk or such other person as the City Manager may in writing designate. Should LESSEE fail to make any of the above payments as hereinbefore specified or fail to fulfill any of the covenants hereinafter contained, then and in that case, LESSOR may enter and take full and absolute possession of the above leased premises and hold and enjoy the same fully and absolutely.

LESSOR'S USE OF LAND

It is understood and agreed there are approximately 1,467 acres will be used in the future for the purpose of city recreation, wet lands, ponding areas, etc., and said acreage may change yearly with the balance subject to recreation at any time and the rental amount subject thereto. Real Estate in sections 11, 14, and 23 are not intended for city recreation at this time. LESSOR further reserves the right to access all real estate for the production of water and to construct, operate, repair and maintain water wells, pipeline and transport water at any time during the term of this lease or any extension hereof.

LESSEE'S USE OF LAND

The above described premises shall be used by the LESSEE solely and exclusively for the pasturing and grazing of cattle. The intent of this lease is to allow grazing during a summer growing season, April 15 through October 15. LESSEE may access the premises during the duration of the lease to conduct activities related to permitted grazing, including infrastructure maintenance and repair. LESSOR and LESSEE agree to maintain grass to the standards and specifications for planned grazing use (Range Management Plan) as developed and recommended by the USDA Natural Resources Conservation Service. LESSEE shall restrict stocking density to 1,478 Animal Unit Months **(See Appendix A)**, without prior written consent by LESSOR. LESSEE shall not permit the grass to be over pastured at any time which may result in further restricted stocking density. Predator control is permitted to protect from livestock harm or loss, exclusive to the named LESSEE and restricted to the grazing season, April 15 through October 15. Predator control methods must comply with federal and state wildlife laws.

CONSTRUCTION

LESSEE shall not build structures of any character or kind upon the leased premises without the prior written consent of LESSOR. LESSEE will furnish the labor to build any new fencing needed on the property and LESSOR will pay for the cost of materials. Written approval must be obtained by LESSEE prior to the purchase of said materials to ensure materials are appropriate and adequate to LESSOR; failure by LESSEE to obtain said approval will cause LESSEE to be responsible for material costs.

REMOVAL OF FENCES

LESSEE shall not remove or relocate any fences that are on the leased premises at the commencement of this lease without the prior written consent of the LESSOR.

MAINTENANCE OF FENCES

LESSEE shall, at his own expense, provide the labor to maintain all fences and gates enclosing the leased premises, and shall keep the same in good repair. LESSOR will furnish the necessary materials (but not labor), for major repairs, but LESSEE shall not undertake such major repairs without prior written approval of LESSOR. LESSEE shall pay in full all persons who performed labor on fencing the premises, and will not permit or suffer any mechanics' liens or materialman's liens of any kind or nature to be enforced against the premises for any work done thereon at LESSEE's request.

NOXIOUS WEED CONTROL

Lessee shall prevent noxious weed infestations by applying management practices which discourage their establishment or spread. The Lessee shall detect and control the invasion of noxious weeds. Noxious weeds will be controlled using appropriate mechanical, biological and chemical treatments that meet the requirements of state and federal law. LESSOR will furnish necessary chemical for the control of noxious weeds. LESSEE shall pay in full all persons who performed labor for noxious weed control on the premises, and will not permit or suffer any mechanics' liens or materialman's liens of any kind or nature to be enforced against the premises for any work done thereon at LESSEE's request.

WATER WELL

LESSOR shall be responsible for maintenance and repairs of any water wells currently on or later established on the above-described premises that LESSEE uses in any way, but LESSEE shall not undertake such major repairs without prior written approval of LESSOR.

INDEMNIFICATION

LESSEE shall indemnify LESSOR against all liability, costs, and expense for loss of or damage to property, and for injuries to or deaths of persons arising directly or indirectly from the use of the premise by LESSEE.

TERMINATION

Notwithstanding any other provision in this lease, this lease may be terminated by either party by giving ninety (90) days written notice delivered to the other party at the above listed address of each party. The lease shall then terminate on the 91st day after notice is provided. Nothing contained in this section shall prohibit the parties from giving notice of termination and entering into a new lease agreement with like or different terms to allow LESSEE to continuously occupy said property.

RIGHT TO SELL PROPERTY

LESSOR reserves the right to sell the premises or part thereof. In the event of this occurrence, LESSOR will give LESSEE six (6) months' notice to terminate or renegotiate the lease. In the event the lease is

terminated prior to its normal expiration date as herein set forth and said termination deprives LESSEE of the use of the land for grazing during any month from April through September, inclusive, of the year of termination, the LESSOR shall refund to LESSEE the rental paid for each month, April through September, that LESSEE was unable to use the premises for grazing.

ASSIGNMENT OR SUBLEASE

This lease shall not sublet or assign without the prior written consent of LESSOR. In the event that LESSEE does sublease the premises or part thereof or assign this lease, such sublease or assignment shall be void unless LESSOR has provided prior written consent.

INSPECTION OF CATTLE

It is understood by and between the parties hereto that part of the Arkalon property has been set aside and designated for recreational use by the City of Liberal and to enhance said use, LESSEE agrees to inspect his cattle operations in regards to the care of sick or diseased animals and the removal of dead animals. Upon the discovery of any dead animal, LESSEE agrees to cause said dead animal to be removed from the leased premises within a reasonable time; or, upon receipt of notice of any dead animal from the LESSOR, its staff or member of the Arkalon Council, either verbally or in writing, LESSEE shall cause said dead animal to be removed within three (3) days of said notice. In the event LESSEE shall fail to inspect his cattle operations as set forth above or fail to cause the removal of any dead animal after receiving notice of same, then LESSOR may, at its option and upon thirty (30) days written notice, terminate this agreement and LESSEE shall surrender possession of the leased premises to LESSOR.

SURRENDER OF PREMISES

LESSEE shall, at the termination of this lease, vacate the let premises in as good a condition as they are in at the time of entry on said premises by LESSEE, except for reasonable use and wear, acts of God, or damage by casualty beyond the control of LESSEE, and upon vacating shall leave the demised premises free and clear from all rubbish and debris.

EFFECT OF PREVIOUS AGREEMENTS OR LEASES

This lease amendment shall supplement the current lease agreement in place between the parties and shall be interpreted to solely extend the described property to be leased by LESSEE.

FIRE

LESSEE shall at all times exercise due diligence in the protection of the above-described premises against damage or destruction by fire or other causes.

TAXES

LESSOR shall be responsible for paying all taxes associated with oil and gas interest or the real property described herein and permanent attachments to said realty. LESSEE shall be responsible for all other taxes associated therewith, if any.

OIL, GAS & ELECTRICAL

LESSOR owns the above described property subject to any current or future oil and gas leases. LESSOR shall receive 100% of all oil, gas and electrical revenue applicable to the leased premises during the term of this lease. LESSOR may have additional third party agreements which provide rights and easements to the real estate including but not limited to oil, gas, other minerals, and electrical. LESSEE shall not disturb, interfere with, preclude or destroy rights provided to such third parties.

RIGHTS OF INGRESS AND EGRESS

LESSOR, the City Manager, members of the Arkalon Council, the City Commission or LESSOR'S agents shall have at all times the right to enter the above described premises for the purposes of inspecting the premises or planning future recreational or City use of the premises.

GENERAL INFORMATION

This is a public use area open to the public year around. Contact persons to discuss miscellaneous details include: Scarlette Diseker City Manager, (620) 626-2201; Bruce Young, Arkalon Director, (620) 629-1275; Chairman of the Arkalon Council or any other member of the Arkalon Council, City Staff, or their designated agents.

IN WITNESS WHEREOF, the parties have executed this lease at Liberal, Kansas.

CITY OF LIBERAL, KANSAS "LESSOR"

By _____

Scarlette Diseker, City Manager

By _____

Max Louderback "LESSEE"

By _____

Clayton Louderback "LESSEE"

ACKNOWLEDGMENT

STATE OF KANSAS)

) SS:

COUNTY OF SEWARD)

BE IT REMEMBERED that on this 6th day of March, 2026 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Scarlette Diseker, who is the City Manager, "LESSOR" of the City of Liberal, Seward County, Kansas, who is personally known to me to be the same person who executed the within instrument of writing, and said person duly acknowledge the execution of the same.

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

BRIAN MANNEL
Notary Public - State of Kansas
My Appt. Expires 11/29/29

Brian Mannel

Notary Public

My Appointment Expires: 11/29/29

ACKNOWLEDGMENT

STATE OF KANSAS)

) ss:

COUNTY OF SEWARD)

BE IT REMEMBERED that on this 6th day of March, 2026 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Clayton Louderback & Max Louderback, "LESSEE" of Liberal, Kansas, who is/are personally known to me to be the same persons who executed the within instrument of writing, and said persons duly acknowledged the execution of the same.

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

BRIAN MANNEL
Notary Public - State of Kansas
My Appt. Expires 11/29/29

Brian Mannel

Notary Public

My Appointment Expires: 11/29/29

APPENDIX A

5.5 month grazing season assumed

1478.38 AUM of forage available per NRCS

Cow/Calf herd

Mature bull = 1.50-2.00 AUE

1,400 lb wet cow = 1.55 AUE summer average

1,200 lb wet cow = 1.35 AUE summer average

1,000 lb wet cow = 1.15 AUE summer average

Plus 600 lb wean calf = .50 AUE

Plus 400 lb wean calf = .30 AUE

Plus <300 lb wean calf = .20 AUE

Example Cow/Calf stocking density for 2,532 acres available for grazing:

143 of 1400 lb cow/300 lb calf pairs at AUE factor of 1.90 OR

161 of 1200 lb cow/300 lb calf pairs at AUE factor of 1.70 OR

183 of 1000 lb cow/300 lb calf pairs at AUE factor of 1.50

Stocker grazing herd

1,000 lb dry cow = .92 AUE

900 lb stocker = .90 AUE

700 lb stocker = .70 AUE

500 lb stocker = .50 AUE

500 lb stocker grazing **5.50** months of gain +/-1.8 lbs per day. Hence (.50+.784)/2=.642 AUE used as season average

292 head of 1,000 lb dry cows at .92 AUE OR

283 head of 800 lb stockers at .949 AUE OR

338 head of 650 lb stockers at .799 AUE OR

490 head of 400 lb stockers at .549 AUE

*A severe drought year may result in cattle needing to be removed from summer grazing leases. Ranchers have the option of NAP (drought) insurance through USDA's Farm Service Agency to protect producers in the event of drought leading to withdrawals from summer grazing leases. NAP insurance, purchased at the option of the Lessee, proceeds then allow funding for the purchase of feed in the event of drought.

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 6.b.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Brian Fornwalt, Airport Manager

RE: Lease #88.02 - Jerry R. and Michelle R. Bremenkamp

Recommendation:
Staff request Commission consideration for approval of Lease #88.02 for Jerry R. and Michelle R. Bremenkamp.

THIS AGREEMENT, entered into this **1st day of April, 2026**, by and between the City of Liberal ("Lessor") and **Jerry R. Bremenkamp and Michelle R. Bremenkamp, 1515 North Roosevelt, Liberal, KS 67901 (620) 626-5446 or (620) 655-5993(c)** ("Lessee").

WHEREAS, Lessor is the owner of the following described premises situated on the Liberal Mid-America Regional Airport, Seward County, Kansas:

Part of Lot 5, Block 14
155' X 320' = 49,600 square feet

WHEREAS, the Lessee desires to occupy and lease the above described premises.

NOW, THEREFORE, it is agreed between the parties hereto, as follows

1. Leased Premises and Purposes. Lessor leases to Lessee and Lessee rents from Lessor the above described premises located at the Liberal Mid-America Regional Airport for the purpose of providing the Lessor with revenue to support the Liberal Mid-America Regional Airport, and such use by Lessee of the above described premises shall at all times be compatible with airport operations.

2. Term. The term of this Lease is for **One (1) Year** beginning on **April 1st, 2026.** There is no option to renew this Agreement, and any hold over will be considered a month to month lease on the same terms as set forth herein. This Lease shall automatically terminate without further obligation by either party if Lessor's right to possession of said airport properties terminates in any way.

3. Rental. Lessee agrees to pay Lessor **$2,172.48 per year in advance or $543.12 per quarter**. Rental payments are due on the tenth day of each month, and will be considered late after the eleventh day of each month, incurring a late charge beginning on the eleventh day of each month amounting to 10% of the monthly rent.

4. Security Deposit. No security deposit is required under this lease.

5. Restrictions on Use. This Lease is made subject to and the Lessee agrees to comply with and be bound by the following:
   a. The terms and conditions under which Lessor holds possession of the airport and airport properties and the terms and conditions contained in the Quitclaim Deed by which the Lessor acquired title to the airport;
   b. Rules and regulations of the Federal Aviation Administration;
   c. All other laws and regulations of the United States, State of Kansas, or any other governmental entity's laws, rules, and regulations applicable to said premises;
   d. No mobile homes or house trailers for living quarters may be placed on the leased premises and the premises shall not to be used for dwelling purposes;
   e. Lessee agrees to furnish service on a fair, equal, and not unjustly discriminatory basis to all of its users, and to charge fair, reasonable and not unjustly

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 6.c.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Brian Fornwalt, Airport Manager

RE: Lease #190.04 - I.C.S. Scrap Metal

Recommendation:
Staff request Commission consideration for approval of Lease #190.04 for I.C.S. Scrap Metal.

THIS AGREEMENT, entered into this **1st day of May, 2026**, by and between the City of Liberal ("Lessor") and **I.C.S. Scrap Metal Attn: Juan Cruz 126 ½ Coolidge St. Liberal, KS. 67901 Phone: (620)417-4958** ("Lessee").

WHEREAS, Lessor is the owner of the following described premises situated on the Liberal Mid-America Regional Airport, Seward County, Kansas:

Lot 1 of block 13
Lot 1 = 176' x 320' = 56320 sq. ft

WHEREAS, the Lessee desires to occupy and lease the above described premises.

NOW, THEREFORE, it is agreed between the parties hereto, as follows

1. Leased Premises and Purposes. Lessor leases to Lessee and Lessee rents from Lessor the above described premises located at the Liberal Mid-America Regional Airport for the purpose of providing the Lessor with revenue to support the Liberal Mid-America Regional Airport, and such use by Lessee of the above described premises shall at all times be compatible with airport operations.

2. Term. The term of this Lease is for **One (1) Year** beginning on **May 1, 2026.** There is no option to renew this Agreement, and any hold over will be considered a month to month lease on the same terms as set forth herein. This Lease shall automatically terminate without further obligation by either party if Lessor's right to possession of said airport properties terminates in any way.

3. Rental. Lessee agrees to pay Lessor **$3450.00 per year in advance or $287.50 per month.** Rental payments are due on the tenth day of each month, and will be considered late after the eleventh day of each month, incurring a late charge beginning on the eleventh day of each month amounting to 10% of the monthly rent.

4. Security Deposit. No security deposit is required under this lease.

5. Restrictions on Use. This Lease is made subject to and the Lessee agrees to comply with and be bound by the following:
   a. The terms and conditions under which Lessor holds possession of the airport and airport properties and the terms and conditions contained in the Quitclaim Deed by which the Lessor acquired title to the airport;
   b. Rules and regulations of the Federal Aviation Administration;
   c. All other laws and regulations of the United States, State of Kansas, or any other governmental entity's laws, rules, and regulations applicable to said premises;
   d. No mobile homes or house trailers for living quarters may be placed on the leased premises and the premises shall not to be used for dwelling purposes;
   e. Lessee agrees to furnish service on a fair, equal, and not unjustly discriminatory basis to all of its users, and to charge fair, reasonable and not unjustly

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 7.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Kristyn Reust, Finance Director

RE: Comprehensive Insurance Renewal - Iron Insurance Partners

Attached is the 2026 Comprehensive Insurance Renewal. Katie Taylor will give an in-person presentation and answer any questions from the Commission.

Recommendation:
Staff request Commission consideration to approve the 2026 Comprehensive Insurance Renewal, as presented by Iron Insurance Partners.

City of Liberal

Renewal Proposal

04/01/2026-04/01/2027

This presentation is designed to give you an overview of the insurance coverage. It is meant only as a general understanding of your insurance needs and should not be construed as a legal interpretation of the insurance policies that will be written for you. Please refer to your specific insurance contracts for details on coverages, conditions, and exclusions.

PREMIUM SUMMARY		
Line of Business	**Expiring**	**Renewal**
EMC Package Renewal	**2025-2026**	**2026-2027**
Commercial Property	$277,464	$277,100
Inland Marine	$64,066	$27,364
General Liability	$120,432	$156,085
Public Entity Management Liability	Included with EPLI	Included with EPLI
Linebacker	$33,750	$36,010
Law Enforcement Liability	$41,532	$49,860
Commercial Auto	$220,431	$221,570
Crime	$1,163	$1,138
Workers Compensation	$238,107	$276,363
EMC Total	*$996,945*	*$1,045,490*
Ancillary Renewal		
Cyber Liability	$53,818	$41,476
Liquor Liability	$500	$500
Airport General Liability	$27,714	$29,103
Total All Lines	**$1,078,977**	**$1,116,569**

MARKETING SUMMARY	
Carrier	**Response**
CFC Underwriters	Cyber Renewal Offer - $55,398.55
Travelers	Package Quote $1,036,943 (3% Property Deductible - Per Building)

Commercial Property

Commercial Property Carrier	04/01/2025-04/01/2026 Employers Mutual Casualty Company	04/01/2026-04/01/2027 Employers Mutual Casualty Company
Buildings and Business Personal Property		
Building & Business Personal Property Limit - All Locations	$139,021,231	$139,021,231
Blanket Building - Certain Locations	$116,962,681	$116,863,821
Blanket Business Personal Property - Certain Locations	$5,159,149	$5,159,149
Excluded Buildings	None	Airport Skyhawk Building
Margin Clause - Locations 23, 34, 53, 55	Yes	Yes
Agreed Amount Endorsement	Yes	Yes
Coinsurance	90%	90%
Cause of Loss	Special Form	Special Form
Valuation	Replacement Cost	Replacement Cost
Valuation - Locations 31, 40	Actual Cash Value	Actual Cash Value
Valuation - Roofs	Actual Cash Value on Roofs 15 Years and Older	Actual Cash Value on Roofs 15 Years and Older
Deductible - All Perils	$2,500	$5,000
Deductible - Wind & Hail	$75,000	$75,000
Wind & Hail Deductible Applies	Per Occurrence	Per Occurrence
Earthquake Limit	$5,000,000	$5,000,000
Deductible - Earthquake	10%	10%
Equipment Breakdown		
Equipment Breakdown	$142,716,460	$142,716,460
Blanket	Yes	Yes
Spoilage	$100,000	$100,000
Ammonia Contamination/Hazardous Substance	$100,000	$100,000
Business Income & Extra Expense		
Business Income & Extra Expense Limit	$5,000,000	$5,000,000
Blanket	Yes	Yes
Coinsurance	100%	100%
Valuation	Actual Loss Sustained	Actual Loss Sustained
Ordinary Payroll Included	Yes	Yes
Deductible	72 Hours	72 Hours
Terrorism	Included	Included
Annual Premium	**$277,464**	**$277,100**

Location #	Building #	Address	Description	Building	BPP	Property in the Open
Blanket 1						
1	1	315 N WASHINGTON AVE	MUNICIPAL COURT, POLICE DEPT, CONFERENCE ROOMS	$3,195,471	$635,653	
2	1	401 N PENNSYLVANIA AVE	STREET DEPT GARAGE	$1,409,695	$137,171	
3	1	701 S LINCOLN AVE	SOLID WASTE DEPARTMENT TRUCK WASH STORAGE	$510,637	$12,555	
4	1	1021 N GRANT AVE	WATER DEPT OFFICE, SHOP & WAREHOUSE	$671,432	$24,876	
4	2	1021 N GRANT AVE	WATER DEPT OFFICE & PUMP HOUSE, WAREHOUSE	$157,775	$2,088	
5	1	339 W 18TH ST REAR OF	WATER DEPT WATER TOWER/ STANDPIPE			$4,024,079
6	1	400 S NEW YORK AVE	STREET DEPARTMENT TRANSPORTATION STORAGE BLDG, SALT SHED	$167,375	$101,085	
7	1	122 E 4TH ST	SOLID WASTE DEPT GARAGE/RECYCLE	$675,694	$68,034	
8	1	1109 W 7TH ST	BLUE BONNET BUILDING	$1,052,277	$40,443	
9	1	NORTH BLUE BONNET PARK	CONCESSION/RESTROOMS	$105,917	$1,983	
10	1	MARY FRAME PARK	PARK BUILDING	$222,306	$9,912	
11	1	E OF LIBERAL ADJ TO LANDFILL	PARKS DEPARTMENT SHOOTING RANGE BLDG - RESTROOMS STORAGE	$181,006	$20,679	
12	1	1701 W 15TH ST	CEMETERY OFFICE BUILDING	$397,791	$6,615	
17	1	701 TERMINAL RD	TRAFFIC CONTROL OPS, STORAGE	$119,018	$68,034	
18	1	1920 W 7TH ST	BLDG DEPARTMENT MAINTENANCE	$98,226	$77,754	
19	1	724 ARMORY RD	PARKS MAINTENANCE BLDG	$1,088,857	$16,193	
19	2	724 ARMORY RD	PARK STORAGE	$87,129	$0	
20	1	1800 W 15TH ST	GOLF CLUB HOUSE	$1,051,209	$47,784	$71,494
21	1	519 N KANSAS AVE	LIBRARY	$3,213,770	$2,770,419	
22	1	3RD ST PEDES MALL & PARKING	FOUNTAIN, BENCH & LIGHTS	$0	$0	$64,766
23	1	125 PETROLEUM RD	MID AMERICA AIR MUSEUM	$7,312,919	$318,166	
24	1	1 YELLOW BRICK RD	VISITOR WELCOME CENTER, OFFICES AND GIFT SHOP	$416,803	$18,281	
25	1	405 N WASHINGTON AVE	COURTHOUSE COMM CENTER	$0	$287,320	
26	1	301 N WASHINGTON AVE	PD EVIDENCE BLDG	$1,219,243	$39,819	
27	1	ARKALON PARK	BATH HOUSE, OFFICE, WELL HOUSE & SHELTER HOUSE	$207,107	$23,331	$95,775
28	1	2413 W 11TH ST	GOLF MAINTENANCE SHOP	$143,722	$16,538	
32	1	VARIOUS LOCATION	STREET & TRAFFIC LIGHTS	$0	$0	$2,560,670
33	1	605 TERMINAL RD 152	STORAGE	$0	$17,724	
35	1	JOHN JACOBSON DR	CONCESSION BUILDING BASEBALL	$560,358	$26,553	
35	2	JOHN JACOBSON DR	CONCESSION BUILDING SOFTBALL	$139,056	$5,384	
35	3	JOHN JACOBSON DR	CONCESSION BUILDING - CAL RIPKEN	$156,991	$4,803	
35	4	JOHN JACOBSON DR	CONCESSION B SPORTS COMPLEX	$137,425	$0	
35	5	JOHN JACOBSON DR	SCOREBOX - SOFTBALL	$7,278	$0	
35	6	JOHN JACOBSON DR	SCOREBOX - SOFTBALL	$7,278	$0	
35	7	JOHN JACOBSON DR	SCOREBOX - SOFTBALL	$7,278	$0	
35	8	JOHN JACOBSON DR	SCOREBOX - SOFTBALL	$7,278	$0	
35	9	JOHN JACOBSON DR	SCOREBOX - CAL RIPKIN	$7,278	$0	
35	10	JOHN JACOBSON DR	SCOREBOX - CAL RIPKIN	$7,278	$0	
35	11	JOHN JACOBSON DR	MAINTENANCE	$285,144	$5,513	
35	12	JOHN JACOBSON DR	NATIONAL BEEF FAMILY SPORTS COMPLEX	$0	$0	$1,293,960
37	1	416 E PINE ST	SOUTH FIRE STATION	$1,976,153	$52,065	
38	1	SOUTH HWY 83	GRANITE SIGN	$0	$0	$27,496
39	1	1985 N COUNTRY ESTATES ROAD	POLICE DEPT ANIMAL SHELTER	$442,483	$35,620	$0
41	1	N HIGHWAY 83	SIGN	$0	$0	$38,585
42	1	324 N KANSAS AVE	CITY HALL OFFICES	$3,811,279	$89,466	
43	1	110 W 15TH ST	NORTH FIRE STATION	$2,254,461	$0	
44	1	1102 N KANSAS AVE	SWIMMING POOL BUILDINGS, TOYS & POOL EQUIPMENT ADVENTURE BAY	$581,638	$0	$2,241,837
45	1	W 11TH ST AT N GRANT AVE	GIRL SCOUT BUILDING - LIGHT PARK	$405,148	$0	
46	1	E 8TH ST AT CALVERT AVE	MAHURON PARK BUILDING	$491,387	$0	
47	1	1800 W 15TH ST	WILLOW TREE GOLF COURSE - RESTROOMS HOLE 4 & 5	$207,309	$0	
47	2	1800 W 15TH ST	PUMP HOUSE	$34,019	$296,763	
48	1	1401 E PINE ST	WATER DEPT OFFICE/SHOP AREA	$931,962	$21,492	
48	2	1401 E PINE ST	WAREHOUSE	$484,212	$0	
48	3	1401 E PINE ST	SHED	$15,379	$0	
49	1	415 N PENNSYLVANIA AVE	POLICE STORAGE	$295,312	$0	
50	1	360 INDUSTRIAL PARK AVE	WAREHOUSE	$286,516	$0	
51	1	950 S GRANT AVE	RECREATION CENTER	$16,695,649	$358,313	$137,813
53	1	205 E 3RD ST TUCKER ROAD	STREET DPET GARAGE	$2,415,339	$122,813	
54	1	1010 S PERSHING AVE	MCCRAY POOL/STORAGE BUILDING/RESTROOMS	$76,975	$23,848	$59,618
55	1	1695 N COUNTRY ESTS	WASTE WATER TREATMENT PLANT	$53,965,561	$0	
56	1	LAMBERT SOCCER COMPLEX EAST TUCKER ROAD	LAMBERT SOCCER COMPLEX EAST TUCKER ROAD	$118,810	$5,513	$319,727
				$110,517,613	*$5,810,603*	*$10,935,820*
Blanket 2						
13	1	720 TERMINAL RD	PASSENGER TERMINAL BLDG	$1,162,001	$59,522	
14	1	700 TERMINAL RD	FIRE CRASH RESCUE STATION	$839,567	$8,159	
15	1	WEST OF TERMINAL AVE	T-HANGAR 20 UNITS	$1,375,240	$0	
15	2	WEST OF TERMINAL AVE	T-HANGAR 10 UNITS	$995,263	$0	
16	1	300 TERMINAL ROAD East Tucker Road	AIRPORT MAINTENANCE BLDG, OFFICE & POLICE TRAINING CENTER	$1,110,162	$145,785	
30	1	1700 W 2ND ST	STORAGE	$0	$36,687	
				$5,482,233	*$250,153*	
Blanket 4 - Buildings are Actual Cash Values						
31	1	1770 W 1ST ST	YELLOW FREIGHT TERMINAL	$134,266	$0	
40	1	1750 W 2ND ST	AIRPORT BUILDING	$103,344	$0	
				$237,610	*$0*	
Not In Blanket						
34	1	4 ROCK ISLAND RD	OFFICES (DEPOT)	$2,356,885	$35,839	
52	1	2 ROCK ISLAND RD	GREER HOUSE - RESTAURANT W/EQUIPMENT (not incl in Blkt)	$3,359,680	$34,795	
			Totals	**$121,954,021**	**$6,131,390**	**$10,935,820**
			Combined Total	***$139,021,231***		

Inland Marine		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**Employers Mutual Casualty Company**	**Employers Mutual Casualty Company**
Contractors Equipment		
Scheduled Limit	$2,293,961	$1,692,958
Rented/Leased Equipment	$25,000	$25,000
Deductible	$1,000	$1,000
Cause of Loss	Special Form	Special Form
Coinsurance	80%	80%
Valuation	Actual Cash Value	Actual Cash Value
Electronic Data Processing		
Hardware	$570,747	$570,747
Software	$100,000	$100,000
Deductible	$1,000	$1,000
Mechanical Breakdown/Electrical Disturbance/Power Supply Disturbance Deductible	$2,500	$2,500
Earthquake Deductible	$5,000	$5,000
Flood Deductible	No Coverage	No Coverage
Cause of Loss	Special Form	Special Form
Coinsurance	90%	90%
Valuation	Replacement Cost	Replacement Cost
Scheduled Equipment		
Scheduled Limit	$2,995,598	$331,175
Signs - LED Sign	$22,049	$22,049
Deductible	$1,000	$1,000
Deductible - LED Sign	5% of Limit	5% of Limit
Cause of Loss	Special Form	Special Form
Coinsurance	80%	80%
Valuation	Actual Cash Value	Actual Cash Value
Radio & TV Broadcast Equipment & Towers		
Scheduled Limit	$329,000	$329,000
Deductible	$5,000	$5,000
Cause of Loss	Basic	Basic
Coinsurance	80%	80%
Valuation	Actual Cash Value	Actual Cash Value
Fine Arts		
Scheduled Limit - Bronze Statute of Civil War Soldier - Including Base and Fencing located at Liberal Cemetery	$15,000	$15,000
All Other Fine Arts on Display	$5,000	$5,000
Deductible - Statue	$1,000	$1,000
Deductible - All Other	$100	$100
Cause of Loss	Special Form	Special Form
Coinsurance	80%	80%
Valuation	Actual Cash Value	Actual Cash Value

Item #	Year	Manufacturer	Model	Description	Serial #	Amt of Insurance
1				SKYJACK SCISSOR LIFT 26' (AIR MUSEUM)	273570	$6,156
2				BOBCAT MINI EXCAVATOR (CEMETERY)	AG3411017	$35,341
15				CONTENTS OF NORTH AMERICAN TRAILER (HAND TOOLS) (HOUSING)		$10,000
16				DIESEL MOWER (HUSTLER 25HP) HYDRAULIC DECK LIFT (SANITATION)	10040963	$11,410
17				MISC TOOLS & EQUIPMENT (STREET)		$10,000
18				AIR COMPRESSOR DSL-80-210 (STREET)	4500A101XBR038903	$16,199
19				FR180 RHINO MOWER (STREET)	11108	$13,761
20			934976	MOWER W/FLEX FORK (AIRPORT) HUSTLER	15127594	$11,950
21			934976	MOWER W/FLEX FORK (ARKALON) HUSTLER	15127595	$11,950
22			934976	MOWER W/FLEX FORK (WATER) HUSTLER	15127596	$11,950
23			934976	MOWER W/FLEX FORK (PARK) HUSTLER	1512B121	$11,950
24			934976	MOWER W/FLEX FORK (PARK) HUSTLER	1512B124	$11,950
25			935155	104 MOWER (PARK-REC) HUSTLER	16021696	$21,900
26			934950	MOWER W/CATCHER/STRIPER (PARKS-REC) HUSTLER	16026964	$12,750
31			S/N U161279	2016 VACTRON LP573SGT LP573 SUPER GAS VAC TRAILER W/ACCESSORIES	5HZBF1628GLJG1241	$61,955
34				JOHN DEERE TS GATOR	1M04X2JJAHM120150	$7,650
35				HUSTLER SUPER Z 104IN MOWER	17030004	$21,900
36				HUSTLER RAPTOR SD 48IN MOWER W/BAGGER	16122024	$3,999
37				JACOBSEN TURFCAT 4WD MOWER W/72IN DECK (CEMETERY)	6.91804E+13	$19,000
38				JOHN DEERE3033R UTILITY TRACTOR W/POST (CEMETERY)	1LV3033RHHH40088	$31,800
39				JACOBSEN TURFCAT 4WD W/72IN DECK (AIRPORT)	6.91804E+13	$19,900
40				JOHN DEERE 508E UTILITY TRACTOR (AIRPORT)	1LV5085ELFY114436	$45,900
41				JOHN DEERE 508E UTILITY TRACTOR (STREET)	1LV5085ELFY114436	$45,900
42				2017 CATERPILLAR SKID STEER LOADER (STREET)	0BL200891	$50,000
43				HUSTLER SUPER Z 72IN MOWER (PARKS)	16098004	$10,500
44				HUSTLER SUPER Z 104IN MOWER	17111746	$21,900
45				HUSTLER SUPER Z 104IN MOWER (PARKS)	17112105	$21,900
46				HUSTLER SUPER Z 104IN MOWER (PARKS)	17112573	$21,900
47				2018 CATERPILLER SKID STEER LOADER W/BUCKET	BL200944	$50,000
48			926M	2018 CATERPILLAR STREET WHEEL LOADER	OLTE04834	$150,000
49				TURFCO 1550 WS TOPDRESSER	Y01213	$13,800
50				HUSTLER SUPER Z 104'MOWER	18040474	$21,900
51				2018 BOBCAT COMPACT EXCAVATOR (WATER DEPT)	B2VW14461	$45,500
52			MB4	CARRIER VEHICLE W/ROTARY BROOM & PLOW (AIRPORT DEPT)	08-0375	$700,000
53	2024	BOBCAT	S76	SKID STEER LOADER	B4CD29032	$61,650
54	2024	BOBCAT		COMPACT TRACK LOADER	B4SB39067	$68,637
						$1,692,958

Item #	Description	Serial #	Amt of Insurance
1	VIDEO (VANTAGE) CAMERA (6-POINT INTERSECTION) (TRAFFIC CONTROL)		$4,150
2	VIDEO (VANTAGE) CAMERA (6 POINT INTERSECTION) (TRAFFIC CONTROL)		$4,150
3	VIDEO (VANTAGE) CAMERA (6-POINT INTERSECTION) (TRAFFIC CONTROL)		$4,150
4	VIDEO (VANTAGE) CAMERA (6-POINT INTERSECTION) (TRAFFIC CONTROL)		$4,150
5	VIDEO (VANTAGE) CAMERA (6-POINT INTERSECTION) (TRAFFIC CONTROL)		$4,150
6	VIDEO (VANTAGE) CAMERA (6-POINT INTERSECTION) (TRAFFIC CONTROL)		$4,150
146	36 AIR-PAK X3 PRO SCBA (2018 EDITION) W/SNAP-CHANGE PARACHUTE BUCKLES 4.5	X8914021305304	$226,800
147	23 SCOTT NEW AV300HT 4 POINT KEVLAR RT BRKT SIZED MED 201215-28		$7,475
148	72 SNAP-CHANGE CYLINDER CARBON-WRAPPED PRESSURE 4500 45 MINUTES (AT 40 IPM)	200129-01	$72,000
			$331,175

Golf Course Vehicles & Equipment		
Per Occurrence Loss Limit - Not including damage to Greens	$250,000	$250,000
Per Occurrence Loss Limit to Greens	$20,000	$20,000
Golf Course Property Limit - Per Occurrence	$5,000	$5,000
Golf Course Property Limit - Per Occurrence for Driving Range Property	$5,000	$5,000
Deductible	$1,000	$1,000
Terrorism	Included	Included
Annual Premium	**$64,066**	**$27,364**

Crime		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**Employers Mutual Casualty Company**	**Employers Mutual Casualty Company**
Crime Coverages		
Employee Dishonesty - Per Loss	$500,000	$500,000
Deductible	$10,000	$10,000
ERISA Included	No	No
Scheduled Individuals		
Rodney Kapp	$450,000	Removed
Kristyn Reust	$450,000	$450,000
Marie Wyer	$450,000	$450,000
Jesus Medina	$50,000	Removed
Forgery and Alteration	$500,000	$500,000
Monies and Securities		
Inside the premise	$50,000	$50,000
Outside the premise	$50,000	$50,000
Deductible	$1,000	$1,000
Computer Fraud	$50,000	$50,000
Funds Transfer Fraud	Included with Computer Fraud	Included with Computer Fraud
Deductible	$6,000	$6,000
Burglary & Theft (Robbery or Safe Burglary)	No Coverage	No Coverage
Inside the premise	No Coverage	No Coverage
Counterfeit Paper Currency & Money Orders	No Coverage	No Coverage
Deductible	N/A	N/A
Includes Faithful Performance	Yes	Yes
Limit for Faithful Performance	$288,000	$288,000
Annual Premium	**$1,163**	**$1,138**

General Liability		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**EMC Property & Casualty Company**	**EMC Property & Casualty Company**
Limits of Liability		
Coverage Form	Occurrence	Occurrence
General Aggregate	$2,000,000	$2,000,000
Products/Completed Operations Aggregate	$2,000,000	$2,000,000
Bodily Injury, Property Damage Each Occurrence Limit	$1,000,000	$1,000,000
Personal/Advertising Injury Limit	$1,000,000	$1,000,000
Fire Legal Liability	$500,000	$500,000
Medical Expense per person/accident*	$10,000	$10,000
Kansas Statutory Tort Claims Cap	$500,000	$500,000
Deductible	Property Damage	Property Damage
Deductible Amount (Applies to Loss Only)	$500	$500
**Medical payments excluded at the Skate Park facilities*		
Additional Coverages		
Sewer Backup (Negligent acts only)	Yes	Yes
Underground Resources & Equipment Coverage	Yes	Yes
Herbicide or Pesticide Endorsement	Yes	Yes
Abuse or Molestation	Included	Included
Emergency Medical Services Personnel Coverage	Included	Included
Morticians/Cemetery Liability	Yes	Yes
Employee Benefit Liability		
Coverage Form	Claims Made	Claims Made
Aggregate Limit	$2,000,000	$2,000,000
Each Wrongful Act Limit	$1,000,000	$1,000,000
Deductible Type	Each Employee	Each Employee
Deductible Amount (Applies to Loss Only)	$1,000	$1,000
Retroactive Date	1/1/1994	1/1/1994
Terrorism	Included	Included
Annual Premium	**$120,432**	**$156,085**

Liquor Liability		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**United States Liability Insurance Co.**	**United States Liability Insurance Co.**
Limits of Liability		
Coverage Form	Occurrence	Occurrence
Aggregate Limit	$1,000,000	$1,000,000
Each Wrongful Act Limit	$1,000,000	$1,000,000
Deductible Type	None	None
Covered Location - Willow Tree Golf Course - 1800 W 15th St.		
Annual Premium	**$500**	**$500**

Linebacker (Employment Practices/Public Entity Management)		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**Employers Mutual Casualty Company**	**Employers Mutual Casualty Company**
Limits of Liability		
Coverage Form	Claims Made	Claims Made
Aggregate Limit	$2,000,000	$2,000,000
Each Wrongful Act Limit	$1,000,000	$1,000,000
Kansas Statutory Tort Claims Cap	$500,000	$500,000
Deductible Type	Each Claim	Each Claim
Deductible Amount (Applies to Damages & Defense)	$10,000	$10,000
Retroactive Date	1/1/1989	1/1/1989
Defense Cost within Limit	No	No
Duty To Defend	Yes	Yes
Punitive Damages	No	No
Employees & Volunteers as Insured's	Yes	Yes
Board Members, Elected or Appointed Officials	Yes	Yes
Pay on Behalf	Yes	Yes
Terrorism	Included	Included
Annual Premium	**$33,750**	**$36,010**

Law Enforcement Liability		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**Employers Mutual Casualty Company**	**Employers Mutual Casualty Company**
Limits of Liability		
Coverage Form	Occurrence	Occurrence
Aggregate Limit	$2,000,000	$2,000,000
Each Wrongful Act Limit	$1,000,000	$1,000,000
Medical Expense - Any One Person	$5,000	$5,000
Deductible Type	Per Occurrence	Per Occurrence
Deductible Amount (Applies to Damages & Defense)	$5,000	$5,000
Authorized Moonlighting	Yes	Yes
Canine & Equine Exposures	Yes	Yes
False Arrest, Detention, or Imprisonment	Yes	Yes
Mental Anguish, Emotional Distress, Humiliation	Yes	Yes
Violation of Civil Rights	Yes	Yes
Duty to Defend	Yes	Yes
Punitive Damages	No	No
Employees as Insured's	Yes	Yes
Defense Cost within Limit	No	No
Terrorism	Included	Included
Annual Premium	**$41,532**	**$49,860**

Commercial Auto		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**Employers Mutual Casualty Company**	**Employers Mutual Casualty Company**
Auto Liability		
Any Auto Symbol 1 Included	Yes	Yes
Combined Single Limit (BI&PD)	$1,000,000	$1,000,000
Kansas Statutory Tort Claims Cap	$500,000	$500,000
Uninsured/Underinsured	$100,000	$100,000
Personal Injury Protection	$0	$0
Medical Payments	$5,000	$5,000
Hired and Non Owned Auto Liability	$1,000,000	$1,000,000
Deductible (Auto Liability - BI and PD Loss Only)	$0	$0
Auto Physical Damage		
Per Schedule	Yes	Yes
Comprehensive Deductible - Private Passenger/Light Trucks*	$1,000	$1,000
Collision Deductible - Private Passenger/Light Trucks	$1,000	$1,000
Comprehensive Deductible - Fire, Street and Public Transit Vehicles*	$3,000	$3,000
Collision Deductible - Fire, Street and Public Transit Vehicles	$3,000	$3,000
**See vehicle schedule for vehicles with Specified Perils*		
Garagekeepers Liability - Impound Lot	No Coverage	No Coverage
Garagekeepers Physical Damage Limit	No Coverage	No Coverage
Annual Premium	**$220,431**	**$221,570**

Vehicle #	Year	Make	Model	Body Type/Department	VIN	Cost New	Physical Damage Coverage
1	1990	4X8 UTILITY	TRAILER	Service/utility trailer	TBD	$350	
2	1982	CHEVY 3/4 T	PICKUP	Truck	1GCGC24JXCJ157554	$9,500	
3	1983	GMC BUCKET	TRUCK	Truck	1GDG6D1A6DV508943	$24,019	
4	1984	CHEVY 1 TON	TRUCK	Truck	1GBHC34M9EV108561	$12,505	
5	1978	BRONSON	TRAILER	Service/utility trailer	KS102240	$1,700	
	1981	EMCO TRUCK		Truck	1WXDAGAC7BN050296	$54,000	$1,000/$1,000
6							Specified Perils
	1989	LODAL TRUCK		Truck	1L9DE45B3KK006087	$89,093	$1,000/$1,000
7							Specified Perils
8	1985	FORD TRUCK		Truck	1FDYW90W5FVA03817	$63,851	
9	1989	FORD F350	PICKUP	Truck	1FDJF37G6KKB37003	$12,376	
10	1973	CHEVROLET	TRUCK-SALT	Truck	CCE533V100124	$6,500	
11	1980	CHEVROLET	DUMP TRUCK	Dump truck	C16DAAV156347	$16,944	
12	1986	HOME BUILT	TRAILER	Service/utility trailer	KS102221	$1,700	
13	1990	CRONKHITE	TRAILER	Service/utility trailer	473231621L1110602	$10,000	
14	1985	TYMCO FORD	SWEEPER	Special/mobile non-farm equipment	1FDWR74N4FVA58926	$20,000	
15	1980	CHVROLET	DUMP TRUCK	Dump truck	C16DAAV156350	$16,944	
16	1992	UTILITY HOME	BUILT TRLR	Service/utility trailer	KS112019	$2,200	
17	1995	PIERCE LANCE	FIRE TRUCK	Fire departments (non-PPT)	4P1CT02S6SA000737	$612,500	$3,000/$3,000
18	1996	FORD 3 TON	DUMP TRUCK	Dump truck	1FDYF70J7TVA17318	$31,679	
19	1996	FORD 900	DUMP TRUCK	Truck-Tractor	1FDYL90E4TVA16084	$57,954	
	1995	HOME WHITE	TRAILER	Semi-trailer	KS116121	$5,000	$1,000/$1,000
20							Specified Perils
21	1997	JACKSON	TRAILER	Trailer	1J9FS1622V1033171	$12,000	
22	1997	CHEV 3/4 TON	PICKUP	Truck	1GBHC34R2VF053831	$21,728	
23	1997	CHEV 1/2 TON	PICKUP	Truck	1GCEC14M8VZ244949	$16,856	
24	1998	CHEVY G20	VAN	Truck	1GCEG15M5W1069840	$22,761	
25	1997	SUPERIOR	FLAT BED	Trailer	1S9HP1627UC241305	$10,000	
	1998	CARRIER	UTILITY	Service/utility trailer	1C9US2221WT442020	$7,896	$1,000/$1,000
26							Specified Perils
27	1999	CHEV EXP VAN	SPEC EQUIP	Law enf agcy (non-PPT/motorcycle)	1GBHG31R7X1024690	$76,243	$1,000/$1,000
28	1999	FORD F350 PU	CEMETERY	Truck	1FDWF36S3XEE16734	$20,902	
29	1999	HILL UTILITY	TRAILER	Service/utility trailer	1H9FU1213WL439106	$1,150	
30	2000	CHEVY PICKUP	PARKS	Truck	1GCEC14V8YE114738	$17,102	
31	2000	CHEVY PICKUP	STREET	Truck	1GCEC14V2YE114315	$17,102	
32	1998	JACK UTILITY	TRAILER	Service/utility trailer	1J9FS162XW1033557	$12,000	
	2001	FREIGHTLINER	FL80 TRK	Truck	1FVABXBS41HH91908	$177,622	$1,000/$3,000
33							Specified Perils
34	2001	PIERCE FIRE	RESCUE	Fire departments (non-PPT)	4P1CT02S11A001017	$326,000	$3,000/$3,000
35	2001	CHEVY ASTRO	VAN	Truck	1GNDM19WX1B141884	$23,241	
36	2001	SMART LOW	UTIL TRLR	Service/utility trailer	1K9BL10121K118045	$10,000	
	2002	EVO-MAG 20-C	275 REFUSE	Truck	1L9AF5AB22K006612	$135,580	$1,000/$3,000
37							Specified Perils
38	2004	PACE POLICE	TRAILER	Service/utility trailer	47ZAB18224X032346	$6,000	
39	2003	CHEVY BLAZER	FIRE DEPT	Fire departments (non-PPT)	1GNDT13X93K126381	$28,175	

Vehicle #	Year	Make	Model	Body Type/Department	VIN	Cost New	Physical Damage Coverage
40	2005	FREIGHTLINER	S 51 TRUCK	Truck	1FVACYDC25HN75728	$74,921	$1,000/$1,000
41	2005	WELLS CARGO	ENCLOSED	Service/utility trailer	1W4200F2652053775	$10,000	
42	2006	GMC SIERRA	C1500 PU	Truck	1GTEC14Z26E175647	$24,325	
43	2006	FREIGHTLINER	TRUCK	Truck	1FVACYDC76HW75910	$105,120	$3,000/$3,000
44	2006	GMC SIERRA	3500 PU	Truck	1GDJC34U06E237055	$24,325	
	2006	FREIGHTLINER	SANITATION	Truck	1FVACYDC06HW75909	$103,070	$1,000/$3,000
45							Specified Perils
	2006	FORD F550	COMBO	Fire departments (non-PPT)	1FDAW57P26EC02462	$109,000	$1,000/$3,000
46							Specified Perils
47	2006	NORTH AMERIC	CARGO TRLR	Trailer	5SMCL162861000968	$10,000	
48	2007	TRAILMASTER	5X8 TRLR	Trailer	5BEBU08187C145646	$10,000	
49	2008	FORD F150	PU	Truck	1FTRF12248KE04980	$18,095	
50	2007	TEX MEX	TRAILER	Trailer	41MAU10127W031604	$10,000	
51	1996	BELSHE EQUIP	TRAILER	Trailer	16JF01623T1028919	$8,000	
52	2004	GOOSENECK	TRAILER	Trailer	20090560409AB	$4,300	$1,000/$1,000
53	2003	GMC EXP VAN	POLICE (C)	Law enf agcy (non-PPT/motorcycle)	1GDJG31U231129158	$23,440	
54	2008	PJ DUMP	TRAILER	Trailer	4P5D7122181119995	$5,900	$1,000/$1,000
55	2006	FORD	BOX DUMP	Dump truck	3FRNF65E76V338865	$47,645	
56	2010	FORD	FUSION		3FAHP0GA3AR242222	$19,270	$1,000/$1,000
57	2010	FORD	F-150 PU	Truck	1FTMF1CWXAKE47544	$21,380	$1,000/$1,000
58	2005	FORD	F-550 TK	Truck	1FDAF57P25EC07868	$35,445	$1,000/$1,000
59	2010	FREIGHTLINER	FIRE	Fire departments (non-PPT)	1FVACYBS9ADAN2446	$104,797	$3,000/$3,000
60	2009	OSHKOSH	STRIKER	Fire departments (non-PPT)	10TBKAK189S108605	$610,633	$3,000/$3,000
	2012	HORSECREEK	FLAT BED	Trailer	5BSCB2025CC026499	$6,089	$1,000/$1,000
61							Specified Perils
62	2012	DODGE GR CAR	ADA ENTERV	Social serv auto (employee oper)	2C4RDGBG5CR231713	$36,424	$1,000/$1,000
63	2012	FORD E4FF	AEROTCHBUS	Social serv auto (employee oper)	1FDFE4FS8CDB13067	$57,740	$1,000/$1,000
64	2001	SUPERIOR	TRAILER	Trailer	1S9HP16231C243838	$8,000	
65	2013	DODGE	GR CARAVAN RECREATION		2C4RDGCG8DR538938	$26,495	$1,000/$1,000
	2014	FREIGHTLINER	SANITATION	Truck	1FVACYCY2EHFU5550	$141,610	$1,000/$1,000
66							Specified Perils
	2011	OSHKOSH STRK	DUMP TRK	Dump truck	10TDEAC37BS722423	$379,643	$1,000/$3,000
67							Specified Perils
68	1997	RODDER	TRAILER	Trailer	4H5W31723VL972295	$8,000	
69	2001	UTILITY	TRAILER	Trailer	1H9FU06151L439153	$10,000	
70	2009	SUPERSHOT	TANK TRLR	Trailer	1C9SY101591418345	$10,000	
	2014	LODAL	SANITATION	Truck	1L9AC27B2EK006158	$202,188	$1,000/$3,000
71							Specified Perils
72	2014	ELDORADO	VAN	Truck	2C7WDGBG1ER360623	$36,624	$1,000/$1,000
73	2015	CHEVROLET	TAHOE	Truck	1GNLC2EC3FR525424	$41,000	$1,000/$1,000
	2016	FREIGHTLINER	DUMP TRUCK	Dump truck	1FVHG5CY8GHHK7435	$146,099	$1,000/$3,000
74							Specified Perils
	2016	FREIGHTLINER	DUMP TRUCK	Dump truck	1FVHG5CYXGHHK7436	$146,099	$1,000/$3,000
75							Specified Perils
76	2015	FORD F250	PICKUP	Fire departments (non-PPT)	1FT7W2B62FEA98714	$37,645	$1,000/$1,000

Vehicle #	Year	Make	Model	Body Type/Department	VIN	Cost New	Physical Damage Coverage
77	2016	FREIGHTLINER	FIRE TRUCK	Fire departments (non-PPT)	3ALACYCY4GDHM4107	$320,000	$3,000/$3,000
78	2017	DODGE	RAM 1500	Truck	3C6JR6DT1HG514567	$33,994	$1,000/$1,000
79	2016	VACTRON	TRAILER	Service/utility trailer	5HZBF1628GLJG1241	$61,955	
	2017	DODGE	RAM 1500	Truck	3C6JR6DG2HG604961	$28,145	$1,000/$1,000
80							Specified Perils
81	2007	WELLS	CARGO FIRE	Trailer	1WC00E2872059831	$14,809	
82	2017	DODGE	RAM 1500	Truck	3C6JR6DG3HG738278	$28,145	$1,000/$1,000
	2018	LAMAR	20FT	Service/utility trailer	5RVU52020JP057765	$3,295	$1,000/$1,000
83							Specified Perils
	2018	LAMAR	20FT	Service/utility trailer	5RVU52027JP057763	$3,295	$1,000/$1,000
84							Specified Perils
	2018	LAMAR	20FT	Service/utility trailer	5RVU52029JP057764	$3,295	$1,000/$1,000
85							Specified Perils
	2018	LAMAR 20FT	TILT DECK	Trailer	5RVTD2028JP057785	$5,295	$1,000/$1,000
86							Specified Perils
	2018	LAMAR 20FT	TILT DECK	Trailer	5RVTD202XJP057786	$5,295	$1,000/$1,000
87							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT0JG234726	$28,545	$1,000/$1,000
88							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT6JG234729	$28,545	$1,000/$1,000
89							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT2JG234730	$28,545	$1,000/$1,000
90							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT7JG234724	$28,545	$1,000/$1,000
91							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT9JG234725	$28,545	$1,000/$1,000
92							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT2JG234727	$28,545	$1,000/$1,000
93							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT4JG234728	$28,545	$1,000/$1,000
94							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT4JG234731	$28,545	$1,000/$1,000
95							Specified Perils
	2018	DODGE	RAM 1500	Truck	3C6JR6DT6JG234732	$28,545	$1,000/$1,000
96							Specified Perils
	2018	FORD F350	SUPERDUTY	Fire departments (non-PPT)	1FDRF3G67JEB84189	$90,000	$1,000/$1,000
97							Specified Perils
	2018	LAMAR 20FT	DECKER	Semi-trailer	5RVTD2020JP061359	$5,560	$1,000/$1,000
98							Specified Perils
	2018	DODGE	GRAND CARA		2C4RDGCG5JR210484	$31,495	$1,000/$1,000
99							Specified Perils
100	2018	DODGE	GRAND CARA		2C4RDGCG3JR210483	$31,495	$1,000/$1,000
	2019	FREIGHTLINER	SOLID	Truck	1FVACYFE7KHKB1777	$157,700	$1,000/$3,000
101							Specified Perils

Vehicle #	Year	Make	Model	Body Type/Department	VIN	Cost New	Physical Damage Coverage
	2019	FREIGHTLINER	SOLID	Truck	1FVACYFE5KHKB1776	$157,700	$1,000/$3,000
102							Specified Perils
103	2018	FORD	EXPLORER	Law enf agcy (non-PPT/motorcycle)	1FM5K8AR6JGC18119	$45,406	$1,000/$1,000
	2019	KENWORTH	SOLID 98	Truck	2NKHLJ0X4KM257762	$131,000	$1,000/$3,000
104							Specified Perils
105	2018	DODGE	RAM 3500	Truck	3C7WRPAJ6JG285190	$58,706	$1,000/$1,000
106	2018	FORD	EXPLORER	Fire departments (non-PPT)	1FM5K8AR9JGC56198	$45,406	$1,000/$1,000
107	2018	FORD	EXPLORER	Fire departments (non-PPT)	1FM5K8AR0JGC56199	$45,406	$1,000/$1,000
108	2018	FORD	EXPLORER	Fire departments (non-PPT)	1FM5K8AR3JGC56200	$45,406	$1,000/$1,000
	2019	KENWORTH	T370	Truck	2NKHLJ9X4KM284771	$126,954	$1,000/$3,000
109							Specified Perils
110	2018	FORD	E450SD	Inter city bus	1FDFE4FS3JDC42802	$68,000	$1,000/$1,000
111	2018	FORD	E450SD	Inter city bus	1FDFE4FS7JDC42804	$68,000	$1,000/$1,000
112	2018	FORD	E450SD	Inter city bus	1FDFE4FS0JDC42806	$68,000	$1,000/$1,000
113	2019	FORD	EXPLORER	Law enf agcy (non-PPT/motorcycle)	1FM5K8AR4KGA12394	$46,920	$1,000/$1,000
114	2018	DODGE	3500	Truck	3C7WRSAJ8JG286845	$50,000	$1,000/$1,000
115	2019	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4RDJFG0KC723628	$37,365	$1,000/$1,000
116	2019	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4RDJFG2KC723629	$37,365	$1,000/$1,000
117	2002	MAXE	CAR	Service/utility trailer	5GXCF18292M001237	$3,329	
118	2016	FORD	FUSION	Law enf agcy (non-PPT/motorcycle)	3FA6P0H77GR185168	$24,135	$1,000/$1,000
119	2017	CHEVROLET	MALIBU	Law enf agcy (non-PPT/motorcycle)	1G1ZE5ST9HF107014	$25,125	$1,000/$1,000
120	2018	RAVO 5	STREET	Special/mobile non-farm equipment	XL95FEHB4JA020052	$368,326	$3,000/$3,000
	2020	FREIGHTLIN	114SD	Special/mobile non-farm equipment	1FVAG3FE8LHLH5712	$368,326	$1,000/$3,000
121							Specified Perils
122	1988	MACK	R690T	Truck-Tractor	1M2N277Y3JW003537	$74,540	
123	2019	DODGE	GRAND CARA	Truck	2C7WDGBG4KR728359	$39,392	$1,000/$1,000
124	2020	FORD	F-150	Truck	1FTEW1CB3LKD67328	$45,160	$1,000/$1,000
125	2018	TEXMEX	10 FT	Utility van	41MAU1013JW048669	$1,795	
126	2019	FORD	TAURUS	Law enf agcy (non-PPT/motorcycle)	1FAHP2F89KG114294	$37,310	$1,000/$1,000
	2001	FREIGHTLIN	FL-70	Truck	1FVABTAKX1HG77213	$14,675	$1,000/$1,000
127							Specified Perils
128	2019	FORD	FUSION HYB	Law enf agcy (non-PPT/motorcycle)	3FA6P0LU3KR241659	$27,555	$1,000/$1,000
129	2019	DODGE	CHARGER	Law enf agcy (non-PPT/motorcycle)	2C3CDXKT1KH582419	$35,495	$1,000/$1,000
	2021	FORD	F250	Truck	1FT7W2B67MED82045	$60,582	$1,000/$1,000
130							Specified Perils
131	2021	RAM 1500	WATER DEPT	Truck	3C6JR6DG8MG635058	$30,400	$1,000/$1,000
132	2020	DODGE	DURANGO	Truck	1C4SDJFT4LC286913	$37,865	$1,000/$1,000
133	2020	DODGE	DURANGO	Truck	1C4SDJFT1LC214793	$37,865	$1,000/$1,000
134	2018	FORD	EXPLORER	Truck	1FM5K8D87JGB02799	$37,065	$1,000/$1,000
135	2019	FORD	FUSION	Law enf agcy (non-PPT/motorcycle)	3FA6P0HD5KR255572	$24,120	$1,000/$1,000
136	2022	RAM	3500	Truck	3C63R3AJ7NG343927	$49,340	$1,000/$1,000
137	1993	SPAR	FIRE TRUCK	Fire departments (non-PPT)	4S7CT9K04PC008356	$150,750	$3,000/$3,000
138	2020	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT5LC368424	$37,865	$1,000/$1,000
139	2020	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT9LC443058	$37,865	$1,000/$1,000
140	2020	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT5LC443252	$37,865	$1,000/$1,000

Vehicle #	Year	Make	Model	Body Type/Department	VIN	Cost New	Physical Damage Coverage
141	2015	HONDA	ODYSSEY MI	Truck	5FNRL5H61FB078916	$37,775	$1,000/$1,000
142	2020	GMC\CHEVY	2500	Law enf agcy (non-PPT/motorcycle)	1GCWGAFP9L1175233	$36,340	$1,000/$1,000
143	2023	TEXAS BRAGG	TRAILER	Trailer	17XFC2022P1237347	$4,550	$1,000/$1,000
144	2022	ROSENBAUER	MOTORS	Fire departments (non-PPT)	54F3JFCK1NWM13434	$1,457,774	$10,000/$10,000
145	2024	FREIGHTLINER	FIRETRUCK W/CHASSIS	Fire departments (non-PPT)	3ALACYFE2RDVH9946	$500,000	$3,000/$3,000
146	2024	FREIGHTLIN	M2 106	Truck	3ALACYFE8RDVF1911	$217,175	$3,000/$3,000
147	2024	CHEVROLET	SUBURBAN	Truck	1GNSKCKD1RR289345	$91,364	$1,000/$1,000
148	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT2RC227464	$61,433	$1,000/$1,000
149	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT5RC227460	$61,433	$1,000/$1,000
150	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT7RC227461	$61,433	$1,000/$1,000
151	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT7RC227458	$61,433	$1,000/$1,000
152	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT4RC227465	$61,433	$1,000/$1,000
153	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT9RC227459	$61,433	$1,000/$1,000
154	2024	DODGE	DURANGO	Law enf agcy (non-PPT/motorcycle)	1C4SDJFT9RC227462	$61,433	$1,000/$1,000
155	2024	Chevrolet	Silverado 1500	Other	1GCUDAED8RZ363095	$63,960	$1,000/$1,000
156	2024	Chevrolet	Silverado 1500	Other	1GCUDAED5RZ362888	$52,520	$1,000/$1,000
157	2024	Chevrolet	Silverado 1500	Other	1GCUDAED4RZ362896	$52,520	$1,000/$1,000
158	2024	Chevrolet	Silverado 1500	Other	1GCUDAED2RZ363030	$52,520	$1,000/$1,000
159	2024	Chevrolet	Silverado 1500	Other	1GCUDAED4RZ363045	$52,520	$1,000/$1,000
160	2024	Chevrolet	Silverado 1500	Other	1GCUDAED5RZ363135	$52,520	$1,000/$1,000
161	2024	Chevrolet	Silverado 1500	Other	1GCUDAED5RZ362969	$52,520	$1,000/$1,000
162	2024	Chevrolet	Silverado 1500	Other	1GCUDAED9RZ363087	$52,520	$1,000/$1,000
163	2024	Chevrolet	Silverado 1500	Other	1GCUDAED8RZ363260	$52,520	$1,000/$1,000
164	2024	Chevrolet	Silverado 1500	Other	1GCUDAED3RZ363831	$52,520	$1,000/$1,000
165	2024	Chevrolet	Silverado 1500	Other	1GCUDAED9RZ363929	$52,520	$1,000/$1,000
166	2024	Chevrolet	Silverado 1500	Other	1GCRAAED9RZ377652	$52,520	$1,000/$1,000
167	2024	Chevrolet	Silverado 1500	Other	1GCRDAED8RZ377309	$52,520	$1,000/$1,000
168	2024	Chevrolet	Silverado 1500	Other	1GCUDAED3RZ362890	$52,520	$1,000/$1,000
169	2024	Chevrolet	Silverado 1500	Other	1GCUDAED7RZ362746	$52,520	$1,000/$1,000
170	2024	Chevrolet	Silverado 1500	Other	1GCRAAED9RZ379269	$52,520	$1,000/$1,000
171	2024	FORD	E450SD	Other	1FDXE4FN3RDD46264	$103,268	$3,000/$3,000
172	2024	Freightliner	M2106 Challenger	Other	3ALACYFEXRDVF1912	$217,175	$3,000/$3,000
173	2024	GMC	Terrain SLE 4 Dr	Other	3GKALTEG8RL383788	$32,230	$1,000/$1,000
174	2024	GMC	Terrain SLE 4 Dr	Other	3GKALTEG5RL383800	$32,230	$1,000/$1,000
175	2024	GMC	Terrain SLE 4 Dr	Law enforcement agcy (PPT)	3GKALTEG4RL389474	$32,230	$1,000/$1,000
176	2024	GMC	Terrain SLE 4 Dr	Law enforcement agcy (PPT)	3GKALTEG9RL389678	$30,300	$1,000/$1,000
177	2025	Chevrolet	Silverado 2500 HD	Traffic Control	1GC5KLE79SF133721	$54,300	$1,000/$1,000
178	2025	Chevrolet	Silverado 2500HD	Water	2GC4KLE70S1107608	$55,700	$1,000/$1,000
179	2025	Chevrolet	Silverado 2500HD	Waste	1GC5KLE72SF133608	$54,300	$1,000/$1,000
180	2025	Chevrolet	Silverado 2500HD	Waste	1GC4KLE79SF132712	$56,100	$1,000/$1,000
181	2025	Chevrolet	Silverado 1500	Recreational vehicle	3GCNAAEDXSG122335	$42,930	$1,000/$1,000
182	2024	GMC	Terrain SLE	Law enforcement agcy (PPT)	3GKALTEG5RL389466	$32,230	$1,000/$1,000
183	2024	GMC	Terrain SLE	Law enforcement agcy (PPT)	3GKALTEG0RL389455	$30,300	$1,000/$1,000
184	2024	GMC	Terrain SLE	Law enforcement agcy (PPT)	3GKALTEGXRL389673	$32,230	$1,000/$1,000
185	2025	Chevrolet	Silverado	Water	2GC4KLE71S1108461	$55,700	$1,000/$1,000

Vehicle #	Year	Make	Model	Body Type/Department	VIN	Cost New	Physical Damage Coverage
186	2025	Chevrolet	Silverado	Parks	1GC3KLE7XSF126574	$52,980	$1,000/$1,000
187	2025	Chevrolet	Silverado	Water	2GC4KLE71S1108346	$55,700	$1,000/$1,000
188	2025	Chevrolet	Silverado	Water	2GC4KLE74S1108373	$55,700	$1,000/$1,000
189	2025	Chevrolet	Silverado 2500HD	Building Main	1GC5KLE74SF133786	$54,300	$1,000/$1,000
190	2025	Chevrolet	Silverado 2500HD	Water	2GC4KLE78S1107369	$55,700	$1,000/$1,000
191	2010	Ford	F-150	Truck	1FTMF1CW1AKE47545	$22,060	$1,000/$1,000
192	2025	Chevrolet	Silverado 1500	Streets	3GCNKAED3SG122254	$47,730	$1,000/$1,000
193	2025	Chevrolet	Silverado 1500	Parks	3GCNAAED2SG122247	$42,930	$1,000/$1,000
194	2025	Chevrolet	Silverado 3500 HD	Water	1GB4KSE73SF164988	$67,996	$1,000/$1,000
195	2025	Chevrolet	Silverado 1500	Streets	3GCNKAEDXSG122252	$47,730	$1,000/$1,000
196	2025	Chevrolet	Silverado 1500	Parks	3GCNAAED5SG122341	$42,930	$1,000/$1,000
197	2025	Chevrolet	Silverado 1500	Parks	3GCNAAED9SG122407	$42,930	$1,000/$1,000
198	2025	GMC	Acadia	Fire departments (PPT)	1GKENNRS0SJ148529	$49,515	$1,000/$1,000
199	2025	Ford	E450SD Mutli Passenger	Public Transport	1FDFE4FN7SDD07677	$138,180	$3,000/$3,000
200	2025	Chevrolet	Silverado 3500	Water	1GB3KSE72SF191059	$62,246	$1,000/$1,000
201	2025	Rockin	Trailer	Water	1R9BC2025S1866170	$6,070	$1,000/$1,000
202	2026	Ford	E450 Super Duty	Public Transport	1FDXE4FN3TDD00506	$139,960	$3,000/$3,000
203	2022	Sam R	Trailer	Trailer	7L31G7214NG000758	$9,350	$1,000/$1,000
204	2024	Dodge	Durango	Law enforcement agcy (PPT)	1C4SDJFT0RC227463	$48,545	$1,000/$1,000
205	2016	Freightliner	Street Sweeper with Accessories	Street	1FVACXDT0GHHA7459	$207,000	$3,000/$3,000
206	2026	Chevrolet	Equinox	Building Inspection	3GNAXPEG0TL414943	$35,790	$1,000/$1,000
207	2026	Chevrolet	Equinox	Building Inspection	3GNAXPEG2TL414958	$35,790	$1,000/$1,000
208	2026	Chevrolet	Equinox	Building Inspection	3GNAXPEG1TL414997	$35,790	$1,000/$1,000
209	2026	Chevrolet	Equinox	Law enforcement agcy (PPT)	3GNAXPEG6TL414526	$35,790	$1,000/$1,000
210	2026	Chevrolet	Equinox	Law enforcement agcy (PPT)	3GNAXPEG8TL411854	$35,790	$1,000/$1,000
211	2026	Chevrolet	Equinox	Law enforcement agcy (PPT)	3GNAXPEG7TL411859	$35,790	$1,000/$1,000
212	2026	Chevrolet	Silverado	Law enforcement agcy (PPT)	3GCUKAEDXTG274349	$53,890	$1,000/$1,000
213	2026	DODGE	DURANGO	Law enforcement agcy (PPT)	1C4SDJFT6TC219956	$51,144	$1,000/$1,000
214	2026	DODGE	DURANGO	Law enforcement agcy (PPT)	1C4SDJFTXTC219958	$51,144	$1,000/$1,000
215	2025	Mert	TRAILER	Fire Department	1P9P7C717SS848108	$18,143	$1,000/$1,000
216	2025	Chevrolet	Silverado	Parks	3GCNAAED2SG122409	$53,890	$1,000/$1,000
217	2024	Chevrolet	Silverado	Streets	1GCRDAED4RZ377243	$53,890	$1,000/$1,000
218	2025	Chevrolet	Silverado 2500HD	Water	2GC4KLE71S1108315	$62,246	$1,000/$1,000
219	2025	Chevrolet	Silverado 2500HD	Water	2GC4KLE74S1107482	$62,246	$1,000/$1,000
220	2025	Chevrolet	Silverado 2500HD	Water	2GC4KLE78S1108473	$62,246	$1,000/$1,000
221	2025	Chevrolet	Silverado 2500HD	WATER	2GC4KLE7XS1107910	$62,246	$1,000/$1,000
222	2025	Chevrolet	Silverado 1500	Beautification	3GCNAAEDXSG121282	$53,890	$1,000/$1,000
223	2025	Chevrolet	Silverado 2500HD	Water	2GC4KLE77S1108450	$62,246	$1,000/$1,000

Workers Compensation		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Insurance Company	**EMC Property & Casualty Company**	**EMC Property & Casualty Company**
Employer Liability Limits		
Bodily Injury by Accident	$1,000,000	$1,000,000
Bodily Injury by Disease-Each Employee	$1,000,000	$1,000,000
Bodily Injury by Disease-Policy Limit	$1,000,000	$1,000,000
Deductible	$0	$0
Experience Modification	0.65	0.66
Blanket Waiver of Subrogation	No	No
Officers Included - All Included		
Officers Excluded - None		
Kansas		
5506 - Street or Road Construction - Paving or Repaving	$824,300	$624,063
7520 - Waterworks Operations & Drivers	$474,402	$728,004
7580 - Seward Disposal Plant Operation & Drivers	$306,350	$718,517
7720 - Police Officers & Drivers	$1,932,469	$2,216,009
8380 - Gasoline Station NOC	If Any	$46,459
8810 - Clerical Office Employees	$3,420,027	$3,512,325
8820 - Law Office - All Employees	If Any	$106,645
8831 - Hospital - Veterinary & Drivers	$241,381	$169,923
9015 - Swimming Pool - Public Operation	$192,293	$182,455
9015 - Building or Property Management	If Any	$191,757
9060 - Club - Country, Golf	$395,879	$331,583
9063 - Exercise or Health Institute & Clerical	$70,474	$551,541
9102 - Park NOC - All Employees & Drivers	$498,818	$630,225
9220 - Cemetery Operation & Drivers	$94,309	$81,690
9403 - Garbage, Ashes or Refuse Collection & Drivers	$402,529	$345,716
9410 - Municipal, Township, County or State Employees	$247,251	$226,976
7710 - Firefighters & Drivers	$1,123,920	$1,308,970
7711 - Volunteer Firefighters & Drivers	If Any	$11,880
7380 - Drivers, Chauffeurs, Messengers & Their Helpers NOC	$303,751	$288,765
7403 - Aviation - All Other Employees & Drivers	$102,037	$94,498
Total Payroll	$10,630,190	$12,368,001
Total Premium	**$238,107**	**$276,363**

Cyber Liability		
Policy Term	**04/01/2025-04/01/2026**	**04/01/2026-04/01/2027**
Carrier	**CFC Underwriters**	**Coalition**
Limits of Liability		
Coverage Form	Claims-Made	Claims-Made
Retroactive Date	Full Prior Acts	Full Prior Acts
Deductible	$15,000	$15,000
Insuring Clause 1 - Cyber Incident Response		
Incident Response Costs	$5,000,000	$5,000,000
Legal and Regulatory Costs	$5,000,000	Included
IT Security and Forensics Costs	$5,000,000	Included
Crisis Communication Costs	$5,000,000	Included
Privacy Breach Management Costs	$5,000,000	$5,000,000
Insuring Clause 2 - Cyber Crime		
Funds Transfer Fraud	$250,000	$250,000
Extortion	$5,000,000	$5,000,000
Telephone Hacking	$250,000	$250,000
Insuring Clause 3 - System Damage and Business Interruption		
System Damage and Rectification Costs	$5,000,000	$5,000,000
Income Loss and Extra Expense	$5,000,000	$5,000,000
Dependent Business Income	$5,000,000	$5,000,000
Hardware Replacement Costs	$5,000,000	$5,000,000
Insuring Clause 4 - Network Security & Privacy Liability		
Network Security Liability	$5,000,000	$5,000,000
Privacy Liability	$5,000,000	$5,000,000
Management Liability	$5,000,000	$5,000,000
Regulatory Fines	$5,000,000	$5,000,000
PIC Fines, Penalties & Assessments	$5,000,000	$5,000,000
Insuring Clause 5 - Media Liability		
Defamation	$5,000,000	$5,000,000
Intellectual Property Rights Infringement	$5,000,000	$5,000,000
Annual Premium	**$53,818**	**$41,476**

Airport Owners & Operators General Liability		
Policy Term	**04/01/2023-04/01/2026**	**04/01/2026-04/01/2029**
Carrier	**ACE Property & Casualty Insurance Co.**	**ACE Property & Casualty Insurance Co.**
Limits of Liability		
Coverage Form	Occurrence	Occurrence
General Aggregate	$5,000,000	$5,000,000
Products/Completed Operations Aggregate	$5,000,000	$5,000,000
Personal/Advertising Injury Limit	$5,000,000	$5,000,000
Malpractice Aggregate Limit	$5,000,000	$5,000,000
Extended Coverage - War, Hijacking and Other Perils Annual Aggregate	$5,000,000	$5,000,000
Each Occurrence Limit	$5,000,000	$5,000,000
Fire Legal Liability	$100,000	$100,000
Medical Expense per person/accident	$10,000	$10,000
Hangarkeepers Limit Any One Occurrence/Any One Aircraft	$5,000,000	$5,000,000
Non-Owned Aircraft Liability - Limit Any One Occurrence	No Coverage	No Coverage
Deductible	$0	$0
Terrorism & War Coverage	Included	Included
Annual Premium	**$27,714**	**$29,103**

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 8.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Keeley Young, Chief Communications Officer

RE: Downtown Redevelopment Master Plan

Activation and redevelopment of Downtown Liberal through investments in public spaces and infrastructure was identified as a key goal in the Launch Liberal 2035 Comprehensive Plan. Working with experts in city planning, engineering, and design to create a redevelopment plan which considers a holistic approach to both the form and function of built public spaces will help provide us with a cost-effective, phased approach to creating a thriving Downtown district.
A Request for Qualifications (RFQ) was issued in December to identify firms interested in conducting research and public engagement activities to draft a Downtown Redevelopment Master Plan which assesses current economic and market data; identifies market opportunities for additional retail, office, civic, and residential uses; and provides visual descriptions for transportation systems, infrastructure, streetscape, and public spaces to support connectivity and placemaking goals.
During the Special City Commission Meeting on February 20, 2026 the Commission reviewed submitted profiles and recommended Confluence and RICK Engineering as finalists for the project. Staff were directed to obtain service quotes.

The service quote maximums received were:

- Confluence - $94,750.00
- RICK Engineering - $93,810.00

The detailed cost breakouts are available in the attached quotes for service agreement.
After reviewing proposals in detail and contacting professional references, staff are recommending Confluence due to their more robust public engagement plan, 3D modeling/visualization production, and the high quality plan examples provided in their portfolio.

Recommendation:
Staff recommends Commission approval to negotiate a contract agreement with Confluence for the purpose of creating a Downtown Redevelopment Master Plan in an amount not to exceed $95,000.00 to be funded through the Economic Development portion of the 1% Sales Tax.

PLANNING SERVICES AGREEMENT

CITY OF LIBERAL, KANSAS
DOWNTOWN REDEVELOPMENT PLAN

PROJECT DESCRIPTION

Planning services will be provided by Confluence (Consultant) to the City of Liberal, Kansas (City) to create a new Downtown Redevelopment Plan. Confluence anticipates working collaboratively with the Project Management Team, Steering Committee and Stakeholders, and the Mayor and City Commission. The following agreement details our proposed Scope of Services based on our proposal and understanding of the City's desired process and outcomes.

A. SCOPE OF SERVICES

PHASE 1: INITIAL ASSESSMENT AND DATA COLLECTION *(APPROXIMATELY 2 MONTHS)*

1.0 REVIEW OF PREVIOUS PLANS AND STUDIES

Our team will review the Launch Liberal 2050 Comprehensive Plan and other relevant plans or studies that would provide helpful context to past work by the City of Liberal. City Staff will assist the consultant team in identifying and delivering these documents prior to any analysis or assessment work.

1.1 PRE-KICK-OFF MEETING WITH CITY STAFF

VIRTUAL MEETING

The Consultant Team will hold a virtual meeting with City staff to review the project scope and meeting dates, discuss needed datasets and information, and prepare for the Project Kick-Off Meeting. We will also discuss and finalize plans for the Public Outreach Plan (POP). The POP will include all pertinent contact information for the Steering Committee, business owners, other relevant stakeholders, and identification of the events and engagement opportunities outlined for the project effort.

1.2 PROJECT BRANDING

The Consultant Team will collaborate with City staff to develop a logo, plan name, and document style guide to brand this plan update. The branding will include a color scheme and font selection, as well as a thoughtful name and graphic logo. Our team has had success in linking project logos and branding to the City's branding package. This branding package will be used on all material relating to the marketing and distribution of the planning effort.

1.3 EXISTING CONDITIONS ASSESSMENTS

Items in Task 1.3 include the examination and assessment of the existing land, market, and traffic conditions of Downtown Liberal.

- The **Land Use Assessment** will include:
  - Review of the existing land uses and operations in Downtown Liberal.

  - Assessment of the public realm including: density patterns, parking inventory, streetscape and placemaking elements, and other related items.
- The **Market Conditions Assessment** will include:
  - Utilization of subscription-based programs, such as CoStar, Esri Business Analyst, and Placer.ai, to evaluate current market conditions. These conditions will include but are not limited to vacancy rates, classification of uses, performance analysis, peer city comparisons, and identification of surpluses/gaps in the market.
- The **Traffic Assessment and Mobility Analysis** will include:
  - Conversations with existing City Staff and Downtown business stakeholders to better understand current opportunities and constraints tied to mobility in Downtown.
  - Analysis of traffic volumes, turning movements, and general operations to produce data-informed recommendations.
  - Examination of current mobility options, parking capacities, and traffic patterns with preliminary alternatives for consideration by the Project Management Team.

Our team will overview the results of the existing conditions analysis by producing dynamic and easy to understand charts, tables, maps, photographs, and infographics.

1.4 KICK-OFF MEETING WITH COMPREHENSIVE PLAN ADVISORY COMMITTEE

IN-PERSON MEETING

Our team will facilitate an in-person meeting with City Staff and the Steering Committee to present a summary of our team's analysis and assessment findings of previous plans, existing conditions, and anticipated trends including:

- A preliminary assessment of issues and opportunities;
- Community profile with population, housing, employment, and economic analysis;
- Existing Land Uses and Zoning Code analysis; and
- A preliminary transportation and infrastructure assessment.

PHASE 1 PROJECT DELIVERABLES:

- **Project Branding**
- **Public Outreach Plan**
- **Kick-Off Presentation Meeting**
- **Existing Conditions Analysis Summary**
  - **Land Use Assessment**
  - **Market Conditions Assessment**
  - **Transportation Assessment and Mobility Analysis**
- **Presentation of Existing Conditions Analysis Summary**

PHASE 2: STAKEHOLDER & COMMUNITY ENGAGEMENT *(APPROXIMATELY 3 MONTHS)*

2.0 INTERACTIVE ENGAGEMENT WEBSITE LAUNCH

At the start of Phase 2, the Consultant Team will launch the Social Pinpoint project website to facilitate online engagement. We would anticipate using a mapping activity, as well as an interactive idea board to help capture input on the site. This same site will host surveys and image voting and will be updated as part of Phase 3 to reveal the draft plans and seek public input. This website will be closed after the conclusion of this project.

2.1 STAKEHOLDER INTERVIEWS

VIRTUAL INTERVIEWS

The Consultant Team will conduct key stakeholder interviews with residents, businessowners, and other identified participants. We anticipate completing roughly 15-20 interviews. This list of interviewees will be developed with City Staff and the Steering Committee to ensure we are engaging all the necessary participants.

Our team will utilize Calendly, a web-based scheduling platform, to reach out to the identified stakeholders to invite them to choose a time during the interview week to meet with members of the Consultant Team. This program enables stakeholders to choose a time that best suits their schedules. Additionally, these interviews will be held online via Zoom to ensure the most flexibility and accessibility to the meeting times.

2.2 CITY STAFF ROUND TABLE

IN-PERSON FOCUS GROUP

Our team will host a roundtable discussion with City Staff and other participants as desired by Staff (such as the Chamber of Commerce, Seward County representatives, and others) to have a discussion of the opportunities, challenges, and vision for Downtown Liberal. This could include considerations for local buy-in, funding, zoning code challenges, potential activations and events, and other related items.

2.3 BUSINESSOWNER ROUND TABLE

IN-PERSON FOCUS GROUP

The Consultant Team will host an additional focus group meeting with the local businessowner community located within the Downtown study area. It is important to hear from this segment of the community to learn more about the current challenges of owning or operating a business in Downtown Liberal and what the future of Downtown looks like to them.

PHASE 2 PROJECT DELIVERABLES:

- **Interactive Engagement Website Launch**
- **Stakeholder Interviews**
- **City Staff Round Table**
- **Businessowner Round Table**
- **Summary memo of findings and key themes from public input**

PHASE 3: CONCEPT DEVELOPMENT + VISUALIZATION *(APPROXIMATELY 4 MONTHS)*

3.0 DRAFT CONCEPT PLAN RENDERINGS (2D VISUALIZATION)

This task builds on the Phase 1 assessments and feedback from Phase 2 begin the development of potential concepts and design solutions for Downtown Liberal. These concepts and designs will focus on land redevelopment, streetscape improvements, and traffic and mobility alternatives.

Our team will generate 2 to 3 2D master plan for evaluation and consideration by City Staff and the Steering Committee. These concepts will illustrate a layered approach with potential solutions for:

- **Land Use Concept Development**
  - Deliverables and items to be included:
    - Future land uses identified from the Comprehensive Plan and our team's observations for best practices.
    - Considerations for potential zoning code updates that would expand opportunities for growth and development in Downtown.
- **Redevelopment Opportunity Sites**
  - Deliverables and items to be included:
    - Identification of redevelopment opportunity sites supported by findings from the land use and market conditions assessments.
    - Development of individual "report cards" for each opportunity site to help illustrate the vision of Downtown Liberal and potential alternative solutions.
- **Roadway Concept Development**
  - Our team has already begun work and inquiry into potential roadway alternatives to consider for Downtown Liberal based on previous work completed in the community. As part of the Roadway Concept Development element, the Consultant will develop conceptual design alternatives focused on improving downtown mobility while maintaining efficient traffic operations. These concepts will examine traffic volume data, parking alternatives, and inclusion of streetscaping opportunities. Two initial options present themselves worthy of discussion:
    - One Way Pair Alternative
    - Road Diet Alternative
  - Additional considerations for long-term roadway connections in and around Downtown to support smooth traffic flows and local business access.
- **Public Realm and Corridor Identity**
  - Deliverables and items to be included:
    - In support of the Roadway Concept Development options there will be a preliminary streetscape package developed to support the Downtown experience.
    - Identification of mobility routes in and around Downtown from a pedestrian-scale.

- Placemaking elements to enhance the visual experience of Downtown Liberal.

3.1 DRAFT CONCEPT PLAN OPEN HOUSE

IN-PERSON EVENT

Working closely with City staff, our team will refine initial 2D concepts in preparation for the Draft Concept Plan Open House. This event will feature summary boards and visuals for each of the concepts to share out with the public.

These draft concepts will also be added to the interactive engagement website the same day of the Open House to expand opportunities to provide input. The concepts will be added to the mapping activity as an overlay with a series of comment types available for residents to provide input and detailed feedback.

3.2 FINAL CONCEPT PLAN RENDERINGS AND 3D VISUALIZATIONS

Following the public comment period and final directives from City Staff, our team will refine the final concept plan and begin creating 3D visualizations to help residents, businesses, and potential developers understand the vision and intent of the proposed improvements. These 3D graphics have also proven helpful as marketing elements to garner interest from outside developers and obtain funding through grant resources.

Confluence's Digital Studio team is composed of 3D modeling and visualization specialists who have worked on a variety of projects across the country and internationally with the expertise to bring your project forward-thinking digital solutions Final Plan drafting.

3.3 FINAL PLAN DRAFTING AND REVIEW

VIRTUAL MEETINGS (2-3)

This plan will include a summary of the planning process, summary of findings and market analysis results, and will clearly articulate the planning ideas and recommendations that will guide the development and revitalization efforts for the corridor. The document will also incorporate community-specific planning recommendations, strategic recommendations for relevant public-private partnerships, and identification of potential funding sources for incentives and incremental capital improvements.

The preferred Downtown Redevelopment Plan will form the basis upon which the team will develop final recommendations and implementation strategies to equip the City to successfully implement the plan.

Plan document elements will include:

- Introduction (Inclusion of project scope and schedule, vision statement, branding, etc.)
- Existing Conditions Assessment Findings and Summaries;
- Public Input Summary;
- Final 2D Master Plan Concept;
- Redevelopment Opportunity Sites and Solutions;
- Final 3D Master Plan Visualizations;

- Recommendations for Implementation.

3.4 IMPLEMENTATION STRATEGY

Our team will develop an implementation strategy that builds on the recommendations found in Launch Liberal 2035 and include detailed guidance on prioritization, time frames, potential partnerships, funding mechanisms, and policy considerations to ensure investments are coordinated and build upon one another.

Our team is experienced in leading planning efforts and assisting our clients through to implementation of their plans and visions. This strategy will be developed in collaboration with City Staff to ensure that we properly identify next steps, appropriately bundle and time improvements, and incorporate a level of adaptability to respond to evolving market conditions.

PHASE 3 PROJECT DELIVERABLES:

- **2-3 2D Draft Concept Plans**
- **Draft Concept Plan Open House**
- **Updated Interactive Engagement Website with 2D Concept Plans**
- **Final Concept Plan and 3D Renderings**
- **Full Plan Narrative and Report**
- **Review of Full Plan and Narrative by City Staff**
- **Development of the Implementation Strategy**

PHASE 4: FINAL PLAN APPROVAL *(APPROXIMATELY 2 MONTHS)*

4.0 FINAL PLAN APPROVAL

The Consultant Team will prepare a final draft of the Downtown Redevelopment Plan and submit it to City Staff for final review and approval.

4.1 FINAL PLAN JOINT WORKSHOP

IN-PERSON MEETING

The Consultant Team coordinate with City Staff to determine the appropriateness of a Joint Workshop with the Planning and Zoning Board, City Commission, Seward County Economic Development Board, and other applicable committees as requested by the City to present the final concept plan, supporting graphics, and plan recommendations.

PHASE 4 PROJECT DELIVERABLES:

- **Final Downtown Redevelopment Plan (PDF version)**
- **Maps and GIS Data (PDF and ArcGIS files)**
- **Analysis summaries (PDF)**
- **Presentations (PPT and PDF)**

B. SCHEDULE

The Consultant is prepared to provide the professional services described herein immediately upon the City's notice to proceed. It is anticipated this project will take approximately 11 months to complete. A more definitive schedule for completion of activities can be established with the City at the outset of the project as requested.

C. SCOPE SERVICE FEES BY TASK

The City will compensate Confluence on a lump sum basis as provided herein and will pay Confluence monthly based on the percentage completion of each phase. Not included are reimbursable expenses for travel, printing, meeting materials, which are not to exceed **$3,500**. Reimbursable expenses will be included on each monthly invoice as incurred in accordance with Exhibit A, attached hereto.

FEES BY PHASE

PHASE 1: INITIAL ASSESSMENT + DATA COLLECTION	$20,780
PHASE 2: STAKEHOLDER + COMMUNITY ENGAGEMENT	$15,400
PHASE 3: CONCEPT DEVELOPMENT + VISUALIZATION	$49,200
PHASE 4: FINAL PLAN APPROVAL	$5,870
Reimbursable Expenses Not to Exceed	*$3,500*
TOTAL FEE PROPOSAL	**$94,750**

D. COMPENSATION

Service fees and reimbursable expenses will be billed to the City monthly by the Consultant. Payment is due upon receipt of invoice. The City agrees to provide payment to the Consultant within thirty (30) days of the invoice date, and that payment is not dependent on the success or failure of the project, project approvals or non-approvals, or project feasibility. Payment not received by the Consultant within thirty (30) days of the invoice date is considered past due. In the event the account becomes past due, the Consultant may suspend performance of services on the project until the account is paid.

In the event an invoice is disputed by the City, the City shall inform the Consultant within a reasonable timeframe (within 10 days of City's receipt of invoice), and both parties agree to meet with each other in a timely manner (within 10 days of the Consultant's receipt of dispute notice) to further clarify the nature of the dispute in an effort to resolve it while minimizing impacts to the performance of the services outlined herein. In the event the dispute remains unresolved, the Consultant, at its discretion, may suspend performance of services on the project until the account is paid.

E. TERMINATION

The Consultant or the City may terminate this Agreement at any time by written notice. If the Agreement is terminated by either the Consultant or the City, the City will pay the Consultant for services provided and expenses incurred by the Consultant up to the time notice is either sent by the Consultant or received by the Consultant.

F. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Kansas. The City and the consultant

agree that the performance of this Agreement will be deemed to have occurred in the State of Kansas and that consultant's performance under this Agreement will be deemed the transaction of business in Kansas.

G. MISCELLANEOUS

The City shall provide all necessary background information, documents, maps and data and shall further provide the timely review of document and map drafts, assist with scheduling meetings, provide meeting space, print and distribute meeting flyers and posters, print and send municipal bill inserts, placement of yard signs, and be responsible for all required public meeting notices.

H. INDEMNIFICATION AND LIMITATION OF LIABILITY

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, directors, and employees against all damages, liabilities, or costs, including reasonable attorney fees and defense costs, to the extent caused by the consultant's negligent performance of professional services under this contract and that of its sub-consultants or anyone for whom the consultant is legally liable. The consultant shall indemnify City against legal liability for damages arising out of claims by consultant's employees.

Except in cases of gross negligence or willful misconduct and except to the extent such damages are otherwise covered by the insurance requirements set forth herein, in no event will either party be liable under this agreement to the other party or its affiliates for any special, indirect, consequential, including, without limitation, damages or losses in the nature of increased project costs, loss of revenue or profit, lost production, claims by customers of City, or governmental fines or penalties.

The total cumulative liability of the Consultant, its agents, servants, employees, and sub-consultants to the City with respect to services performed or to be performed pursuant to this Agreement, whether in contract, indemnity, contribution, tort (including, but not limited to, negligence) or otherwise shall be limited to the Consultant's professional liability insurance coverage limits in place at the time of performance of the services outlined herein. The Consultant agrees to maintain and procure Professional Liability or Errors and Omissions Insurance, with a minimum limit of $1,000,000 annual aggregate. The Consultant shall not be liable to the City for losses, damages, or claims for which the City fails to give notice to the Consultant within reasonable time, not to exceed ninety (90) days from discovery.

I. WITNESS FEES

The Consultant's employees shall not be retained as expert witnesses except by separate, written agreement.

J. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Except where otherwise provided herein, documents, drawings, logos, and graphics prepared or created by Consultant as part of the services shall become the property of the City, provided Consultant has the unrestricted right to their use. Notwithstanding the foregoing, the City accepts that any re-use of the documents or intellectual property shall be at the City's sole risk and liability.

K. INDEPENDENT CONSULTANTS

Each party shall perform its activities and duties herein only as an independent consultant. The parties and their personnel shall not be considered employees or agents of the other party. Nothing in this contract shall be interpreted as granting either party the right or authority to make commitments of any kind for the other. This contract shall not constitute, create, or in any way be interpreted as a joint venture, partnership, or formal business organization of any kind. Consultant agrees to comply with all Federal and State laws relating to discrimination, fair labor practices, and worker's compensation.

L. ASSIGNMENT

Neither City nor Consultant shall assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

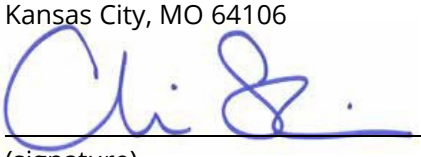
M. CHANGES, DELETIONS, OR ADDITIONS TO THE AGREEMENT

Either party may request changes within the general scope of this Agreement. If a requested change causes an increase or decrease in the cost or time required to perform this Agreement, City and the Consultant will agree to an equitable adjustment of the contract price, period of service, or both, and will reflect such adjustment in a change order or formal modification.

N. APPROVAL AND ACCEPTANCE

Upon review of the foregoing terms, this Planning Services Agreement is approved and accepted by the City of Liberal, Kansas (City) and Confluence (Consultant) as confirmed by the signatures below.

Offered by:
Confluence, Inc.
510 Walnut Street, Suite 301
Kansas City, MO 64106



(signature)

Name: Christopher Shires, AICP
Title: Principal and Vice President
Date: March 2, 2026

Accepted by:
City of Liberal, Kansas
324 N Kansas Avenue
Liberal, Kansas 67901

(signature)

Name: _____
Title: _____
Date: _____

EXHIBIT 'A'

STANDARD HOURLY RATES

Senior Principal	$175.00 - $275.00 per hour
Principal	$160.00 - $250.00 per hour
Associate Principal	$140.00 - $200.00 per hour
Associate	$115.00 - $185.00 per hour
Senior Project Manager	$105.00 - $165.00 per hour
Project Manager	$95.00 - $145.00 per hour
Senior Landscape Architect	$95.00 - $185.00 per hour
Landscape Architect	$85.00 - $135.00 per hour
Senior Project Planner	$95.00 - $145.00 per hour
Planner II	$85.00 - $135.00 per hour
Planner I	$75.00 - $125.00 per hour
Landscape Architect-In-Training / Landscape Designer	$75.00 - $125.00 per hour
Landscape Architect Intern / Landscape Designer	$65.00 - $100.00 per hour
Draftsperson	$55.00 - $100.00 per hour
Graphic Designer	$75.00 - $115.00 per hour
Clerical / System Staff	$75.00 - $135.00 per hour

REIMBURSABLE EXPENSES

Social Pinpoint Public Engagement Tool	$1,500.00
Costar Real Estate Tool	$1,000 (project use), $150 per report
Placer.AI Analytics Tool	cost
Filing Fees	cost
Materials and Supplies	cost
Meals and Lodging	cost
Mileage	$0.725 per mile
Postage	cost
Printing by Vendor	cost
B/W Photocopies/Prints 8½ x 11	$0.10 each
B/W Photocopies/Prints 11x17	$0.20 each
Color Photocopies/Prints 8½ x 11	$0.75 each
Color Photocopies/Prints 11x17	$1.50 each
Large Format Plotting – Bond	$2.50/SF
Large Format Plotting - Mylar	$4.50/SF
Large Format Plotting - Photo	$5.00/SF
Flash Drives	$10.00 each
Booklet Binding (cover, coil, back)	$4.50 each
Foam Core	$8.00 each
Easel Pads	$32.75 each
Online Meeting Service	$35.00 each

Effective 1/1/2026

March 2, 2026

Scarlette Diseker
Keeley Young
City of Liberal, Kansas
324 N. Kansas Avenue
Liberal, KS 67901

Dear Ms. Diseker and Ms. Young:

The RICK / PEC team is very excited and pleased to provide our detailed price quote for the Downtown Liberal Redevelopment Plan project. We have developed this price quote based upon our experience in completing downtown planning efforts in other communities across the region. As noted, we have provided a range of costs for some of the tasks within our scope of work, thus providing some flexibility for the City of Liberal to reduce the overall project cost, if desired.

We welcome any questions you may have regarding our price quote. Our team is very excited by this opportunity to work with the City of Liberal and the Liberal community to develop a great downtown plan for your community!

Thank you very much again, and we look forward to hearing from you all soon with any questions and updates you may have as the selection process moves forward.

Sincerely,

Britt Palmberg, AICP
Director of Planning
RICK

8678 Concord Center Dr, Suite 200
Englewood, CO 80112
(720) 985-9807
bpalmberg@rickengineering.com

Enclosure

PROJECT COST QUOTE			
RICK / PEC TEAM			
DOWNTOWN LIBERAL REDEVELOPMENT PLAN			
MARCH 2, 2026			
Task	**Name**	**Labor Cost**	**Notes / Comments**
TASK 1	**PROJECT MANAGEMENT**		
1.1	Formation and Management of the Steering Committee	$630	Assuming that this subtask will mainly pertain to initial set-up of the Steering Committee, working with City staff, and that time for regular meetings and coordination (after the kickoff meeting) will be tracked in Task 1.3.
1.2	Project Kick-Off Meetings	$2,650	Assuming a 90 minute kickoff meeting plus preparation and followup
1.3	Ongoing Communication and Project Coordination	$4,100 - $5,480	Per RICK's submittal, assuming 5 meetings with the Steering Committee (following the kickoff). This quote includes the option of eliminating two of the meetings, which would reduce this line item by $1,380. The quote also includes weekly or bi-weekly check-in calls with City staff as needed during the project.
	Labor Subtotal, Task 1 -->	**$7,380 - $8,760**	

TASK 2: PUBLIC ENGAGEMENT AND OUTREACH			
2.1	Project Outreach Materials and Project Contact Data	$1,425	Assuming these efforts will be ongoing as the project progresses. Our price quote assumes that our staff planners will coordinate with City staff on the items noted for this subtask.
2.2	Project Webpage	$2,140	Assuming setup of a project webpage on the Social Pinpoint platform and ongoing updates and maintenance for a 10-month period (in line with the project schedule provided in our submittal).
2.3	Social Media Engagement	$1,570	Assuming these efforts will be ongoing as the project progresses. Our price quote assumes that our staff planners will coordinate with City staff on the items noted for this subtask.
2.4	Online Mapping Engagement Tool	$0 - $2,450	Per our submittal, we will set up a mapping tool for the community to provide location-specific feedback on the concepts developed for the Downtown Redevelopment Plan. However, if the City elects to, this item could be removed from the scope of work to provide some cost savings.
2.5	Connecting with Community Organizations	$1,375	Represents ongoing coordination with members of the Steering Committee to facilitate outreach with additional community organizations.
	Labor Subtotal, Task 2-->	**$6,510 - $8,960**	

TASK 3: EXISTING CONDITIONS			
3.1	Review of Existing Plans	$1,640	Labor in alignment with the scope of work in the RICK submittal.
3.2	Market Analysis	$6,450	Labor in alignment with the scope of work in the RICK submittal.
3.3	Review of Other Existing Conditions Information	$4,750	Labor in alignment with the scope of work in the RICK submittal. Includes traffic counts and parking data collection necessary for transportation planning components in subsequent tasks.
	Labor Subtotal, Task 3-->	**$12,840**	
TASK 4: DOWNTOWN VISIONING AND IDEA GENERATION			
	Subtotal, Task 4-->	**$17,675**	Includes three members of the project team for the two day worksession and outreach sessions, as well as preparation time and follow up documentation.
TASK 5: REFINEMENT OF CONCEPTS AND DEVELOPMENT OF DRAFT DOWNTOWN REDEVELOPMENT PLAN			
	Subtotal, Task 5-->	**$19,700**	Incorporates all of the items for Task 5 noted in the RICK submittal to the City

TASK 6: COMMUNITY ENGAGEMENT TO REVIEW DRAFT PLAN			
	Subtotal, Task 6-->	**$9,650**	Includes two members of the project team for a two-day trip to Liberal, plus preparation time, in alignment with the scope of work in our submittal.
TASK 7: FINALIZING THE DOWNTOWN REDEVELOPMENT PLAN			
7.1	Presentations to Boards and Commissions	$3,360	Assumes meetings with the various Boards and Commissions would include a mixture of in-person and virtual presentations.
7.2	Final Version of Plan Document	$6,470	Includes the completion of edits based upon input from the Boards and Commissions and City staff and production of the final document. Also includes final closeout of the project, including providing native files to the City for use going forward.
	Subtotal, Task 7-->	**$9,830**	
	TOTAL PROJECT LABOR -->	**$83,585 - $87,415**	

EXPENSES			
	Mileage / Gas	$1,350	RICK will use the company car to reduce mileage / gas expenses (as opposed to charging per mile for travel to/from Liberal). Includes mileage for PEC travel from Wichita to/from Liberal.
	Lodging	$2,220	Includes hotels for various team members during different stages of the project at an average rate of $140 per night.
	Meals	$1,400	Includes meals in Liberal for team members attending meetings and events in person.
	Printing and Plotting	$950	Includes project printing and plotting of materials for open houses and the design worksessions in Liberal.
	Other Expenses	$475	Includes cost to host website for a year and other miscellaneous research and expense items
	Subtotal, Expenses-->	**$6,395**	
TOTAL PROJECT QUOTE -->		**$89,980 - $93,810**	

DOWNTOWN REDEVELOPMENT PLAN

REQUEST FOR QUALIFICATIONS

CITY OF LIBERAL, KANSAS

JANUARY 30, 2026

CONFLUENCE

510 WALNUT STREET SUITE 301
KANSAS CITY, MISSOURI 64106
515-975-1050
WWW.THINKCONFLUENCE.COM

In association with: Kirkham Michael

COVER LETTER	SECTION ONE	1
FIRM PROFILE AND KEY PERSONNEL	SECTION TWO	2
REFERENCES	SECTION THREE	10
WORK SAMPLES	SECTION FOUR	11
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CONFLICT OF INTEREST STATEMENT	SECTION EIGHT	25
OTHER PLANNING EXAMPLES	SECTION NINE	26

January 30, 2026

Attn: Scarlette Diseker, City Manager
324 N. Kansas Avenue
Liberal, Kansas 67901

CONFLUENCE

REQUEST FOR QUALIFICATIONS: DOWNTOWN REDEVELOPMENT PLAN

Dear Mrs. Scarlette Diseker,

On behalf of the Confluence team, we are pleased to submit our qualifications and approach to create a Downtown Redevelopment Plan for the City of Liberal. Our team has the experience and capabilities to provide Liberal with a data-driven and visionary Plan that will position the City and its Downtown businesses for long-term success. We have a proven track record for engaging citizens and stakeholders to create plans that are based on real world data and community input. The team assembled provides a strong combination of local knowledge and experience with award-winning planning expertise. By taking a visionary yet pragmatic approach, we draw on our experience to evaluate established best practices and creative solutions to help ensure our plans are actionable and implementable.

Liberal has completed many great civic projects recently, including the adoption of the Launch Liberal 2035 Comprehensive Plan. This document is critical to the vision and direction of the community, and we commend your efforts for taking the steps to continue down the path of progress. Downtown Liberal has evolved with the trends and needs of the community and market. The vibrant local entrepreneurship, community identity, and desire to foster an active Downtown district all point towards this being the right time to complete the Downtown Redevelopment Plan. There are many positive characteristics and features present in Downtown Liberal today; the intent of this plan should be to explore the finer details to ensure there is flexibility to support businesses and reasonable zoning regulations, with a creative fresh look to the future.

In short, we are very excited to present our qualifications and proposal for you consideration. We commit to working collaboratively with you to develop long-term, positive change for Downtown Liberal. We welcome the opportunity to discuss our qualifications and our approach with you in further detail.

Sincerely,

Christopher Shires
Phone: (515) 288-4875
cshires@thinkconfluence.com
510 Walnut Street, Suite 301, Kansas City, Missouri, 64106

CONFLUENCE | FIRM PROFILE

WHO WE ARE

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 75+ includes 40 licensed landscape architects and AICP certified planners—and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in Alaska, Arkansas, California, Colorado, Connecticut, Georgia, Kansas, Idaho, Illinois, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, New Mexico, Nevada, North Dakota, Ohio, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Wisconsin, and Wyoming—and this list continues to grow to meet our clients' needs.

WHAT WE DO

Simply stated—we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it's a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning and urban design across the Midwest, and we love what we do. *What can we do for you?*

HOW WE WORK

Our creative process is focused on collaboration and insightful interaction with our clients, consultants and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. From vision to completion, our team excels in collaborating to shape and achieve your "what's next"—while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our client's goals.

LOCATIONS

KANSAS CITY
510 Walnut St. Suite 301
Kansas City, Missouri 64106
515-975-1050
thinkconfluence.com

Des Moines	**Omaha**
Sioux Falls	**Fargo**
Cedar Rapids	**Chicago**
Minneapolis	**Denver**

KIRKHAM MICHAEL | **FIRM PROFILE**

FIRM BACKGROUND

Kirkham Michael is an award-winning multi- disciplined civil engineering firm dedicated to helping our clients improve our world. We are innovative leaders in vital-to-life engineering services. We provide engineering from concept to final design and construction engineering. We were founded in 1946 in Omaha, Nebraska, and now have offices in Omaha, and Lincoln, Nebraska; Des Moines, Iowa; Yankton, South Dakota; and Ellsworth, Cheney, Garden City, Hays, and Salina, Kansas.

We employ results-oriented professionals who are committed to providing quality, responsive, and professional services. Kirkham Michael is focused on our clients success and strives to exceed expectations with innovative and practical solutions.

EMPLOYEE OWNERSHIP

We are professionals and employee-owners. Our leadership and Kirkham Michael's entrepreneurial corporate culture fuels success for both our clients and individual employees. We continually invest in our people and their skills and technical abilities to maximize the value delivered to our clients. Our engineering expertise, clear communication, and commitment to our clients has been proven time and again on projects across the Midwest.

RECENT PROJECT HIGHLIGHTS

KDOT Seward County – Liberal US 54 Traffic Impact Study

This study included detailed analysis of existing traffic volumes, turning movements, pedestrian activity, and projected future conditions to support access changes along a five lane urban arterial. Conceptual design recommendations focused on access management, safety, and multimodal connectivity, providing experience directly applicable to downtown lane reconfiguration and pedestrian mobility enhancements.

Transportation Equity Assessment Program (TEAP) Study – Tucker Road (Kansas Avenue to US 83)

This study supported economic development objectives by evaluating traffic operations, access, and multimodal considerations along a key corridor, reinforcing the Consultant's understanding of local travel behavior and community goals.

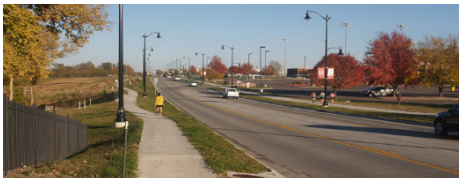
KDOT Traffic Signal Design – Pancake Boulevard & Western Avenue *(In Progress)*

Ongoing coordination with KDOT and local stakeholders further enhances familiarity with regional traffic operations, design standards, and agency coordination processes.

LOCATIONS

URBANDALE, IOWA
4390 114th Street
Urbandale, IA 50322
515.270.0848
kirkham.com

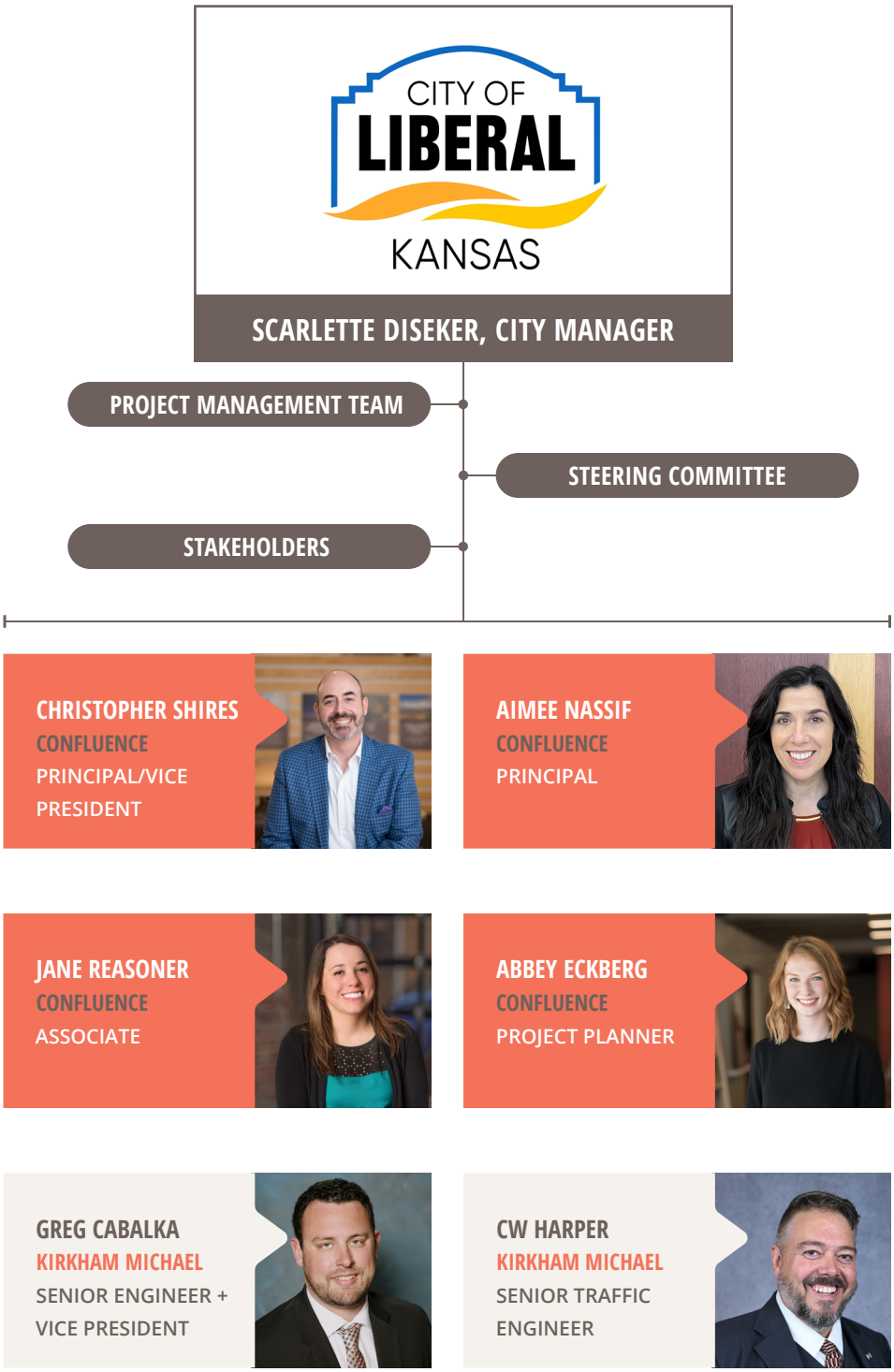
Omaha, NE
Lincoln, NE
Yankton, SD
Ellsworth, KS
Cheney, KS
Garden City, KS
Hays, KS
Salina, KS



KEY PERSONNEL

CONFLUENCE will lead the team supported by Kirkham Michael. **Christopher Shires, AICP,** is a Senior Principal and Vice President with Confluence and will be providing project oversight and attend all key meetings. **Aimee Nassif, AICP,** is a Principal with Confluence and will lead the project as Principal-in-Charge and attending all key meetings. Chris and Aimee each have over 20 years of municipal planning experience, providing a deep understanding of how to develop actionable plans. **Jane Reasoner, AICP,** is an Associate with Confluence and will be leading the market conditions assessment and other key deliverables. Jane is highly skilled at data analysis and transforming that analysis into transformable strategies. **Abbey Eckberg, AICP,** is a Project Planner with Confluence and will be leading the existing conditions analysis, other key deliverables, and attending all key meetings. Abbey has unmatched passion and expertise in building community consensus and buy-in. Confluence will lead all public engagement, project management, and deliverables.

KIRKHAM MICHAEL will provide support for the project for roadway, traffic, and mobility evaluation and recommendations. **Greg Cabalka, P.E.,** is a Senior Engineer and Vice President with Kirkham Michael and will serve as the lead from his team. **CW Harper, P.E., P.T.O.E.,** will provide insight and local experience to the project from previously completed projects in Liberal.



CHRISTOPHER SHIRES, AICP
PRINCIPAL + VICE PRESIDENT

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP) / Member / July 2001 to Present

American Planning Association, Iowa, Nebraska and Kansas Chapters / 2009 to Present

- Conference Planning Committee / March 2009 to Present
- Board Member / March 2014 to Present

PROJECTS WITH DOWNTOWN EXPERIENCE

South Ankeny Boulevard Revitalization Plan / Ankeny, Iowa

Grimes 2050 Comprehensive Plan / Grimes, Iowa

2035 Downtown Sioux Falls Master Plan Public Facilitation / Sioux Falls, South Dakota

Gardner Destination Downtown / Gardner, Kansas

Tomorrow Together / Mission, Kansas

South of Gray's Lake Master Plan / Des Moines, Iowa

Merriam Comprehensive Plan 2040 / Merriam, Kansas

Edgerton Comprehensive Land Use Plan / Edgerton, Kansas

Independence Comprehensive Plan / Independence, Kansas

Bondurant Comprehensive Plan / Bondurant, Iowa

City of Minot 2045 Comprehensive Plan / Minot, North Dakota

Belton Comprehensive Plan / Belton, Missouri

Grain Valley 2040 Comprehensive Plan / Grain Valley, Missouri

Paola Comprehensive Plan Update / Paola, Kansas

Tea Comprehensive Planning / Tea, South Dakota

Winterset Comprehensive Plan + Parks Master Plan / Winterset, Iowa

Pleasant Hill Comprehensive Plan / Pleasant Hill, Iowa

OTHER NOTABLE PROJECT EXPERIENCE

Lansing Comprehensive Plan Update / Lansing, Kansas

Roeland Park: Moving Forward 2040 / Roeland Park, Kansas

Ashland Comprehensive Plan / Ashland, Nebraska

Carlisle Comprehensive Plan / Carlisle, Iowa

Ankeny Parks + Facilities Comprehensive Plan Update / Ankeny, Iowa

2016 Comprehensive City Plan Update / Warrensburg, Missouri

The Ankeny Plan 2040 Comprehensive Plan / Ankeny, Iowa

Crete Comprehensive Plan / Crete, Nebraska

Kalona Comprehensive Plan / Kalona, Iowa

Norwalk 2040 Comprehensive Plan / Norwalk, Iowa

Story County Comprehensive Plan / Story County, Iowa

Chris brings years of city and county planning experience to the team, both in the public and private sector. He is skilled in preparing comprehensive plans, land use plans, corridor and redevelopment plans as well as drafting zoning and subdivision regulations, city codes and policies, and design guidelines.

PROFESSIONAL EXPERIENCE

30 years of Experience

11 years with Confluence

EDUCATION

Iowa State University, BS, Community and Regional Planning / 1995

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners: #016692

AIMEE NASSIF, AICP
PRINCIPAL

Aimee Nassif previously served as Deputy Director of Development Services for the City of Lee's Summit, where she led planning, development engineering, and strategic initiatives including the housing efforts and zoning and land use updates. With 28 years in public service and extensive leadership experience in Olathe and Chesterfield, she is an AICP-certified planner, active in professional organizations, and passionate about community development.

PROFESSIONAL EXPERIENCE

23 years of Experience

~1 years with Confluence

EDUCATION

University of Missouri-St. Louis/ Master of Arts, Political Science with Public Policy Administration emphasis / January 2003

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners: #022733

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP) / Member / 2008 to Present

American Planning Association (APA) / Missouri, Kansas, and Kansas City Chapters

Urban Land Institute (ULI) / Member / 2009-2014 & 2023-Present

Engaging Local Government Leaders (ELGL) / Member / 2024- Present

MO Women Leading Government / Member / 2024- Present

Missouri Municipal League / Member / 2025 - Present

International City/ County Management Association (ICMA) / Member / 2024-Present

PROJECTS WITH DOWNTOWN EXPERIENCE

Downtown Active Transportation Plan / Olathe, Kansas*

Envision Olathe Downtown Plan Update / Olathe, Kansas*

Downtown Olathe Redevelopment- Johnson County Courthouse and County Square / Olathe, Kansas and Chesterfield, Missouri*

Downtown Chesterfield Form Based Code / Chesterfield, Missouri*

Downtown Lee's Summit Green Street Market Development / Lee's Summit, Missouri*

OTHER NOTABLE PROJECT EXPERIENCE

Annual Ignite! Comprehensive Plan Updates / Lee's Summit, Missouri*

Planning Commission Training and Joint Training with Cit y Council / Olathe, Kansas*

Olathe 2040 Strategic Plan / Olathe, Kansas*

Communities For All Ages Plan / Olathe, Kansas*

Zoning and Development Criteria code updates/ Olathe, Kansas*

1-35/Santa Fe Corridor Study / Olathe, Kansas*

Healthy Neighborhoods Initiative Program/ Olathe, Kansas*

Comprehensive Plan Update / Chesterfield, Missouri*

Chesterfield's first Unified Development Ordinance / Chesterfield, Missouri*

Zoning and Development Criteria code updates / Chesterfield, Missouri*

Planning Commissioner Training / Chesterfield, Missouri*

Scherer Road Alignment Study / Lee's Summit, Missouri*

Housing Initiatives, Data, and Reporting / Lee's Summit, Missouri*

Zoning and Development Criteria updates / Lee's Summit, Missouri*

Development Services Department's Strategic Plan / Lee's Summit, Missouri*

Communities For All Ages Plan / Lee's Summit, Missouri*

Johnson County Regional Community Housing Study / Johnson County, Kansas*

Johnson County Housing For All Toolkit / Johnson County, Kansas*

** Work performed prior to starting with Confluence*

JANE REASONER, AICP
ASSOCIATE

Jane brings an interest in the environment and sustainability to every project. She has worked on many comprehensive plans across the Midwest designing interactive engagement strategies and providing population, environmental, parks and economic analyses.

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP) / Member

American Planning Association / Member

PROJECTS WITH DOWNTOWN EXPERIENCE

South Ankeny Boulevard Revitalization Plan / Ankeny, Iowa

2035 Downtown Sioux Falls Master Plan Public Facilitation / Sioux Falls, South Dakota

Grimes 2050 Comprehensive Plan / Grimes, Iowa

South of Gray's Lake Master Plan / Des Moines, Iowa

Merriam Comprehensive Plan 2040 / Merriam, Kansas

Independence Comprehensive Plan / Independence, Kansas

Building Bondurant Comprehensive Plan / Bondurant, Iowa

City of Minot 2045 Comprehensive Plan / Minot, North Dakota

Belton 2050 Comprehensive Plan / Belton, Missouri

Tea Comprehensive Planning / Tea, South Dakota

Winterset Comprehensive Plan + Parks Master Plan / Winterset, Iowa

Pleasant Hill Comprehensive Plan / Pleasant Hill, Iowa

OTHER NOTABLE PROJECT EXPERIENCE

Ashland Comprehensive Plan / Ashland, Nebraska

Paola Comprehensive Plan Update / Paola, Kansas

Carlisle Comprehensive Plan / Carlisle, Iowa

The Ankeny Plan 2040 Comprehensive Plan / Ankeny, Iowa

Crete Comprehensive Plan / Crete, Nebraska

Newton Comprehensive Plan / Newton, Iowa

Kalona Comprehensive Plan / Kalona, Iowa

Iowa City Comprehensive Plan Update / Iowa City, Iowa

Norwalk 2040 Comprehensive Plan / Norwalk, Iowa

Polk County Comprehensive Plan / Des Moines, Iowa

Webster County Comprehensive Plan Update / Fort Dodge, Iowa

Van Meter Comprehensive Plan Update / Van Meter, Iowa

Warren County Comprehensive Plan / Indianola, Iowa

Tea Comprehensive Plan Update / Tea, South Dakota

Pella Comprehensive Plan & Zoning Code Update / Pella, Iowa

Ankeny Parks + Facilities Comprehensive Plan Update / Ankeny, Iowa

PROFESSIONAL EXPERIENCE

11 years of Experience

10 years with Confluence

EDUCATION

Georgia Institute of Technology, MA, City and Regional Planning / 2016

University of South Dakota, BA, Political Science and Government / 2012

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners: #31893

ABBEY ECKBERG, AICP
PROJECT PLANNER

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP) - Member

American Planning Association - Member

PROJECTS WITH DOWNTOWN EXPERIENCE

South Ankeny Boulevard Revitalization Plan / Ankeny, Iowa

Lincoln Trail Great Streets Plan / Fairview Heights, Illinois

Grimes 2050 Comprehensive Plan / Grimes, Iowa

2035 Downtown Sioux Falls Master Plan Public Facilitation / Sioux Falls, South Dakota

Independence Community Development Plan / Independence, Kansas

Tomorrow Together / Mission, Kansas

Building Bondurant Comprehensive Plan / Bondurant, Iowa

City of Minot 2045 Comprehensive Plan / Minot, North Dakota

Pleasant Hill 2050 Comprehensive Plan / Pleasant Hill, Iowa

Winterset Comprehensive Plan + Parks Master Plan / Winterset, Iowa

South of Gray's Lake Master Plan / Des Moines, Iowa

Belton 2050 Comprehensive Plan / Belton, Missouri

OTHER NOTABLE PROJECT EXPERIENCE

Envision Edgerton Comprehensive Land Use Plan / Edgerton, Kansas

Paola Comprehensive Plan / Paola, Kansas

Adams County + City of Corning Comprehensive Plan / Adams County, Iowa

Crete Comprehensive Plan / Crete, Nebraska

Pella Comprehensive Plan & Zoning Code Update / Pella, Iowa

Polk County Comprehensive Plan / Des Moines, Iowa

Iowa City Comprehensive Plan Update / Iowa City, Iowa

Sioux Falls Comprehensive Development Plan Update / Sioux Falls, South Dakota

Springfield, NE, Comprehensive Plan / Springfield, Nebraska

Warren County Comprehensive Plan / Indianola, Iowa

Independence Zoning Code Update / Independence, Kansas

The Crossings Corridor Master Plan / Gretna, Nebraska

VA District Master Plan / Knoxville, Iowa

Falls Park Master Plan / Sioux Falls, South Dakota

Waukee Neighborhood Master Plan & Design Guidelines / Waukee, Iowa

University Avenue Redevelopment Plan / West Des Moines, Iowa

Village of Loch Lloyd Master Plan / Village of Loch Lloyd, Missouri

Village of Loch Lloyd On-Call Planning Services / Village of Loch Lloyd, Missouri

Abbey's passion for planning stems from the desire to create communities for all to enjoy through interactive plan making and design.

PROFESSIONAL EXPERIENCE

5 years of Experience

5 years with Confluence

EDUCATION

Kansas State University, MA, Regional and Community Planning / 2021

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners: #34834

GREG CABALKA, P.E.
SENIOR ENGINEER + VICE PRESIDENT

Greg is a senior engineer with over 16 years' experience in civil engineering. His design expertise includes urban and rural roadways, water, sanitary, and storm sewer infrastructure projects. Greg has overseen and been involved with all project phases. Greg has provided design and construction administration for several municipal clients and he draws upon this extensive field experience and strong background in design standards to provide his clients with quality designs and final products.

EDUCATION

Iowa State University: Bachelor of Science, Civil Engineering / 2008

PROFESSIONAL REGISTRATIONS

Professional Engineer:

- Iowa, 2013 (No. 21393)
- Nebraska, 2015 (No. E15559)

CURRENT + NOTABLE PROJECT EXPERIENCE

Pella Comprehensive Plan / Pella, Iowa

Bondurant Comprehensive Plan / Bondurant, Iowa

Grimes 2050 Comprehensive Plan / Grimes, Iowa

Fehrman Property Site Plan 39th and Ingersoll / Des Moines, Iowa

United Soccer League Site Design / Des Moines, Iowa

University Ave Corridor Study / West Des Moines, Iowa

R&R Realty Highland Pointe Plat 3 Site Plan / Urbandale, Iowa

R&R Realty Prairie Tower Plat 3 Site Plan / Urbandale, Iowa

University Avenue Corridor Redevelopment Plan / West Des Moines, Iowa

C.W. HARPER, P.E., P.T.O.E.
SENIOR TRAFFIC ENGINEER

C.W. is a Professional Traffic Operations Engineer and provides the technical expertise to evaluate current and future traffic conditions, identify safety concerns, and develop data-driven solutions. Leveraging over 20 years of experience in traffic engineering and transportation planning, he will lead the traffic analysis, intersection configuration assessments, and safety evaluations using tools such as Synchro, VISTRO, and VISSIM. C.W. will ensure that all recommendations are grounded in sound engineering principles and aligned with MUTCD, HCM, and AASHTO standards. His role is critical in delivering innovative, context-sensitive designs that enhance mobility, improve safety, and support the long-term transportation goals of the region.

CURRENT + NOTABLE PROJECT EXPERIENCE

Millennium Estates Traffic Impact Study / Kearney, Nebraska

Northwest Industrial Park Traffic Impact Study / Garden City, Kansas

Colby Star Bond Event and Entertainment Development / Colby, Kansas,

Traffic Impact Study at US-56, K25, and K-51 / Hugoton, Kansas

Hilmar Chees Facility Traffic Impact Study

Jennie Barker Housing Traffic Impact Study

Randall Estates Traffic Impact Study

Prairie View Elementary and Seymour Rogers Middle School / Liberal, Kansas.

EDUCATION

Kansas State University: Bachelor of Science, Civil Engineering & Mechanical Engineer / 2000

PROFESSIONAL REGISTRATIONS

Professional Engineer

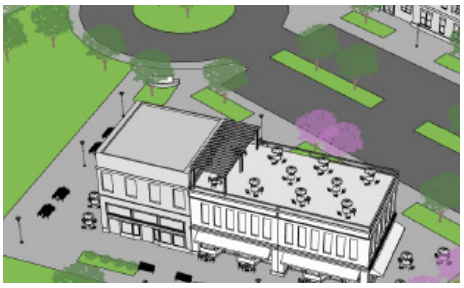
- Kansas, No. 18360

Professional Traffic Operations Engineer

- No. 4537

REFERENCES

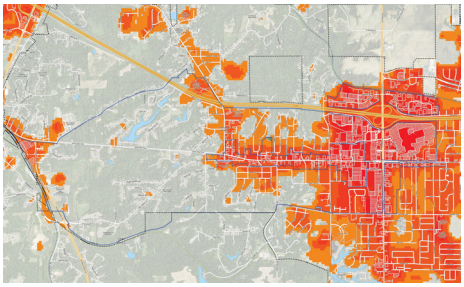
Below are references for three similar projects completed by our team in the last three years. References include the project name, description of services provided, contact person's name, agency, address, and phone number.

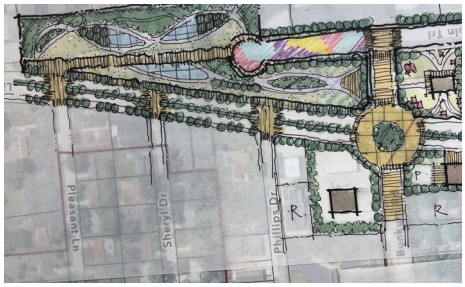


Total Site Visits:
Over 7,000 from 2,800 visitors

Total Contributions
1,020 contributions from 693 people

DEREK LORD | ANKENY, IOWA
Economic Development Director
City of Ankeny, Iowa
515.965.6430 / dlord@ankenyiowa.gov

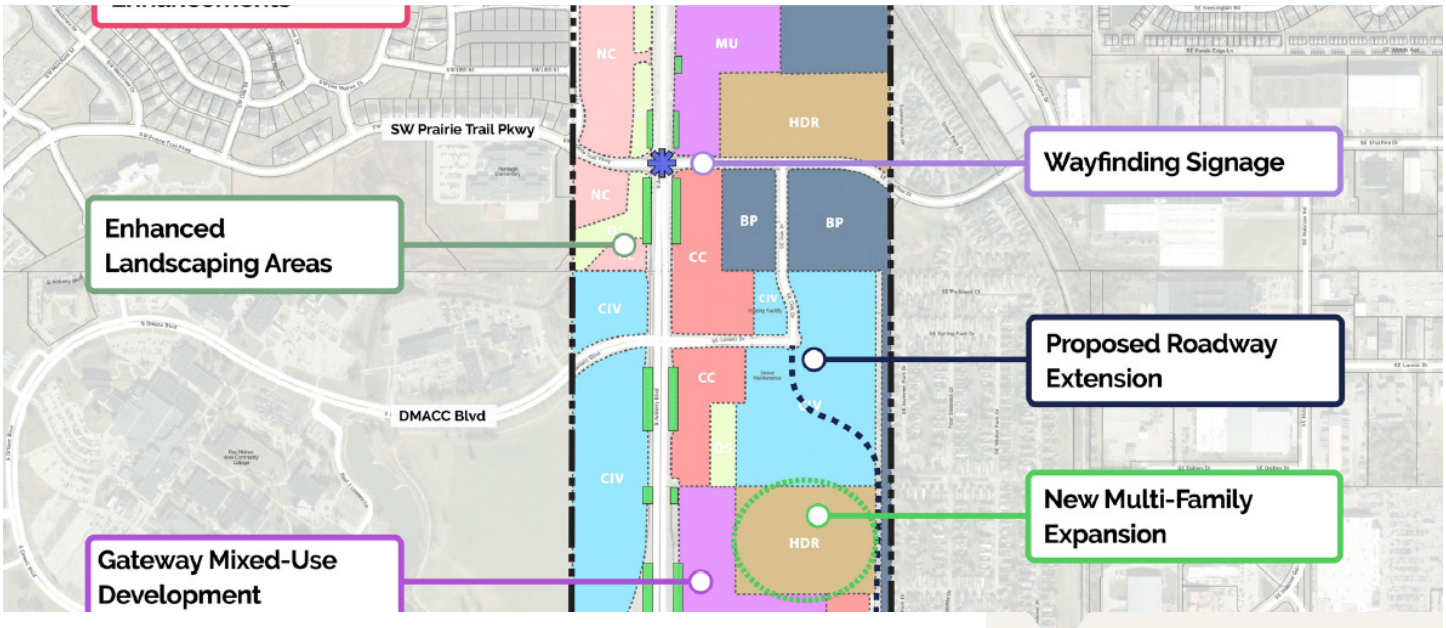




DALLAS ALLEY | FAIRVIEW HEIGHTS, ILLINOIS
Director of Land Use and Economic Development
City of Fairview Heights, Illinois
618.489.2060 / alley@cofh.org

GRIMES
GROWING TOGETHER

ALEX PFALTZGRAFF | GRIMES, IOWA
Assistant City Manager,
Development Services Director
City of Grimes, Iowa
515.986.4050 / apfaltzgraff@grimesiowa.gov



SOUTH ANKENY BOULEVARD REVITALIZATION PLAN

Strategic opportunities for improvement and a new land use plan were created for an aging but strategic retail corridor in a fast-growing, affluent suburb of Des Moines, Iowa.

The South Ankeny Boulevard is an important north-south arterial in bustling Ankeny, Iowa. While the corridor has many strengths, the City recognized that a revitalization plan would improve the long-term economic health of the area. Confluence led a team that evaluated existing conditions as well as facilitated engagement with key stakeholders. CoStar and Placer.ai data was used to create a holistic understanding of local commercial properties and the trade area. Results revealed the corridor serves a unique role in the region with key opportunities for improvement.

The revitalization plan included a proposed Future Land Use Plan for the corridor, new street cross sections to improve mobility, and a set of strategic opportunities relating to new development, facade improvements, roadway extension, streetscape enhancements, affordable housing preservation, public art, and trail-centric mixed-use development potential developments.

The plan can be viewed here: https://online.fliphtml5.com/udkk/ygay/

PROJECT DETAILS

Location
Ankeny, Iowa

Client
City of Ankeny

Size
76,207 (2024)

Contact
Derek Lord, Economic Development Director / City of Ankeny 515.965.6430 / dlord@ankenyiowa.gov

Total Site Visits:
Over 7,000 from 2,800 visitors

Total Contributions
1,020 contributions from 693 people

LINCOLN TRAIL GREAT STREETS PLAN

Following the principles of the Great Streets Initiative, Confluence is currently leading a team to reimagine the future of the Lincoln Trail Corridor into an economically vibrant and accessible local hub for the community.

Confluence, along with a dynamic multi-discipline team, is working in partnership with the City of Fairview Heights and East-West Gateway. During this project, we have engaged with a series of stakeholders throughout the planning process. The formation of a Community Advisory Group, Technical Advisory Group, virtual and in-person stakeholder interviews, and an online interactive engagement website have supported the project to ensure that we are creating a community-supported vision for the Lincoln Trail Corridor.

Lincoln Trail has evolved over time in its appearance and function, and it is time to reimagine what could be. This project's primary goal is to develop a consistent and comprehensive economic development strategy, land use plan, and urban design approach. Collaborative efforts with the team and community will result in the creation of a redevelopment plan that can be used both as a guide for future growth and implementation, and also as a marketing tool to promote this corridor to the public and potential investment partners.

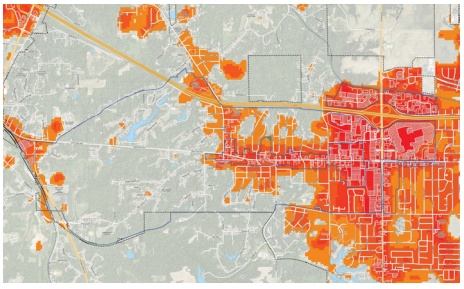
View the plan here: http://books.thinkconfluence.com/books/udmb/

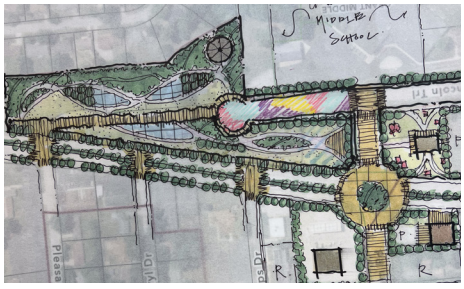
PROJECT DETAIL

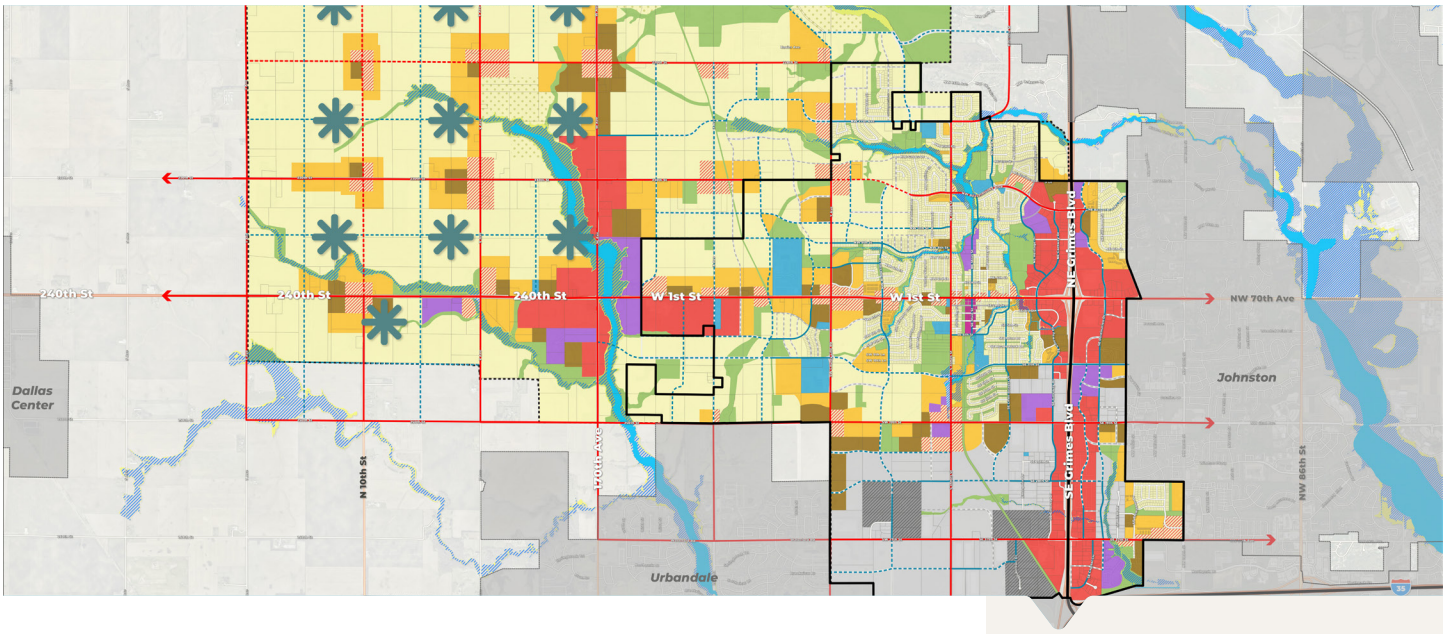
Location
Fairview Heights, Illinois

Client
City of Fairview Heights +
East-West Gateway

CONTACT
Dallas Alley
Director of Land Use and Economic Development
City of Fairview Heights
alley@cofh.org
618.489.2060







GRIMES 2050 COMPREHENSIVE PLAN

Confluence led a team with Kirkham Michael to produce a long-range comprehensive plan for the City of Grimes.

Grimes is a growing community in the Des Moines Metro Area. This once rural community is experiencing steady and strong economic development and needed an updated comprehensive plan to guide growth and community initiatives over the next twenty-five years. Recommendations in the Plan range from detailed sub-area plans for strategic investments in key areas of the planning boundary to continued best practices and policies to maintain a high-level quality of life. The Plan logo created as part of the branding and marketing package ultimately evolved into the City's new city logo and branding, showcasing consistency in messaging and identity from the City and Grimes 2050 Comprehensive Plan.

In addition to the Grimes 2050 Comprehensive Plan, a Retail Demand and Market Study is being completed as an add-service, utilizing market analysis tools and programs to identify current activity hubs and propose industries or services to fill the gaps in the market.

PROJECT DETAILS

Location
Grimes, Iowa

Client
City of Grimes

Contact
Alex Pfaltzgraff
Assistant City Manager,
Development Services Director
City of Grimes, Iowa
515.986.4050
apfaltzgraff@grimesiowa.gov

GRIMES
GROWING TOGETHER

GARDNER DESTINATION DOWNTOWN

The City undertook a placemaking and mobility enhancement project to advance the work completed during the Gardner Main Street Corridor Plan in 2018.

As part of our conversations with the Johnson County Fairgrounds, there was an appetite to study the opportunity to expand and potentially re-locating the farmers market. Directly behind City Hall, the Gardner Public Market would utilize a permanent overhead structure to increase attendance and ensure its long-term success. Located along the axis of the rear door of City Hall, the structure will anchor a larger plaza space intended to be used for community events of all sizes. While the market and events are not occurring, this area will satisfy the parking needs of City Hall and other nearby businesses. Sustainability and best management practices for stormwater management were important to the City and community. The concept incorporates stormwater infrastructure around this plaza space so that it positively contributes to Gardner's environmental sustainability goals. Confluence developed funding strategies and conducted project phasing exercises for that next step in the overall process. Conversations with The City of Gardner continue as they evaluate new businesses, land opportunities and available funding sources.

PROJECT DETAIL

Location
Gardner, Kansas

Client
Mid-America Regional Council

Size
~40 acres

Contact
Knopick, David
Community Development Director
913.856.0919
dknopick@gardnerkansas.gov

HORIZON 2035 DOWNTOWN SIOUX FALLS MASTER PLAN

Confluence was hired by the City of Sioux Falls, South Dakota to lead the public input and engagement process to guide the update to their Downtown Plan.

Confluence led the public engagement portion of this planning effort to actively solicit community input to evaluate Downtown Sioux Falls' existing conditions and opportunities for the future. There were a number of creative marketing solutions and engagement activities utilized throughout the engagement phase. Confluence took the lead on marketing packages, creating postcards, flyers, QR code handouts and sidewalk stickers, and social media graphics to spread the word on the engagement opportunities. Large, durable sidewalk stickers were placed throughout the Downtown, inviting residents and tourists to visit the interactive engagement website to share their thoughts and ideas on what they liked, what they wished Downtown had, and opportunities to consider. The interactive engagement website received a lot of attention, with well over 9,000 site visits and 500 comments.

The Public Workshop Series included presentations with thorough data analysis to inform discussions, maps for charrettes and brainstorming solutions, and dot voting to provide guidance on priorities for improvements. Results from the workshops were presented to the Steering Committee and Staff. These results were also summarized in a Public Input Summary Report that later helped guide the final recommendations identified in the Plan. Following the draft writing phase, Confluence assisted with coordinating and setting up the Public Open House Series to share the Plan with the community and gather feedback on the recommendations. Jar voting helped Staff confirm priority levels for the strategies identified in the final Plan to move forward with.

Click this link to view the Sioux Falls Public Engagement Summary:
https://online.fliphtml5.com/udkk/qnlb/#p=1

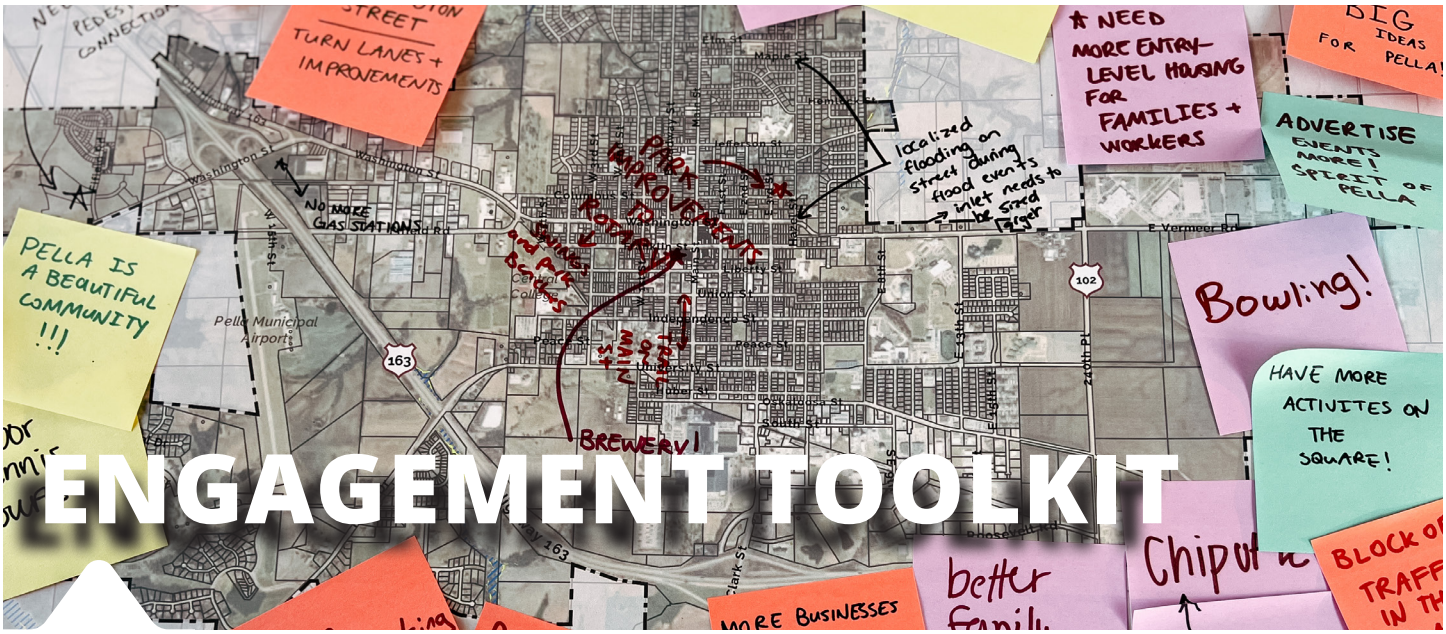
PROJECT DETAIL

Location
Sioux Falls, South Dakota

Client
City of Sioux Falls, South Dakota

Size
81.19 sq miles

Population
202,078 (2022)



OUR APPROACH

It is essential to engage as many residents and stakeholders in the conversation related to the future of Downtown Liberal and its trajectory over the next 15+ years. Confluence's approach to public engagement is dynamic and adaptable to the community's needs and ability to participate. Key components to our community engagement toolkit are outlined in this section, as well as the Detailed Work Plan to highlight opportunities to incorporate activities into the Downtown Redevelopment Plan.

PROJECT BRANDING

There is power behind a recognizable brand. Our team will collaborate with City Staff to consider how to create a meaningful name and logo for this Downtown Redevelopment Plan taking cues from the City's current logo and identity. Our intent with the project branding is to ensure that on first glance, residents immediately connect it to a City project and become interested in learning more. This graphic will be used on all our communications, advertisements, and project website to bring awareness and build excitement for the Plan. Some examples are shown on the right.

This branding will be utilized throughout the planning project to create flyers, handouts, and tie into all meeting and website materials.

PROJECT MANAGEMENT TEAM

The Consultant Team will coordinate directly with the Project Management Team which is anticipated to be comprised of City Staff. This Team will be our direct contact for all check-in meetings, coordination items, and data for the duration of the plan.

INDEPENDENCE
COMMUNITY DEVELOPMENT PLAN

STEERING COMMITTEE

Our team endorses the use of a Steering Committee to provide input and guidance throughout the planning process. We have a history of successful collaboration and facilitation with these types of committees in communities across the country, and we look forward to engaging these appointed representatives and volunteers in helping to move this planning effort forward with momentum, energy, and purpose. Our hope is that these committee members can become project champions that help lead the implementation of the Plan long-term.

STAKEHOLDER INTERVIEWS + FOCUS GROUPS

One-on-one and small group interviews provide some of the most valuable input to our planning projects. Stakeholders or focus groups can include property owners, business owners, civic organizations, and other related groups. We would collaborate with City Staff to create the list of individual interviews versus small group interviews to learn more about the opportunities and constraints facing Downtown Liberal.

PUBLIC VISIONING WORKSHOP

The Consultant Team will facilitate a structured, in-person Public Visioning Workshop during Phase 2 of the project. The intent is to identify key priorities and challenges facing Downtown Liberal today and continue conversations with residents. We will utilize a series of engagement activities including:

- Mapping activities
- Image voting
- Preference dot voting for priorites

These activities are consistent to what would be deployed to the interactive engagement website during Phase 2 as well to ensure consistency in questioning and messaging to all residents and stakeholders.

ONLINE ENGAGEMENT

We take great pride in our ability and skillset in digital engagement. Our goal is to make the process easy to understand, informative, and meaningful. Our interactive engagement websites use Social Pinpoint and can be designed to include mapping activities, idea boards, surveying, image voting and priority ranking. This tool allows us to reach residents or stakeholders that are not able to attend in-person meetings but would still like to participate and provide feedback.

Social Pinpoint is equipped with translation services that can account for ten different languages as desired. Our team would ensure this is highlighted throughout the process to ensure everyone in the community has access and consistent messaging in the materials.

STAFF EVENT TOOLKIT

Our team will create engagement activities and a how-to guide for public meetings that can be used by City staff to attend additional community events throughout the planning period. We would provide all of the engagement material and provide handouts to help guide facilitation. This allows even more diverse groups to be heard in a comfortable setting.

VIEW SOME OF OUR RECENT ENGAGEMENT WEBSITES!

Iowa City Comprehensive Plan Update

Grimes 2050 Comprehensive Plan

Lincoln Trail Great Streets Plan

PHASE 1: INITIAL ASSESSMENT AND DATA COLLECTION

1.0 REVIEW PREVIOUS PLANS AND STUDIES

Our team will review the Launch Liberal 2050 Comprehensive Plan and other relevant plans or studies that would provide helpful context to past work by the City of Liberal. City Staff will assist the consultant team in identifying and delivering these documents prior to any analysis or assessment work.

1.1 PRE-KICK-OFF MEETING WITH CITY STAFF

VIRTUAL MEETING

The Consultant Team will hold a meeting with City staff to review the project scope and meeting dates, discuss needed datasets and information, and prepare for the Project Kick-Off Meeting. We will also discuss and finalize plans for the Public Outreach Plan. The Public Outreach Plan will include a contact list for the Steering Commitee, local businessowners and other relevant stakeholders, identification of the events and engagement opportunities, and other related task items.

1.2 PROJECT BRANDING

The Consultant Team will collaborate with City Staff to develop a logo and document style guide to brand this project and Plan. The branding will include a color scheme and font selection, as well as a thoughtful name and graphic logo. Our team has had success in linking project logos and branding to the City's branding package. This branding will be used on all material relating to the marketing and distribution of the planning effort.

1.3 EXISTING CONDITIONS ASSESSMENTS

Task items in 1.3 will examine the land, market, and traffic conditions of Downtown Liberal. The **Land Use Assessment** will explore and consider the existing land use composition, density patterns, inventory of parking, existing streetscaping and placemaking elements, and other related items. These findings will help our team understand the framework of the Downtown, opportunities to build upon, and constraints for design consideration and improvements. The **Market Conditions Assessment** will leverage software and programs, such as CoStar, Esri Business Analyst, and Placer.ai to evaluate how current businesses and properties are performing, perform peer comparisons, and identify market gaps and surpluses to expand upon. The final assessment will be the **Traffic Assessment and Mobility Analysis.** The Consultant will coordinate with the City and key Downtown business stakeholders to evaluate existing downtown conditions related to parking, pedestrian activity, and traffic operations along Kansas Avenue and adjacent corridors. This effort will focus on understanding current versus preferred parking and pedestrian movements, including how proximity to destinations, pedestrian comfort, visibility, and perceived safety influence downtown access and activity. Traffic volumes, turning movements, and general operational characteristics will also be reviewed to understand how existing lane configurations affect circulation and multimodal interactions. The findings will provide a practical, data informed basis for identifying opportunities to adjust parking, pedestrian space, and right of way allocation in a manner that supports downtown mobility and economic vitality, without undertaking a detailed engineering level parking analysis.

1.4 PRESENTATION OF FINDINGS TO CITY STAFF AND STEERING COMMITTEE

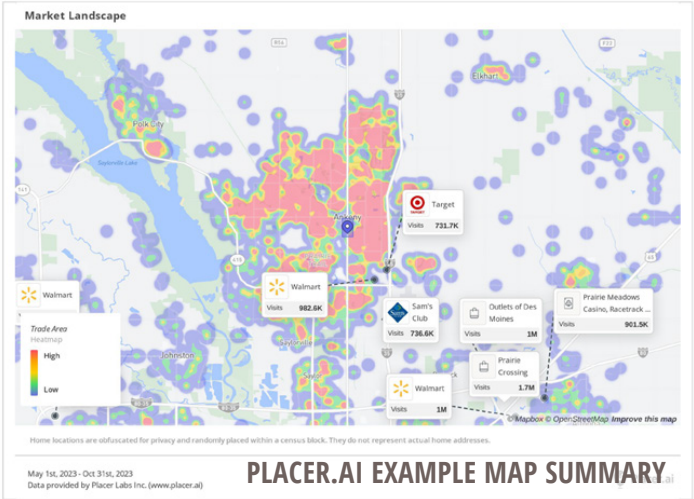
IN-PERSON MEETING

Our team will facilitate an in-person meeting with City Staff and the Steering Committee to present a summary of our team's analysis and assessment findings of previous plans, existing conditions, and anticipated trends including:

- A preliminary assessment of issues and opportunities;
- Community profile with population, housing, employment, and economic analysis;
- Existing Land Uses and Zoning Code analysis; and
- A preliminary transportation and infrastructure assessment.

PHASE 1 DELIVERABLES + MILESTONES:

- Completion of land use, market, transportation and mobility assessments.
- Presentation of findings and project overview to City Staff and Steering Committee.



PLACER.AI EXAMPLE MAP SUMMARY

CRETE MARKETING GRAPHICS

PHASE 2: STAKEHOLDER + COMMUNITY ENGAGEMENT

2.0 INTERACTIVE ENGAGEMENT WEBSITE LAUNCH

At the start of Phase 2, the Consultant Team will launch the Social Pinpoint project website to facilitate online engagement. We would anticipate using a mapping activity, as well as an interactive idea board to help capture input on the site. This same site will host surveys and image voting and will be updated as part of Phase 3 to reveal the draft plans and seek public input. This website will be closed after the conclusion of this project. Example websites are highlighted on page 15.

2.1 STAKEHOLDER INTERVIEWS

VIRTUAL INTERVIEWS

Our team will conduct key stakeholder interviews with residents, businessowners, and other identified participants. This list of interviewees will be developed with City Staff and the Steering Committee to ensure we are engaging all the necessary participants. These one-on-one interviews can be especially useful in creating relationships and building support for projects.

2.2 CITY STAFF ROUND TABLE

IN-PERSON FOCUS GROUP

We will host a round table discussion with City Staff and other participants as desired by Staff (such as the Chamber of Commerce, Seward County representatives, and others) to have a discussion of the opportunities, challenges, and vision for Downtown Liberal. This could include considerations for local buy-in, funding, zoning code challenges, potential activations and events, and other related items.

PELLA COMPREHENSIVE PLAN ENGAGEMENT

2.3 BUSINESSOWNER ROUND TABLE

IN-PERSON FOCUS GROUP

It is important to host a small group meeting with the local businessowners to hear from them of the current challenges of owning or operating a business in Liberal, barriers related to the physical characteristics of Downtown, and what their visions are for the future of Downtown Liberal. Our team will work with City Staff to identify contact information for each of these businesses and ensure they have an opportunity to provide input during this process.

OPTIONAL ADD-ON

Pop-Up Event Booths: Our team can set up 2-3 Pop-up Events at already scheduled community events. Depending on the time of year, this could include any Downtown-specific events or parades or community-wide events. These pop-up events can be used to advertise the planning process and collect additional input. Engagement activities would include an abbreviated set of engagement boards from the Public Visioning Workshop but maintain consistent messaging and branding.

PHASE 2 DELIVERABLES + MILESTONES:

- Interactive engagement development and launch with a variety of engagement activities.
- Completion of stakeholder interviews.
- Hosting small-group discussions with City Staff and Downtown businessowners in a round table format to identify current opportunities and constraints and discuss strategies for the future.

GRIMES COMPREHENSIVE PLAN DRAFT OPEN HOUSE

IOWA CITY SUB-AREA CHARETTE

PELLA COMPREHENSIVE PLAN ENGAGEMENT POP-UP

PUBLIC WORKSHOP PRESENTATION

PHASE 3: CONCEPT DEVELOPMENT + VISUALIZATION

3.0 DRAFT CONCEPT PLAN RENDERINGS (2D VISUALIZATION)

Following the public input phase of the project, we will transition into drafting and design of potential concepts for Downtown Liberal both for land redevelopment and streetscaping strategies, as well as traffic and mobility alternatives.

Based upon our findings of the corridor assessments, the vision established by the community, and input received from key stakeholders, we will develop conceptual ideas for corridor revitalization and redevelopment. Ideas will consider opportunities both for land development and streetscaping strategies, as well as traffic and mobility alternatives.

We will generate 2 to 3 conceptual 2D master plans for evaluation by City Staff and Steering Committee. We will prepare a series of Downtown redevelopment concepts that reimagine Downtown Liberal. Concepts will illustrate ideas related to:

- Land Use Concept Development
- Redevelopment Opportunity Sites
- Roadway Concept Development
- Public Realm and Corridor Identity

The concepts will investigate future redevelopment/ revitalization opportunities, environmental and economic considerations, and urban design treatments that provide an aesthetic character that is unique and authentic to the area with timeless design features that are lasting and durable.

Our team has already begun work and inquiry into potential roadway alternatives to consider for Downtown Liberal based on previous work completed in the community. As part of the Roadway Concept Development element, the Consultant will develop conceptual design alternatives focused on improving downtown mobility while maintaining efficient traffic operations. Two initial options present themselves worthy of discussion:

One Way Pair Alternative

One conceptual option will evaluate implementing a one way street pair utilizing Kansas Avenue in combination with Washington Avenue or Lincoln Avenue for a defined segment of downtown. This alternative would separate northbound and southbound traffic movements while maintaining the existing two travel lanes per direction. Doing so would open additional right of way along Kansas Avenue to implement on street angled parking, expanded sidewalks, and enhanced pedestrian areas designed to encourage activity and improve the downtown user experience.

The Consultant will evaluate traffic operations, access, wayfinding, and circulation impacts associated with a one way pair, as well as potential changes in traffic patterns on adjacent streets. Recognizing that one way conversions can introduce operational changes and may be met with public resistance, this concept will be carefully assessed for feasibility, clarity, and community acceptance.

Road Diet Alternative

A second alternative will evaluate a Road Diet configuration on Kansas Avenue, reducing the corridor from two travel lanes in each direction to one lane in each direction. With current traffic volumes just under 10,000 vehicles per day, Kansas Avenue represents a strong candidate for this treatment. The Road Diet concept would reallocate remaining right of way to support angled parking, a center turn lane or delivery parking lane, and improved pedestrian accommodations.

This alternative will emphasize the safety and mobility benefits of Road Diets, including reduced vehicle speeds, fewer conflict points, and improved pedestrian crossing conditions. The Consultant will analyze how this configuration performs under existing and projected traffic volumes, demonstrating how the corridor can function efficiently while providing a more walkable and inviting downtown environment.

Each conceptual alternative will be supported by traffic analysis using existing and projected traffic volumes. Concept level operational evaluations will examine intersection performance, queuing, circulation, and access impacts to ensure that proposed lane reconfigurations meet mobility needs for all users. Where appropriate, projected growth and future conditions will be considered to demonstrate the long term viability of each concept.

3.1 DRAFT CONCEPT PLAN OPEN HOUSE

IN-PERSON EVENT

Following approval and confirmation to present these draft concepts to the public, our team will host a Draft Concept Open House to present these initial concepts for feedback and input. It is important to ensure the public is engaged in this phase to continue to keep open lines of communication, build buy-in and excitement for the future, and identify any additional improvements or amendments to the concepts before final concept plan renders and 3D visualizations are completed.

Our team will present the concepts at the Open House that is to be held over an afternoon and evening utilizing story boards, precedent imagery, and other supporting illustrations to explain the various concept components.

These draft concepts will also be added to the interactive engagement website the same day as the Open House to expand opportunities to provide input. Utilizing Social Pinpoint, we are able to add the 2D concepts as map overlays for people to add comment markers to and provide detailed feedback.

3.2 FINAL CONCEPT PLAN RENDERINGS AND 3D VISUALIZATIONS

Following the public comment period and final directives from City Staff, our team will refine the final concept plan and begin creating 3D visualizations to help residents, businesses, and potential developers understand the vision and intent of the proposed improvements. These 3D graphics have also proven helpful as marketing elements to garner interest from outside developers and obtain funding through grant resources.

Confluence's Digital Studio team is composed of 3D modeling and visualization specialists who have worked on a variety of projects across the country and internationally who have the expertise to bring your project forward-thinking digital solutions Final Plan drafting

3.3 FINAL PLAN DRAFTING AND REVIEW

VIRTUAL MEETINGS (2-3)

This plan will include a summary of the planning process, summary of findings and market analysis results, and will clearly articulate the planning ideas and recommendations that will guide the development and revitalization efforts for the corridor. The document will also incorporate community-specific planning recommendations, strategic recommendations for relevant public-private partnerships, and identification of potential funding sources for incentives and incremental capital improvements. The preferred Downtown Redevelopment Plan will form the basis upon which the team will develop final recommendations and implementation strategies to equip the City to successfully implement the plan.

3.4 IMPLEMENTATION STRATEGY

The resulting plan will include a well-defined implementation strategy that links back to the Launch Liberal 2035 Comprehensive Plan including short and long term initiatives, potential partnerships and funding mechanisms, and policy considerations to ensure that initial investments are used wisely and successfully build upon one another. Not only is our team experienced in leading planning efforts, but we have also assisted our clients through the implementation of their plans and visions. The final plan will include an implementation matrix identifying recommended action steps including prioritization, order of magnitude investment requirements, potential funding sources, and participating agencies or private partners. We understand that the most successful plans are structured to allow the user to respond to what the market tells you. Therefore, instead of defining an otherwise arbitrary short/mid/long-term timeline for implementation, we encourage our clients to identify similar or related projects that can be "bundled" and implemented together or in sequence. This allows agencies to be nimbler to thoughtfully react to development or funding opportunities that arise.

FOUNDATIONAL DOWNTOWN REDEVELOPMENT PLAN COMPONENTS

- Executive Summary
- Existing Conditions Assessment Summary
- Public Input Summary
- Discussion and Analysis of Redevelopment Sites
- Public Realm Recommendations
- Preferred Concept Plan + Supporting Visualizations
- Detailed Implementation Strategy

GARDNER DESTINATION DOWNTOWN

DE SOTO SOUTHWEST GROWTH AREA PLAN

PHASE 3 DELIVERABLES + MILESTONES:

- Draft Concept Plans (2-3 2D visualizations).
- Draft Concept Plans Open House.
- Concept Plans are added to the interactive engagement website for review and comment.
- Final Concept Plan and 3D Renderings are developed by the Consultant Team.
- Full plan narrative and report is drafted and reviewed by Staff.
- Development of the Implementation Strategy.

LINCOLN TRAIL CONCEPT DEVELOPMENT WORKSHOP

PHASE 4: FINAL PLAN APPROVAL

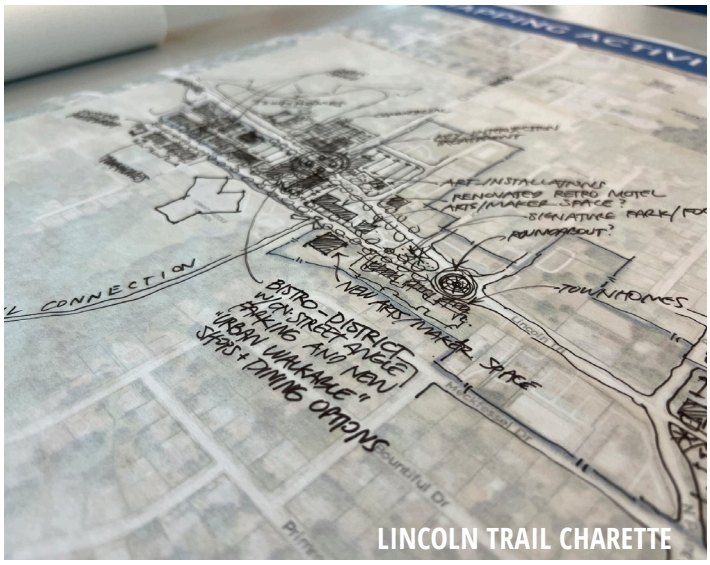
4.0 FINAL PLAN APPROVAL

The Consultant Team will prepare a final draft of the Downtown Redevelopment Plan and submit it to City Staff for final review and approval.

4.1 FINAL PLAN JOINT WORKSHOP

IN-PERSON MEETING

The Consultant Team coordinate with City Staff to determine the appropriateness of a Joint Workshop with the Planning and Zoning Board, City Commission, Seward County Economic Development Board, and other applicable committees as requested by the City to present the final concept plan, supporting graphics, and plan recommendations.



LINCOLN TRAIL CHARETTE

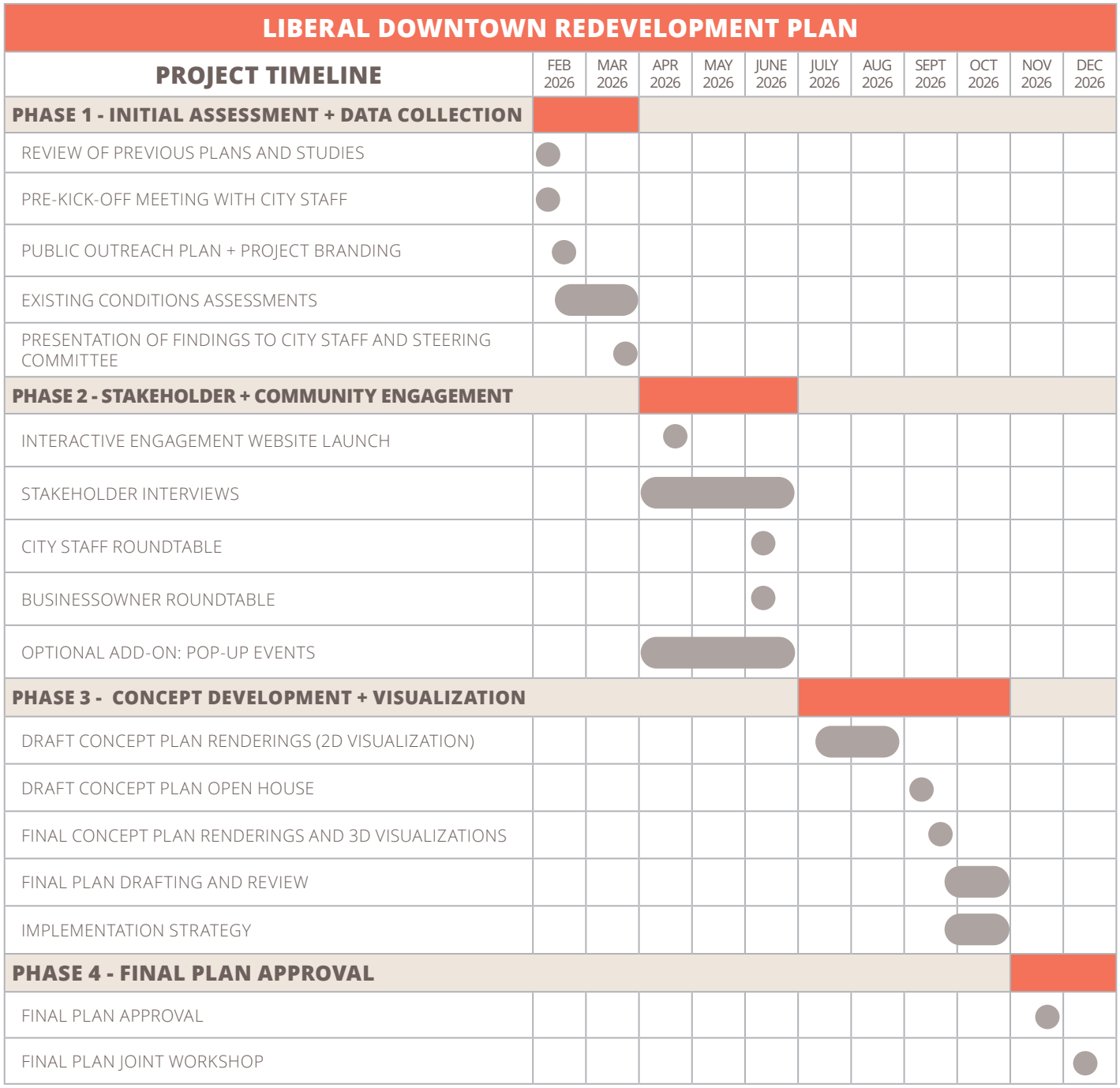
PHASE 4 DELIVERABLES + MILESTONES:

- Final Plan Approval.
- Final Plan Joint Workshop.
- Delivery of final shapefiles, datasets, graphics, and final plan documents to the City of Liberal.

BELTON DOWNTON SUBAREA

PROPOSED TIMELINE

The Consultant is prepared to provide the professional services described herein immediately upon the City's notice to proceed. It is anticipated this project will take approximately 11-months to complete. A more definitive schedule for completion of activities can be established with the City at the outset of the project as requested.



CONFLICT OF INTEREST STATEMENT

CONFLICT OF INTEREST STATEMENT

Our team does not have any conflicts of interest or potential conflicts of interest that would impact our work on the Liberal Downtown Redevelopment Plan.

OTHER PLANNING EXAMPLES

Below is a list of other completed planning projects that showcase our work and skillset for community engagement, traffic studies, downtown planning, streetscape plans, and more. .

Comprehensive Plans

- Merriam 2040 Comprehensive Plan / Merriam, Kansas
  http://books.thinkconfluence.com/books/hyti
- Planning Paola Comprehensive Plan / Paola, Kansas
  http://books.thinkconfluence.com/books/zzqr
- Parkville 2050 Master Plan / Parkville, Missouri
  http://books.thinkconfluence.com/books/jqtq
- Roeland Park Comprehensive Plan / Roeland Park, Kansas
  http://books.thinkconfluence.com/books/ohvq
- Crete Comprehensive Plan / Crete, Nebraska
  http://books.thinkconfluence.com/books/pyxu
- Grain Valley Comprehensive Plan / Grain Valley, Missouri
  http://books.thinkconfluence.com/books/fuqh
- Belton 2050 Comprehensive Plan / Belton, Missouri
  http://books.thinkconfluence.com/books/qxhe/

Other Planning Work

- South of Gray's Lake Master Plan / Des Moines, Iowa
  http://books.thinkconfluence.com/books/iocz
- Knoxville Housing Study + Needs Assessment / Knoxville, Iowa
  http://books.thinkconfluence.com/books/fhcs
- 2035 Downtown Sioux Falls Public Engagement Summary / Sioux Falls, South Dakota
  http://books.thinkconfluence.com/books/qnlb
- St. Cloud Summit Briefing Report / St. Cloud, Minnesota
  http://books.thinkconfluence.com/books/uulm
- The Crossings Corridor Master Plan / Gretna, Nebraska
  http://books.thinkconfluence.com/books/rtbz
- Gardner Destination Downtown / Gardner, Kansas
  http://books.thinkconfluence.com/books/yvjm/
- Urbana Downtown Public Realm Study / Urbana, Illinois
  http://books.thinkconfluence.com/books/aoas
- De Soto Southwest Growth Area Plan / De Soto, Kansas
  http://books.thinkconfluence.com/books/jbea/
- Lincoln Trail Great Streets Plan / Fairview Heights, Illinois
  http://books.thinkconfluence.com/books/udmb/

On behalf of the Confluence team, we are excited to submit our Request for Qualifications for the Downtown Redevelopment Plan. Our proposal is attached for your consideration and additional examples of recent Downtown planning work have been linked below in support.

Recent Plan Examples:
South Ankeny Boulevard Master Plan: http://books.thinkconfluence.com/books/ygay/
Lincoln Trail Great Streets Plan: http://books.thinkconfluence.com/books/xfhf/
Gardner Destination Downtown: http://books.thinkconfluence.com/books/yvjm/
Urbana Downtown Public Realm Study: http://books.thinkconfluence.com/books/aoas/

We look forward to discussing our proposal and potential partnership with you more.

Sincerely,

Abbey Eckberg

Confluence

PROPOSAL

DOWNTOWN REDEVELOPMENT PLAN

City of Liberal

January 30, 2026

8678 Concord Center Dr., Unit 200
Englewood, CO 80112
WWW.RICKENGINEERING.COM
(303) 537-8020

Cover Letter

January 30, 2026

RICK

8678 Concord Center Drive
Unit 200
Englewood, CO 80112
(303) 537-8020
www.rickengineering.com

Scarlette Diseker
City Manager, City of Liberal
324 N Kansas Avenue
Liberal, KS 67901

Dear Ms. Diseker and Selection Committee:

The City of Liberal enjoys a strategic location in southwest Kansas and has just completed a successful process to complete the "Launch Liberal 2035" Comprehensive Plan. As an important next step following the Comprehensive Plan, Downtown Liberal requires the completion of a compelling, realistic, and visionary Downtown Redevelopment Plan. The Downtown area already has a strong foundation drawing from the history of the community and its status as a regional hub. This project must think creatively in terms of placemaking and economic development to produce a plan that will realize significant economic and community-building achievements for Downtown and the City of Liberal.

RICK has completed Comprehensive Plans and Downtown Plans across the Great Plains and Rockies for nearly a decade and we have successfully developed actionable plans for small to mid-size communities across the region. We teamed with PEC to successfully complete the Downtown Plan for Garden City in 2023 (along with their Comprehensive Plan) and we are currently working on a new Comprehensive Plan for Lakin in southwest Kansas. As the leader of our planning practice in the Midwest and Rockies, I have over 20 years of experience working in a variety of communities, and most of my projects have involved downtown conceptual planning or more detailed design efforts. We specialize in providing detailed implementation strategies as part of our plans, to help communities carry out their visions, including details regarding funding strategies, partnerships, and the timing and phasing of projects and improvements.

We are proud to team with PEC on the Downtown Liberal effort. RICK will lead our overall project efforts, including economic analysis, existing conditions analysis, the overall leadership of community engagement, public infrastructure planning, and development of the draft and final versions of the plan. PEC will draw from its experience in Liberal to supplement our community engagement efforts, including bilingual outreach services, and one of the members of the PEC team is fully fluent in Spanish. PEC will lead traffic and transportation analysis, including parking studies, and will assist our RICK team with visualizations and graphics. Together, we are very excited by this opportunity to work with the Liberal community to develop a great plan for Downtown Liberal.

As the leader of our planning practice, I will serve as your main point of contact. I can be reached at (720) 985-9807, or via email at bpalmberg@rickengineering.com. RICK affirms that our firm and our team do not have any conflicts of interest or potential conflicts of interest with this potential project. We are not conducting any services for any landowner or developer in the Liberal, Kansas area. On behalf of our entire RICK team, we appreciate the opportunity to propose on this important project for the Liberal community, and we thank you in advance for your time and consideration. We are happy to answer any questions you may have concerning our submittal.

Sincerely,

Britt Palmberg

Britt Palmberg, AICP
Associate / Director of Planning

Firm Background

RICK is a full-service planning, engineering, and design firm that has served thousands of public and private sector clients throughout the western United States since our founding in 1955. RICK has served clients across the Midwest and West for the past 40 years. Since the company's founding, Glenn A. Rick and his sons believed in personal and professional accountability to each client, colleague, and community. **We uphold these standards as evidenced in enduring client relationships, our record of strong employee retention, and our record of community outreach.** The RICK Team upholds these standards and will complete the Downtown Redevelopment Plan for the City of Liberal with the same commitment.

We offer a full range of services, from initial planning and visioning through concept development, final designs and master plans, and implementation. Although we offer comprehensive services, we operate like a smaller firm, and as a result we are able to respond rapidly, and with more creative solutions for clients and more personalized service.

Comprehensive Services:

- Planning and Design
- Community Engagement and Facilitation
- General Plans/Comprehensive Plans
- Specific Plans/Subarea Plans
- Downtown Plans
- Civil Engineering
- Traffic and Transportation Planning
- Construction Management
- Corridor Plans
- Zoning and Subdivision Regulations
- Form Based Codes
- On-Call Planning and Development Review Services
- Site Design/Physical Planning
- Streetscape Design
- Park and Civic Space Design
- Economic Analysis

RICK

LEGAL NAME

Glenn A. Rick Engineering & Development Company
dba: RICK Engineering Company

ADDRESS

8678 Concord Center Drive, Unit 200,
Englewood, CO 80112
(303) 537-8020

POINT-OF-CONTACT

Britt Palmberg, AICP
Associate / Project Manager
(720) 985-9807
bpalmberg@rickengineering.com

YEARS IN BUSINESS

70

SUBCONTRACTORS. We have partnered with PEC to provide the Liberal Downtown Redevelopment Plan. PEC has established numerous relationships and connections in Liberal from completing the Comprehensive Plan in 2025. PEC will assist our team with bilingual community outreach, traffic and parking analysis, and visualizations for the downtown plan.

PEC

Professional Engineering Consultants (PEC) is a full-service firm providing holistic and sustainable solutions to both public and private sectors across the United States and beyond. With more than 400 employees in eight offices, we are a regionally-based firm with a national reach.

For more than a half century, our company has been built on the relationships we have developed with both our clients and owners. Additionally, we have been at the forefront of developing innovative solutions with a level of engineering excellence that fosters prosperity and brings opportunity to communities.

We are a team of proactive problem solvers and take pride in the diversity of expertise within our company. Our deep understanding of the markets, technology, and regulations that govern the work we do allows us to create forward-thinking solutions that are effective and economical. We continually strive to create value for the communities in which we live and work.

We understand the crucial role the community plays in shaping and influencing businesses. Our expertise works quietly in the background and positions you as the champion for your community. From the roads and bridges connecting them, the energy powering them, the hospitals healing them, and the schools teaching them, PEC strives to better the communities you lead. We know when you succeed, your community succeeds. To us, that is what matters most.

Services:

Architectural Engineering

- Commissioning
- Electrical
- Mechanical
- Structural
- Sustainability Services
- Technology Design

Civil Engineering

- Bridge
- Community Planning and Development
- Highway
- Municipal & Water/Wastewater
- Municipal Transportation
- Site Civil
- Water Resources

Energy Engineering

- Power
- Process Piping

Field Engineering

- Geotechnical
- Inspection
- Materials Testing
- Owner Representation
- Survey
- Survey Processing

Planning & Design

- Community Planning
- Downtown Planning
- Community Engagement
- Urban Design
- Landscape Architecture

Britt Palmberg AICP

Project Manager / Director of Planning

EXPERIENCE

22 Years

EDUCATION

MBA, Business,
University of North Carolina, Chapel Hill

MCRP, City and Regional Planning,
University of North Carolina, Chapel Hill

BA, Economics,
Northwestern University

REGISTRATION

American Institute of Certified Planners (AICP), No. 251135

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners (AICP), No. 251135

American Planning Association (APA)

Urban Land Institute (ULI)

Britt Palmberg, AICP, is the leader of RICK's planning practice across the Midwest and Rocky Mountain regions. Britt will serve as the main contact for our work with the City of Liberal. Britt has worked on numerous Downtown Plans across the middle of the country and regularly plans for downtown districts as part of Comprehensive Plans. He also leads economic analysis services provided by RICK, including the economic development chapters of plans and the completion of market studies for local communities. Britt's career has mainly focused on smaller to mid-size communities across Colorado and the Midwest. Britt regularly works with Planning Commissions, City Councils, city staff, property owners, and the general public to create and adopt community planning documents such as Downtown Plans.

RELEVANT PROJECT EXPERIENCE:

Frederick Downtown Plan, Frederick, CO: Britt served as the Project Manager for the new Downtown Plan for Frederick, a growing community of 20,000 residents in northern Colorado. The plan anticipates the growth of the downtown district into nearby vacant areas to provide additional capacity for eating and drinking establishments, civic amenities, and parks and trails facilities. The Frederick Forward bilingual community outreach effort that informed the Downtown Plan attracted input from over 2,000 community members and a range of stakeholder groups.

Garden City Downtown Plan, Garden City, KS: Britt served as the Lead Planner and Project Manager for the new Comprehensive Plan and Downtown Plan for Garden City. He led a bilingual community engagement effort that informed the Downtown Plan. The plan created a vision for a common consumption entertainment area, a public market facility, food truck hubs, and mixed-use infill development on the edges of the downtown district. The Garden City Downtown Plan addressed how the district can effectively compete with regional shopping centers on the eastern side of the city.

Downtown Wheaton Plan, Wheaton, IL *: Britt served as Project Manager for the creation of a new plan for the historic downtown of Wheaton, a community of 50,000 residents in northern Illinois. The plan included streetscape conceptual planning for all of the streets in the district, a development plan for new and infill growth in Downtown Wheaton, and an implementation strategy for the overall Downtown Plan. Britt led community engagement efforts, including several open houses and meetings with various city staff and stakeholder groups. He also completed a detailed market study identifying the potential for different land uses and development strategies in Downtown Wheaton.

Burlington Comprehensive Plan, Burlington, CO: Britt served as the Project Manager for the new plan for Burlington, including the development of a downtown framework plan. He led work sessions with the local downtown association and city staff to develop plans for downtown, including streetscape concepts and strategies for the growth of the district over time. Britt led an implementation workshop focused on how to achieve the goals in the plan pertaining to Downtown Burlington.

Britt Palmberg, AICP, resume continued...

Additional Project Experience, Britt Palmberg:

- Downtown Taft Specific Plan, Taft, CA
- East Greeley Subarea Plan, Greeley, CO
- Midtown Neighborhood Plan, Wichita, KS *
- Douglas Avenue Streetscape Plan, Wichita, KS *
- Downtown Overland Park Bike and Pedestrian Plan, Overland Park, KS *
- Downtown Lakeville Market Study, Lakeville, MN *
- Lake Hefner Market Study, Oklahoma City, OK *
- Sawmill District Market Study, Missoula, MT *
- Northwest Quadrant Market Study, Santa Fe, NM *
- Grand Vision Plan, Grand Island, NE *
- K-7 Corridor Study, Bonner Springs and Kansas City, KS *
- Alice's Road Market Study, Waukee, IA *
- Shooks Run Greenway Master Plan, Colorado Springs, CO *
- Meridian Road Corridor Plan, Haysville, KS *
- Shawnee Mission Parkway Corridor Plan, Shawnee, KS *
- Lansing Comprehensive Plan, Lansing, KS *
- Grain Valley Comprehensive Plan, Grain Valley, MO *
- Walsenburg Comprehensive Plan, Walsenburg, CO
- Fort Morgan Comprehensive Plan, Fort Morgan, CO
- Deseret Community Master Plan, Grantsville, UT
- Downtown Wimberley Master Plan, Wimberley, TX *
- Downtown Chanhassen Market Study, Chanhassen, MN *
- St Francis Downtown Plan, St. Francis, MN *
- Academy Blvd Great Streets Plan, Colorado Springs, CO *
- 95th Street Corridor Plan, Lenexa, KS *
- Downtown Plan, Le Sueur, MN *
- Englewood Forward Market Study, Englewood, CO *
- South Grand Streetscape Plan, St Louis, MO *

(*) Indicates project completed prior to employment with RICK

Grace Dyess

Assistant Planner

EXPERIENCE

1 Year

EDUCATION

BA, Urban and Regional Planning, Minor, Sustainable Architecture and Geography, Texas A&M University

Grace Dyess is an Assistant Planner at RICK, based in Englewood, Colorado. She works closely with Britt and his planning team on a range of Downtown Plan and Comprehensive Plan projects for towns across the region. Grace plays a key role in the development of community engagement materials, including surveys, visioning boards, and informational graphics, and regularly participates in outreach sessions in various communities.

She leads the design and production of both preliminary and final planning documents, contributing her skills in GIS, Adobe Creative Suite, and other graphic and technical platforms essential to the planning process. For the City of Liberal, Grace will support the creation of community engagement materials, streetscape and other downtown graphics, and the draft and final versions of the plan document.

RELEVANT PROJECT EXPERIENCE:

Frederick Downtown Plan, Frederick CO: Grace assisted with all of the graphics and renderings for streetscape concepts, plan diagrams, and other elements of this Downtown Plan. She assembled the draft and final versions of the plan document and assisted with outreach at a community open house for the Downtown Plan.

Burlington Comprehensive Plan and Parks & Recreation Plan, Burlington, CO: Grace assisted with community engagement at various events, participated in outreach with high school students, and managed the creation of the graphical template and final documents for the Comprehensive Plan and Parks and Recreation Plan for Burlington.

De Beque Comprehensive Plan, De Beque, CO: Grace has produced materials for various community events and surveys for the development of this plan, is completing all GIS and technical analyses for the plan and will lead the production of the final plan document.

Wiggins Comprehensive Plan, Wiggins, CO: Grace assisted with engagement at several community events and helped assemble the graphics and the final document for the Comprehensive Plan in 2025.

Walsenburg Comprehensive Plan and Land Use Code Update, Walsenburg, CO: Grace is assisting with community engagement, including the setup and operation of community surveys and other engagement materials, for this plan. She is also assisting with GIS and graphics for the future land use plan and will lead the compilation of the final document for the Comprehensive Plan document.

Granby Land Use Code Update, Granby, CO: Grace is assisting with GIS analysis and research needed for the update to the land use codes for the Town, as a follow-up to the Comprehensive Plan for Granby completed by RICK in 2023.

East Greeley Subarea Plan, Greeley, CO: Grace has assisted with GIS and data analysis for this subarea plan and is assisting with graphics and in-person community engagement efforts for this important planning effort led by the City, for areas east of Downtown and in rural areas around the city's eastern edge.

Lakin Comprehensive Plan, Lakin, KS: Grace is assisting with graphics for the future land use plan and other elements for the first plan for Lakin in over two decades.

Rob Fitch PE

Civil Engineer

EXPERIENCE

23 Years

EDUCATION

BS, Civil Engineering,
University of Colorado

REGISTRATION

Professional Engineer in:
CO, No. 48704
CA, No. 70149

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)

Architectural, Construction, & Engineering (ACE) Mentor Program

U.S. Green Building Council

Robert Fitch is a Principal at RICK and serves as the leader of our two offices in Colorado. He supervises and manages a civil engineering division of project managers, civil engineers, designers and drafters. He is responsible for project management and design engineering for many private land development projects, including single and multi-family residential, commercial and tribal projects. He directs staff through the entitlement process and the preparation of preliminary site layouts, final engineering plans, and final maps.

Rob regularly supports Downtown Plan efforts by assisting with infrastructure analysis and helping to guide the integration of infrastructure planning with land use planning and other plan elements. Rob will assist Britt and his team in integrating planning for infrastructure such as water and sewer into the Liberal Downtown Redevelopment Plan.

RELEVANT PROJECT EXPERIENCE:

Burlington Comprehensive Plan and Parks & Recreation Plan, Burlington, CO: Rob led infrastructure analysis and planning for these two new plans for the City of Burlington. He completed an existing conditions analysis for infrastructure and worked with the rest of the RICK team in developing the draft land use plan and other components of the Comprehensive Plan, with a focus on creating the water component of the plan for Burlington.

Keenesburg Comprehensive Plan, Keenesburg, CO: Rob led analysis of existing infrastructure systems and community facilities in Keenesburg as part of the Community Assessment, assisted in community engagement efforts, and aligned planning for future land uses and parks with infrastructure capacities and systems serving the Town.

Walsenburg Comprehensive Plan and Zoning Code Update, Walsenburg, CO: Rob is currently working with the RICK team to integrate infrastructure analyses into the development of the future land use plan and is assisting Britt with project management.

Additional Relevant Project Experience Includes:

- Wiggins Comprehensive Plan (Infrastructure Planning), Wiggins, CO
- Elizabeth Comprehensive Plan (Community Engagement), Elizabeth, CO
- Granby Comprehensive Plan (Admin. Support), Granby, CO
- Cherry Hills Village Master Plan (Infrastructure), Cherry Hills Village, CO
- Frederick Comprehensive Plan and Downtown Plan, Frederick, CO
- Lone Tree Comprehensive Plan (Infrastructure Planning), Lone Tree, CO
- Piney Trails Infrastructure Planning and Civil Engineering, Douglas County, CO
- Red Rocks Ranch Infrastructure Planning and Civil Engineering, Jefferson County, CO
- Meadowview Infrastructure Planning and Civil Engineering, Greeley, CO
- Garden City Comprehensive Plan and Downtown Plan (Administrative Support), Garden City, KS

Lance Onstott, AICP, CNU-A

Community Planner

Lance is the practice lead for planning, land development, and GIS for PEC. His responsibilities include project management and support for a variety of land use, corridor, placemaking, neighborhood and transportation planning projects, community engagement, geographic information systems (GIS), grant funding support, and working on land development projects from concept development, land use/platting, through construction. Lance uses his public sector experience as an urban planner, public works and utilities manager, and city manager to provide skill, practicality, and energy to all projects he manages for both public and private clients.

- City of Liberal Comprehensive Plan 2035 | Liberal, KS
- City of Arkansas City North 101-Acre Development Plan | Arkansas City, KS
- City of Bel Aire Community Action Plan | Bel Aire, KS
- City of Concordia Comprehensive Plan | Concordia, KS
- City of Park City Park Centre Downtown Development | Park City, KS
- Clearwater Concept Development Plan | Clearwater, KS
- College Hill Neighborhood Plan | Wichita, KS

EXPERIENCE

14 Years

EDUCATION

Wichita State University, Master of Public Administration, 2017

LICENSES/ CERTIFICATIONS

American Institute of Certified Planners (AICP)

Congress for New Urbanism Accredited (CNU-A)

Kylee Jennings, AICP-C

Community Planner

Kylee has a background in architecture, community planning, and housing research. She is responsible for support on a variety of land use, municipal, and transportation planning projects. Additionally, she is a vital Community Planning and Development team member at PEC that specializes in urban design principles, public engagement, and visualizations.

- City of Liberal Comprehensive Plan 2035 | Liberal, KS
- City of Bel Aire Community Action Plan | Bel Aire, KS
- City of Colwich Comprehensive Plan | Colwich, KS
- City of Douglass On-Call Planning | Douglass, KS
- City of Wichita, KS
  - College Hill Neighborhood Plan
  - Midtown Neighborhood Plan
- Abilene Fitness Center Downtown Historic Renovation | Abilene, KS*
- C.L. Hoover Opera House Downtown Historic Renovation | Junction City, KS*

*project completed prior to PEC

EXPERIENCE

6 Years

EDUCATION

Kansas State University, Master of Regional and Community Planning, 2024

LICENSES/ CERTIFICATIONS

American Institute of Certified Planners Candidate (AICP-C)

Ryan Ott, RLA

Landscape Architect

Ryan is a Landscape Architect who is responsible for communication and interaction with developers and clients for land planning, site-specific design, planting plans, and graphic presentations. Ryan has designed commercial and mixed-use developments, residential master planned communities, parks, urban spaces, and performed regional planning. His site-specific design work includes design of unique features, including monument structures, bridge concepts, project signatures, walls, accessory structures, hardscapes, lakes, pools, fountains, waterfalls, design, and technical grading and details. Ryan has designed landscape plans for commercial properties, subdivisions, and parkways.

- City of Andover, KS
  - 13th Street Sports Park
  - Heritage Park
  - Marketplace Retail Development*
- City of Derby, KS
  - Decarsky Park
  - Marketplace Retail Development*
- The Hertiage Mixed-Use Development | Andover, KS
- The Waterfront Mixed-Use Developement | Wichita, KS

*project completed prior to PEC

EXPERIENCE

26 Years

EDUCATION

Kansas State University, Bachelor of Landscape Architecture, 1999

LICENSES/ CERTIFICATIONS

Registered Landscape Architect: KS, CO, OK

Tim Aziere, PE, PTOE

Traffic Engineer

Tim is responsible for arterial roadway design and traffic analysis including pavement design, signalization, roadway geometrics, traffic markings, drainage systems, construction traffic control, accident research, traffic volume evaluation, and warrant analysis.

- City of Andover, KS
  - Lakeview Heights Neighborhood Pavement Improvements
  - Yorktown Parkway from Central Avenue to 13th Street Paving
- City of Park City 53rd Street North and Air Capital Drive Traffic Signal Improvements |
- Park City, KS
- City of Wichita, KS
  - 21st Street and Maize Road Intersection*
  - 29th Street and Maize Road Improvements*
  - Central Avenue and Tyler Road Intersection*
  - Douglas Avenue Corridor Study, Waco Avenue to Washington Street*
  - Downtown 2-Way Street Conversion
  - West Street Reconstruction (47th Street to MacArthur Road)

*project completed prior to PEC

EXPERIENCE

29 Years

EDUCATION

University of Kansas, Bachelor of Civil Engineering, 2003

LICENSES/ CERTIFICATIONS

Professional Engineer: KS

Professional Traffic Operations Engineer (PTOE)

Dora Gallo-Quezada

Community Engagement

Dora is a Transportation Planner for PEC. She provides support for a variety of transportation projects, as well as community engagement. Her expertise is in community engagement, multimodal planning, transit, and long-range transportation plans. Dora is bilingual and regularly assists with bilingual outreach efforts in communities with Spanish-speaking populations.

- City of Wichita 21st Street Corridor Plan | Wichita, KS
- Dallas Area Rapid Transit (DART) Demographics Study | Dallas, TX*
- Twin Cities Minnesota Transit Study | Minneapolis, MN*
- Wichita Area Metropolitan Planning Organization | Wichita, KS*
  - Bicycle and Pedestrian Report
  - Comprehensive Safety Action Plan
  - Electric Vehicle Network Plan
  - MTP 2050
  - Public Participation Plan

*project completed prior to PEC

EXPERIENCE

6 Years

EDUCATION

Kansas State University, Master of Regional Planning, 2021

LICENSES/ CERTIFICATIONS

Registered Landscape Architect: KS, CO, OK

Experience

RICK has successfully supported small to mid-sized and rural communities across the region with Downtown Plans, Comprehensive Plans, and related efforts. The references below highlight our recent, relevant experience and commitment to quality, community-focused results.

CITY OF GARDEN CITY

Garden City Downtown Plan

RICK led a joint community planning effort to update the Comprehensive Plan and Downtown Plan for Garden City. PEC assisted our team with infrastructure planning and community engagement efforts throughout the creation of both planning documents.

RICK led a comprehensive, bilingual community engagement effort that involved community open houses, meetings with stakeholder groups, focused meetings with Spanish speakers from Garden City, and in-person engagement at various venues in Garden City. The project team engaged the community at a series of Food Truck Friday events, holiday events in Downtown Garden City, the opening celebration for the Big Pool, and other pop-ups at retailers around town. The "Grow Garden City" engagement effort reached over 3,000 community members across three rounds of engagement that informed the draft and final versions of the Downtown Plan.

The Garden City Downtown Plan builds upon the foundations of the existing downtown and outlines a vision for the creation of a farmers market or public market pavilion to host year-round markets and other events. The plan calls for the creation of a "common consumption area" and associated entertainment district on a one-block segment within Downtown. The plan anticipates streetscape enhancements to make it easier to hold food truck events. The Downtown Plan, along with the broader Comprehensive Plan, illustrates a vision for infill development along the older commercial corridors that extend through Downtown. Adding more residential and commercial uses along these older corridors will help build the population base to support local retail in Downtown and add to the overall vitality of the heart of the Garden City community. RICK completed a thorough existing conditions analysis that included a review of market and economic information to inform the creation of alternatives and final versions of the Downtown Plan focused on economic development.

REFERENCE

Trent Maxwell,
Director, Neighborhood and Development Services

(620) 276-1170
trent.maxwell@gardencityks.us

PROJECT DURATION

2020 - 2023

SERVICES PROVIDED

- Bilingual Community Engagement
- Streetscape and Urban Design
- Economic Development Planning
- Infrastructure Planning
- Multimodal Transportation Planning
- Implementation Strategies

TOWN OF FREDERICK

Downtown Frederick Plan

As a follow up to the adoption of the Frederick Comprehensive Plan (also led by RICK, and adopted in Fall 2024), RICK led the completion of a Downtown Plan for Frederick, a community of 19,000 residents north of Denver. The plan outlined how the downtown district would expand over time into adjacent undeveloped properties to build upon the small town Main Street heritage of Frederick as the community continues to add population. Two new areas within Downtown, Downtown West and Miners Park, provide the foundation to add various townhomes, apartments, and other residential options to build the population base for the downtown district. The two new areas also provide room for the development of new civic anchors, such as a performing arts center or a new Town Hall, to serve Frederick. The Downtown Plan outlines how a public market / farmers market facility could add to the draw of Downtown Frederick and how the Town could redevelop a city block that it owns in the middle of the existing Downtown into a mixed-use project including a central plaza, common consumption area, paseos, and promenades.

The streetscape portion of the Downtown Plan provided conceptual plans for all of the streets in the historic core of Downtown and templates for the design of the primary streets in new additions to the Downtown. The streetscape design emphasizes the creation of wide sidewalks and promenades for outdoor dining, the introduction of mid-block crossings and safer crosswalks to increase comfort for people walking, and improved lighting, public art, seating, and other amenities. The Downtown Plan identified two streets in the heart of Downtown to have bike lanes, and the overall plan illustrated how the Town's new loop greenway, the Frederick Central Loop Trail, would connect the heart of Frederick to new residential areas around the community.

RICK orchestrated the bilingual Frederick Forward community engagement effort to gather input for both the Comprehensive Plan and Downtown Plan. The project team hosted over 30 pop-up engagement sessions at local restaurants, coffee shops, recreation centers, senior centers, and other gathering places. RICK conducted several rounds of outreach with high school students to gain input from youth in Frederick. The team also conducted significant in-person engagement at major festivals held each year in Frederick. The overall engagement effort involved over 2,000 community members as well as numerous stakeholder meetings with Downtown property owners, business owners, and various civic organizations.

REFERENCE

Audem Gonzales,
Senior Planner

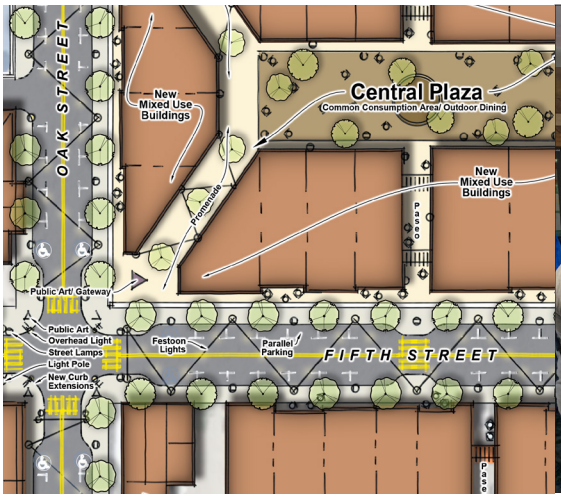
(720) 382-5651
agonzales@frederickco.gov

PROJECT DURATION

2024 - 2026

SERVICES PROVIDED

- Bilingual Community Engagement
- Streetscape Design
- Economic Development Planning
- Infrastructure Planning
- Multi-modal Transportation Planning
- Parks, Trails, and Open Space Planning



CITY OF BURLINGTON

Burlington Comprehensive Plan and Parks and Recreation Plan (Adopted April 2025)

With a prime location on I-70 on the Eastern Plains, Burlington serves as a vital economic and agricultural center for eastern Colorado. RICK was selected to prepare a new Comprehensive Plan and the city's first Parks and Recreation Plan that highlights the diverse demographic makeup of Burlington and our commitment to bilingual community engagement efforts.

RICK led a comprehensive community engagement effort including a bilingual project website, outreach at community events and pop-ups, community open houses, online and paper surveys, and various stakeholder meetings.

The Comprehensive Plan effort, in particular, focused on developing housing strategies and action items. The plan also outlined how Burlington can help provide for economic development, given that irrigation of the agricultural economy that currently supports the Burlington area may decrease in the future. Burlington is seeking to diversify its economy to better take advantage of I-70 and its cost advantages versus the Front Range region. The Comprehensive Plan included a water component, transportation strategies, concepts for the Downtown area and concepts for revitalization of the Rose Avenue corridor (US 24).

The Parks and Recreation Plan focused on developing recommendations to enhance indoor recreation in Burlington and identified specific improvements for the two main city parks. The support from the community for the Parks and Recreation Plan will help the city in securing grants and other funding sources for identified improvements in the plan.

REFERENCE

Jim Keehne,
City Administrator

(719) 346-8652
jim.keehne@burlingtoncolo.com

PROJECT DURATION

2024 - 2025

SERVICES PROVIDED

- Bilingual Community Engagement
- Water Component / Infrastructure Analysis
- Parks and Recreation Planning
- Housing and Transportation Planning
- Land Use and Economic Development Planning
- Downtown and Streetscape Planning

CITY OF LIBERAL

Launch Liberal 2035

PEC began working with the City of Liberal in 2023 on its next 10-year Comprehensive Plan – Launch Liberal 2035. The planning process included an in-depth community assessment looking into existing land uses and zoning classifications, utilities, transportation, parks, natural features, demographic data, economic analysis, and ESRI psychographic analysis. A robust community engagement plan was executed including a project webpage, various marketing assets, a community survey, pop-up events, and multiple topic-specific workshops. In addition to the development of value statements, goals, and strategies to guide the City for the next 10 years, PEC developed specific plan elements focused on future growth and development in addition to quality of life and transportation renderings.

REFERENCE

Keeley Moree,
Chief Communications Officer

(620) 626-2257
keeley.moree@cityofliberal.org

COMPLETION

2025

CITY OF WICHITA

City of Wichita Downtown Street Conversions

The City of Wichita desired to convert multiple 1-way streets in their downtown area to 2-way streets. Converting a 1-way street to a 2-way street in a downtown corridor can offer multiple benefits such as improved accessibility, increased safety, reduced travel time, enhanced economic development opportunities, and improved aesthetics while making the area more inviting and pedestrian friendly. To plan for the conversions, PEC assessed the current geometry of the streets in order to determine the most effective and efficient design to accommodate various modes of transportation.

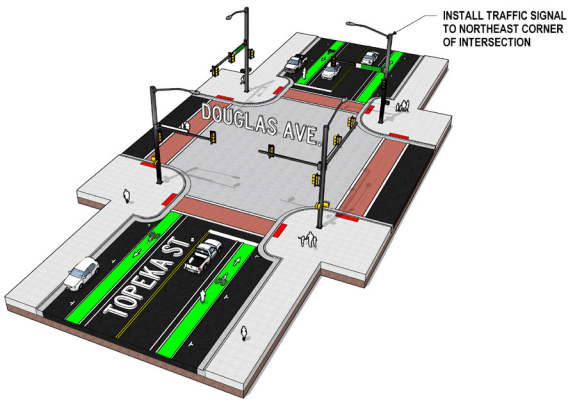
REFERENCE

Shawn Mellies,
Chief Design Engineer

(316) 268-4632
smellies@wichita.gov

COMPLETION

2025



CITY OF PARK CITY

City of Park City Park Centre Downtown Development Master Plan

The City of Park City, Kansas owned undeveloped property adjacent to their City Hall. A suburban community north of Wichita, the City was wanted to establish a downtown. PEC contracted with the City and Lange Real Estate to deliver this new downtown. What resulted was the transformation of a green field into a dynamic 48-acre mixed-use downtown development. Currently under construction is the infrastructure that will ultimately provide the City multiple housing typologies and commercial sites that will cater to residents and businesses alike. In addition to streets and utilities, the master plan includes walking paths, open green spaces, and a central park that doubles as a farmer's and art market. In addition to the overall master plan, PEC generated illustrative perspective views for the concept.

The PEC project team worked closely with the City and development team from the first concepts through construction. In addition to the concept phase (land use and master plan), the PEC team managed the development of the subdivision plat, designed all public infrastructure, assisted the City with bidding and inspection services during construction, and is in the process of the construction-level design of the amenities and park spaces, in addition to several other design projects directly with the developer including landscaping and signage.

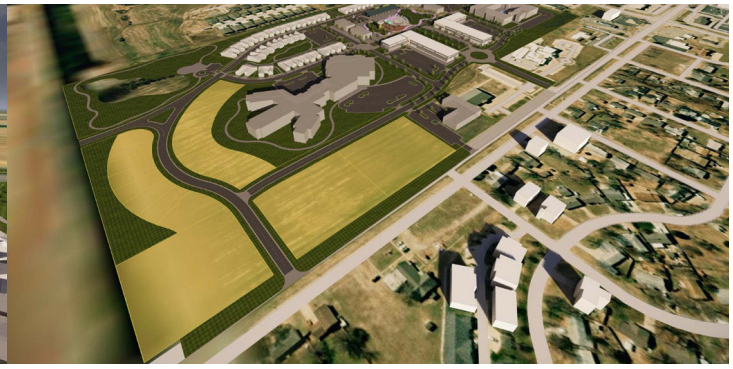
REFERENCE

Sean Fox,
City Administrator

(316) 744-2026 ext. 203
sfox@parkcityks.gov

COMPLETION

Ongoing



CITY OF LIBERAL

City of Liberal Railroad Crossing Options

PEC assisted the City of Liberal in evaluating alternatives for adding a second grade separated crossing. PEC evaluated drainage, access, traffic, safety, right of way impacts, multimodal needs, and constructibility, and provided two options and high level cost estimates. PEC developed the scope, timeline, and budget for finalizing the planning work and initiating preliminary engineering to assist the City of LIberal in its application for a federal grade crossing elimination grant.

REFERENCE

Keeley Moree,
Chief Communications Officer

(620) 626-2257
keeley.moree@cityofliberal.org

COMPLETION

2024

Proposed Project Approach / Work Plan

The following outlines our approach to developing and iterating the Downtown Redevelopment Plan in collaboration with the City of Liberal, the general community, and stakeholder groups.

TASK 1 - PROJECT MANAGEMENT

Task 1.1: Formation and Management of the Steering Committee:

Our team will work with the City staff to organize a Steering Committee to guide the planning effort. Members of the Committee may include representatives from neighborhood organizations; representatives from the business community, including the Liberal Chamber of Commerce; local developers and property owners; representatives from the school district and City departments; representatives from Boards and Commissions; and other stakeholders identified in the initial stages of the project. With an anticipated 8 to 12 members, the Steering Committee will reflect a broad range of perspectives while maintaining efficiency for meaningful and action-oriented input.

Drawing on best practices in participatory planning, we recognize that transparency and inclusivity in the planning process will allow our team to engage multiple stakeholders, create partnerships for project implementation, and align multiple parties that resonate with Liberal's unique values. Through past projects, our team has seen the success that results when a Steering Committee actively collaborates on establishing goals, strategies, and policies that are responsive to community needs. This committee will function as a core advisory group, working with our team and City staff to shape achievable near- and long-term goals that align with the vision for Downtown Liberal.

Deliverables:

- Agendas for Steering Committee meetings
- Powerpoint and graphics, as needed, for Steering Committee meetings
- Notes / minutes from Steering Committee meetings

Task 1.2: Project Kick-off Meetings:

The RICK team will meet with the Steering Committee and the City Staff in a formal Kick-Off Meeting to finalize the schedule for the project, review a data-driven approach to the project's execution, schedule initial meetings, and begin the process of data acquisition. Our team and the Steering Committee will establish measurable goals and expectations for the planning effort and finalize plans and strategies for proactive community engagement.

Liberal Pancake Race

Deliverables:

- Agenda for Kickoff meeting with Steering Committee and City staff
- Powerpoint presentation, for Kickoff meeting with Steering Committee and City staff
- Minutes / notes from kickoff meeting

Task 1.3: Ongoing Communication and Project Coordination:

To keep communications fluid and stakeholders informed, we will implement a structured, transparent communication strategy. This approach will involve weekly coordination conference calls between the Project Manager from the City and the RICK Project Manager, supplemented by focused team discussions as needed. In addition, we will communicate with the Steering Committee on a regular basis via emails and periodic in-person or virtual (Zoom) meetings, as outlined in the project schedule. This consistent, coordinated communication model enables accountability, encourages active participation, and ensures that our planning processes stay aligned with community priorities and objectives.

Deliverables:

- Notes from coordination calls / meetings with City staff
- Notes from coordination calls / meetings with the Steering Committee
- Copies of deliverables and works in progress, for discussion during regular coordination meetings

By drawing on our expertise with similar Steering Committees and prioritizing open, informed decision-making, we're committed to fostering a transparent planning environment. This structure supports strategic, well-coordinated project management that ensures the Downtown Redevelopment Plan reflects community goals and achieves successful outcomes in a way that's both actionable and measurable.

TASK 2: PUBLIC ENGAGEMENT AND OUTREACH

The following outlines the key strategies to effectively involve the Liberal community in the development of the Downtown Redevelopment Plan, with the goal of developing a plan that reflects and elevates the voices, needs, and perspectives of all members of the Liberal community.

We will begin by developing a Public Engagement Plan that serves as the "playbook" for meaningful community participation. The plan will describe:

- Goals for awareness building and engagement
- Coordination of messaging to reach the broadest audience possible
- Coordinated messaging to connect with specifically targeted audiences.
- The development of innovative outreach tools that inform and collect feedback from community members.
- A project contact list of stakeholders including: residents; employers; property owners; economic development representatives; education, health and faith-based institutions; social service providers; and others.
- An approach to management and coordination of consultant team and City staff efforts related to engagement.

Our Team will implement the final public engagement plan in coordination with the City.

Public Engagement Strategy

Given engagement trends over the last ten years, our team's engagement approaches always include a strong "go-to-the-people" element that focuses on using multiple digital strategies. The use of social media, e-mail marketing, online commenting, and mobile phones are examples. Our strategy also incorporates in-person strategies to provide a strategic, multi-pronged engagement approach. We will conduct all of our community outreach in Liberal in a bi-lingual fashion, leveraging the expertise of our own Spanish speakers on the team.

We anticipate using Social Pinpoint, which we have utilized on several community plans across the region, as the main project information hub, to be used to post information and updates throughout the project. We have used Social Pinpoint to post background documents, alternatives and concepts, and preliminary and final versions of plans and their components, in several communities. We have also used Social Pinpoint as the hub to provide online idea walls, discussion forums, visual preference surveys, and similar exercises with communities.

We understand the importance of receiving feedback from the public throughout the development of the plan. We will create a robust, bi-lingual webpage (through Social Pinpoint) that houses all information (provided in both English and Spanish) for the project. We have used Social Pinpoint and our own internal platforms in past projects to advertise upcoming meetings as well as create maps to allow the public to provide input.

All of our efforts to engage the population of Liberal will involve providing translation of content into Spanish as well as providing translation to attendees at meetings and workshops for the Downtown Redevelopment Plan. PEC, which has significant experience working in the Liberal community from the recent work on the Comprehensive Plan, will provide bilingual translation and community engagement as part of this planning effort.

Subtasks – Public & Stakeholder Engagement:

We anticipate the following sub-tasks as part of the Public Engagement and Outreach process and will refine and finalize the content and execution of these subtasks with the Steering Committee and City staff at the beginning of the project.

Task 2.1: Public Outreach Materials and Project Contact Database:

We will work with City staff to develop language to include on emails, press releases, informational flyers, and banners or signage, communicating the goals of the project as well as the purpose for particular community engagement efforts. Our team will work with City staff to develop a database of contact names from throughout the Liberal area, as well as stakeholders and representatives from other agencies and entities, for use throughout the project. We will include sign-in sheets at meetings and events held during the project to gather additional names for inclusion in the database. We will use the database to create bilingual email blasts to the community to publicize the project and to direct community members to the project website to view information (including exhibits and graphics) concerning the Downtown Redevelopment Plan. We will work with City staff to develop information to share with local media to promote the Downtown Redevelopment Plan effort.

Deliverables:

- Content for press releases throughout project
- Content for informational flyers at various stages of the project
- Database of contacts for use throughout the project
- Sign-in sheets at meetings and events

Task 2.2: Project Webpage:

Our team will create and maintain a website for the Downtown Redevelopment Plan, using Social Pinpoint as its functionality to allow us to incorporate a wide variety of information and outreach efforts. Our team will ensure that the website contains sufficient and appropriate information concerning the planning effort. We suggest that the webpage should include pdf versions of key concepts, alternatives, and information presented to the community. We will maintain the project webpage as a bilingual source for information and interaction throughout the planning effort.

Deliverable:

- Written content and graphics to be included on the project website

Task 2.3: Social Media Engagement:

Our team will provide content necessary to publicize the Downtown Redevelopment Plan on the City's Facebook page and the social media accounts of other organizations in the area.

Deliverables:

- Written, bilingual content and graphics, as necessary, for staff to include in social media engagement, to promote the overall project, upcoming meetings and events, and other key information at various stages of the project

Task 2.4: Online Mapping Engagement Tool:

We will utilize online mapping through Social Pinpoint or a similar online engagement tool throughout the planning process to gain additional input from the public. The mapping tools will enable residents to post comments and images on a map of the Downtown Liberal area to obtain input concerning the draft Downtown Redevelopment Plan.

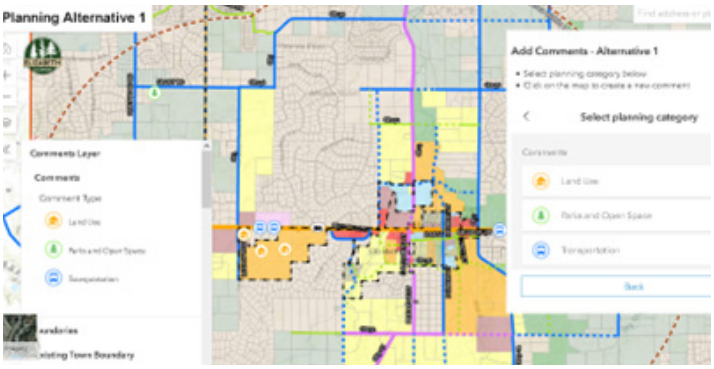


Image from Online Mapping Tool used for the Elizabeth Comprehensive Plan, Elizabeth, CO

Deliverables:

- Online Engagement Tool
- Summary of comments in graphical form, from online mapping engagement at various stages of the project

Task 2.5: Connecting with Community Organizations:

While strong promotion and support of the planning effort from the City will be important, we also recommend an effort be spearheaded to engage local community organizations to assist in creating public awareness of and engagement with the planning process. We would anticipate that members of the Steering Committee would be able to assist with this effort, in reaching out to various community organizations and working with them to help spread the word about the Downtown Redevelopment Plan.

Deliverable:

- Matrix of potential community organizations and contact names, for ongoing outreach during the project (for discussion with City staff and Steering Committee)

TASK 3 – EXISTING CONDITIONS ANALYSIS

Our team will conduct a comprehensive analysis of existing conditions in Downtown Liberal, to establish a data-driven baseline from which to build the Downtown Redevelopment Plan. The content outlined below will be included in draft and final versions of the Downtown Redevelopment Plan document.

Task 3.1: Review of Existing Plans:

Members of our consultant team will conduct a thorough review of existing plans and studies, including the Liberal Comprehensive Plan as well as any other documents suggested by the City or the Steering Committee. We will document the takeaways from the various plans and studies as they relate to the creation of the Downtown Redevelopment Plan.

Task 3.2: Market Analysis:

The RICK team will prepare a market analysis that outlines the economic drivers impacting the Downtown Redevelopment Plan. We will document the quantities of existing space in the Downtown area by category (retail, dining, residential, institutional, etc.), the vacancy rates for the different uses in Downtown, current general rental rates, and how these metrics compare to the City of Liberal overall. We will document the macroeconomic factors influencing Downtown, including projected growth of the Liberal community, Seward County, and the broader market in Southwest Kansas and the Oklahoma Panhandle. We will leverage data collected and analyzed during the Comprehensive Plan in preparing the analysis. The final product of the market analysis will include a memo that documents the trends impacting Downtown, the context of Downtown in the broader local and regional markets, and projections for the supportable scale of development (by type) in the Downtown district. The market analysis will include a review of potential market demand for residential and hospitality units in Downtown. It will outline the potential demand for additional dining or entertainment uses and how the scale and nature of retail stores and companies may evolve in Downtown Liberal over the next decade and beyond. The analysis will directly inform the creation of layouts for redevelopment on selected catalyst sites in the Downtown area as part of the plan development.

Task 3.3: Review of Other Existing Conditions Information:

The RICK team will review data regarding infrastructure conditions and capacities serving the Downtown area, the inventory of parks and public spaces in Downtown or on the edges of Downtown, and existing transportation conditions in the Downtown area (including traffic impact studies). We will also review existing zoning, prior project approvals for sites in the Downtown area, and other information provided by the City as part of the existing conditions analysis.

Deliverables of Task 3:

- Existing Conditions memorandum, summarizing the technical analyses outlined in Task 3 (to be integrated into the overall Downtown Redevelopment Plan document)
- Relevant graphics and diagrams, to be included within the Downtown Redevelopment Plan document

TASK 4: DOWNTOWN VISIONING AND CONCEPT GENERATION

The RICK team will conduct a two-day design work session with the Steering Committee, City leaders, Downtown property and business owners, and the general community to develop concepts for the Downtown Redevelopment Plan. The project team will organize the events in the following fashion:

- The RICK team will conduct an initial coordination and welcome meeting on the morning of Day 1 with the Steering Committee and City staff, to review existing conditions information and major themes or takeaways from the analysis that may impact the development of ideas for Downtown.
- The RICK team will work on ideas for the Downtown Redevelopment Plan during both days of the work session, at a publicly available space in Downtown Liberal.
- At the conclusion of the first day of the work session, the RICK team will hold a briefing (open to the public) with the Steering Committee, City staff, property and business owners, and other interested stakeholders, to review concepts developed during the first day of the work session. Input from the group will inform the creation of any new concepts during Day 2 and the further refinement of concepts and ideas developed during Day 1 of the work session.
- As a culmination of the design work sessions, on the evening of Day 2 the RICK team will conduct an open house for everyone in the community to view the concepts and ideas developed from the two-day event. This open house will involve an opening presentation followed by engagement with the community and attendees through a series of stations around the room. We will provide food and drink for the open house to increase turnout for the event, and we will offer translation services at the open house as part of our bilingual outreach services.

The two-day design worksession will produce the following for review by stakeholders, the Steering Committee, and the community:

- An overall vision statement for Downtown Liberal, along with major goals for Downtown Liberal, building upon the outcomes from the Launch Liberal 2035 Comprehensive Plan
- Concepts to enhance placemaking in Downtown Liberal, including ideas for public art, lighting, seating, outdoor activity areas and outdoor dining, and related ideas to enhance the overall level of vitality and energy in the Downtown.
- Streetscape concepts for Downtown Liberal including ideas for hardscape elements, light fixtures, seating, litter receptacles, bike racks, public art, and landscape plantings for the different streets in Downtown Liberal.
- Streetscape concepts that overlap with transportation improvements, including ideas and concepts for mid-block crosswalks and pedestrian refuges, enhanced intersection crosswalks, sidewalk improvements, and any travel lane or street modifications in the Downtown district.
- Ideas and concepts for new or reimagined events in Downtown Liberal to spark visitation and economic development
- Development concepts for up to four catalyst properties or sites in the Downtown area
- Concepts for potential parking and transportation configurations to serve the Downtown area, aligned with plans for new paving and other infrastructure improvements in the Downtown district
- Concepts for enhancing ADA accessibility across all modes of travel in Downtown Liberal

Following the two-day design worksession, we will compile the takeaways from discussions and meetings with different stakeholder groups, the Steering Committee, and the public open house, along with copies of the concepts developed during the two days, into a compiled report or summary. We will provide the summary on the project website and distribute it to everyone on the contact list for the project. Following the design worksession, we will continue to gather any comments or input from the community regarding the concepts from the sessions.

Deliverables of Task 4:

- Graphics and exhibits produced at the two day design worksession
- Presentation materials for community open house
- Summary document, and copies of all materials from the worksessions, for distribution to the project contact list and the project website

Outreach Session during Launch Liberal 2035

TASK 5: REFINEMENT OF CONCEPTS AND DEVELOPMENT OF DRAFT DOWNTOWN REDEVELOPMENT PLAN

As a next step following the design worksessions in Task 4, the RICK team will refine the concepts and ideas developed to date and prepare a draft version of the overall Downtown Redevelopment Plan for review by stakeholders and the community. This work will involve the following components:

- Refinement of development concepts for the catalyst sites into final draft form, including the production of any additional graphical aids, such as vignettes or other photo simulations. We will will identify potential public-private partnership opportunities for each catalyst syste and other funding scenarios.

- Completion of any additional parking or traffic analyses needed to refine and finalize the plans for streets and public spaces in Downtown, including parking configurations and traffic modifications to serve the vision for Downtown
- Creation of final drafts of placemaking and streetscape concepts for Downtown
- Development of recommendations for economic development strategies for the Downtown Redevelopment Plan, including identification of grants and other funding tools to achieve the public and private sector investments envisioned for Downtown
- Completion of the draft of the overall Action Plan and Implementation Strategy to be included in the Downtown Plan. This strategy will organize action items into short term versus long term actions and identify the likely partners, funding tools, and operational strategies needed to complete each of the action items in the plan. The implementation strategy will identify specific action items, the party responsible for implementing them, and the estimated cost magnitudes. Action items will be organized into short term (zero to 5 years) and long term (5 to 10 years).
- Identification of common or recommended capital funding sources and cost impacts on operations and maintenance for the City of Liberal, based upon the anticipated public improvements in the Downtown district.
- The draft plan document will include an executive summary, an overview and summary of takeaways from public involvement, a summary of existing conditions, findings from economic development studies, and summaries of the vision and goals for the overall Downtown district.

Deliverable of Task 5:

- Initial draft of the Downtown Redevelopment Plan document and associated graphics and visual aids

TASK 6: COMMUNITY ENGAGEMENT TO REVIEW DRAFT PLAN

The RICK team will organize and lead a two hour community open house to review the components of the draft Downtown Redevelopment Plan. We will provide all materials in a bilingual format. The open house will involve a bilingual opening presentation followed by a question and answer session and engagement with attendees at three to four stations around the room. We will provide food and drink at the open house to help drive attendance. We will compile notes from all comments made at the open house into a summary document for review by the Steering Committee and City staff.

During our visit to Liberal for the open house, we will organize a series of stakeholder meetings with the Steering Committee, property and business owners, the Chamber of Commerce, City departments, and other civic and community organizations. We anticipate a two-day trip to Liberal as part of Task 6 and envision holding upwards of a dozen additional stakeholder meetings to review the draft plan during the trip.

Prior to the community open house, we will upload the draft Downtown Redevelopment Plan on to the project website. We will also provide an interactive map of Downtown Liberal that will allow visitors to the website to click on different properties and street sections in the Downtown area and view the details concerning the plan for Downtown. The online mapping tool will allow participants to enter location-specific comments concerning different components in the draft plan.

Deliverable of Task 6:

- Powerpoint and presentation boards highlighting the major components of the draft of the Downtown Redevelopment Plan, for use at the community open house and at stakeholder meetings held in Liberal

TASK 7: FINALIZING THE DOWNTOWN REDEVELOPMENT PLAN

Task 7.1: Presentations to Boards and Commissions

We will present the final draft of the plan document to the Planning and Zoning Board, Seward County Economic Development Board, the Liberal City Commission, and other applicable committees. We will gather detailed input, edits, and comments on the draft plan from these various presentations in preparation for the preparation of the final version of the document, ready for adoption.

Task 7.2: Final Version of Plan Document

Drawing from input from the presentations to boards and commissions, as well as input from City staff and the Steering Committee, we will produce a final version of the document, for adoption by the Liberal City Commission.

Deliverables:

- Presentation materials (Powerpoint and any other visual aids) for use in the presentations to boards and commissions
- Notes or summaries of discussions from the various presentations to boards and commissions
- Final Downtown Redevelopment Plan document (pdf, and copy of native and working files)

Downtown Liberal

Proposed Schedule Recommendations

Based upon the goals of the project and the anticipated work involved in developing the draft and final versions of the Downtown Redevelopment Plan, our schedule anticipates a total timeframe of 10 months for the project. We would be able to accelerate the steps outlined in the scope of work and in this schedule, if desired by the City, by a few months. We anticipate beginning our efforts in March, holding the two day worksession to develop the vision and ideas for the plan in May, and circling back for a second round of engagement in August and September. We anticipate that the second open house to review the draft version of the plan would likely occur in late August or early September, following the start of the school year. The schedule anticipates a two month period for community engagement as part of Task 6, to provide time for people to review the content online, provide additional comments, and to hold any additional stakeholder meetings with groups in Liberal. The schedule assumes that we would make presentations to boards and commissions for the final plan in October and November, and that the very final document will be delivered in December, prior to the holidays. We are open to modifications to the schedule based upon the desires and direction of the City of Liberal.

	2026									
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Task 1: Project Management										
Task 2: Public Engagement										
Task 3: Existing Conditions										
Task 4: Downtown Visioning and Concept Generation										
Task 5: Refinement of Concepts and Development of Draft Downtown Redevelopment Plan										
Task 6: Community Engagement to Review Draft Plan										
Task 7: Finalizing the Downtown Redevelopment Plan										
Task 7.1: Presentations to Boards and Commissions										
Task 7.2: Final Version of Plan Document										
Steering Committee Meetings	*	*		*	*		*		*	

RICK

GARDEN CITY DOWNTOWN PLAN

February 2023

GARDEN CITY
KANSAS

Photo Credit: City of Garden City

Acknowledgments

City Commission

Deborah Oyler - *Mayor*
Roy Cessna
Shannon L. Dick
Manny Ortiz
Troy Unruh

Garden City Planning Commission

Beverly Glass
Marc Gigot
Leonard Hitz - *Chairman*
Jeana Anliker
Sean Collins
Lance Rupp
Nathaniel Haeck - *Vice-Chairman*
Steve Michel
Brian Crockett

Steering Committee

Jeana Anliker - *Planning Commission*
Manuel Ortiz - *Garden City Governing Body*
Lona DuVall - *Finney County Economic Development*
Myca Bunch - *Garden City Chamber of Commerce*
Roxanne Morgan - *Finney County Visitor Bureau*
Cassandra Gonzales - *Downtown Vision*
Melissa Gallegos - *Downtown Vision*
Janene Radke - *Public Member*
Mark Russo - *Public Member*
Cecilia Douglass - *Public Member*
Jimmy Deal - *Public Member*
Sandy Hawley- *Public Member*
Isidiro Marino - *Public Member*

City of Garden City

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Trent Maxwell - *Director, Neighborhood & Development Services*
Aleecya Charles - *Assistant Director, Neighborhood & Development Services*
John Presisto - *Planner, Neighborhood & Development Services*
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Jamie Stewart - *Communications*
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Consultant Team

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Sabrina Sessarego - *Assistant Planner*
Jared Gorby - *Urban Designer*
Brian Mooney - *Senior Advisor*

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Stephen Rhoades - *Urban Designer*
Triveece Penelton - *Community Engagement Specialist and Planner*
Becca Pruitt - *Urban Designer*

Project Vision 21, Aurora, CO - Bilingual Community Outreach

Francisco Miraval - *Owner*

Felsburg Holt & Ullevig, Lincoln, NE - Multimodal Transportation Planning

Jesse Poore - *Transportation Planner*

PEC, Wichita, KS - Infrastructure Planning & Implementation

Sarah Unruh - *Principal, Municipal Division*
Kristen Zimmerman - *Community & Regional Planner*
Matt Williams - *Land Use Planner*

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Appendix E: Results from 3rd Community Survey (English)

Appendix F: Results from 3rd Community Survey (Spanish)

Introduction

Downtown Garden City represents the historic heart of the community. The City of Garden City, along with various merchants, property owners and community members, has continued to work toward completing improvements in the district over the last decade. The city has completed two signature improvements resulting from the most recent 2013 Downtown Plan: the conversion of Main Street to a three lane section with angled parking on either side, along with various streetscape improvements including trees, seating areas and other features; and the completion in 2022 of a streetscape upgrade along 8th Street, between St. John and Walnut Streets, including street trees, new pavement, lighting, and related features. The upgrades to this portion of 8th Street represent an effort to create a "Cultural District" along the north end of 8th Street, within Downtown Garden City, celebrating the Hispanic heritage of this part of Downtown and of the broader community.

The City of Garden City began the effort to create a new Downtown Plan in 2020. This plan was completed at the same time as the update to the city's Comprehensive Plan. The project team gathered input from the community, as well as more detailed input from business and property owners in the Downtown area. The two-year process resulted in the completion of this new Downtown Plan.

While the city has made substantial investments to the Downtown area in recent years, input from Downtown stakeholders at the beginning of this planning process indicated that the economic vitality and sense of activity in Downtown Garden City has continued to weaken since 2013.

Specifically, business owners in Downtown Garden City have noticed the following dramatic changes in the district:

- The addition of more service-oriented businesses
- A reduction in the number of retailers Downtown
- The loss of large commercial establishments, such as the closing of the Gordmans department store in 2020
- An increased need to attract more shoppers to support the business of existing stores Downtown
- A decrease in shopping from store-to-store, as more visitors to Downtown visit a particular business and then depart

Keeping these issues in mind, the city and the project team completed the new Downtown Plan via a phased process that involved the following:

- Analysis of demographic, land use, zoning, and economic development data and conditions
- Creating a vision for the future of Downtown Garden City
- Exploring growth and development opportunities
- Defining goals and action items to support the community's vision for Downtown
- Creating an Implementation Plan that prioritizes the action items identified in the Downtown Plan

The Garden City Downtown Plan complements the city's new Comprehensive Plan and focuses on the development and improvement of the Central Business District over the next 10 to 20 years. The Comprehensive Plan identifies the vision for future land uses throughout the city, including within the Downtown area, and identifies various economic development goals and action items intended to help achieve the vision for future land uses and development. The Downtown Plan provides greater detail concerning the vision for future land use and development in the Central Business District. It focuses on a set of improvements and projects intended to serve as catalysts for Downtown Garden City. These efforts aim to result in increased visitation to Downtown from throughout the region and to create the desired character of the Downtown district through the creation of improved streetscapes, plazas and gathering places that will create a great experience for visitors and result in repeat visits and the revitalization of Downtown Garden City as a true regional attraction in Southwest Kansas and surrounding states.

Downtown Plan Process

The city and the project team developed the recommendations in the Downtown Plan through a community engagement process conducted jointly with the creation of the new Garden City Comprehensive Plan. This process started in Spring 2021 and ended in August 2022. The project team engaged the broader community and stakeholders in the Downtown district to create an overall vision for Downtown. The process reviewed alternative ideas for Downtown and preferred recommendations for the Downtown Plan. The Downtown Plan drew from input gathered from the following community outreach activities.

Project Webpage and Contact Database

The City of Garden City hosted a webpage on the city's website throughout the planning process to share information about the project schedule, community surveys and community meetings and events that were held to publicize the Downtown Plan. The project team also maintained a database of contacts collected throughout the process to inform everyone of new community surveys, upcoming meetings and events and other updates for the Garden City Downtown Plan.

Community Open Houses

The project team hosted two community-wide open houses in Spring 2021 to gain input from the community concerning their vision for Garden City (and Downtown Garden City). The team looked for input on a range of key issues facing the community and its downtown over the next twenty years. These open houses were conducted in-person in March and June, 2021, and members of the community had the option to join these open houses virtually via Zoom. Attendees (both in-person and virtually) provided input concerning their vision and key issues for Garden City through a "Mural" exercise. The graphic at the top of this page depicts the results from the Mural exercise conducted with a smaller group of around a dozen attendees at one of the open houses.

Credit: Vireo

Outreach at Community Events

The project team focused its outreach efforts where people gather, at the variety of events held around Garden City throughout the year, including the following:

- Opening Day at Garden Rapids at the Big Pool, May 29, 2021
- Garden City Wind baseball game, June 2021
- Food Truck Friday, June 2, 2021
- Sip 'n Shop Day in Downtown Garden City, November 13, 2021
- VFW Veterans Day Parade, November 13, 2021
- Food Truck Friday, June 3, 2022
- Food Truck Friday, July 8, 2022
- Stuff the Bus, July 22, 2022
- Food Truck Friday, August 5, 2022

Outreach at Food Truck Friday, June 2022
Credit: Rick Planning + Design

Outreach at Stuff the Bus event, July 2022
Credit: Rick Planning + Design

Retail Outreach

The project team conducted outreach at various retailers and destinations around Garden City, including passing out flyers for community surveys and speaking with residents and visitors about key issues for the Downtown Plan. The project team specifically conducted outreach at the following local businesses:

- Patrick Dugan's Coffee House
- Central Cup Coffee House
- Flat Mountain Brewhouse
- Hidden Trail Brewing
- Tractor Supply Company
- Dick's Sporting Goods
- Garden City Family YMCA

Stakeholder Meetings

The consultant team convened a series of stakeholder meetings throughout the process to discuss key issues for the Downtown Plan and to discuss preliminary and final concepts for inclusion in the plan document. The team convened meetings with the following groups in developing the Garden City Downtown Plan.

- Downtown Vision and Downtown property and business owners
- Garden City Area Chamber of Commerce
- Local realtors and builders (joint meeting)
- Senior Center of Finney County (lunch meetings)

Youth Outreach

The project team conducted outreach with middle and high school students during each of the three rounds of community engagement for the Downtown Plan. The team presented at a series of assemblies at Garden City High School (GCHS) and presented and met directly with nine different classes at GCHS (mainly focused on civics or social studies) to share concepts from the Downtown Plan and have discussions about what the plan means for their future in the community. The planning team met with several classes focused on social studies at Kenneth Henderson Middle School and Horace Good Middle School and met directly with the Student Council at GCHS.

Outreach with Middle School Students
Credit: Rick Planning + Design

In total, the combined outreach effort (for the Comprehensive Plan and Downtown Plan) gained input from around 1,100 middle and high school students. This group of residents (under age 18) was one of the most represented demographic groups in the three community surveys completed for the plan.

Spanish Language Outreach

The Garden City Comprehensive Plan and Downtown Plan effort provided Spanish language versions of all community surveys conducted as part of the plan as well as translation services at the community-wide open houses. Dr. Francisco Miraval, a native Spanish language speaker and

a member of the consultant team, conducted outreach regularly to a range of Spanish language organizations in Garden City and Southwest Kansas and assisted with outreach to Spanish language media (radio, TV). Francisco also regularly reached out to churches and non-profit organizations within the Latino community in Garden City.

Bertha Mendoza, with the Garden City branch of the Kansas State University Extension Service, assisted the effort by convening several Spanish language-only meetings in Garden City throughout the project to gain input on key issues from Latino community members.

Community Surveys

The Garden City Downtown Plan included three major community surveys to gain input from residents, visitors, and business and property owners. The three surveys were provided via Survey Monkey links and were advertised through the city's social media channels, bilingual flyers around town, newspaper articles, interviews with local media, and emails and distribution by members of the Steering Committee and the City Commission. In total, the surveys for the Comprehensive Plan and Downtown Plan received 4,149 completed surveys during the planning effort representing 13.25 percent of the city's estimated 2020 population of 31,290 residents (according to data provided by the city's Neighborhood and Development Services department).

City Commission and Steering Committee

A Steering Committee of 13 individuals, representing different geographic areas around the community and a range of business and non-profit interests, met on several occasions throughout the plan to review alternative, preferred and final components of the Downtown Plan and to provide input to the project team. Members of the committee also helped with community outreach by distributing flyers for community surveys at various events and by helping to spread the word about the project in general.

The City Commission met with the project team on six occasions to review input from the community, to review concepts to be presented to the community and to review the preferred and final versions of the Downtown Plan document. Members of the City Commission also assisted with outreach to major employers and various groups around the community.

Additional Methods of Outreach

In conjunction with the various activities outlined above, the project team leveraged postings to social media, email blasts, press releases to local media, and door-to-door canvassing of Downtown merchants to spread the word about the Downtown Plan effort and gain input on the vision for Downtown and ideas for its improvement.

Outreach at the Chamber of Commerce Holiday Party, December 2021. Credit: Rick Planning + Design

Key Themes from Community Engagement

The following emerged as key themes or consistent takeaways from the community throughout the various engagement activities for the Comprehensive Plan and Downtown Plan, as they relate to the Downtown district:

- The desire to have more attractions and activities in Downtown Garden City to draw more people to the heart of the community
- The need to create more activities and places to go for the youth in Garden City, including in the Downtown district

- The strong desire for more entertainment and more things to do in Garden City, including Downtown and in particular during evenings.
- The significant and urgent need to provide more housing of all kinds to serve growing industries in Garden City and to serve the needs of people throughout the stages of their lives.
- The need to improve and create more trails and other routes for non-motorized travel, including people walking and biking.
- The desire to reimagine the older commercial corridors in Garden City as areas for redevelopment and for "Complete Streets" that serve all modes of travel and create more attractive entries into the community. Several of the older commercial corridors in the city pass through or connect to the Downtown area and therefore the reimagining of these corridors may impact the Downtown district.
- The need to add civic amenities that enhance Garden City's status as the regional hub of Southwest Kansas, including amenities in the Downtown area.
- The desire to leverage the Arkansas River and other corridors for future open space and related amenities. The river corridor is located less than a mile to the south of Downtown and improvements to the corridor may influence the Downtown district.

Credit: City of Garden City

Downtown Context

Garden City's Downtown began with the initial settlement of the city in 1879 as the community developed into a regional hub for agriculture and commerce in Southwest Kansas. The Downtown district flourished with the city's growth in the late 1800s and the first half of the 1900s and emerged as one of the largest Downtown districts on the High Plains between Wichita and the Front Range of the Rockies. As suburban-style growth emerged and as Garden City began to grow more rapidly in the 1980s and 1990s as a result of the arrival of new manufacturing plants, Downtown began to lose its dominance as the commercial and cultural hub of activity in the city. Garden City Plaza developed as a suburban shopping center with Sears and JC Penney as anchors during the 1970s and 1980s. Over the last 10 to 15 years, the areas along and east of the US 83 / US 50 bypass, including Schulman Crossing and nearby shopping areas, have gained dominance as a major shopping hub serving a regional trade market centered on Garden City. Major big box retailers including Home Depot, Menards, Hobby Lobby, Walmart, Sam's Club, Ross, Dick's Sporting Goods, and TJ Maxx and national chain restaurants including Applebee's and Old Chicago have located along and east of the bypass and draw business from Southwest Kansas and parts of southeast Colorado, the Oklahoma Panhandle and some business from northwest Kansas. Other major retailers located along Kansas Avenue near the bypass include Target and smaller national chains such as Famous Footwear. The bypass is the home to the majority of the hotel beds in Garden City, including national chains Hampton Inn, Town Place Suites by Marriott, Best Western Plus, and several other smaller hotels.

Chestnut and Main St, Looking Northwest
Credit: Rick Planning + Design

Today, Downtown Garden City remains a notable business district, but the roster of businesses includes a concentration of service businesses (including hair and nail salons, barber shops, and related services) and specialized retailers that often serve as "destinations" for occasional purchases, including jewelers. Downtown includes the offices of a small number of professional services firms, such as architects and realtors. It does include a roster of eateries, including two coffee shops, a handful of restaurants and a brewery. Overall,

Looking North Along Main Street
Credit: Rick Planning + Design

however, areas along Kansas Avenue and near the bypass now serve as the locations for day-to-day shopping (for everyday needs), and retail represents a much smaller share of business in Downtown Garden City.

Downtown continues to serve as the main gathering place for major community events during the year including the Food Truck Friday series, the Veterans Day parade, Fiesta Mexicana and the Beef Empire Days parade. Downtown Garden City, through Downtown Vision, also hosts a variety of other events specific to Downtown including the Banner Art Walk, Sip n' Shop, and other events designed to bring more visitation to Downtown. However, the presence of numerous events has not translated materially into increased development and

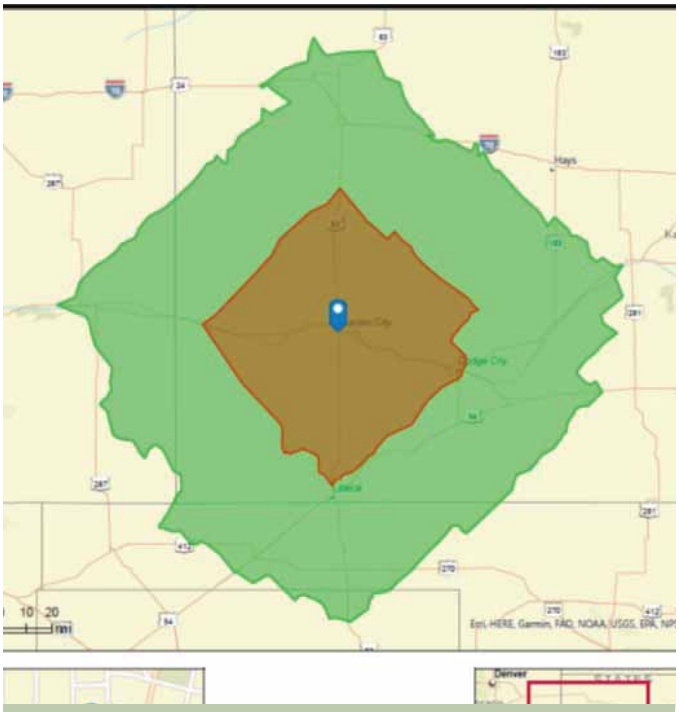
retail activity in the Downtown district in recent years. The Downtown appears to need the right "spark" to ignite an ongoing and transformative revitalization and additional redevelopment and development.

Population, Households and Housing

As outlined in the Comprehensive Plan document, the population of the city may grow from just over 31,000 in 2020 to a population of between 34,000 and 38,000 residents by 2040, depending on annual rates of growth ranging from 0.4 to 1.0 percent. This projection would assume that current growth trends continue or accelerate moderately for Garden City over the next 17 years. However, the arrival of a significant new employer or business operation in Garden City could greatly increase the projected population of Garden City within the next two decades. Providing additional housing units could also result in an increase in population, as many employees who current commute to the city from outlying communities in Southwest Kansas may choose to live close to their place of employment. As noted in the Comprehensive Plan, the City Commission has set a goal of adding 4,000 new housing units in Garden City by 2030. Assuming an average household size of 2.5 persons per housing unit, achieving this housing goal could result in adding 10,000 residents to Garden City's population and pushing the total population above 40,000 residents. The Downtown district is fortunate to be located in a community that continues to experience growth, given that most communities in western Kansas have maintained or lost population in recent decades. The influx of new residents presents opportunities for expanding the economic base of Garden City with the right mix of amenities and attractions to bring people Downtown and keep them coming back.

The Windsor Hotel
Credit: Rick Planning + Design

Previous market studies completed over the last 10 to 15 years for Downtown Garden City have indicated that the regional trade area for the district extends as far north as Colby, as far west in Colorado as the La Junta area, as far east as the Great Bend area, and south into the Texas Panhandle.



One hour drive time (from Downtown Garden City) in brown, and the two hour drive time area in green
Credit: ESRI Business Solutions

An examination of the demographics for trade areas encompassing a one hour and two hour drive time from Downtown Garden City reveals that these areas largely follow the previously described regional trade area for Downtown, as indicated on the map on this page. The brown area in the map encompasses areas within a one hour drive of Downtown Garden City and the light green shading includes areas within a two hour drive of Downtown Garden City.

Data from ESRI, a national database of demographic information that produces reports based upon data obtained from the U.S. Census,

indicate that the area within a one hour drive time has a population of just under 100,000 residents in 2022 and the area within a two hour drive has a population of 224,000. Projections generated by ESRI indicate that the population of these areas, within one and two hour drive times of Garden City, will remain generally the same over the next five years. While Garden City may continue to gain population, demographers generally expect the region including western Kansas and parts of surrounding states to maintain a steady population and many smaller towns will continue to lose residents. The areas within a two hour drive of Downtown Garden City also include larger households with children representing a larger share of the population, compared to Kansas as a whole. Almost 25 percent of residents within an hour drive of Downtown Garden City and 22.8 percent of residents within a two-hour drive were under 15 years of age in 2022, according to ESRI data. In contrast, only 19.6 percent of residents in Kansas were under 15 years of age. The average household size is 2.83 persons for the area within a one hour drive, and 2.70 persons for the area within a two-hour drive of Downtown. The average household size for Kansas was 2.47 persons in 2022 according to ESRI data. The larger household sizes in the areas around Garden City reflect the presence of more children and fewer single-person or empty-nester households.

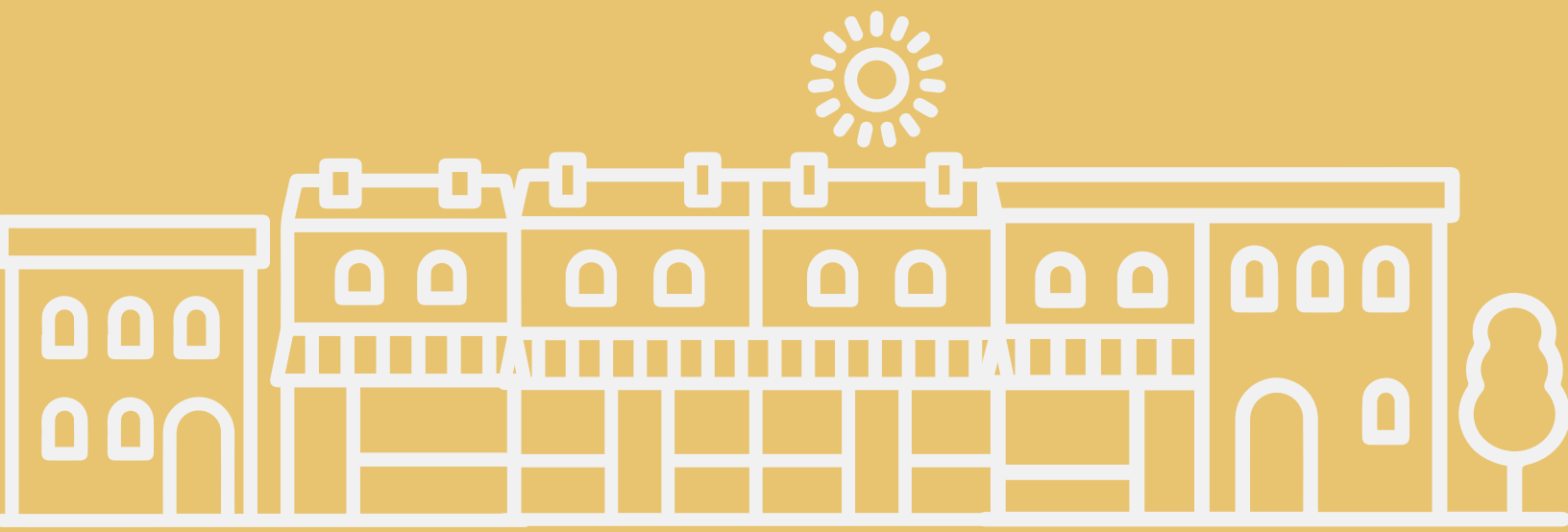
The presence of a higher concentration of families with children in the region translates into a higher demand for amenities, stores, and services in the Downtown area that cater to families. The Garden City community is known as one of the largest communities for new immigrants in the middle of the country. Discussions with residents who speak Spanish conducted during the planning effort indicated that while some nearby cities like Dodge City have some of the regional attractions, such as a casino, sports or civic arena and some restaurants not found in Garden City, it is often more difficult for immigrant families to make the 45 minute trip to Dodge City given limited resources. Many immigrant families desire more things to do and more amenities in Garden City, close to where they live.

National Trends – Retail and Downtowns

Shopping at brick and mortar retailers has continued to decline across the U.S. and the shift to e-commerce and online purchasing only accelerated during the COVID-19 pandemic. Communities across the country have experienced an interest in converting undervalued or vacant retail, particularly along older retail corridors, into housing and a mixture of other land uses, as the total demand for retail has declined.

At the same time, downtown districts across the country have leveraged a trend that has coincided with the shift to online commerce. Developers of shopping areas and developers interested in downtown projects have noted that people visit districts for experiences, as opposed to the ability to purchase various goods. While downtowns across the country continue to thrive with a roster of specialty stores and retailers, tenants that provide an experience for shoppers and customers have thrived. Restaurants and breweries, along with escape rooms, entertainment centers and other businesses that offer something different, have thrived in successful downtowns over the last decade. While Downtown Garden City will continue to seek additional retail activity and spending, the trend toward having a diversity of uses in downtown districts has only accelerated across the country since the completion of the city's 2013 Downtown Plan. Downtowns nationally also continue to focus on adding housing, given the significant demand for additional housing units across the country and the desire of a variety of households to live close to downtowns with easy access to entertainment, places to eat and drink, and shopping. These national trends inform the recommendations outlined in the Garden City Downtown Plan.

Grant Avenue, Looking Northwest
Credit: Rick Planning + Design



Developing the Vision for Downtown Garden City

As part of stakeholder meetings and initial open houses for the Comprehensive Plan and Downtown Plan, the project team asked community members to share their views on:

- The current Downtown
- Hopes for Downtown's future
- Challenges to consider
- Opportunities to explore
- Ideal, high priority improvements to the Downtown area
- Potential attractions
- Additional considerations for the Downtown Plan

VFW Veterans Parade, 2021
Credit: Rick Planning + Design

The initial open houses and meetings with Downtown stakeholders, conducted in-person and online in Spring 2021 and involving nearly 80 community members, indicated that Downtown today is known as:

- Home
- Quiet
- Inclusive
- Original, but finding its identity
- Genuine
- Active
- Collaborative
- A place with potential
- In need of modernization
- Inviting
- Tight knit
- Diverse
- Friendly
- Local
- A destination
- The home for parades and events
- Vibrant
- Historic

Fiesta Mexicana
Credit: City of Garden City

They said that in the future Downtown should:

- Be lively, family friendly, and accommodating with music playing
- Honor Garden City's cultural heritage
- Offer more entertainment, outside seating, diverse local eateries, retail shopping (local and chain stores), affordable housing, and available parking
- Include parklets and gathering spaces
- Offer activities, e.g. along Main Street, during the weekends and for kids
- Provide nightlife options and accessibility for everyone

- Be a place for memories
- Make improvements tied to community history, building restoration and rehabilitation, and overall modernization
- Have bicycle paths and improved walkability
- Restore the State Theater
- Develop an anchor that draws people and thereby makes Downtown "the place to be"

They commented that the following Downtown opportunities would be good to explore:

- Makers spaces
- A grocery store
- A farmers market
- More music and pop-up venues
- Parks, botanical gardens, sports fields, splash pads and a playground
- Activities during the weekdays and weekends
- Infill development

Stevens Park
Credit: Rick Planning + Design

Community members indicated that challenges and needs for Downtown to keep in mind include:

- Providing better wayfinding signs
- Collaborating across the community and between businesses and landlords
- Installing more marketing information at hotels and the airport
- Updating buildings and facilities
- Accommodating the wide array of cultures and languages
- Balancing the mix of businesses
- Finding a Downtown identity

Community members included the following among additional considerations for Downtown:

- Marketing and beautification
- Increasing tourism via tours and/or other events
- Finding investors for big projects, such as restoring the historic Windsor Hotel and Warren Hotel
- Including more places to live and work
- Updating existing infrastructure
- Expanding south of Fulton Street and to the Arkansas River
- Building Downtown into a destination or hub
- Competing with Schulman Crossing Shopping Center
- Making Downtown attractive to businesses
- Lowering property taxes
- Maintaining landscape enhancements and addressing landscape issues, such as overgrown trees that obscure storefronts
- Leveraging the Arkansas River
- Designating pedestrian-only areas such as a portion of Main Street or completing improvements along Heroes Way (Pine Street, between 7th St and Main)
- Attracting people of multiple age groups
- Adding more art, murals, lighting, and beautification
- Making it easier for developers to build housing
- Attracting more coffee shops, a bookstore, convenience shopping, rooftop bars, and interactive restaurants

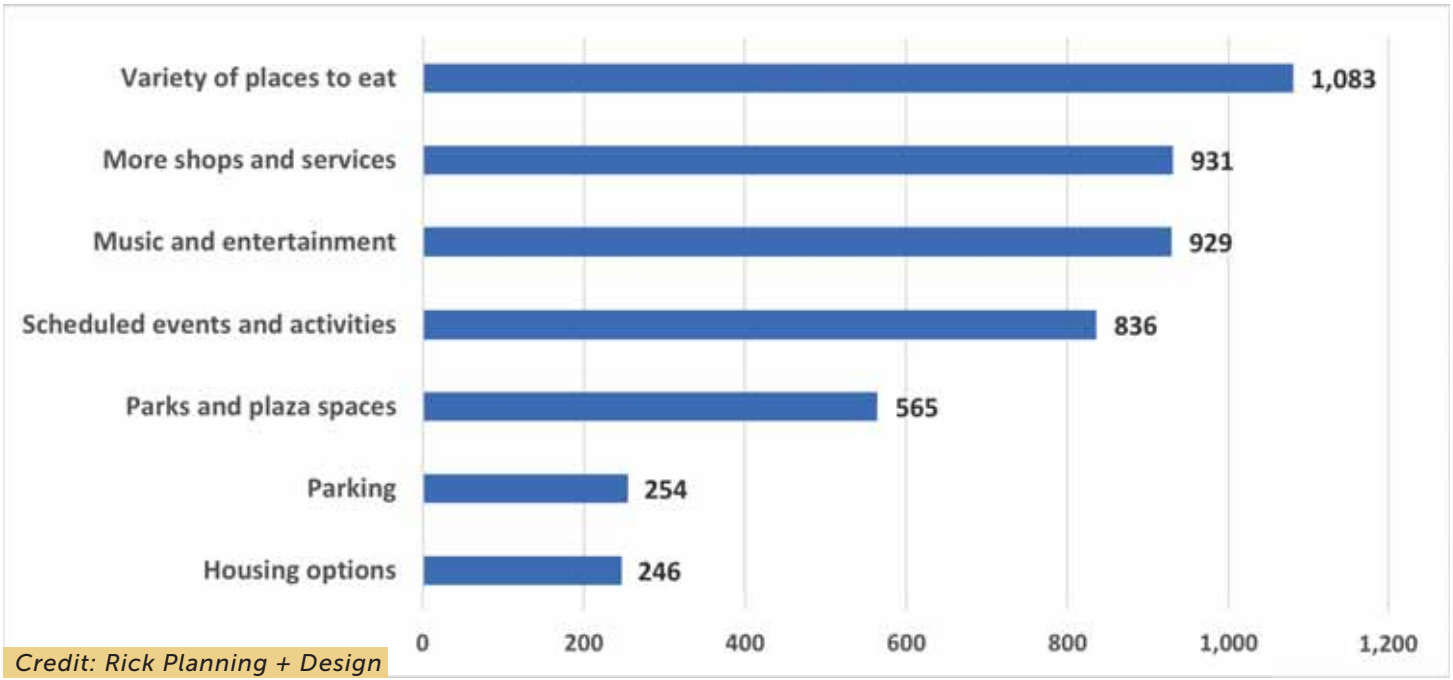
Pine Street, Looking East from Main St
Credit: Rick Planning + Design

Community members completing the initial Community Survey for the Comprehensive Plan and Downtown Plan in Spring / Summer 2021 indicated that greater restaurant variety, more entertainment options, increased shops and service and scheduled events and activities are among the key items that would attract people to Downtown. The number of restaurants and eateries, along with having a greater diversity of stores, are the top two things community members would like to improve Downtown.

If you could improve ONE thing in Downtown Garden City, what would it be? (Please choose one)

Credit: Rick Planning + Design

What would attract you to Downtown Garden City? (Choose all that apply)



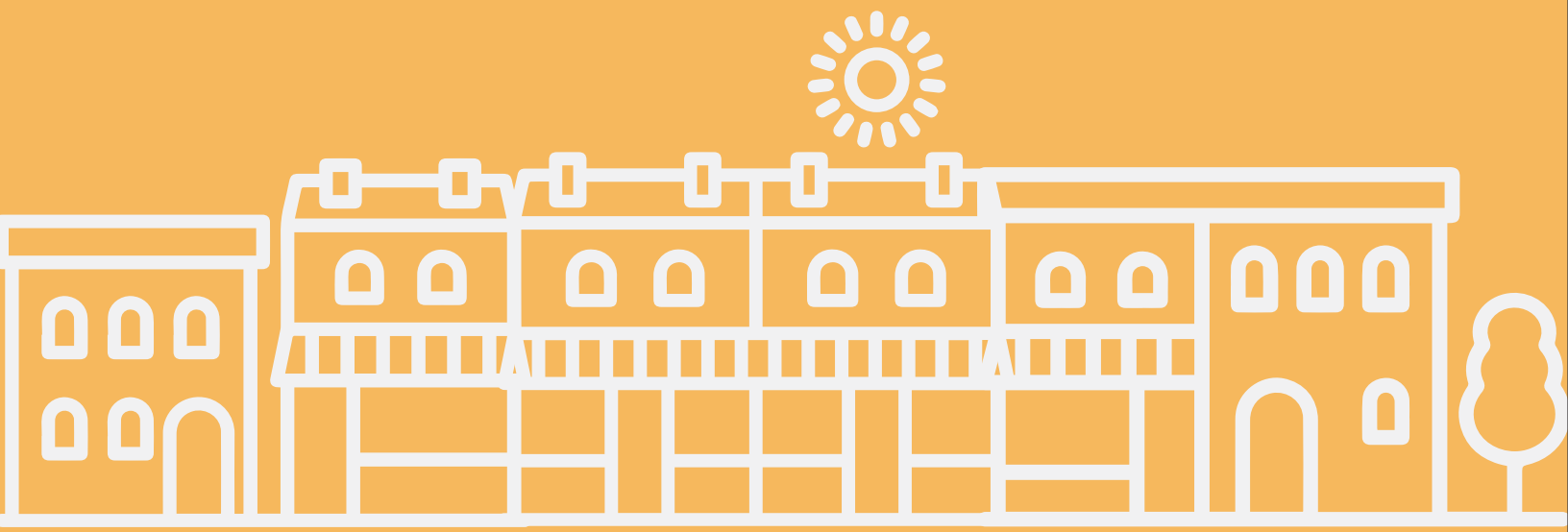
Credit: Rick Planning + Design

The input from the community through the three community surveys, community open houses, and several meetings with Downtown stakeholders contributed to the following Vision Statement for Downtown Garden City:

Downtown is the heart of Garden City. It is envisioned to be a vibrant, culturally diverse, multi-generational hub characterized by its strong sense of place, eclectic variety of shops, vibrant art scene, dynamic events, and forward-thinking leaders.

To achieve the vision for Downtown Garden City, stakeholders indicated that it is very important that the Downtown draws more people, becomes more inviting, increases activity along Main Street, explores tourism opportunities, includes the rehabilitation of older buildings, and incorporates new types of retail, such as activity-oriented or experience-oriented retail.

Credit: City of Garden City



Priority, Catalytic Initiatives

While the city has invested considerable sums of money on streetscape efforts along Main Street and 8th Street in recent years, and the city continues to maintain the overall quality of fixtures and features within the Downtown district, these efforts have not led to a notable transformation or rebirth of activity in Downtown Garden City. The district continues to appear relatively empty of pedestrian or bicycle activity or movement, particularly after 6p.m. and Downtown continues to feel rather sleepy.

To spark a real renaissance in Downtown Garden City, the Downtown Plan outlines a set of bold, transformative and catalytic projects geared to bring additional visitation, on a regular basis, to the district from throughout the community and from around the region. The people of Garden City are longing for a great place to bring their guests and great places to hang out, shop, eat, and enjoy life, and Downtown is the natural spot to serve this purpose in Garden City. The Downtown Plan calls on city leadership to make these priority, catalytic initiatives top items for completion over the next few years. Downtown serves as the heart and soul of the community, and these projects, combined with additional efforts to improve Downtown outlined in the Implementation section, will help to drive momentum for Downtown's resurgence over the next ten years and beyond.

These projects, by themselves, may not directly drive increases in retail sales in the Downtown area. However, the intent of these catalytic projects is to provide multiple attractors for the Downtown district which will increase awareness of the retail offerings Downtown. As more people come to Downtown on a regular basis (even weekly), interest in shopping in the area should increase. The increased visitation to Downtown in the evenings may lead more retailers to stay open past their standard hours, which would increase opportunities to increase retail sales. These projects will increase the vitality of Downtown Garden City and if retailers take advantage of the increased activity, retail sales should increase over time.

The city, through the Downtown Plan, strongly encourages retailers in Downtown Garden City to take advantage of the improvements made in the Downtown area over the next several years by extending their hours of operation into evenings and on weekends and evaluating the products and services they offer to ensure they match with the demand generated from increased activity in the Downtown. The Downtown Plan strongly encourages existing property owners and businesses in the Downtown district to consult this document to help guide the improvements and changes they may make to their properties and operations over the next several years.

Downtown Expansion to the South and East

Previous versions of the Downtown Plan for Garden City established goals to add housing to the downtown district, to attract new residents and vitality to the area. However, the existing boundaries of the Downtown district include a relatively limited number of parcels that could be developed or redeveloped into housing, including apartments, townhomes, or similar types of housing.

Respondents to the initial community survey for the Comprehensive Plan and Downtown Plan indicated that Downtown represented the true heart of the community. However, a sizeable number of respondents indicated that Finnup Park and the zoo serve as the true heart of Garden City. Given that Finnup Park is located relatively close to Downtown, within a 10 minute walk of the intersection of Fulton and Main streets, the Downtown Plan envisions an expansion of Downtown Garden City to the south, across the railroad tracks, to help link up Finnup Park and the Finney County Fairgrounds with the broader Downtown area. This expansion would encourage more visitors to the zoo, Finnup Park, and the fairgrounds to walk to the Downtown area for other activities and would leverage the energies of all of these destinations.

As noted on the illustrative map for the Downtown Plan, the areas north of the railroad tracks, in the traditional "heart" of Downtown, will continue to serve as the core of the district. The areas south of the railroad tracks, toward Finnup Park, will include a greater emphasis on residential development. Several properties located to the south of the railroad tracks and west of Main Street are owned by either the city or Finney County and could be repurposed for redevelopment efforts.

Garden City
Downtown Vision
Illustrative Plan
February, 2023

In addition, the illustrative map highlights an expansion of the Downtown district to the east along either side of the Fulton Street corridor, from 7th Street east to 4th Street. The Garden City Comprehensive Plan illustrates the potential to redevelop several of the older commercial corridors, including the Fulton Street corridor, into a mixture of commercial and residential uses. In this sense, the Downtown look and feel of development, with multi-story buildings facing streets, streetscape enhancements and placemaking elements, would represent an extension of the Downtown area east along Fulton Street.

Fulton Street, from Downtown east to Campus Drive

This view depicts how areas along Fulton Street, looking west from 7th Street toward Main Street, could evolve over time to include streetscape improvements, additional redevelopment in the form of multi-story, mixed use development, and other features to improve the look and feel of this key corridor.

Step 1 shows the existing conditions on this stretch of Fulton. Steps 2 and 3 introduce additional street trees, seating areas, and pedestrian lighting.

Steps 4 through 6, on the next page, show how redevelopment of properties along Fulton into mixed use buildings could occur in stages.

Step 7 shows the ultimate vision for the Fulton corridor, including improvements for bus lines in the area, a potential bike lane, and various areas for outdoor seating and dining, to complement the surrounding land uses.

Credit: Rick Planning + Design

Credit: Rick Planning + Design

Many downtowns across the country have revitalized over the last few decades through a focus on residential development, and in many cases a sizeable portion of residential growth has occurred on the edges of downtowns. Redevelopment efforts in many downtowns have occurred on the opposite side of a natural barrier along the edges of a downtown, such as a river or railroad corridor.

Residential development on the edges of Downtown Garden City and to the south of the railroad tracks may include a variety of housing types including apartments, row homes and townhomes and condominiums. The Comprehensive Plan recommends that residential densities in the Downtown area should range from 12 dwelling units per acre (a density consistent with row homes or townhomes) to densities of 30 units or greater (including apartment complexes of various densities).

Building a stronger base of residential housing would provide additional demand for everyday retail and services in the Downtown area (including restaurants, dry cleaners, small grocers and related services). Downtowns around the country have found that residential development has attracted younger adults seeking areas of greater activity and entertainment and older adults, who often seek downtown condominiums and apartments in order to enjoy a lower maintenance lifestyle with access to activities and places to shop and eat.

Rowhomes, New Town St. Charles, St. Charles, MO
Credit: Rick Planning + Design

Various parcels on the other edges of Downtown (to the west, east, and north) may also have potential to be developed or redeveloped into higher density housing, including the housing types described above. Housing along the eastern edges of Downtown may appeal to nurses and other employees at St Catherine Hospital. Housing along the northern edges of Downtown could integrate well with efforts to redevelop the North Main and Kansas Avenue corridors as part of "Complete Streets" corridors, as discussed in the Garden City Comprehensive Plan.

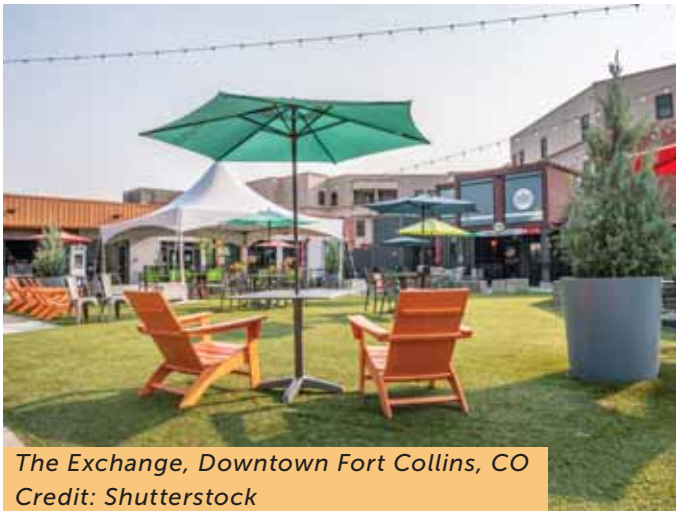
Example of Townhomes
Credit: Shutterstock

Creation of a Designated Entertainment District

Downtowns throughout the United States have included components of an entertainment district to help support their resurgence. The Lower Downtown (LoDo) entertainment district helped spur the resurgence and redevelopment of Downtown Denver in the 1990s. Revitalization of Old Town helped support the ongoing rebound of Downtown Wichita, and the Power and Light District in Kansas City has helped support the city's downtown district over the last 15 years.

Various communities across the country in recent years have also pursued the idea of having a "common consumption area" in which adults would be permitted to walk from establishment to establishment with open containers of alcohol. Bollards, fencing, and security typically demarcate these types of common consumption areas. Downtown Overland Park, for example, has established a common consumption area in

Mixed use development, College Hill, Wichita Credit: Rick Planning + Design



The Exchange, Downtown Fort Collins, CO Credit: Shutterstock

the vicinity of its Strang Hall public market, and the downtown district in Fort Collins, Colorado now features a common consumption area (The Exchange).

Downtown and economic development leaders in Garden City have identified Stevens Avenue, at the north end of Downtown Garden City, as a location for the development of a common consumption area. Stevens Avenue is less than two blocks long and runs diagonally from the corner of Pine and Main Streets. Since this street carries relatively limited through traffic it represents a good street to be closed for a common consumption area. Preliminary planning by the Finney County Economic Development Corporation for a consumption area identified the stretch of Stevens Avenue, from Garden City Avenue south and east to the Pine Street intersection, to be closed for a pedestrian plaza that would serve as a common consumption area. The Stevens Avenue corridor could serve as the focal point for the overall development of a small entertainment district, including bars and various restaurants, and this district could help provide a regional attraction in the Downtown area.

The Downtown Plan envisions the redesign and reconstruction of Stevens Avenue to provide a "festival street" orientation to serve as the central focus for the entertainment district. This festival street design includes bollards, at either end of the street, to allow for the street to be easily closed during events or during common consumption hours. The design of the street should also include seating areas, improved lighting, gateway monumentation, and other streetscape features to help create a draw for the district. Several of the existing buildings along either side of Stevens Avenue could be renovated to serve as restaurants, bars, and other establishments, and vacant properties or parking lots along the street could also be developed into new establishments.

The entertainment district along Stevens Avenue should also include a plaza area along the street to serve as a focal point for outdoor music or other entertainment. Vendors could also use the plaza for temporary, pop-up retail at various times (such as ice cream stands, hot dog stands, and similar vendors).

Strang Hall common consumption area, Downtown Overland Park, KS Credit: Rick Planning + Design

Strang Hall, Downtown Overland Park, KS
Credit: Rick Planning + Design

Creating a New Public Market/Event Space

Community input throughout the creation of the Downtown Plan, as well as input from the previous version of the Downtown Plan, supported the concept of having a farmers market in Downtown Garden City. The Garden City Farmers Market currently operates on Thursday evenings in the parking lot of the Garden City Plaza shopping center on Kansas Avenue, and this market has declined overtures to move to Downtown in the past. Input from the current planning effort supported the idea of creating a facility that could serve as the home for a farmers market, as well as other public market events and tenants, and would provide space for various community events.

The idea of "public markets" in the United States stretches back to notable and historic public markets such as Pikes Place in Seattle, Faneuil Hall in Boston, and, closer to Garden City, the City Market in Kansas City. Numerous communities have explored or introduced "public markets" over the last several years. The Strang Hall in Overland Park and the Lenexa Public Market represent two examples in Kansas, as well as the Stanley Marketplace and the Milk Market in the Denver metro area. However, many of these newer incarnations of "public markets" focus on having a series of permanent restaurant or brewery anchors and in some ways resemble an updated version of a "food court". The historic public markets, such as Pikes Place and a variety of markets across Europe, feature a wide range of food and beverage options, fresh produce, and vendors selling everything from fresh meat and seafood to arts and crafts.

While a public market in Garden City could focus on attracting permanent food vendors, the Downtown Plan recommends the construction of a facility that could house a regular farmers market, as well as other regular markets and various community events. Input from the community throughout the Comprehensive Plan process indicated that Garden City was lacking in event space and meeting space. While the city may pursue the construction of a new conference facility or other meeting space in Garden City, a permanent event facility in Downtown Garden City could also provide space for various community events and meetings.

Larimer Square, Denver
Credit: Shutterstock

Public market, Barcelona, Spain
Credit: Rick Planning + Design

Railyard Artisan Market, Santa Fe, NM
Credit: Shutterstock

The State Theater, 2020
Credit: Rick Planning + Design

The Downtown Plan recommends that the public market facility include components such as roll-up doors and windows that would allow the market to operate as an open-air facility during good weather and to protect vendors and the public during inclement weather, or during the colder months or windy days. The community could use the facility for a wide range of activities beyond the traditional farmers market. Members of the Hispanic community expressed support for the public market concept and noted that it could be used to host the types of markets experienced in countries throughout Latin America, featuring food and a variety of goods and wares. The facility could host holiday events and corporate events, and could be rented for a variety of other events throughout the year.

The Downtown Plan highlights the city-owned parking lot at the northeast corner of 8th and Fulton as the location for the public market facility. This location for the facility would help to serve as a "bookend" toward the southern end of Downtown, with the entertainment district along Stevens Avenue, along with Stevens Park, serving as a northern bookend.

While the creation of a fully enclosed public market facility may require several years for completion, the city could provide a short term facility on the site of the city-owned lot at 8th and Fulton. The city could construct a shaded pavilion over at least part of the parking lot, to provide a shaded area for the farmers market to operate. This structure would greatly increase the level of comfort for market attendees and vendors and protect the market from rain and the sun. Visitors to the pavilion could use the area for shaded parking on non-market days.

The City of Overland Park, Kansas began a farmers market on an uncovered parking lot in its Downtown in the 1980s, but saw significant growth in its market after constructing a shaded pavilion for the market over 30 years ago (as shown in the picture on this page).

The pavilion provided a permanent facility that attracted more people to the farmers market and helped lead to the continued revitalization of the Downtown district. Overland Park is currently in the process of reimagining the farmers market space to include indoor spaces and event spaces.

Pavilion at Downtown Overland Park Farmers Market
Credit: Rick Planning + Design

Repurposing the State Theater and the Windsor and Buffalo Hotels

Communities around the country have converted older, single screen movie theaters in their downtowns, such as the State Theater on Main Street, into venues serving a variety of community interests. Historic movie theaters have served as great foundations for performing arts centers, community event spaces and dinner theaters. Given that respondents to the Comprehensive Plan and Downtown Plan noted the community lacks meeting space, using the State Theater for community events and meetings could bring significant activity to the Downtown area.

The city and various interests in Garden City have weighed various ideas for the State Theater over many years. The Downtown Plan calls for the city to actively seek out proposals for the renovation and reuse of the facility and to provide a menu of financial incentives to help make the rebirth of the State Theater a reality. The State Theater has the potential to serve as a tremendous anchor and generator of visitation to Downtown Garden City and the community will make its success a priority in the next few years.

Similarly, communities around the country have successfully re-used or reimagined historic hotels in their Downtown districts. The Windsor Hotel is the tallest and one of the most recognized buildings in Garden City and the Buffalo Hotel is one of the district's historic landmarks. The Downtown Plan calls for the city to continue working with the downtown community and various stakeholders to explore feasible options for the re-use of these hotels, for residential, retail, hotel or entertainment uses in the future.

Food Truck Friday in Stevens Park
Credit: Rick Planning + Design

Extending and Expanding Food Truck Fridays

Food Truck Fridays, generally held on the first Friday during the months of May through September in Stevens Park, have attracted a notable following in recent years, with well over 1,000 daily attendees on many occasions. The event has drawn food vendors from throughout the region and Downtown Vision has been able to co-locate other events, such as a Nonprofit Fair held in July 2022, in Stevens Park at the same time as Food Truck Friday.

Downtown retailers, during the creation of this plan, expressed gratitude for Food Truck Friday but noted that the energy from the event doesn't extend into the rest of the Downtown area and largely focuses on the Stevens Park vicinity.

Food Truck Friday

Credit: Vireo

Downtown Garden City has the potential to leverage the success of Food Truck Friday in the following ways:

- Increasing the number of Food Truck Fridays during additional weeks of the summer, and increasing the length of the Food Truck season to include weeks during the spring and fall. Increasing the number of Food Truck days will strengthen the recognition in the Garden City community that Downtown is the place to go, to enjoy a variety of food offerings and outdoor dining. The event could recruit additional food vendors to fill spots during additional food truck events. The city should explore ways to extend the Food Truck events into the evenings to align with evening events in the Downtown area, such as the summer band concerts currently held in Stevens Park.

- Spreading Food Truck Fridays out along Main Street, 7th Street, and 8th Street, along the length of the Downtown district. This strategy would involve installing additional electrical outlet facilities along these streets within the Downtown district and would allow for the energy of the Food Truck concept to be distributed throughout the Downtown area. This move would increase the chances of producing additional business for retailers and other businesses throughout the Downtown and at the very least would increase awareness of the various Downtown businesses and the different attractions around Downtown, for attendees to the Food Truck event. While Food Truck Friday could remain in its traditional home of Stevens Park for some event days, spreading Food Truck Friday to other locations around Downtown would help to strengthen the entire district.

Mobile gelato bus
Credit: Shutterstock

- Installing additional seating and tables around Downtown, to help facilitate the extension of the Food Truck concept to other streets in the Downtown area.

- Continuing to increase the number and variety of Food Truck vendors. The current roster of Food Truck Friday vendors includes a fairly traditional mix of food vendors, including barbeque, hamburgers and hot dogs, Mexican food, and similar types of foods commonly found at Food Truck events. The event could be expanded to include vendors with food and beverages from other cultures, including Asian, Indian, Italian, and other types of food. The event could also attract purveyors of coffee and a variety of other types of drinks, as well as various kinds of desserts, to provide more choices for attendees.

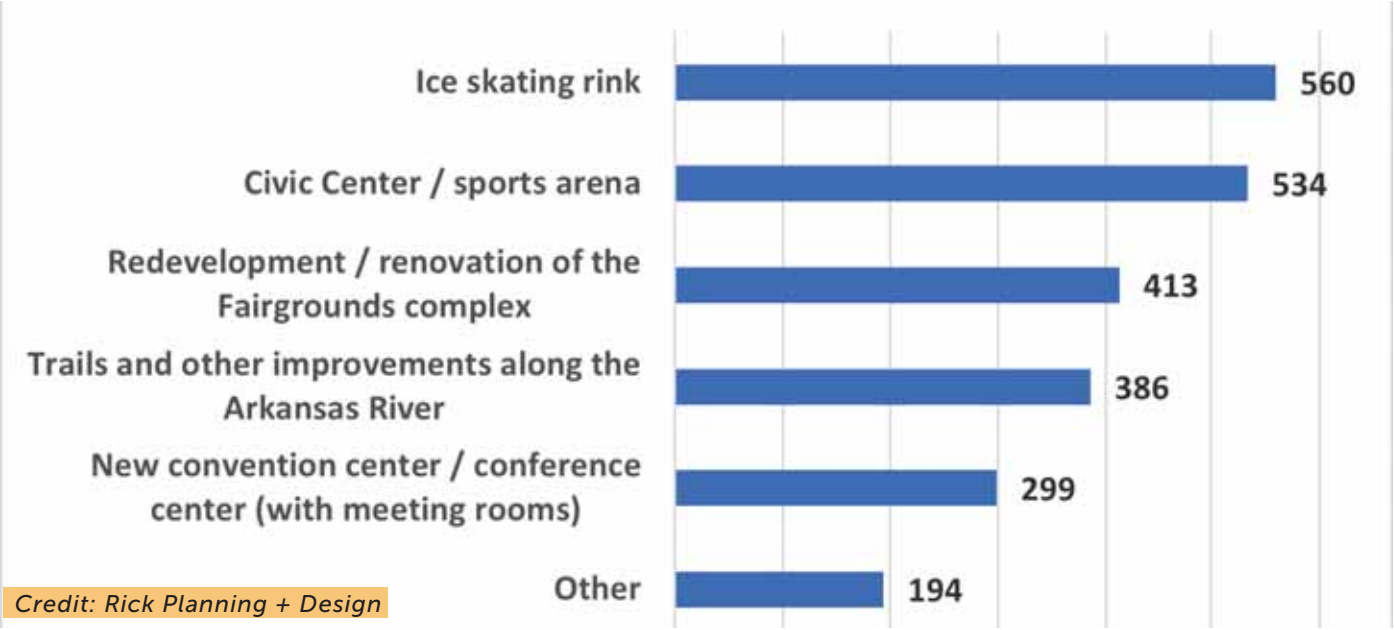
Arcade
Credit: Shutterstock

Bowling alley
Credit: Shutterstock

- Adding more music and entertainment to Food Truck events. Downtown Vision offers some music and entertainment during some Food Truck events, but the program of regular entertainment could be expanded to provide additional reasons for people to come Downtown for the event.

- Adding tables for games, and other outdoor activities and games, to encourage attendees to the Food Truck event to stick around Downtown. Food truck courts around the country have, for example, introduced cornhole, horseshoes, and table games to help entertain attendees, and the Food Truck event in Garden City could explore these ideas to help increase turnout at the event.

The following should be the top priorities for the city to create additional regional attractions in Garden City



Credit: Rick Planning + Design

Creating Additional Community Anchors and Attractors

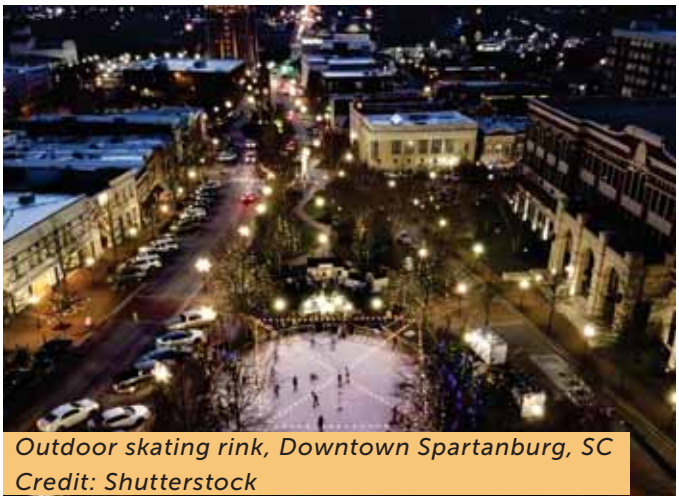
The Garden City community supported the exploration of introducing additional community attractions to make Downtown a stronger regional amenity. The youth of Garden City, at the middle schools and high school, repeatedly indicated that Garden City simply needs "more things to do". The City could use financial or tax incentives to attract a private operator to introduce one or more of the regional attractions mentioned by community members during the planning process, including a new bowling alley or a larger arcade with a variety of games along with food and beverage options.

Additional Amenities and Entertainment in the Downtown Area

Input from the community throughout the Downtown Plan and Comprehensive Plan effort supported ideas to provide additional amenities for families and children in the Downtown area. The final community survey indicated that respondents most strongly supported having a community ice rink as a regional attraction in the community, as outlined in the graph above.

Downtowns and similar types of districts around the country have integrated permanent outdoor skating areas to support increased visitation and activity during winter months. Many communities convert these skating areas to other uses, such as outdoor seating or outdoor dining, during warmer months.

Input from the community also supported the development of a family playground, splash pads, and similar park-like amenities to attract families to visit Downtown Garden City. As outlined in the illustrative plan for Downtown, the city could site these amenities within Stevens Park.



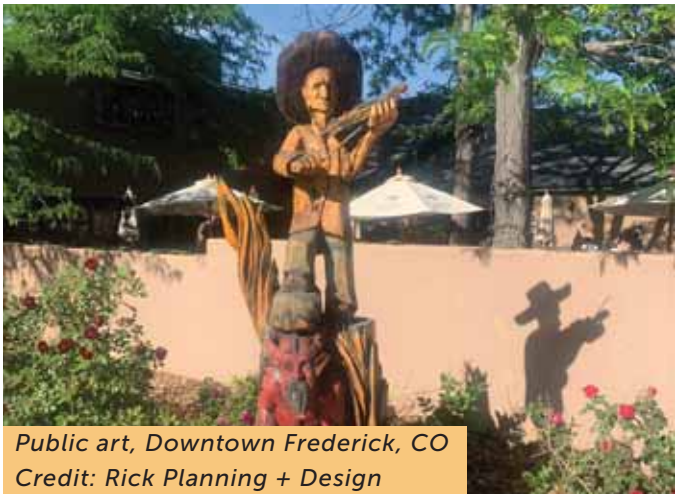
Outdoor skating rink, Downtown Spartanburg, SC
Credit: Shutterstock

Downtown Playground, Augusta, KS
Credit: Rick Planning + Design

Alternatively, the city could introduce these amenities closer to the heart of the Downtown district, such as along Grant Avenue, to attract more activity in the middle of the Downtown district, as opposed to on the edges of downtown, in Stevens Park.

Additional Streetscape and Placemaking Features

Garden City upgraded the streetscape along Main Street, including converting the parking along the street to angled parking, and the installation of street trees, public art and benches, several years



Public art, Downtown Frederick, CO
Credit: Rick Planning + Design

ago, and just completed a streetscape upgrade for the 8th Street corridor, within the Cultural District of Downtown, over the last several years. These improvements have elevated the historic character of the Downtown area and serve as important foundations for continued resurgence.

The Downtown Plan highlights the following for additional streetscape and placemaking improvements in the future. The completion of these projects, in conjunction with the completion of the larger community attractor efforts outlined in the Downtown Plan, will help to support revitalization throughout the Downtown district and continue to strengthen Downtown Garden City as a regional hub of commerce, activity and community gathering.

Outdoor dining, Louisville, CO
Credit: Rick Planning + Design

Plaza and seating area, Downtown Park City, UT
Credit: Rick Planning + Design

Alley, Downtown Park City, UT
Credit: Rick Planning + Design

Additional Plazas and Gathering Areas

In addition to key focal points in the Downtown area such as the public market and entertainment district, a series of small plazas and gathering places, as noted on the Downtown Plan, can provide places for additional vitality around Downtown. These areas may include seating areas, public art and lighting improvements, shade structures, and landscape areas.

Credit: Vireo

Development of Grant Avenue as a Festival Street

Grant Avenue is a short street, connecting diagonally from 8th Street to Main Street, in the heart of the Downtown district. Its length would be ideal for the conversion of this street to a "festival street" which could be closed periodically for events and activities, such as Food Truck events, street fairs, and other attractions. The design of the festival street along Grant Avenue should include ample seating, attractive and distinctive lighting that makes the street an attraction, and attractive trees and landscape features. A "festival street" typically includes flat curbs and removable bollards that would allow for the street to easily be closed off for events, facilitating walking around the festival street space. The western end of Grant Avenue includes space that would be suitable for a splash pad or other permanent feature to attract visitors.

Outdoor murals, Downtown Longmont, CO
Credit: Rick Planning + Design

Extension of 8th Street Streetscape to the South

A logical next step for the 8th Street corridor would involve extending the streetscape reconstruction project farther south, toward or beyond Fulton Street. These improvements could include street tree installation, improved street lighting, and outdoor seating, depending on the final design of the improvements.

7th Street Improvements

Similarly, the city could improve the streetscape and design of 7th Street, the other parallel commercial street to Main Street in the Downtown area. The width of 7th Street is

Grant Avenue, Looking Southeast
Credit: Rick Planning + Design

7th Street, Looking North
Credit: Rick Planning + Design

sufficient to convert one side of the street to angled parking, as well as the introduction of a bike lane (in both directions) along 7th Street. Streetscape enhancements along 7th Street could include street trees, public art, landscaping, bulbouts at intersections to improve pedestrian safety and improved lighting.

Enhancements for Pedestrian Railroad Crossings

As Downtown continues to evolve, the city should also explore ways to improve the experience for people walking across the railroad tracks, at the street crossings within the Downtown district (at 9th, Main, 6th, and 4th Streets). These improvements may include enhanced signage, street trees, improved lighting and other beautification efforts.

Outdoor Murals

The Downtown district includes several solid brick walls along the façade of different streets, and local artists could create permanent or rotating murals for these brick walls, in order to improve the appearance of the Downtown district and add variety and color to the appearance of various streets in the district. Downtowns around the country have introduced murals to add variety and vitality to their appearance.

Parklets and Outdoor Dining

Many downtowns around the country modified rules and regulations and in many cases encouraged the conversion of parking spaces to spaces for outdoor dining during the Covid-19 pandemic. Many communities have elected to allow these changes on a permanent basis following the pandemic, to encourage more outdoor dining and increase overall outdoor vitality in downtown districts.

Electric bike (e-bike) charging station
Credit: Shutterstock

Additional Bicycle Amenities and Facilities

The Garden City Comprehensive Plan outlined a vision for greater connectivity and a broader system of trails to serve people riding bicycles or walking around the city, including to and from the Downtown area. The completion of additional bicycle facilities around Garden City should result in an increased use of bicycles for recreation, as well as for transportation for short trips and errands. Downtown Garden City represents a logical central hub for bicycle trips.

Residents from nearby neighborhoods could easily ride their bikes to Downtown Garden City for a meal or for an event and bicyclists riding around different parts of the city could stop in Downtown along their way. The following facilities would help support increased bicycle activity within as well as to and from Downtown Garden City.

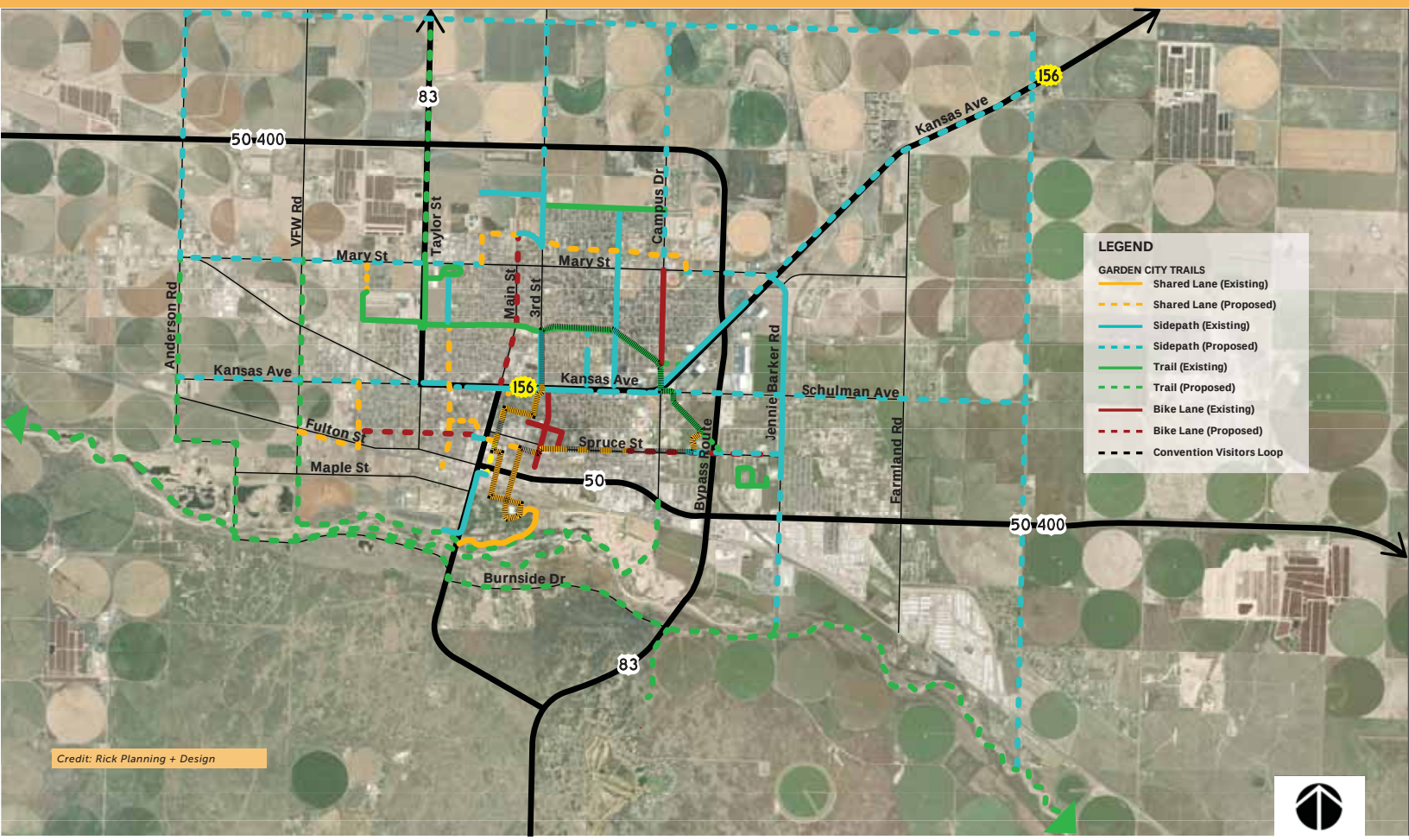
Bike Sharing Station
Credit: Shutterstock

Bicycle Parking

The city should work to introduce bike parking stations around the Downtown district, with a goal of having one bike parking location on each block within the broader Downtown area.

The city could introduce advertising on bike parking stations in order to help raise revenue to support the ongoing maintenance and expansion of bike parking in the district. Bike parking facilities in the Downtown district should allow for the parking of e-bikes (with charging capabilities for e-bikes), in addition to road bikes or mountain bikes.

Bike Network



Bike Sharing Station

Many communities around the country have introduced bike sharing systems, in which participants can rent a bike in numerous stations in a town and can return the bike to any station in the network. This system allows for residents and visitors to more affordably rent bicycles for shorter durations of time and provides flexibility in planning bike trips. Planning for bike sharing systems in Garden City should include at least two or three bike sharing stations within the Downtown district, to serve demands in the heart of the community and to encourage bicyclists to visit Downtown as a key destination in the community.

Connections to the Broader Trail System

The Garden City Comprehensive Plan outlines a network of city-wide multi-purpose trails around the entire community. A major bike trail will likely follow along the Arkansas River corridor in the future, for example. As opportunities for improvements arise, the city should work with property owners to establish good connections from the Downtown area to the Arkansas River trail. Multi-purpose trails should also connect the Downtown district to the Finney County Fairgrounds, Finnup Park and Lee Richardson Zoo, and Garden Rapids at the Big Pool. In addition, the city should continue to explore opportunities to introduce bike lanes along local streets that connect Downtown Garden City to other nearby community destinations, including the Finney County Library, St. Catherine Hospital, and Horace Good Middle School.

The diagram included in the Garden City Comprehensive Plan document (on the previous page) outlines the recommended system of multi-purpose trails, including a prominent trail along the Arkansas River corridor south of Downtown.

Downtown Golden, CO
Credit: Shutterstock

Interactive Downtown Directory
Credit: City of Sarasota, FL

Welcome Signage, North Park District, San Diego, CA
Credit: Shutterstock

Village Directory, Vail, CO
Credit: Shutterstock

Enhanced Signage and Monumentation

The 2013 Downtown Plan outlined a goal to enhance monumentation and signage for Downtown, and this goal has remained unrealized. Several stakeholders from meetings with Downtown groups noted that Downtown had a gateway "arch" sign across Main Street in the past, to welcome visitors to the Downtown area.

While a few signs along Main Street, at ground level, mark the entry into the Downtown district, the Downtown Plan recommends the installation of a larger, more noticeable, and memorable entry sign, or set of signs, into Downtown. Ideally, the entryway signage or monumentation will include lighting and some color and will remain highly visible from several blocks away.

The signage to mark the entry into Downtown could span the roadway, include the predominant colors in Garden City's logo, and include lighting to attract visitors, as depicted in the following examples from other downtowns and central districts around the country.

Improvements to signage in the Downtown area may also include signage guiding visitors to key buildings and destinations within the district or in nearby areas of Garden City, as illustrated in the example below.

In addition, the city should work with the Kansas Department of Transportation (KDOT) to erect signs along the major highways entering Garden City that direct visitors to the Downtown area. Motorists entering Garden City along US 50 and US 83 currently do not benefit from any highway signs guiding them to Downtown Garden City.

Community Wayfinding, Evans, CO
Credit: Rick Planning + Design

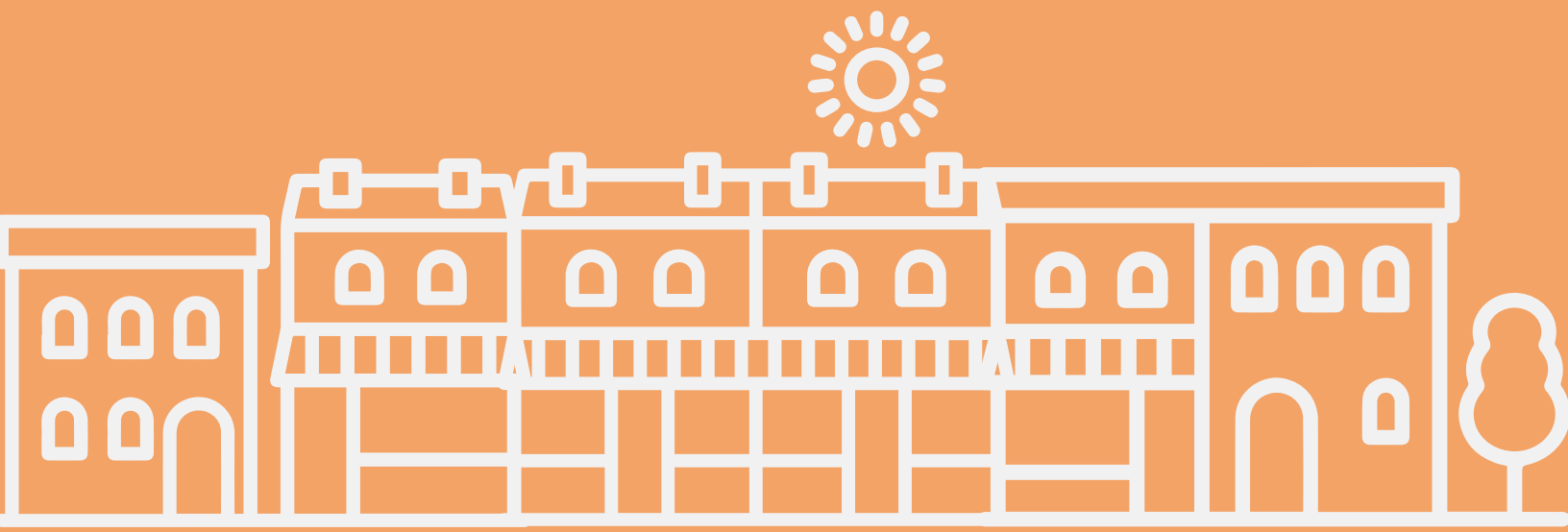
Parking and Other Transportation Features

The city should continue to explore ways to increase parking within the Downtown district to accommodate larger numbers of visitors to the area in the future. Previous Downtown Plans have discussed constructing a parking garage Downtown and the City may wish to continue exploring this idea.

The city should also explore ways to encourage employees of Downtown businesses to not park in front of local businesses, and park on side streets instead. This strategy would leave the "prime" parking spaces for customers visiting the Downtown area.

The city may explore other strategies to increase its ability to modify the design of the two major streets crossing the Downtown area, Main Street and Fulton. The city could apply to KDOT for these two streets to be decommissioned from the state highway network (removing the Business 50 / 83 designations), thus allowing the city to control all aspects of the design and usage of these two streets in the future.

Looking South from Main and Fulton Streets
Credit: Rick Planning + Design



Goals, Actions and Implementation

The series of matrices that follow outline the major goals for Downtown Garden City and action items for the city and other partners to complete, to achieve these goals for the district. The matrices present the elements of an Implementation Plan, in that they articulate the likely city departments and other agencies or partners involved in completing action items, the general magnitude of costs for each action item, and the general timeframe for the completion of each action item.

The goals and action items resulted from the input provided by the community and the range of stakeholders in Downtown Garden City throughout the planning process. The timing and magnitude of costs and involvement for particular action items may change over time. This list is not intended to necessarily include ALL actions needed to make Downtown Garden City a success. This highlights the most critical action items the community should pursue to stimulate the rebirth of the Downtown district. This menu of goals and action items and guidance on implementation, then, represents a starting point for the Garden City community to realize its dreams for Downtown.

NOTE: In the tables that follow, Finney County Economic Development Corporation is abbreviated as "Finney County EDC" and the city's Neighborhood and Development Services department is abbreviated as "NDS".

Goal 1: Support small businesses in Downtown Garden City							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 1.1: Increase Garden City's participation in the Main Street America / Kansas Main Street program. Small Cities Community Development Block grants for downtown revitalization projects could be pursued. Example projects may include commercial and housing rehabilitation, construction of community facilities, etc.	Downtown Vision		$	High	X		
Action 1.2: Increase awareness of the city's Neighborhood Revitalization Tax Rebate among Downtown businesses and property owners. This program is available for both commercial and residential improvement projects.	Downtown Vision		$	High	X		
Action 1.3: Improve local business knowledge and the utilization of programs provided by the Kansas Small Business Development Center (SBDC).	Downtown Vision		$	High	X		

Goal 1: Support small businesses in Downtown Garden City							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 1.4: Develop a revolving loan fund to provide zero-interest loans to property owners to complete improvements, and develop a property tax abatement program that would allow for Downtown businesses to complete improvements without incurring higher property tax bills (under certain stipulations and requirements).	Downtown Vision		$$	High	X		
Action 1.5: Leverage the resources of NetWork Kansas to support additional small business start-ups and their growth. NetWork Kansas offers classes, minority business summits, matching loan programs, and other programs.	Downtown Vision		$	Medium	X		
Action 1.6: Develop an ongoing "buy local" campaign focused on Downtown businesses and include a rotating "adopt a shop" element that customers can support and share on social media.	Downtown Vision		$	Medium	X		
Action 1.7: Encourage property owners to offer sales per square foot leases to tenants. These types of leases could provide higher profits for building owners as a result of higher sales.	Downtown Vision	Finney County EDC	$	Lower	X		

Goal 2: Increase the number of visitors and shoppers Downtown							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 2.1: Construct an all-season facility to house a farmers market, festivals, other local markets, and events.	NDS	Finney County EDC, state agencies	$$$ Initial Estimate: $3-5 million	High		X	
Action 2.2: Expand Food Truck events to additional days and to additional locations in addition to Stevens Park. Add entertainment and additional programming for Food Truck events. In addition, provide utility hook-ups to support this expansion.	Downtown Vision, NDS	Finney County EDC, Parks and Recreation	$	High	X		
Action 2.3: Provide incentives to Downtown business owners to expand on to sidewalks with outdoor dining and temporary, pop-up retail displays.	Downtown Vision	Finney County EDC	$	High	X		
Action 2.4: Implement public art murals and small gathering spaces at locations noted on the Downtown Plan illustrative.	Public Works	Parks and Recreation, Downtown Vision	$$	Medium		X	
Action 2.5: Initiate a Request for Proposal (RFP) process to solicit proposals for the re-use of the State Theater as a community event space and performing venue.	City Administration	NDS	$	High	X		
Action 2.6: Upon selecting a proposal for the reuse of the State Theater, work with state and local officials to craft an incentive package to support the theater's revitalization (including Tax Increment Financing (TIF) or Kansas Sales Tax and Revenue (STAR) bonds).	City Administration	NDS	$$	High		X	

Goal 2: Increase the number of visitors and shoppers Downtown							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 2.7: Design and construct a skating rink Downtown that can be used during warmer months for outdoor dining and various events.	Parks and Recreation	Downtown Vision	$$ Initial Estimate: $1-2 million	Medium		X	
Action 2.8: Design and construct a series of splash pads at strategic locations around Downtown, as denoted in the illustrative plan.	Parks and Recreation	Downtown Vision	$$ Initial Estimate $200,000 (per splash pad)	Medium		X	
Action 2.9: Design and construct a signature playground facility in the Downtown area to attract families from around Garden City and beyond.	Parks and Recreation	Downtown Vision	$$ Initial Estimate: $250-500K	Medium	X		
Action 2.10: Work with property owners to issue RFPs for proposals to locate an arcade and/or bowling alley in the Downtown district. The RFP should outline potential incentives available for the completion of the project (TIF, STAR bonds, etc.)	City Administration	NDS, Downtown Vision	$$	Medium	X		
Action 2.11: Develop designs and construct the components of the Entertainment District (including the common consumption area) along Stevens Avenue.	NDS, Finney County EDC	Public Works	$$$	High		X	

Goal 3: Elevate the look and feel of Downtown							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 3.1: Complete streetscape improvements for 7th Street as illustrated in the Downtown Plan, to include angled parking and a bike lane extending through the Downtown district.	Public Works	Downtown Vision	$$$	Lower			X
Action 3.2: Complete an extension of streetscape improvements along 8th Street from Pine Street to south of Fulton Street, continuing the theme of the recently completed streetscape improvements along 8th Street.	Public Works	Downtown Vision	$$$	Lower			X
Action 3.3: Complete necessary streetscape enhancements to Main Street in the core area of Downtown, to facilitate outdoor dining and pop-up retail.	Public Works	Downtown Vision	$$	Medium			X
Action 3.4: Develop plans for a "festival street" along Grant Avenue to accommodate various events.	Public Works	Downtown Vision	$$	Medium		X	
Action 3.5: Commission murals for targeted areas in the Downtown area.	Downtown Vision		$	Medium		X	
Action 3.6: Complete installation of the semi-enclosed promenade structure previously proposed for the area over Heroes Way, so it can be used as an activity center during events, accessible by foot and bicycle, rather than by vehicle.	Public Works	Downtown Vision	$$	Medium			X
Action 3.7: Complete gateway signage, at locations noted on the Downtown Plan illustrative.	Public Works	Downtown Vision	$$	Lower		X	
Action 3.8: Upgrade signage and wayfinding around the Downtown district by developing and implementing a signage and wayfinding plan for Downtown Garden City.	Public Works	Downtown Vision	$$	Medium		X	

Goal 4: Improve options for bicycle and pedestrian transportation in Downtown							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 4.1: Install pedestrian crosswalks with pedestrian signals at the intersections of 7th & Fulton and 8th & Fulton.	Public Works	NDS	$$	Medium	X		
Action 4.2: As development evolves to the south of the railroad tracks, explore the installation of a pedestrian signal for crossing Main Street, to the south of Fulton Street.	Public Works	NDS	$ Initial Estimate: $100,000	Lower			X
Action 4.3: As part of streetscape enhancements along 7th Street, install a protected, two-way bike lane on 7th Street between the Amtrak Train Depot and Pine Street.	Public Works	NDS	$$	Lower			X
Action 4.4: Extend sidewalks along Main Street south to the Arkansas River corridor.	Public Works	Parks and Recreation,	$$	Medium		X	
Action 4.5: Explore the installation of a sharrow route for bicyclists to the south of the railroad tracks, to serve future redevelopment.	Public Works	NDS	$$	Medium			X
Action 4.6: Explore opportunities to construct additional municipal parking facilities (including potentially a parking garage) for the Downtown area. Explore strategies to shift employee parking to side streets in the Downtown district.	Public Works	Downtown Vision	$$$	Medium			X

Goal 5: Enhance the sense of place in Downtown Garden City							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 5.1: Purposely celebrate the City's culture with dynamic tours of the Downtown area, engaging banners, and artistic crosswalks.	Downtown Vision		$	Lower	X		
Action 5.2: Use traditional and social media marketing tactics, videos and other strategies, to share more of Downtown's history and current activities with residents and visitors. All marketing efforts should pursue a multi-lingual approach.	Downtown Vision		$	Medium	X		

Goal 6: Expand Downtown development							
					General Timing		
	City Department in Charge	Other Partners	Order of Magnitude Cost (to the City)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
Action 6.1: Rezone areas of Downtown Garden City to the south of the railroad tracks to Mixed Use, to allow for residential redevelopment at various densities.	Public Works	NDS	$	High	X		
Action 6.2: Develop a targeted program of incentives (tax abatement, public financing of land purchases, etc.) to support residential development in the Downtown area.	Public Works	NDS	$$	High	X		X
Action 6.3: Complete revised design guidelines or a form-based code to guide development and redevelopment in the Downtown district.	NDS		$	High	X		
Action 6.4: Explore the potential sale of City or County owned parcels south of the railroad tracks for Downtown redevelopment.	City Administration	NDS	$	Medium		X	

Frederick Downtown Plan

Adopted February 2026

Acknowledgements

Frederick Mayor and Board of Trustees:

Tracie Crites, Mayor
Kevin R. Brown, Mayor Pro Tem
Adam Mahan, Trustee
Mark Lamach, Trustee
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Credit: RICK

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Appendix: Summary of Probable Streetscape Costs

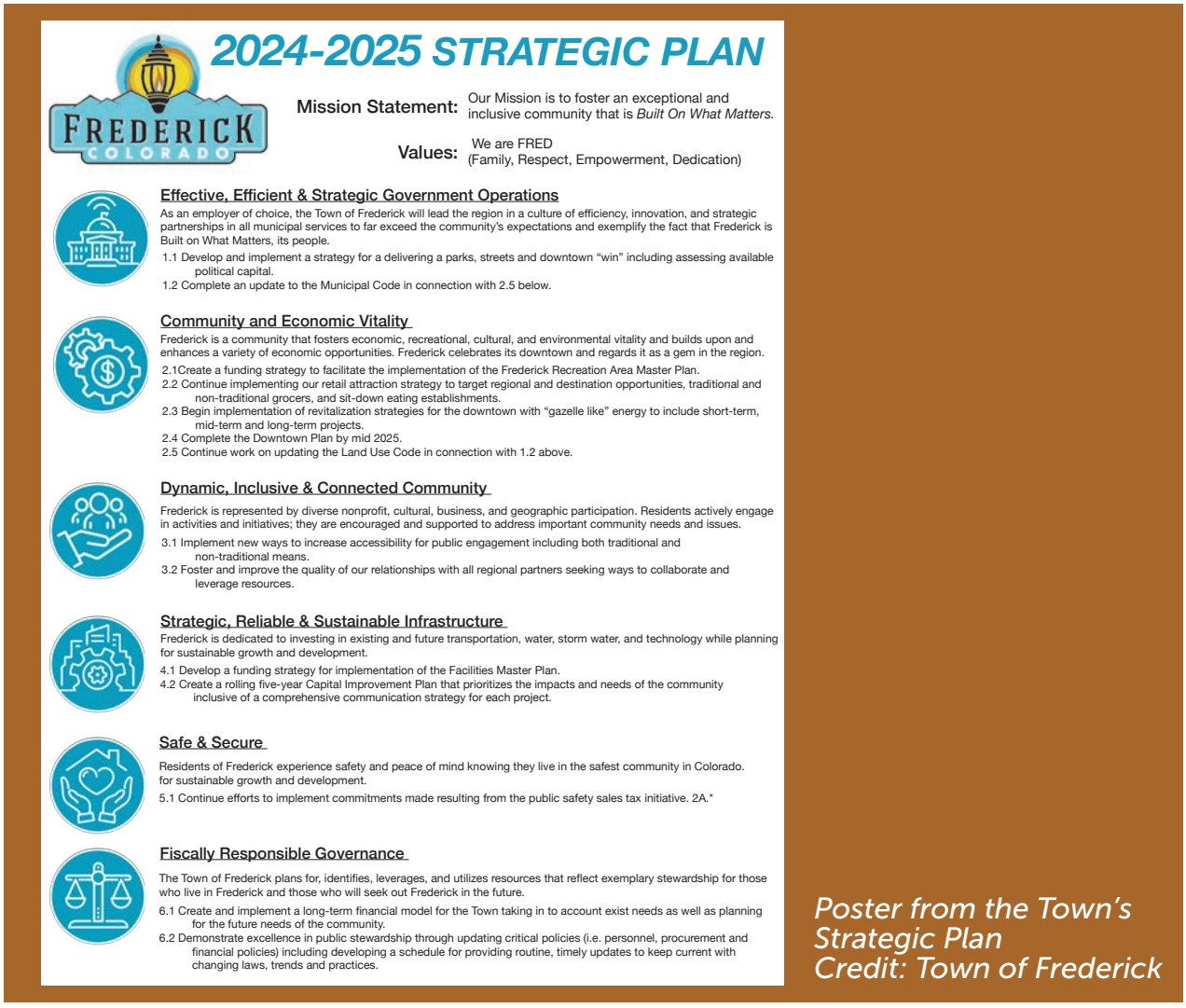
Project Background

1

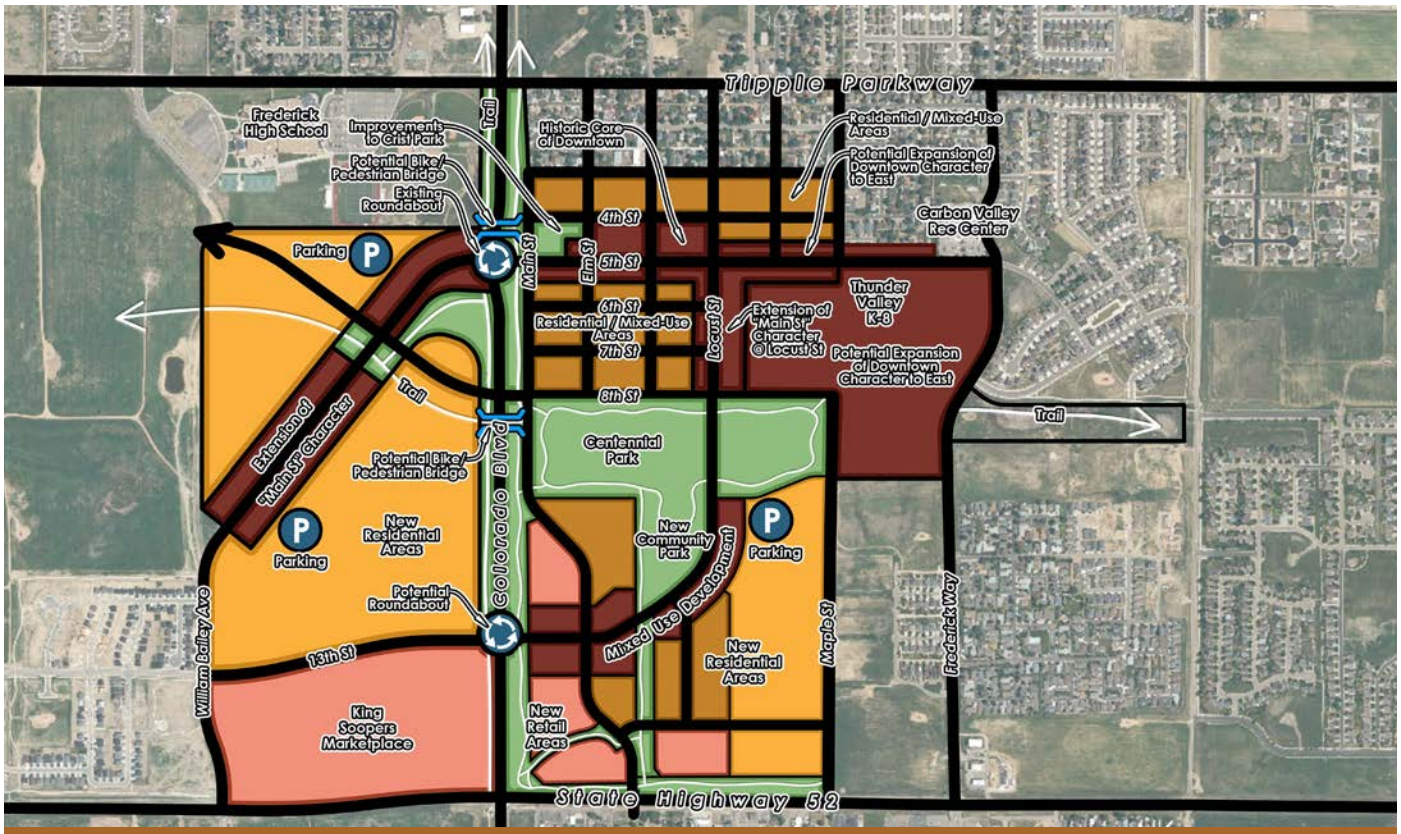
Credit: RICK

Frederick Forward, a joint community engagement effort for the Town's Comprehensive Plan and Downtown Plan, established the overall vision and direction for planning for Downtown Frederick. Frederick Forward began in early 2023 and outreach for the Comprehensive Plan concluded in Spring 2024, prior to the adoption of the new Comprehensive Plan 2050 in October 2024. During the creation of the Comprehensive Plan, the project team conducted three rounds of community engagement, including three bilingual community surveys, numerous stakeholder meetings, and several briefings with the Parks, Recreation, Open Space and Trails Commission (PROST), the Planning Commission, and the Town Board. During the creation of the Comprehensive Plan, Frederick Forward involved input from over 2,000 individuals across over 30 pop-up engagement sessions, two community open houses, five sessions as part of the Town's Tour and Talk series in 2023 and 2024, and outreach at major festivals including Frederick in Flight, Chainsaws and Chuckwagons, and Frederick's Festival of Lights. Frederick Forward also involved outreach sessions focused on the Comprehensive Plan with youth at Frederick High School and third grade classes at Legacy Elementary School and an engagement session with seniors at the Carbon Valley Community Center. The new Downtown Plan draws from the Frederick Forward effort and provides an update to the Town's existing Downtown Development Plan, adopted in 2010.

The Downtown Plan fulfills one of the goals of the Town's Strategic Plan.



Poster from the Town's Strategic Plan
Credit: Town of Frederick



Downtown Framework Plan from the Frederick Comprehensive Plan, Adopted October 2024
Credit: RICK

Downtown Frederick Framework from the Frederick Forward Comprehensive Plan 2050

The adopted Frederick Comprehensive Plan 2050 defined the "Downtown Hub" for Frederick to include the historic core of Downtown (east of Main Street and north of Eighth Street, including the commercial uses along and near Fifth Street) as well as potential expansion of Downtown to the south and west. The construction of the Silverstone Marketplace shopping center at Highway 52 and Colorado Boulevard, anchored by the King Soopers Marketplace, and the anticipated population growth of the Carbon Valley and surrounding areas over the next 20 years create the potential for the Downtown district to expand to provide additional places to live, work, and play. The historic Downtown core will provide redevelopment and adaptive reuse opportunities for civic, commercial, and residential uses. In addition, these potential new areas of Downtown provide opportunities for additional restaurants and businesses over time. The new areas would also accommodate a diverse mixture of housing units, including townhomes, duplexes, multi-dwelling units and senior housing, to serve a broader range of households desiring to live near the historic core of Frederick and the Carbon Valley. The Downtown Framework Plan, included within the adopted Comprehensive Plan, established the following foundations for placemaking, connectivity, Downtown character, and other elements of the Downtown Plan.

1. Extending Downtown Across Colorado Boulevard (Downtown West)

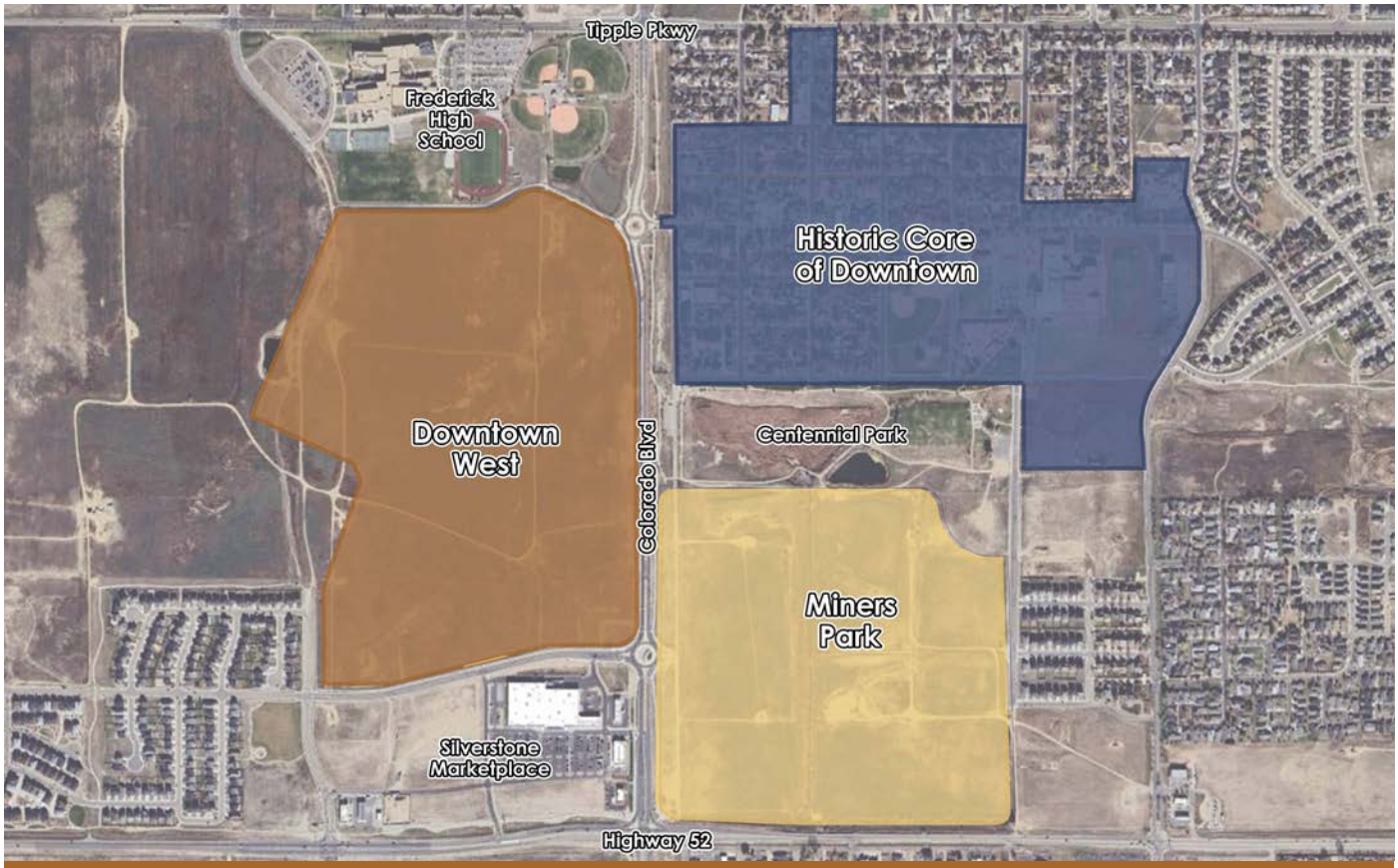
The plan envisions the extension of the "Main Street" character of Fifth Street to the west across Colorado Boulevard, and then to the southwest, toward William Bailey Avenue. The diagonal Main Street corridor shown on the framework plan will connect with the signalized intersection of William Bailey and Highway 52. Thus, the western expansion of Downtown will provide for an alternate route into Downtown from the south and west and will connect the historic Downtown to the Silverstone neighborhoods to the west. This area provides additional areas for the development of civic and recreational amenities. Over time, the addition of more retailers and dining places will enhance the overall draw of Downtown Frederick.

2. Extending Downtown Through Miners Park

Miners Park will include a street connection from the new Silverstone Marketplace to the north and east, connecting to Locust Street within the heart of the historic Downtown. The Locust Street extension to the south from Eighth Street will provide another north-south connection into Downtown and will help relieve congestion at the Fifth Street and Colorado Boulevard roundabout. The extension of Downtown into the areas south of Centennial Park will feature mixed use development and a Downtown placemaking character that will help connect the Silverstone Marketplace and the historic Downtown area. Over 70 percent of respondents to the third and final survey for Frederick Forward either "agreed" or "strongly agreed" with the idea of having Downtown Frederick expand to the south and west, as shown on the Downtown Framework diagram. Miners Park will help complement the amenities in Centennial Park with additional commercial and residential development and will provide additional areas for Downtown amenities.

3. Potential Redevelopment of School District Properties

Downtown may include the potential re-use (over the long-term) of the Thunder Valley K-8 school campus and surrounding vacant properties owned by the St. Vrain School District. These areas could potentially redevelop as part of the Downtown character and provide additional areas for residential, civic, and mixed-use development on the east side of Downtown Frederick, if the school district were to ever close or relocate any of its existing facilities in the Downtown area.



Map Highlighting Sub-Areas Within Downtown Frederick
Credit: RICK

The Frederick Comprehensive Plan emphasized that the "Downtown Hub", as identified on the Future Land Use Map, will continue to develop and evolve using community design practices that align with the character of the historic heart of Frederick. The Comprehensive Plan outlined a series of community design principles for the Downtown area, outlined on pages 32 and 33 of the document. The Downtown Plan builds upon these community design principles to provide more detailed planning and design parameters for the public realm within the different areas of Downtown. The Downtown Plan, along with the Town's new Land Use Code, provide the regulatory framework and clarity needed to guide public and private sector investments in Downtown Frederick over the next one to two decades.

Downtown Plan – Additional Outreach Efforts

Community engagement has served as the backbone of the creation of both the Comprehensive Plan and Downtown Plan. While the majority of community engagement efforts for the Frederick Forward effort (spanning the Comprehensive Plan and Downtown Plan) culminated prior to the adoption of the Comprehensive Plan in October 2024, the project team and Town staff conducted more focused outreach and stakeholder discussions over the next year to gather community input for the Downtown Plan. The additional outreach focused on the draft designs and recommendations for streetscape improvements, redevelopment, and improvements to community character in the historic core of Downtown and additional areas within the Downtown Hub area. The components of Frederick Forward focused on the creation of the Downtown Plan culminated in 2024 and 2025 with the following activities:

Outreach at Talk and Tour, Centennial Park, Summer 2024

The project team presented the Downtown Framework Plan at the Town's Talk and Tour engagement event at Centennial Park to gather final input regarding the framework plan (as part of the Comprehensive Plan) and to begin to gather input on the details for the design of the Downtown Plan, following the adoption of the Comprehensive Plan. The team engaged with several dozen attendees and gathered general comments regarding items for prioritization in the Downtown Plan.

Frederick Business Awards, Fall 2024

The project team presented the Downtown Framework Plan at the annual Frederick Business Awards in 2024 to gain additional input from the business community as the team prepared for more detailed planning and design for the Downtown Plan.

Briefing with Town Board, March 2025

The project team presented conceptual streetscape designs for Fifth Street and intersecting streets in the historic heart of Downtown, as well as conceptual plans for Downtown West (to the west of Colorado Boulevard) to the Town Board at a regular Board meeting in March 2025. The Board signaled support for the direction of the Downtown Plan and for the team to move the plan forward toward completion. The Town Board supported the general concept plan for Downtown West, west of Colorado Boulevard, and directed the project team and Town staff to work collaboratively with the property owner of the lands west of Colorado Boulevard to move the concept toward reality.

Briefings with Other Boards and Commissions

The project team conducted additional briefings with the Planning Commission, Historic Preservation Committee (HPC), and the Parks, Recreation, Open Space and Trails Commission in 2025 to review the overall direction of the components in the Downtown Plan. These briefings addressed the overall framework of the Downtown Plan and included discussions regarding topics of interest to each of these boards and commissions.

Outreach at Chainsaws and Chuckwagons Festival, July 2025

The project team engaged with several dozen community members in attendance at the popular Chainsaws and Chuckwagons festival at Centennial Park throughout the day on Saturday, July 19th, 2025. Attendees provided comments and notes regarding the draft concept plan for Fifth Street in the heart of Downtown Frederick, including the orientation of existing and potential buildings and the

Outreach at Chainsaws and Chuckwagons, July 2025
Credit: RICK

Outreach at Chainsaws and Chuckwagons, July 2025
Credit: RICK

Community Open House, September 2025
Credit: RICK

design of streetscape features along Fifth Street, as well as along Fourth Street and Sixth Street and the cross streets (Oak, Elm, and Locust) in the core of Downtown. Attendees also provided input on the potential for historic preservation and / or reuse of many of the older buildings along Fifth Street and provided input through a Visual Preference Exercise regarding elements of placemaking (including the forms and architecture of buildings and streetscape features) they favored or did not favor for Downtown Frederick. This input helped shape the ongoing refinement of components of the Downtown Plan.

Community Open House, September 3rd, 2025

The Town of Frederick hosted an open house focusing on the draft elements of the Downtown Plan in September 2025 at Town Hall. The Town mailed notices regarding the open house to every mailing address in the historic core of Downtown Frederick and publicized the event through its publicity channels (including the Frederick Flash, social media posts, and emails to Downtown property owners and businesses). Around 15 community members attended and provided their comments on the details of the streetscape and development concepts, focused on Fifth Street and the historic portion of Downtown Frederick. The open house also included a presentation by the Town's Economic Development department regarding revitalization efforts for Downtown, including the formation of an Urban Renewal Authority.

The comments received at the open house and the engagement at Chainsaws and Chuckwagons, along with discussions with leadership within the Town staff and with several Downtown property owners, indicated support and enthusiasm for the conceptual plans presented for Downtown Frederick.

The Downtown Plan carries forward the highly supported Downtown Framework Plan from the Frederick Forward engagement effort of 2023 and 2024 with the development of a more detailed physical plan for the historic core of Downtown Frederick and for areas of expansion to the south and west.

Integration with Other Planning Documents

The Town of Frederick, property and business owners, and the public will use the Downtown Plan as the blueprint for specific improvement projects in and around the greater Downtown area, including streetscape improvements, park and open space improvements, building revitalizations and rehabilitations, new building construction, historic preservation efforts, and development of new areas of Downtown to the south and west. In addition to the Frederick Comprehensive Plan 2050, the Frederick community will use the following plans, in concert with the Downtown Plan, to guide and implement specific projects.

Go Outdoors Frederick 2050

This update to the Town's Parks, Open Space and Trails Plan will conclude in 2026 with adoption of the new plan.

Frederick Historic Preservation Plan

This plan will be adopted in 2026 and will shape the Town's efforts to preserve the historic character of individual buildings and the historic neighborhoods in and around Downtown Frederick.

Frederick Transportation Master Plan (2021)

This document establishes goals and plans for different types of streets and for multimodal transportation (including walking, bicycling, and transit) for the Town of Frederick.

Crist Park Conceptual Planning

Conceptual planning for Crist Park conducted in 2024 provides the foundation for detailed designs and construction of improvements to this historic park at Fifth Street and Main Street in Downtown Frederick.

Centennial Park Master Plan

The Town of Frederick anticipates completing the master planning for Centennial Park, to the south of Eighth Street, in 2026, drawing from the outcomes of the Downtown Plan.

Town-Wide Signage and Wayfinding Plan

The Town completed planning for signage and wayfinding (directing residents and visitors to destinations such as parks, schools, Downtown, and other locations) in 2025. The Downtown Plan incorporates elements of this plan tied to signage and monumentation in the greater Downtown area.

Vision & Guiding Principles

2

Credit: Town of Frederick

Vision

Downtown Frederick serves as the small town heart of the community and the central gathering place for Frederick and the Carbon Valley area. It draws from the rich heritage of small town Frederick and includes major civic anchors and attractions that bring the community together. Well designed streets and amenities support the district's vitality and a wide variety of shopping, dining, and entertainment options. Downtown represents Frederick's central meeting place, supporting small businesses, a variety of activities, and major community events. It continues to serve as the anchor for the community's spirit.

The following principles provide the foundation for the implementation of the Downtown Plan and the ongoing evolution of Downtown over the next 10 to 20 years.

1. Preserving the historic properties and historic character of Downtown for future generations
2. Promoting the adaptive reuse of existing buildings Downtown
3. Integrating public art of various forms (light, sculpture, painting, etc.) to provide a diverse set of experiences
4. Emphasizing outdoor activity across the board – for dining, play, meetings, events, and hanging out
5. Serving as the top destination for fun, events, and activities in the Carbon Valley region
6. Emphasizing small businesses and artisan merchants, from small shop owners to local farmers, skilled crafts workers, and local performers
7. Offering experiences for everyone across the region, from families to single adults to seniors
8. Offering an urban environment that safely supports all modes of transport, including walking, biking, transit opportunities, and local vehicular access
9. Integrating buildings of quality design and construction that will stand the test of time and support a wide variety of uses over generations
10. Providing gathering places and environments for active and passive recreation, reflection, activities, and nature
11. A Downtown well connected to the rest of Frederick and the Carbon Valley through greenways and distinctive street and pedestrian connections

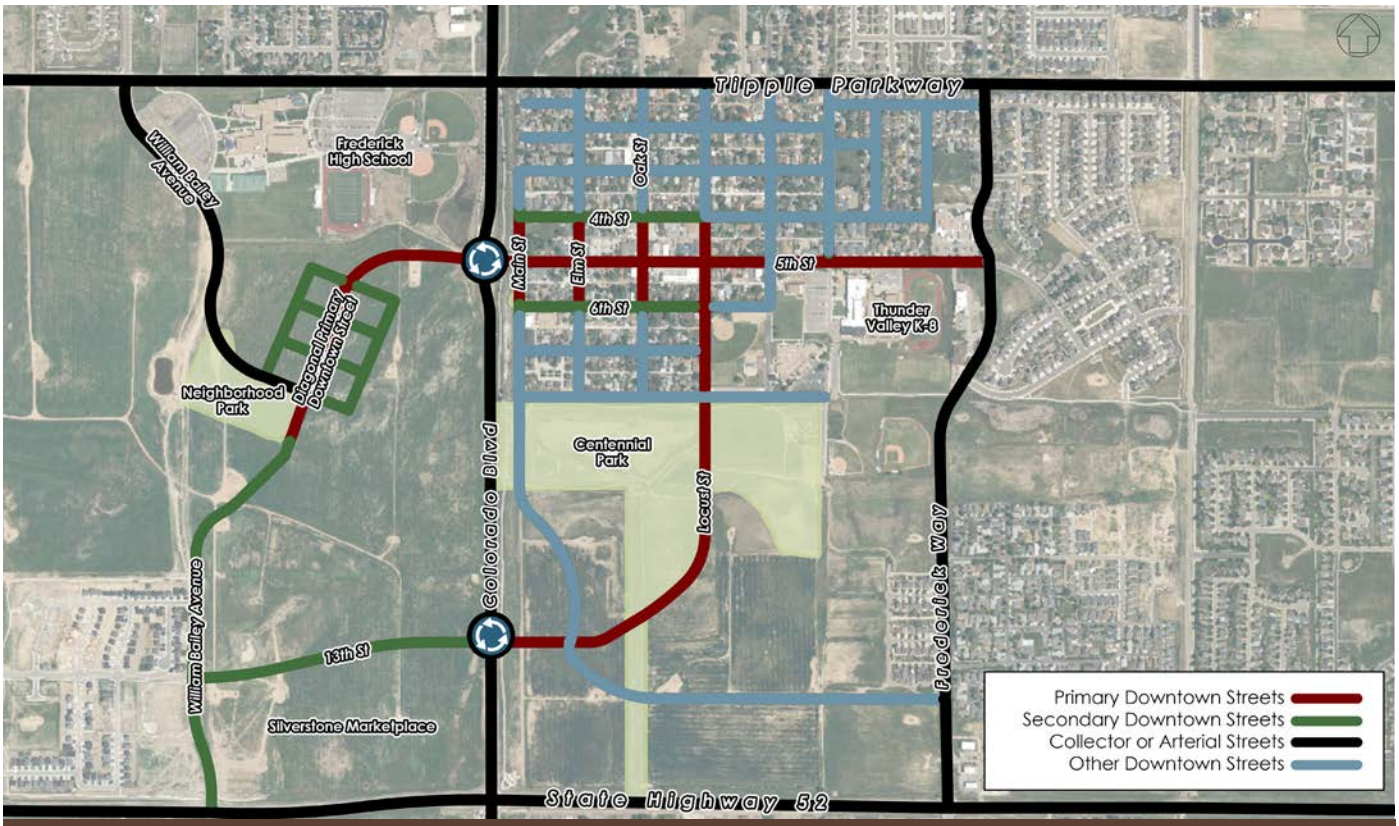
Land Use, Development, & Redevelopment

3

Credit: Town of Frederick

The Downtown Plan provides the vision for the variety of land uses in the greater Downtown area, including new development, revitalizing existing buildings and the redevelopment of different locations around Downtown. Importantly, the Downtown Plan does not mandate specific uses or specific buildings in specific locations around the Downtown area but provides the foundation for property owners and businesses to use their own creativity in shaping buildings and uses in the future. The detailed regulations contained in the Town's revised Land Use Code provide the specific guidance regarding land uses in the Downtown area.

The following map identifies different street types in different parts of the greater Downtown Frederick area.

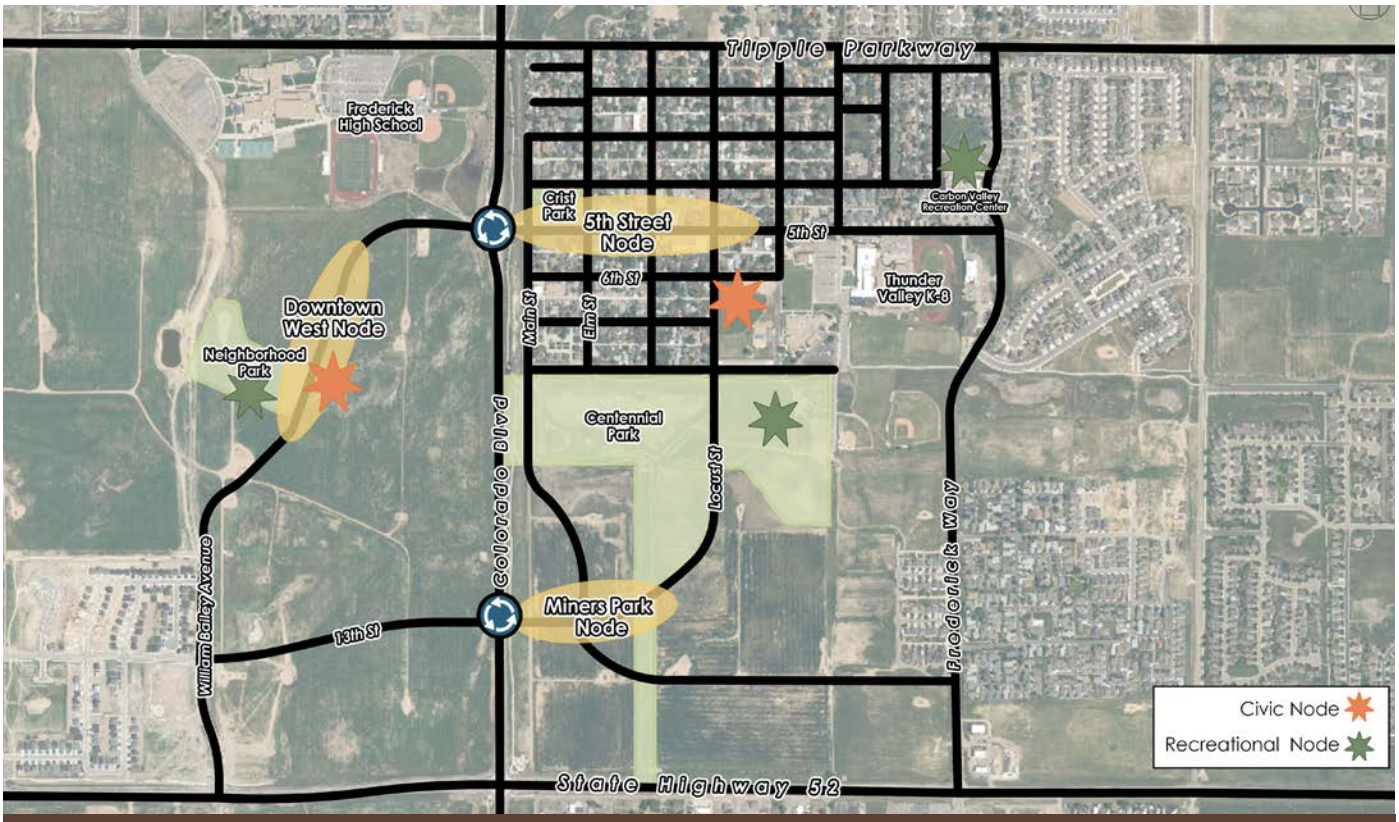


Downtown Street Network Diagram
Credit: RICK

Downtown Frederick is a special place in the Frederick community and the Downtown Plan will preserve the qualities and features that make the area unique. However, as the Carbon Valley continues to grow rapidly, Downtown needs a larger footprint to accommodate various activities and destinations to serve the community. The diagram that follows on the next page highlights the major nodes or focal points of activity around the greater Downtown area. The Fifth Street node includes the traditional, historic heart of Downtown. With amenities such as Crist Park and numerous historic buildings, Fifth Street serves as the central gathering place for all of Downtown. The Carbon Valley Rec Center at Fifth and Frederick Way serves as a recreational node and attracts Downtown visitors to venture down Fifth Street for recreational activities and gatherings. Centennial Park, including newly imagined active play areas, serves as an important recreational node connecting the historic part of Downtown with Miners Park, and the park hosts a range

of Town celebrations and festvals. The Miners Park node welcomes visitors from Silverstone Marketplace into the greater Downtown area and presents a front door into Downtown from the important and very busy Highway 52 corridor. The Downtown West node provides shopping, dining, and entertainment options for neighborhoods to the west of Colorado Boulevard and areas for the expansion of Downtown to the west. The neighborhood park in Downtown West serves as a third recreational node for Downtown. Civic nodes within the neighborhood park in Downtown West, and along Fifth Street in the eastern portion of Downtown, provide space for arts, cultural, and civic uses discussed in the Downtown Plan.

All of the various nodes and areas within Downtown provide plazas, outdoor dining, and civic space to facilitate an active and vibrant outdoor scene at all times of the year. Sidewalks and trail connections link the various parts of Downtown to regional trails including the Frederick Central Loop Trail and connect from the nodes to nearby neighborhoods in Frederick. Taken together, the system of nodes and amenities in the greater Downtown area provide a wide variety of options for residents and visitors. Downtown includes a range of different types of places to live, work, and play in the heart of the Frederick community.



Map of Nodes and Destinations in Downtown Frederick
Credit: RICK

Historic Portion of Downtown Frederick

Fifth Street

The de facto "Main Street" of Frederick, Fifth Street, contains an eclectic mix of new and older buildings that have made the district popular in the local area for its small town charm. As part of the Downtown Plan and the Land Use Code Update, the Fifth Street corridor will encourage a vertical mixture of uses, including commercial, civic, and residential. Going forward, buildings along Fifth Street between Main Street and Locust Street (the historic core of Downtown) will include more active uses, such as food and beverage, shops, and entertainment, on the first floors of buildings. Second and third floors of buildings may include active uses but are more likely to include other, passive uses, such as offices, residences, or hotel or hospitality uses. The construction of new single family homes, duplexes, and townhomes directly along the "Main Streets" of downtown areas limits the opportunity for increased pedestrian foot traffic, outdoor dining, and overall vitality at the street level. Thus, the Downtown Plan prohibits these uses along Fifth Street between Main Street and Locust Street. Between Locust Street and Frederick Way, on the eastern side of Downtown, buildings may include these residential land uses along Fifth Street to support a transition in land uses and intensity from the heart of Downtown to surrounding neighborhoods to the north and east.

Elm, Locust and Oak Streets (from Fourth Street to Sixth Street)

These cross streets within the heart of Downtown may include the same types of land uses and developments envisioned along Fifth Street, between Main Street and Locust Street, in a similar vertical mixed-use orientation. Redevelopments of properties along these streets would orient the taller portions of buildings closer to Fifth Street to provide a transition in intensity and activity from Fifth Street to residential areas to the north and south.

Oak Street (Tipple Parkway to Sixth Street)

This stretch of Oak Street extends into the Weld County subdivision of Evanston to the north of Tipple Parkway and forms a northern gateway from Tipple Parkway into the heart of historic Downtown Frederick. Properties along either side of Oak Street may include a wide range of vertically or horizontally oriented land uses, ranging from existing or new single dwelling homes, to townhomes, and appropriately scaled apartment buildings. Properties that currently include commercial uses, such as the automotive-oriented businesses on the west side of Oak Street, could potentially redevelop as vertically mixed use buildings similar to buildings along Fifth Street, including active uses on the ground floor and residential, office, or hospitality uses on upper floors. The following simulation depicts an "existing" and "potential" view of the west side of Oak Street, to the north of Third Street, as an example of the type of redevelopment that could occur along Oak Street. In this concept, existing commercial uses could be redeveloped into a three story, Main Street-style building, with active uses such as an eatery or a retail shop on the ground floor, with residential units on the upper floor.

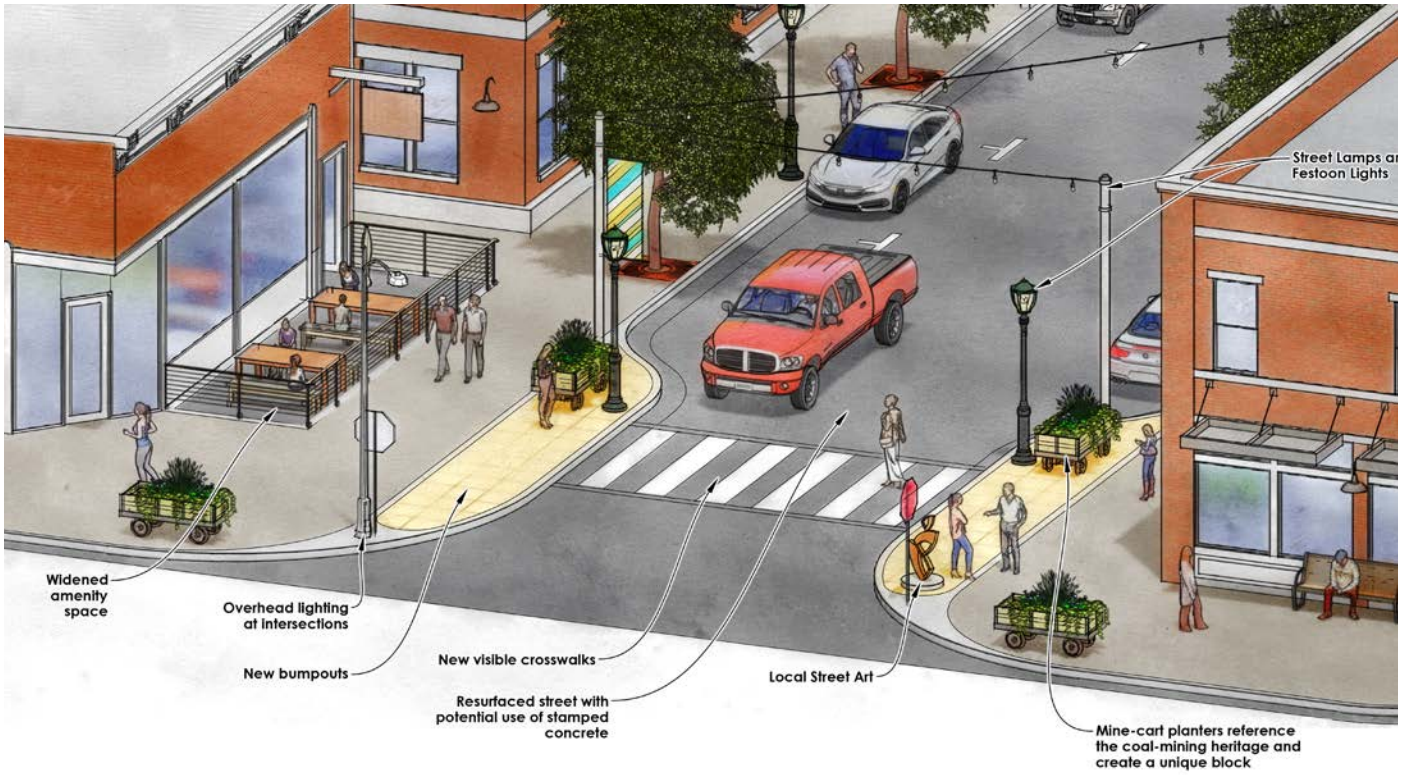
Existing view of the northwest corner of Third and Oak Streets.
Credit: RICK

Oak Street. This graphic represents a potential concept for this property. It does not represent a formal proposal by the Town of Frederick, nor a mandate or expectation that the property will change from its current use.
Credit: RICK

Locust Street (Fourth Street to Eighth Street)

While Oak Street provides a northern gateway into the historic heart of Downtown Frederick, the Locust Street corridor, including the extension of Locust Street to the south and west to Thirteenth Street and Colorado Boulevard, provides the opportunity for a stronger southern gateway into the historic portion of Downtown Frederick. This stretch of Locust Street may include vertically integrated mixed use buildings, common to Main Streets around the country, or may also include pockets of attached residential units, including townhomes or appropriately scaled multi-dwelling apartments.

The following simulation depicts the potential redevelopment of the Locust Street corridor as a main Downtown street, similar in design to Fifth Street. This concept represents a long-term potential idea for Locust Street that would require additional planning and design in the future.



Locust Street. This simulation represents a potential concept for this property. It does not represent a formal proposal by the Town of Frederick, nor a mandate or expectation that the property will change from its current use.
Credit: RICK

Fourth Street and Sixth Street, from Main Street to Locust Street

These streets, running parallel to Fifth Street within the historic core of Downtown, may include vertically integrated, mixed use buildings, primarily on the south side of Fourth Street and the north side of Sixth Street. These types of mixed use development would represent a continuation of the Downtown pattern of development along Fifth Street. While vertically integrated mixed use buildings are allowed on the north side of Fourth Street and the south side of Sixth Street, these sides of the two streets may include single family homes, appropriately scaled attached residential, or townhomes, to provide a transition to surrounding, existing neighborhoods.

Neighborhood Streets, elsewhere in Historic Downtown Frederick

The Downtown zoning classification, under the Town's new Land Use Code, allows for commercial, hospitality, and other non-residential uses anywhere within the historic portion of Downtown Frederick. Thus, an owner of a single dwelling house on a residential street in the Downtown area could redevelop the lot as townhomes, multi-plex attached residential units, a small commercial store, or as a bed and breakfast, as long as the project follows the standards established in the Land Use Code for setbacks, building heights, and other metrics (see Chapter 4). The classification allows for the creation of accessory dwelling units to single dwelling residential units. However, the zoning classification allows single dwelling homes on neighborhood streets and does not compel any existing property owner to change or redevelop their property. The Town anticipates that most neighborhood streets in the historic portion of Downtown will remain primarily residential in nature, with a focus on single dwelling homes. The Downtown Plan allows for greater flexibility in land uses on neighborhood streets. Properties at corners, for example, could represent good locations for a corner coffee shop or small eatery or the creation of a bed and breakfast property. Alternatively, property owners could convert single dwelling homes to commercial uses, including professional offices, restaurants or eateries, or similar uses. Like many historic downtowns around Colorado and the country, the Downtown Plan provides the opportunity for the creative reuse of buildings and properties in the Downtown area. This flexibility would help support a lively Downtown with a mixture of activities and places to live for a broader range of households.

Conversion of a historic bungalow home to a small brewpub within the Rainey Street Historic District in Austin, TX
Credit: Shutterstock

Conversion of a Texaco gas station to a pizza and brewpub in Downtown Durango, CO
Credit: RICK

Downtown West

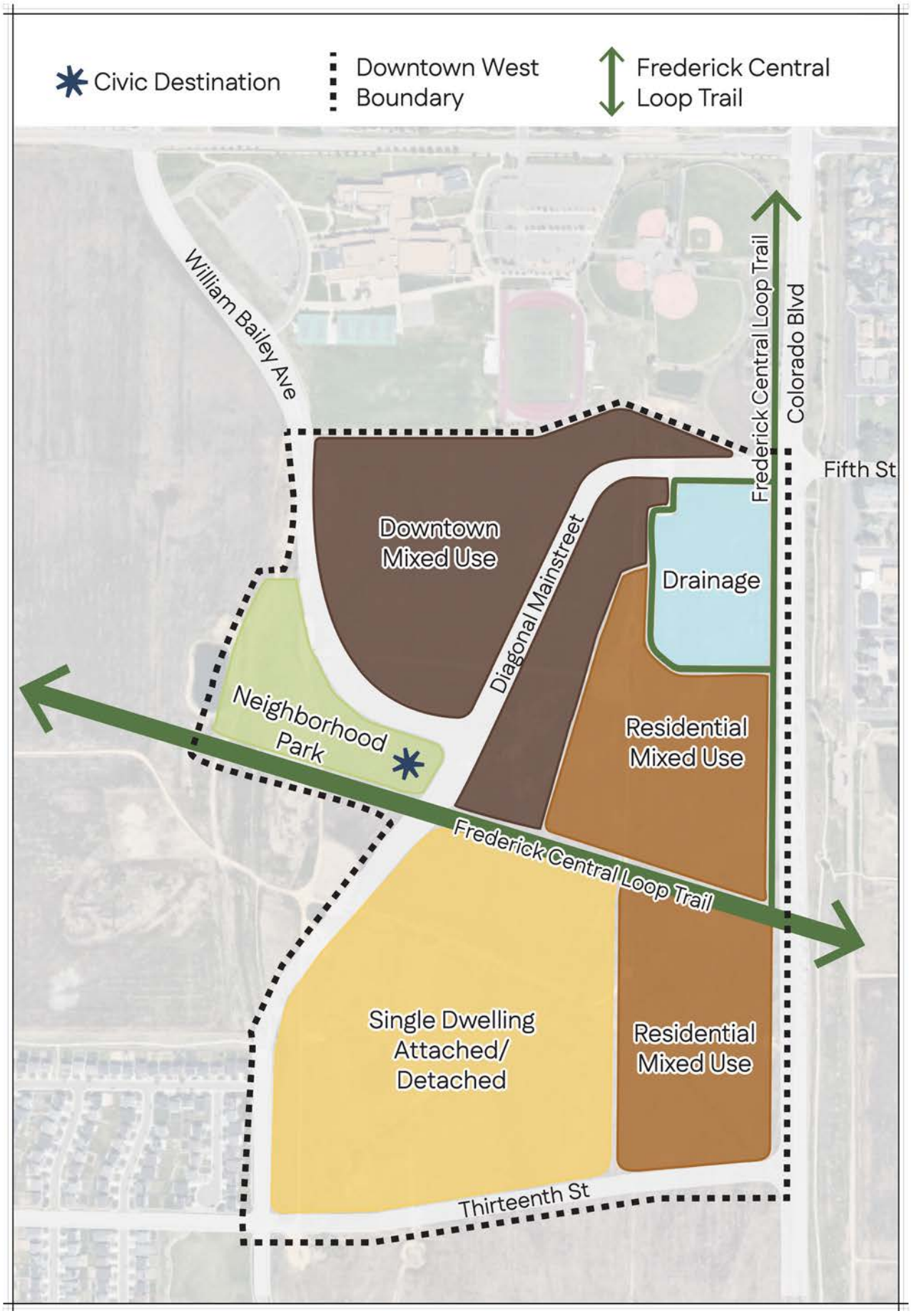
As depicted in the general concept plan that follows for the Downtown West area, a diagonal "Main Street" would orient from the Fifth Street roundabout with Colorado Boulevard south and west toward William Bailey Avenue. The land uses along this street, from the roundabout south and west to the area of the neighborhood park, would resemble traditional Main Streets, with active uses on the ground floor and less active uses such as residential, office, or hospitality on the upper floors. Areas along and to the north of the Frederick Central Loop Trail would allow for mixed-use development, with a focus on alley-loaded residential (townhomes or row homes) and multi-dwelling residential (apartments).

As noted in the urban design chapter that follows, this portion of Downtown West would allow for greater residential densities and building heights compared to the historic core of Downtown. This part of Downtown represents a blank slate, and allowing for a higher number of residential units in Downtown West provides a larger number of residents in the immediate area to support restaurants and businesses in this part of Downtown. Streets running parallel to the diagonal Main Street, in a similar fashion to Fourth Street and Sixth Street in the historic portion of Downtown, would accommodate a mixture of Main Street style, vertically oriented mixed use buildings and moderate density residential units.

The plan anticipates that levels of land use intensity would taper down from the diagonal Main Street toward neighborhoods to the west within Silverstone containing a larger number of single dwelling detached homes. Focusing the energy of activity closer to the diagonal Main Street would encourage greater levels of vitality along the diagonal Main Street.

The southwestern portion of Downtown West, closer to Thirteenth Street and William Bailey Avenue, would allow for smaller lot, single dwelling residential homes as well as duplexes and townhomes. The southeastern portion of Downtown West, to the north of Thirteenth Street and Colorado Boulevard, would focus on higher density residential uses, including townhomes and multi-dwelling residential units. Clustering a higher density of residential units in this part of Downtown West would provide additional residential population to serve commercial uses within Downtown West. Residential units located closer to Colorado Boulevard would also enjoy closer proximity to the Frederick Central Loop Trail and to the amenities of Centennial Park, across the street to the east.

View of Longs Peak and the Front Range mountains from the Downtown West area
Credit: Town of Frederick



Downtown West Conceptual Plan
Credit: RICK

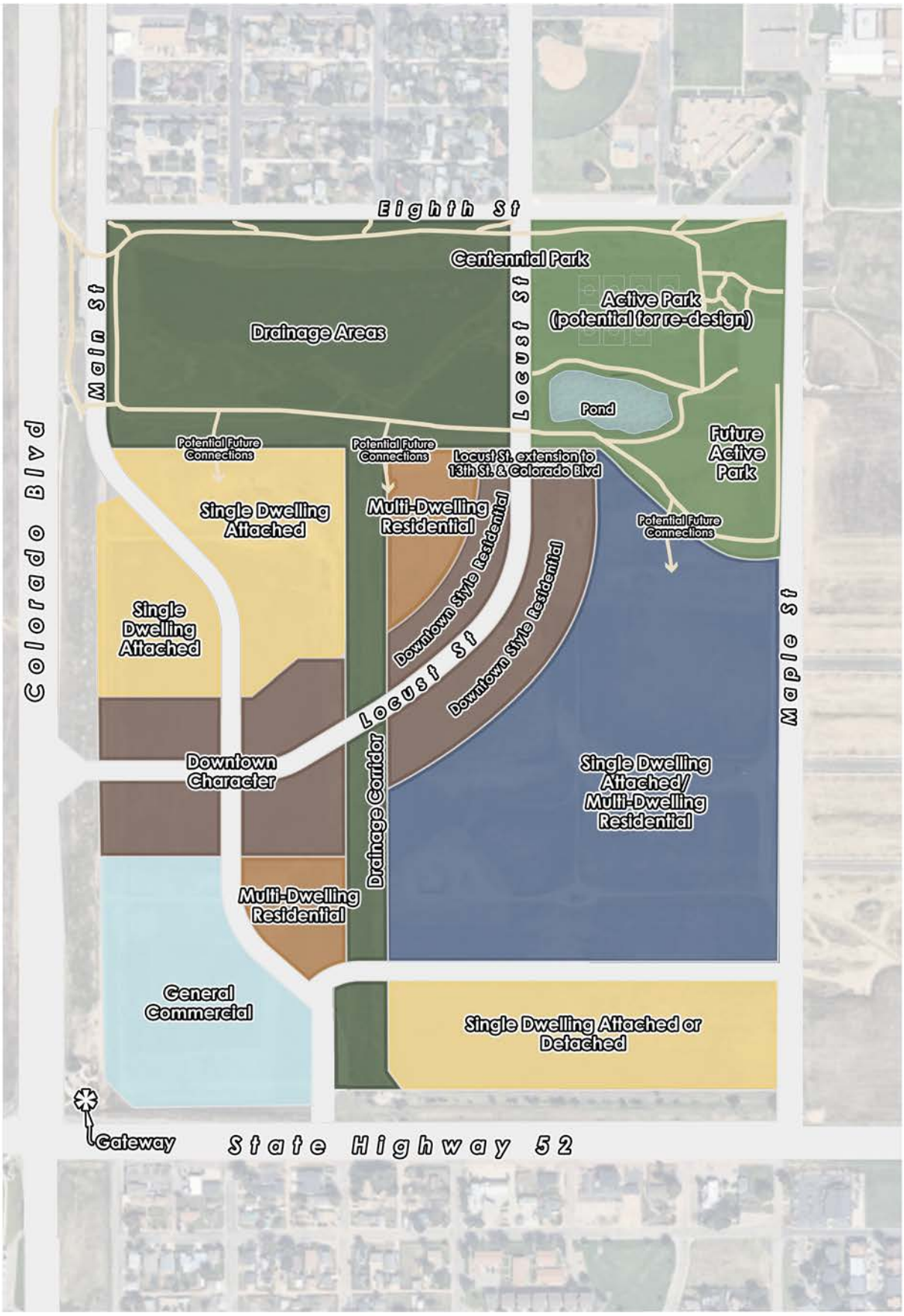
Miners Park

The Miners Park area, to the south of Centennial Park, serves as the southern extension of Downtown toward Highway 52 and Colorado Boulevard. The plan for Miners Park follows the guidance provided in the Downtown Framework Plan from the Comprehensive Plan.

The Downtown Plan anticipates the development of a main corridor along Locust Street from the north, curving to the west to connect to the roundabout at Thirteenth Street and Colorado Boulevard. Land uses along this stretch of Locust Street may include attached residential units (such as townhomes or rowhomes) and multi-dwelling apartment buildings. The Town encourages the development of active uses such as amenity areas for residential communities, restaurants and other retail businesses along Locust Street, as well as vertically oriented mixed use development. The design of Locust Street will integrate Downtown streetscape and design principles. The street will include intentional space for outdoor seating and buildings will orient toward the street and incorporate materials similar to those used in the historic core of Downtown.

The western portion of Miners Park, between Main Street and Colorado Boulevard, may include commercial uses. These commercial uses may include a variety of stores, fast food restaurants and drive-through restaurants, and other types of commercial development found in many communities around the region. However, the design of these commercial uses should reflect a higher level of quality and the inclusion of design features that better tie in with the surrounding Downtown fabric.

In the eastern portions of Miners Park single dwelling attached and detached units, along with multi-dwelling (apartment) and senior housing developments, would orient along local neighborhood streets. The design of these neighborhoods will emphasize connectivity to Centennial Park and the rest of the greater Downtown area and follow the downtown design principles carried throughout the greater Downtown area.



Miners Park Conceptual Plan
Credit: RICK

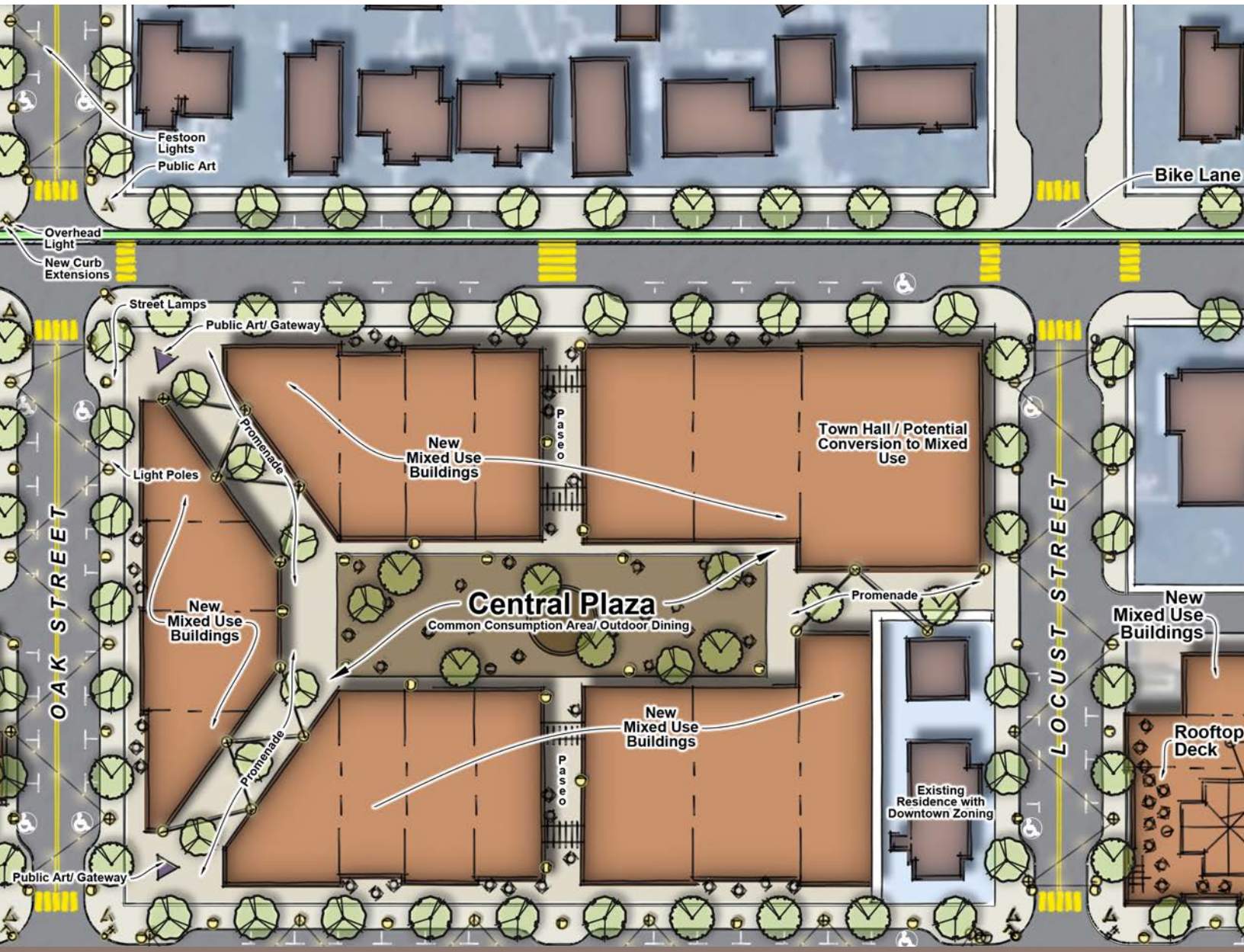
Opportunity Sites and Anchors

The greater Downtown area includes several locations that could serve as anchors for additional amenities or the development of additional residential units or commercial spaces. Each of the following anchors or opportunity sites have the potential to serve as catalysts for the economic and cultural development of Downtown Frederick. The Downtown Plan does not set the ideas for these opportunity sites in stone but provides a menu of options for the Town, property owners, and other partners to further explore in the future.

Town-Owned Properties (Fourth to Fifth Streets, from Oak to Locust)

The Town of Frederick owns all of this block in the heart of Downtown Frederick, with the exception of a house on the northwest corner of Fifth Street and Locust Street. The Town's operations including Administration and Planning, Engineering, Police, and Communications are currently distributed across a variety of buildings within the block, including a former drive through bank facility, the former offices of an engineering firm, an older house along Fourth Street, and a former professional services building that serves as the primary Town Hall and includes the chambers for the Board of Trustees. As Frederick continues to grow in population, the Town will likely outgrow its current arrangement of buildings and offices in the heart of Downtown. The construction of a new Town Hall in or close to Downtown Frederick could free up nearly the entire Town-owned block for other uses. The following highlights a conceptual option for the Town-owned block.

The concept that follows illustrates the development of a central plaza in the heart of the block, with two to three story mixed-use buildings flanking the plaza on the north, west, and south. The central plaza could develop as a "common consumption area" in which patrons could carry alcoholic beverages around the plaza, enjoy outdoor seating and live music, and purchase food or other items from "pop-up" vendors located in the heart of the plaza on a periodic basis. The plaza would include trees for shade, umbrellas and heat lamps for individual seating areas, and decorative lighting to create a more festive atmosphere.



Conceptual Plan for Town Owned Block
Credit: RICK

This concept would include diagonal promenades from the intersections of Fifth and Oak Streets and Fourth and Oak Streets to the central plaza within the block. These approximately 30-foot wide promenades would include decorative lighting, public art, trees for shade, and individual seating areas. The promenades would help draw visitors in from the adjoining streets to the central plaza and could also accommodate a few small, pop-up retail booths.

The Exchange common consumption area in Old Town Fort Collins
Credit: Shutterstock

Strang Hall Common Consumption Area, Downtown Overland Park, KS
Credit: Visit Overland Park

Bollard Denoting the Edge of the Strang Hall Common Consumption Area, Downtown Overland Park, KS
Credit: RICK

The two to three story mixed use buildings around the sides of the central plaza would include active uses on the ground floor, such as restaurants, breweries, or small stores, with residential, hospitality, or office uses on the second and third floors. The details of the concept plan show the front sides of buildings on the east side of Oak Street and north side of Fifth Street recessed from the right of way line along these streets by nine feet. This additional space will accommodate larger outdoor seating areas or space for outdoor retail (during favorable weather conditions). These two sides of the block enjoy a favorable sun angle and would serve as good locations for additional outdoor amenity spaces.

The graphic depicts "paseos" or alleyways that would connect from the central plaza to Fourth Street and Fifth Street. The paseos would provide additional pass-throughs to access the central plaza. As illustrated in the graphic, the paseos could include small seating plazas, overhead lighting, and other features to enhance the pedestrian experience. The paseos would include murals or public art pieces, landscaping including trees and planters, and other streetscape features to help draw visitors from Fifth Street into the central plaza.

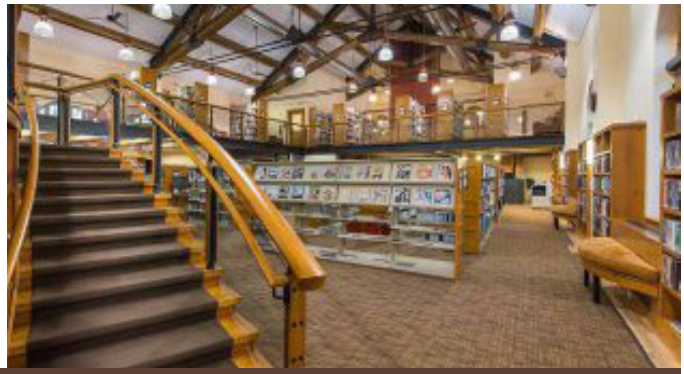
The development of the Town-owned block could also, alternatively, include parking facilities wrapped with residential and/or commercial uses, to help provide additional parking for Downtown.

Old School Gym (southeast of Fifth and Walnut)

The St. Vrain Valley School District owns a potentially historic former school gym building to the south and east of Fifth and Walnut Streets that dates to the 1930s. The gym contains art deco architecture and includes a traditional school gym, seating for patrons, and a small stage area. The Town of Frederick has discussed the possibility of purchasing and reusing the gym building for a small community center or event space. The reuse of this building, given its unique architecture and historic roots in the community, would complement the historic character of Downtown Frederick. The Frederick community lacks public event spaces (beyond local churches or the meeting facilities of local companies). The Town could use the gym building for event rentals (wedding receptions, quinceaneras and other parties, etc.) and for events hosted by the Town. For example, the gym building could host indoor events that could complement the Festival of Lights, Chainsaws and Chuckwagons, Miners Days, and other well-known Town events.

Case Study Example: Breckenridge Grand Vacations Community Center, Breckenridge, CO

The Town of Breckenridge converted a former gymnasium as an adaptive reuse to a combined community center and library facility encompassing 26,000 square feet of space. The project, representing a joint collaboration between the Town and Summit County, includes a two story library, a movie theater, a coffee shop, and various conference and meeting spaces.



Breckenridge Grand Vacations Community Center, Breckenridge, CO
Credit: 360 Engineering, Inc.

Neighborhood Park and Frederick Central Loop Trail in Downtown West

As shown in the concept plan in this chapter for Downtown West, a neighborhood park will serve as one of the primary anchors of Downtown as it expands to the west. This park will serve as a terminus for the "Main Street" character along the diagonal Main Street in Downtown West. The Frederick Central Loop Trail will follow the southern edges of the park and help connect the park to other neighborhoods to the west, to the Frederick Recreation Area, and to the broader Frederick community.

This neighborhood park will orient at an angle, in a northwest-southeast orientation, to provide direct views of Longs Peak from this part of Downtown. The views of Longs Peak and the Front

Range from the area west of Colorado Boulevard are striking and one of Frederick's best features. The design of the neighborhood park will maintain these important viewsheds as a signature feature within Downtown West. The shape of the neighborhood park may resemble a 'wedge' and have a broader width at the western end than at the eastern end to help frame the views of the Front Range.

The western portion of the neighborhood park may include playgrounds, open play areas, and picnic shelter areas found in most parks. However, the design of this park, in alignment with the goals of the Frederick Comprehensive Plan 2050, may emphasize the integration of natural playground features and areas for smaller picnic gatherings and areas for quiet contemplation. The neighborhood park will provide spaces for residents, employees, and visitors of all types to enjoy at all hours of the day. This park, along with Crist Park, will provide spaces for additional smaller community events and gatherings.

The eastern end of the neighborhood park may include a civic amenity to help anchor Downtown West and provide another attractor for visitation to the greater Downtown area. This type of amenity may include a performing arts center, an expanded library, a community events facility, or a potential location for a new Town Hall. The Downtown Plan does not specify the civic anchor to locate at the neighborhood park but provides the framework for the development of a civic amenity to help frame the diagonal Main Street within Downtown West. The neighborhood park will complement Crist Park and Centennial Park and provide another great amenity and destination in the broader Downtown area.

As described in the Frederick Comprehensive Plan 2050, the Frederick Central Loop Trail represents a defining framework for the Frederick community as it continues to grow and evolve over the next 20 years. The framework for this loop connects the west side of Downtown Frederick to the Gateway Hub at I-25 and Highway 52, to Wyndham Hill, and to other destinations both east and west of I-25. The 'necklace' of the Frederick Central Loop Trail also links Downtown to the Frederick Recreation Area, to additional "Community Hubs" of activity east and west of I-25, and to the Frederick Regional Park and Open Space (formerly known as the Mendoza Open Space) near Aggregate Boulevard. The Central Loop Trail will include wide trail corridors to accommodate bicycle traffic and walking on different sections of the trail and will include public art, rest stops with benches and areas of shade, and other features to make it a true central greenway in the Frederick community.

Douglas County Library in Downtown Castle Rock
Credit: Douglas County Libraries

Example of a Destination Park: Myriad Botanical Garden, Oklahoma City
Credit: Shutterstock

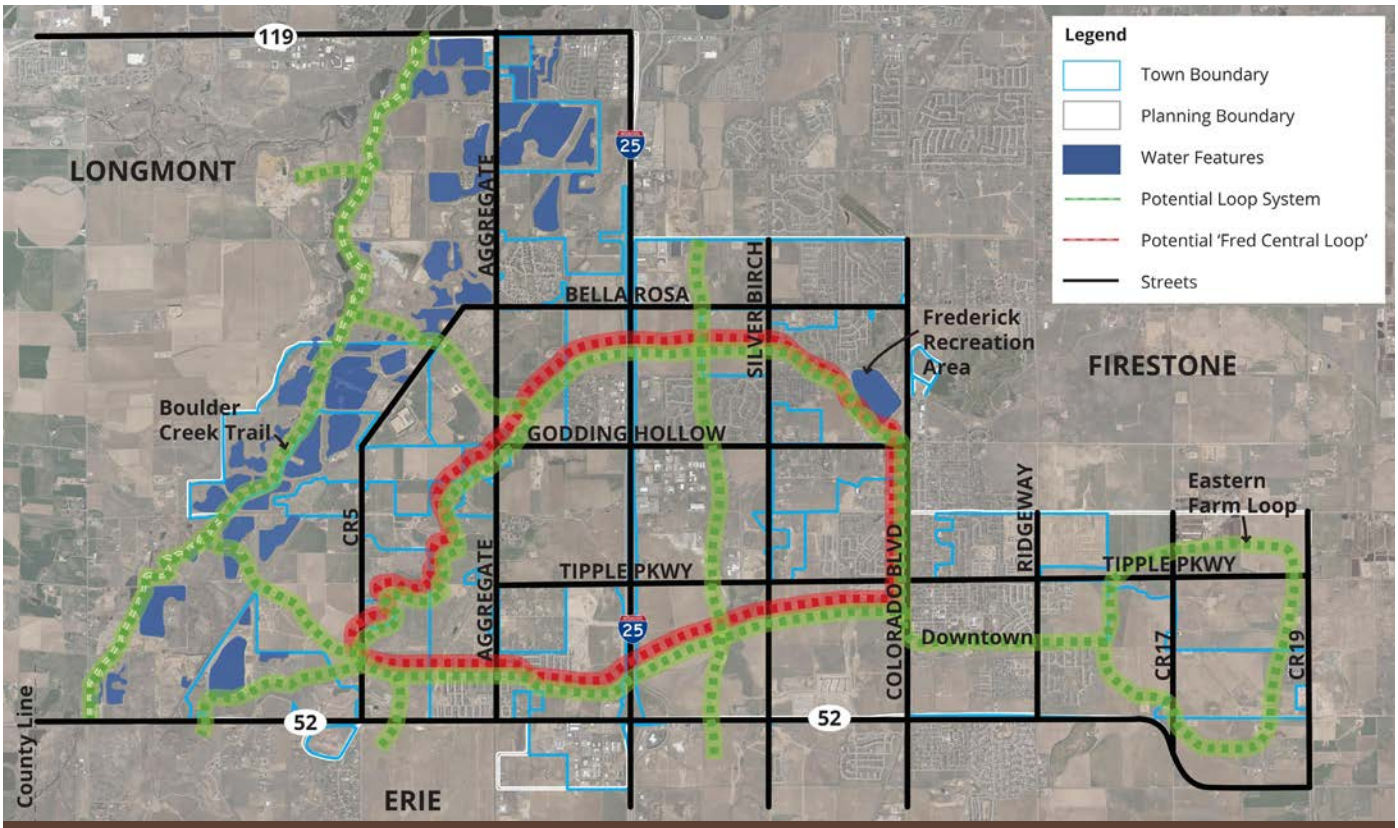


Diagram from the Frederick Comprehensive Plan showing the conceptual alignment of the Frederick Central Loop Trail within the Frederick Planning Area. Credit: RICK

Importantly, the Frederick Comprehensive Plan 2050 highlighted that the Central Loop Trail would pass by areas of mixed use development and that the trail could serve as a catalyst for trail-adjacent outdoor eateries, breweries, and other gathering spaces. Within Downtown West, the Frederick Central Loop Trail may serve as a great amenity along the edges of residential units (townhomes, apartments, etc.) and mixed-use buildings along or near the diagonal Main Street.

Image of the Frederick Central Loop Trail passing by a mixed-use development. The photo shows a couple resting on seating benches, people running along the trail, and a couple walking a dog. Credit: RICK

Potential New Town Hall

As the Town of Frederick continues to grow, the community will likely need a new Town Hall building. Community and stakeholder input throughout the planning process supported the assumption that any new Town Hall building should locate in the greater Downtown area, within the historic core of Downtown or in the new areas for expansion to the south and west. The following principles will guide the Town as it continues feasibility studies to determine the location, scale, and design of a new Town Hall for Frederick.

Architecture Complementary to Historic Downtown Frederick

The new Town Hall will incorporate brick and related features that reflect the historic architecture of the Downtown area. The design of the building and features will draw from the historic themes of Frederick including mining, agriculture, and a community that enjoys gathering and having fun together.

The Town of Windsor, Colorado adaptively reused a former school building as its new Town Hall. The facility, located a block off of the main Downtown corridor, has architectural elements representative of the historic heart of Windsor and regional patterns for civic buildings.
Credit: Town of Windsor website

Location Supportive of the Downtown Framework Plan

The new Town Hall should be located along a "Main Street" in the greater Downtown area (Fifth Street, Locust, or the diagonal Main Street within Downtown West) or within a block of a Main Street. Strategically locating the Town Hall close to the activity of a Main Street provides a greater magnet for visitation to the core areas of Downtown. In turn, the placement of a Town Hall as an anchor along a Main Street instills a sense of civic pride in Downtown and maintains Downtown's status as the true heart of the Frederick community.

Potential Design to Support Mixed Use Development

The community could construct a new Town Hall facility in the greater Downtown area as a stand-alone building. However, many communities around the country have integrated a new or renovated Town Hall into a mixed-use development or multi-purpose building, often with a downtown area. Within Downtown Frederick, the Town could integrate new Town offices on the second and third floors of a mixed-use redevelopment of the Town-owned block. This strategy would retain the Town offices in essentially the same location while allowing room for the community amenities and active retail and restaurant uses contemplated for the first floor of this potential redevelopment. Alternatively, a Town Hall could integrate within a two to three story building along the diagonal Main Street within Downtown West or at a major intersection (such as Locust Street and Colorado Boulevard) within the Miners Park area. Integrating a new Town Hall with entertainment, restaurant, or retail space would present opportunities for the sharing of parking facilities between the different uses. The presence of Town staff

and visitors conducting business at the Town Hall would help support nearby eateries and businesses.

Case Study: City Center, Lenexa, Kansas

The Kansas City suburb of Lenexa, Kansas (population: 59,000) partnered with local real estate developers to launch City Center, a 69-acre mixed use development including a new City Hall, two million square feet of civic space including a library and recreation center, a million square feet of office and retail space, and 375 residential units. The project started in the mid 2000s and is now around half complete, with the newly built City Hall anchoring the Lenexa Public Market and the civic campus including the library and recreation center. The combined Civic Center, Library and Recreation Center represented a $67 million project funded by a 3/8th cent sales tax, the city's Capital Improvement Program, and the issuance of bonds. Several multi-dwelling and attached residential projects (rowhomes, townhomes, and similar forms of residences) have developed around the edges of Lenexa City Center over the last fifteen years. The City Center project developed as a 'greenfield' (previously undeveloped) property on the western edge of the city, near Interstate 435. Thus, this scale of development, integrating civic and mixed uses, would serve as an example primarily for the undeveloped portion of Downtown Frederick, to the west of Colorado Boulevard.

Case Study: Monmouth, Oregon City Hall

The City of Monmouth, Oregon, a satellite city of Salem, Oregon with a population of 10,000 residents, completed a new two-story, 13,000 square foot City Hall in the heart of its downtown in 2024. The city designed the new facility specifically to be modern in features but to retain the existing look and feel of the historic downtown district. Notably, the project included the creation of the "Monmouth Alley", a multi-purpose plaza space located next to the City Hall, for community events and functions. The city funded the approximately $10 million effort through the use of an urban renewal district, the passage of a general obligation bond measure by voters, and the use of internal city reserve funds.

Lenexa Art Fair and the new Lenexa City Hall
Credit: Shutterstock

Monmouth Alley
Credit: City of Monmouth

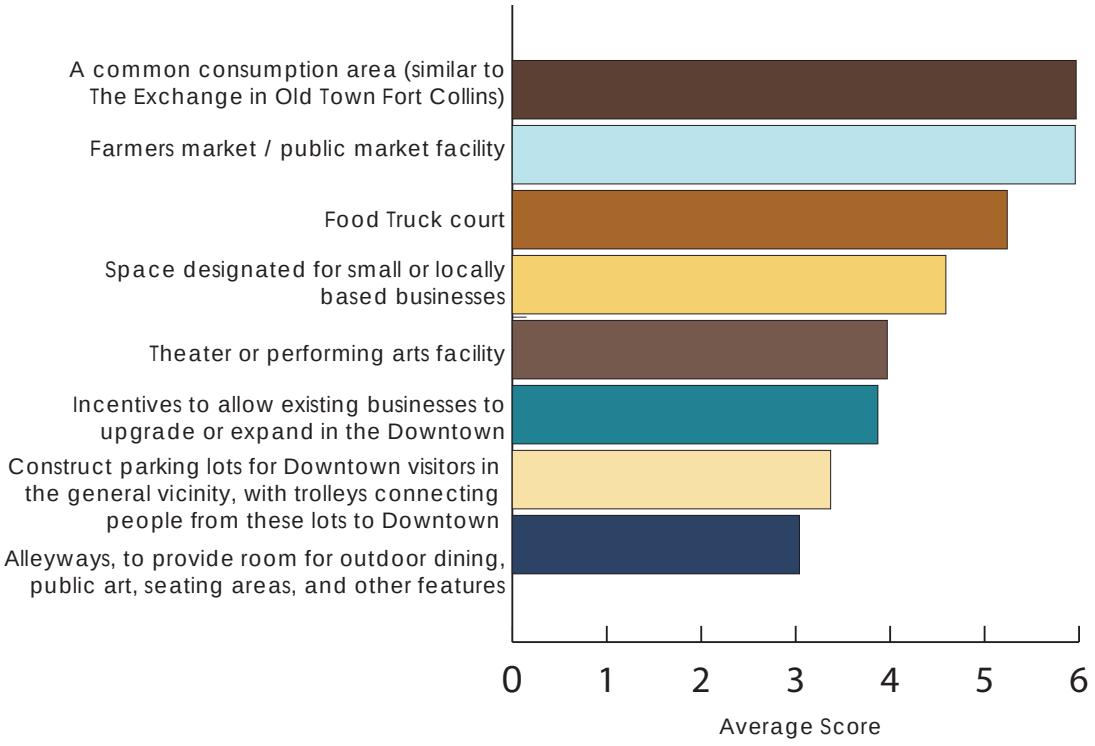
Public Market

As illustrated in the following figure, the idea of a public market in the Downtown area attracted the greatest level of support from respondents in the second community survey associated with the Frederick Comprehensive Plan 2050. A public market could include a traditional farmers market, along with craft fairs and markets, holiday markets, and various Town events. The Town and/or other entities have hosted a farmers market in or around the Downtown area in the past but disbanded it due to the lack of interest from farmers to attend the market. The market had traditionally operated along Fifth Street, with the street closing during market events.

While previous versions of a farmers market in Frederick have encountered challenges, as the Carbon Valley and surrounding areas continue to grow over the next two decades, demand for a public market or farmers market should increase as well. Furthermore, many communities have shifted the orientation of this type of anchor in a downtown area away from a purely farmers market approach. Many communities have embraced the idea of creating a public market, which could include produce and baked goods as well as crafts, various artisan wares, and a variety of food and beverage options.

Building upon the heritage of public markets such as Pikes Place Market in Seattle, Faneuil Hall in Boston, and dozens of public markets in cities large and small across Europe, American communities have increasingly explored similar ideas, scaled to their local context. Many communities have moved beyond open air farmers markets to markets with covered pavilions or the inclusion of farmers markets within indoor/outdoor public market facilities.

Question 14 from the second community survey for Frederick Forward: I would like Downtown Frederick to include the following key features and strategies.



Based upon research of other communities, the Downtown Plan recommends that a public market in the greater Downtown area include the following features:

- An indoor facility that can host various events throughout the year and extend the season for markets (farmers markets, craft markets, arts markets, etc.). The facility ideally would have retractable garage doors or windows that would allow the facility to convert to open-air during warmer months or periods of better weather.
- A permanent restroom facility with heating and cooling
- Sufficient adjacent or nearby parking for vendors to park and to access their goods during hours of operation
- Space and facilities for musical performances (such as a small stage with power hookups)
- Electricity outlets for vendors
- Tables and chairs for visitors eating or drinking at the market

A public market facility would also, if feasible, include:

- Flexible outdoor space to accommodate open air sales (during better weather), outdoor musical performances, or other outdoor space. The market could include a plaza that could provide this flexibility.
- Features designed to accommodate alternative markets geared to pop-up tenants at various times. The facility could also be rented out for indoor gatherings and events such as receptions, reunions, Town functions, and other events throughout the year.
- Architectural features or styles drawing from the heritage of Frederick and the Downtown area. The facility should integrate brick and historic lap siding and explore the inclusion of features found on many historic buildings around town, including historic roof patterns, the design of columns, and other architectural details.

Case Study: Clock Tower Landing, Overland Park, KS

The farmers market in Downtown Overland Park, a growing suburb of the Kansas City region, began in 1982 with a collection of farmers gathered on a surface parking lot behind pickups, without any shade features or other amenities. In 1990 the market evolved to the creation of a covered pavilion over the length of the entire market and the market grew to one of the largest serving the Kansas City metro area. The market itself helped stimulate renewed interest in the small downtown district, which is surrounded by an entire county of suburban, post-war development. Several mixed use and residential developments have sprouted around the market over the last ten years.

Around eight years ago, the city began planning for the next step for the farmers market to convert it to an all-weather public market. The plans for the next era in the market, dubbed the Clock Tower Landing, include the following:

- Multi-purpose indoor space (with retractable garage doors) to replace the existing covered pavilion.
- Design of outdoor vendor spaces surrounding the main market hall to include permanent shade structures
- Design of wide stalls (11 feet) to accommodate vendors
- Design of plazas that connect the market square to the main street in Downtown (Santa Fe Drive) and to Downtown's iconic clock tower plaza
- Electricity hookups for vendors and for special events
- Maintenance plans for market operations
- Bike parking
- Colored pavers to minimize heat island effects
- Signage and wayfinding for the "market district"
- Design of alleys leading to the market to align with the design of the rest of the downtown, with decorative lighting, native landscape and plantings, and pavers conducive to pedestrian movement

The City of Overland Park is investing over $34 million in the creation of the new public market, with funding originating from grants, tax increment financing, and general obligation bonds. Construction of the new public market facility is underway and will conclude by Spring 2026, in time for the spring market season.

Open Air Pavilion at Overland Park Farmers Market (1990-2024)
Credit: City of Overland Park

Rendering of Public Market
Credit: City of Overland Park

Rendering of New Farmers Market Facility
Credit: City of Overland Park

Case Study: Santa Fe Railyard, Santa Fe, NM

The City of Santa Fe purchased the 50-acre Railyard property in 1995 and prepared plans for the project over the next seven years. By 2008, the city opened the new Farmers Market Pavilion, the SITE Santa Fe arts museum, and public park spaces. Most of the surrounding, planned commercial and residential spaces around the Railyard developed during the 2010s. The Santa Fe Railyard Community Corporation, formed in 2002, served as the main driver of the project, with collaboration with the City, the Trust for Public Land, the Santa Fe Farmers Market, SITE Santa Fe, the Santa Fe Southern Railway and Rail Runner Express, and a team of planners, engineers, and designers.

The Santa Fe Farmers Market Pavilion, encompassing 10,000 square feet, serves as the centerpiece of the district. This indoor / outdoor facility hosts events throughout the year as well as the Santa Fe Farmers Market and various arts and other market events. The Railyard includes 13 acres of parklands, along with a large plaza used for outdoor gatherings, performing arts events, and other purposes, and a half-mile bike and walkway conservation easement. The Santa Fe Railyard benefits from transit adjacency to the Rail Runner Express (a commuter rail line between Albuquerque and Santa Fe), proximity to Downtown Santa FE, and connections to 15 different bus lines.

Today, the Railyard district boasts REI, Violet Crown Cinema, SITE Santa Fe art museum, the Railyard Flats, and Warehouse 21 as notable tenants. The International Folk Art Market at the Railyard attracts over 18,000 attendees over four days. The Santa Fe Farmers Market today features up to 130 vendors every Saturday and operates as one of the largest farmers markets in the U.S. The SITE Santa FE museum reports over 20,000 visitors annually.

The project's total estimated value is around $144 million, including $74 million in public sector investments. Funding for the Railyard originated from the New Mexico Finance Authority, the City of Santa Fe, the U.S. Department of Housing and Urban Development, and state economic development grants. The Santa Fe Railyard Community Corporation (SFRCC) is a non-profit organization created to manage the construction, leasing and public use of the Railyard, including long-term ground leases, development, and subleasing.

Santa Fe Railyard Public Market
Credit: Shutterstock

Outdoor plaza at the Santa Fe Railyard
Credit: Shutterstock

Farmers Market/ Public Market – Takeaways for Downtown Frederick:

While every example of a public market is different and has a different context, case studies from other successful markets reveal the following takeaways and guidance for Downtown Frederick in building a public market:

- Successful public markets take up more space than is available in the historic heart of Downtown Frederick. Therefore, a development like the Railyard or Overland Park's public market may be more likely to develop in Downtown West (where more land is available). Alternatively, the school district could work collaboratively with the Town to use any vacant or underutilized lands owned by the district, on the south and east sides of the historic Downtown, to explore the creation of a farmers market or public market concept.
- Because they generate higher traffic at peak times (such as Saturday morning markets), a public market in Downtown Frederick should be located near areas for potential parking, and should have good access through the local street network to the surrounding major arterials (including Colorado Boulevard and Highway 52).
- Development of a successful public market requires substantial public investment. As noted in the Implementation chapter, the Town should explore creative strategies to fund public improvements including the farmers market / public market.
- The development of a successful public market should align with strategies for events in and around the Downtown area, year-round.
- Most successful public markets enjoy very easy access and close proximity to the Main Street or primary street in a Downtown area. Thus, a facility like this should have relatively easy access to Fifth Street, Locust Street, or the diagonal Main Street in Downtown West.
- As the example from Overland Park illustrates, a community can begin with an incremental improvement (such as the creation of a covered pavilion) for the market and eventually evolve to the creation of a full public market facility for all seasons.

The Downtown Plan does not specify where a public market would locate in the greater Downtown area. However, the content in this chapter will help guide Town leaders, property owners, and potential investors in developing more formal concepts for a public market facility. The community clearly desires to have a farmers market in the downtown area and to have more places for events and to hang out. The Town will continue to work on ideas to make a great public market a reality in Downtown Frederick.

Downtown Character & Streetscape

4

Credit: Town of Frederick

The Frederick community expressed through the Frederick Forward engagement process that it desires the downtown area to provide more amenities and great places to eat, drink, shop, and play. At the same time, the community strongly treasures the small town and historic nature of the downtown area. This plan establishes the foundation for the greater Downtown area to evolve and grow in vitality while honoring the heritage and history of Frederick and the Carbon Valley. This chapter establishes the downtown design principles that will govern Downtown's continued improvements and changes. It also includes a conceptual streetscape plan for the historic core of Downtown and provides guidance for the primary "Main Streets" in the Miners Park and Downtown West areas.

Site Layouts

As specified in the Town's newly updated Land Use Code, new buildings and renovations to existing buildings in the Downtown district will adhere to the following building design features and architectural styles.

The principal façade for buildings should orient parallel to streets. Buildings along primary or secondary Main Streets in Downtown Frederick shall be located adjacent to the street or right of way, except where outdoor patios or plazas are located between buildings and the street. This strategy helps to concentrate as much energy as possible along these primary Downtown streets.

The Downtown Plan encourages the placement of buildings at slightly different positions in the parallel alignments with streets. For example, the design of adjacent buildings may place one structure directly along the right of way line and the adjacent building recessed from the street by five or ten feet. This arrangement of buildings can help avoid the appearance of a "solid wall" of building frontages along the main streets in Downtown Frederick.

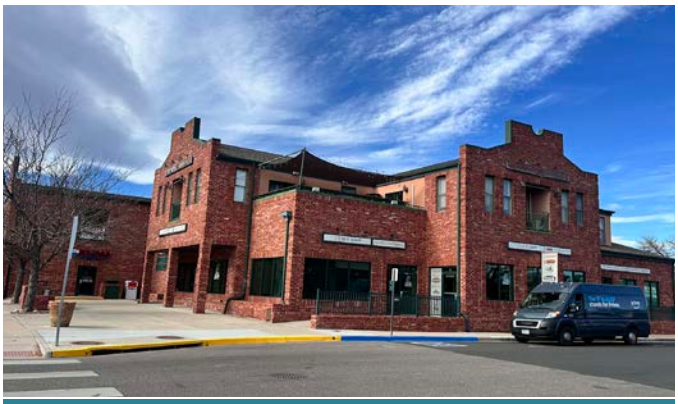
Garages, driveways, and service entries for all new buildings (throughout the Downtown district) will be located to the rear of buildings, facing an alley. This strategy will eliminate dead zones along streets and make streets and the public realm along streets as comfortable as possible for people walking through the area.

Parking areas will be located to the rear or side of buildings that front on to primary Main Streets and secondary streets.

Buildings and Architecture

New or remodeled buildings throughout the Downtown area will incorporate brick patterns or siding that reflect the historic architecture of Downtown. Several buildings along or near Fifth Street incorporate these historic patterns despite having been constructed over the last two decades, as illustrated in the following images. The architecture of these structures blends in with the architecture from the mining era of Frederick and provides great examples for future projects.

This newer building at Fifth and Elm Streets integrated the historic patterns of lap siding and windows common in Frederick during its peak as a mining town.
Credit: RICK



The multi-use building at the northwest corner of Fifth and Oak Streets emphasized brick as the main exterior material to match historical patterns of brick buildings in Downtown Frederick.
Credit: RICK

Conceptual plan for the construction of a new building, integrating historic architectural features on a vacant lot along Fifth Street.
Credit: RICK

The Town encourages the following architectural features to cultivate an attractive public realm that reflects the historical patterns of Frederick, encourage more vitality and activity along the main streets Downtown, and support Downtown's status as a dining, entertainment, and shopping destination for the Carbon Valley.

- Large display windows along main streets
- Landscaping beds (such as window boxes, raised permanent planters or raised landscape beds near building entrances)
- Architectural tilework or moldings framing entrance doors and front windows
- Canopies or awnings providing additional shade or architectural features along the fronts of buildings
- Recessed entries that allow for an additional covered entry area and help draw visitors into a building
- Window trims or window framings appropriate to a building's architecture
- The use of more than one exterior building material to add variety to the front of buildings
- Use of banding, beltcourses or brackets, decorative cornices, decorative blocks, kick plates, and related architectural features along the fronts of buildings to reflect historic architecture styles in traditional American downtowns
- The "breaking up" of longer street facades into smaller building facades that represent different styles through different colors, materials, textures, wall plane changes, roofline changes, and related features.

This newer building, at Fifth and Elm Streets, used horizontal lap siding and vertically oriented windows to mesh with the historic architecture patterns in Downtown Frederick.
Credit: Town of Frederick

Downtown buildings with large windows, awnings, planters, and varying colors
Credit: Shutterstock

Downtown buildings with large windows, awnings, planters, and varying colors
Credit: Shutterstock

- Emphasizing the use of brick, brick veneer, or horizontal lap siding as primary building surfaces, with other materials (such as stone, metal, etc.) representing a minority of the building façade area.

Importantly, while the Downtown Plan celebrates and reinforces the historic character of Frederick, the Town encourages innovation in the use of materials, the layout of building features, and building placement. The vision for Downtown is to honor and maintain the historic small town charm of the area while allowing for creative building design that will continue to make Downtown Frederick unique.

Street Level Plazas, Porches, and Outdoor Dining

As illustrated in the plan level views of Fifth Street and other primary streets in the Downtown area, the plan encourages property owners to develop outdoor plazas as part of their site design. These plazas may provide areas for outdoor dining or may simply provide additional seating areas and complement adjacent businesses and/or residences. The plazas should include shade through trees, porch roofs, trellises, or other features. Property owners may also include public art, lighting, and landscape features within plazas or porches. The emphasis on the creation of outdoor porches and plazas derives from the strong support the community provided through Frederick Forward for having wider and more expansive areas for outdoor dining in Downtown Frederick. Property owners may develop these features in front of buildings or to the side or between buildings.

Example of a front awning to shield shoppers and visitors from weather and provide shade
Credit: RICK

Example of a building front incorporating glass, kick plates, large picture windows, varying exterior surfaces, and a recessed entry
Credit: Shutterstock

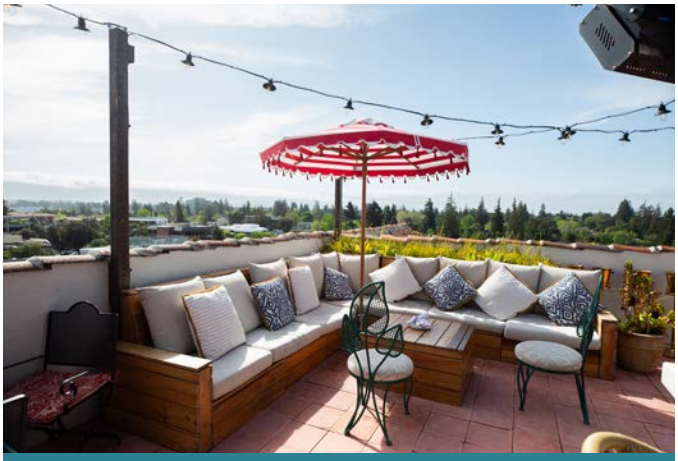
Examples of outdoor dining porches and seating areas
Credit: Shutterstock

Rooftop Patios

The Downtown Plan encourages the development of rooftop patios for residential amenity areas or for outdoor eating, and drinking or entertainment for non-residential uses. Rooftop patios have the potential to provide great views of the Front Range mountains and can complement ground floor uses in the Downtown area (such as restaurants and brewpubs, for example). Rooftop patios should incorporate the following design features:

- Railings and fencing materials for patios should blend with the architecture of the associated building.
- Components included on rooftop patios such as shade structures, bars, planters, and other furniture or features should not exceed in height the average height of floors for the associated building, to maintain proportionality.
- Rooftop patios should incorporate lighting that facilitates their use and is in alignment with the lighting for the building and for the overall Downtown area.

Outdoor dining on a rooftop patio
Credit: Shutterstock



Residential rooftop patio
Credit: Shutterstock

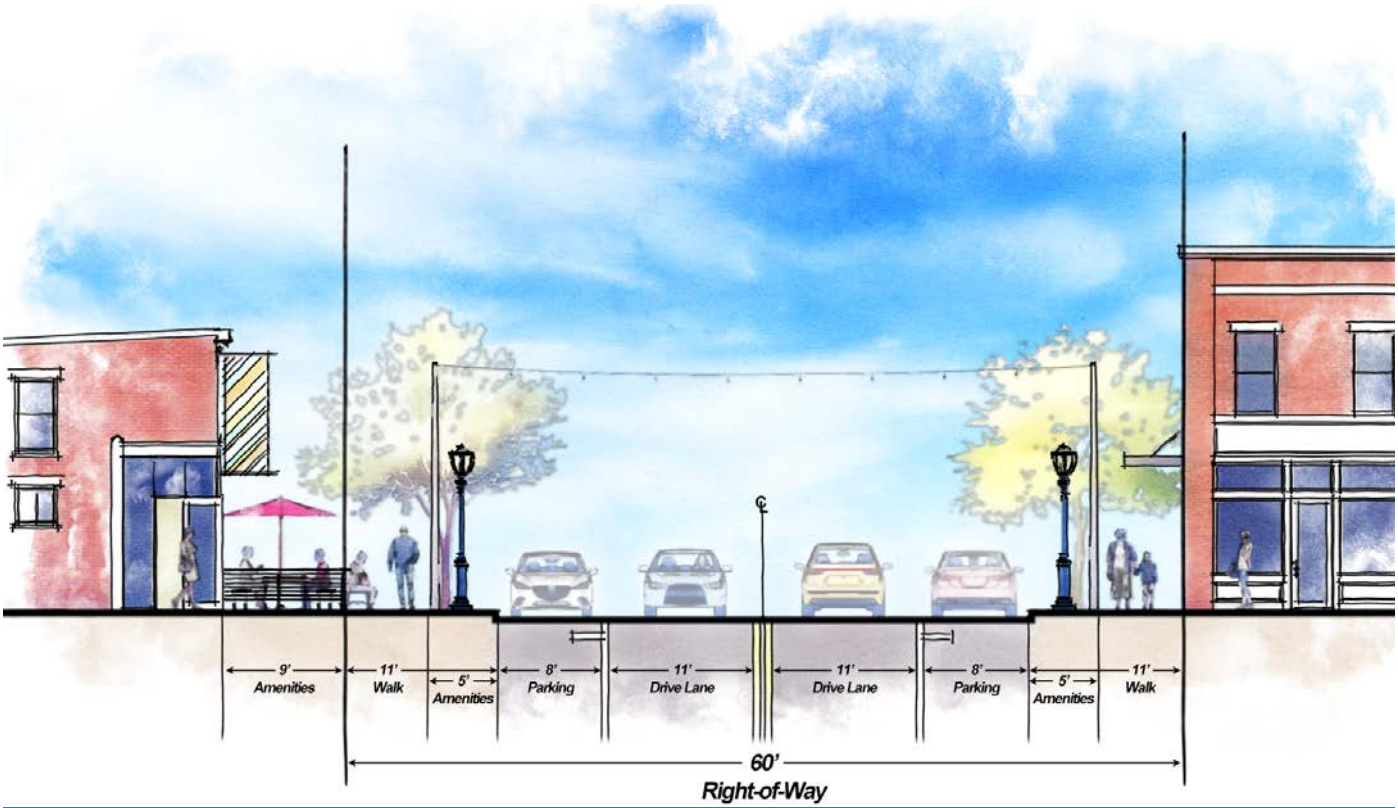
Outdoor dining on a rooftop patio
Credit: Town of Frederick

Streetscape Design

Historic Downtown Area

As depicted on the plan level views and the street section diagrams that follow, the streetscape design for the primary streets in the historic portion of Downtown (including Fifth, Oak, Locust, and Elm Street between Fourth and Sixth streets, includes the following features:

- The narrowing of travel lanes in each direction to 11 feet. This reduction in travel lane width provides additional room within the 60-foot right-of-ways of these streets to widen the sidewalks and amenity areas to 16 feet in width, including 5 feet of width for amenity areas and 11 feet wide sidewalks.
- Parallel parking along both sides of streets of 8 feet in width (consistent with the existing design of these streets).



Street Section for Fifth Street
Credit: RICK

- The wider sidewalks, along with the amenity areas, can be used for outdoor dining and outdoor retail sales, and help to promote greater pedestrian activity and energy at the street level. The Town may pursue a formal outdoor or café dining ordinance to allow property owners to use portions of the right-of-way for outdoor dining or café seating on a regular basis, as many other communities in Colorado have successfully done.
- As shown on the street section for Fifth Street, and as discussed in Chapter 3, property owners may expand the areas for outdoor dining, outdoor retail, and outdoor activity beyond the right-of-way line. This strategy would allow for even wider areas of outdoor dining adjacent to eateries or drinking establishments.
- Larger "bulbouts" at intersections that expand the sidewalk and amenity area out into intersections. This design reduces crosswalk lengths (from curb to curb), thus enhancing pedestrian safety. It also creates an environment emphasizing pedestrian movement that would reduce the speed of drivers. The larger "bulbout" areas also provide room for additional seating areas, public art, and landscaping at the intersections, thus further strengthening the character of the historic Downtown area.

Outdoor dining beyond the right-of-way line in another downtown
Credit: RICK

An example of outdoor dining in the public right-of-way, with permanent shade structures
Credit: RICK

Bulbout with landscaping at a downtown intersection
Credit: RICK

- Mid-block crossings with "bulbouts" to provide additional crosswalks to increase safety and movement for people walking. These mid-block crossings provide additional room for seating areas, public art, landscaping, and other streetscape features to further develop the character of Downtown.
- Additional planting of street trees and landscaping along the primary downtown streets. The spacing of street trees may depend on the species of tree and the anticipated tree canopy. Ideally, the street trees selected for the primary downtown streets will grow such that their tree canopies provide ample shade but the canopy areas primarily cover the second stories of buildings, as shown in the photo on this page.
- Festival or "festoon" decorative lighting strung diagonally across streets to enhance the visual appeal of the historic Downtown at night.
- A continuation of the signature Frederick historic pedestrian lighting along the primary downtown streets.

Mid-block crossing with seating and landscape features
Credit: RICK

Mature street trees in another downtown
Credit: Shutterstock

Historic lighting in Downtown Frederick
Credit: RICK

Decorative String Lighting
Credit: RICK

- Additional public art installations along the primary downtown streets. The program will continue to integrate the wood carving sculptures created at the annual Chainsaws and Chuckwagons festival but would also introduce additional types of public art to add variety to the Downtown area, including sculptures and pieces designed in steel and other metals. Public art integrating lighting effects may represent another possibility for the Downtown area.

Public art integrated into a planter box in another downtown
Credit: Shutterstock

A public art mural on the rear of a downtown building
Credit: Shutterstock

Public art integrating lighting in another downtown
Credit: Shutterstock

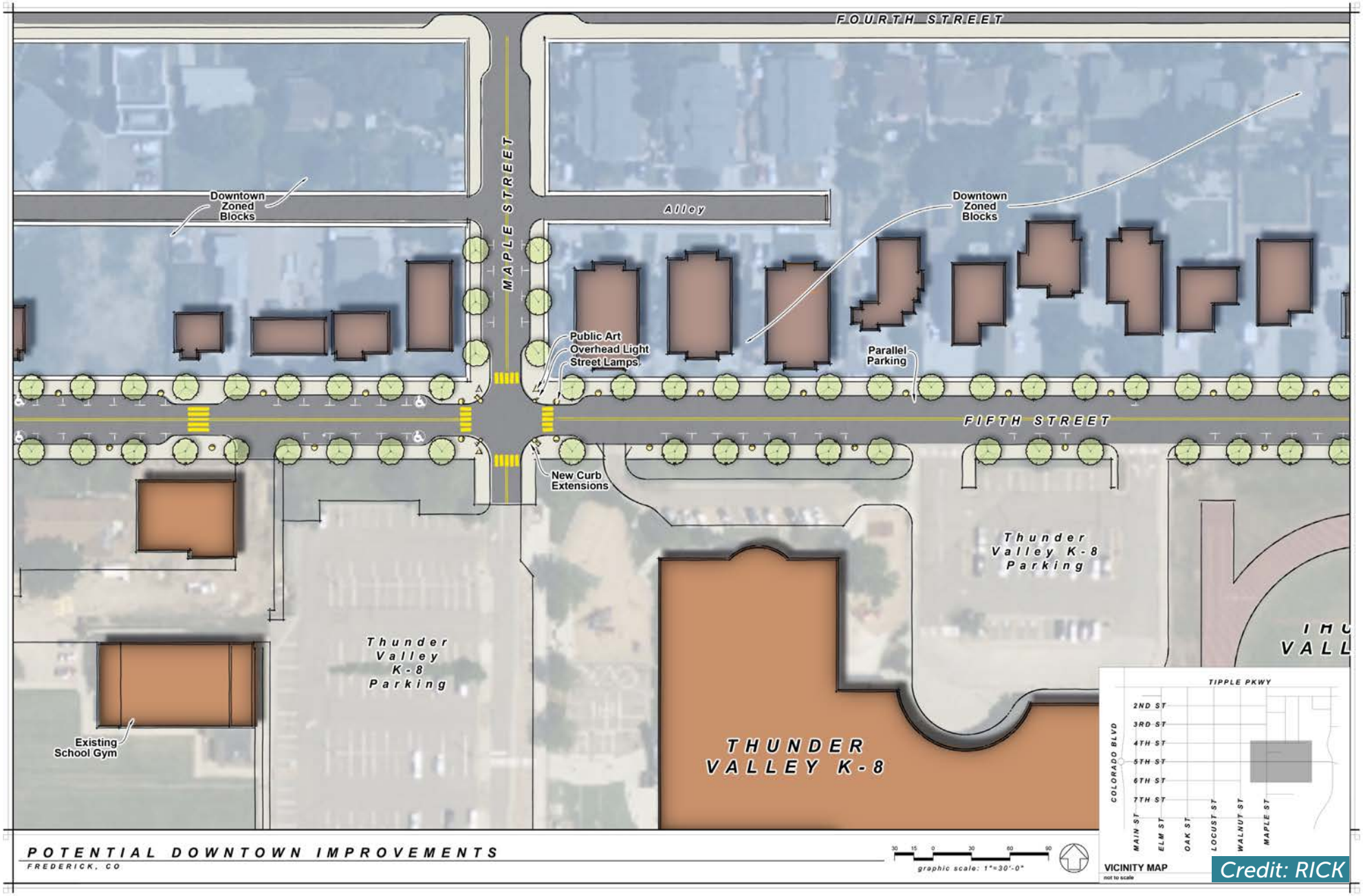
Public arts sculpture in another downtown
Credit: RICK

The following graphics depict plan level views of the streetscape design incorporating these features along the following stretches of the primary downtown streets:

- Fifth Street, from Main Street to Frederick Way
- Locust Street, from Fourth to Eighth Street
- Oak Street, from Tipple Parkway to south of Fifth Street
- Elm Street, north and south of Fifth Street

FOURTH STREET
MAIN STREET
ELM STREET
OAK STREET
CRIST PARK
(Pending Redesign)
Alley
New / Existing
Mixed Use Building
Downtown
Zoned
Blocks
New Mixed Use
Buildings
Parking
New/ Existing
Mixed Use
Buildings
Historic City Hall
to Remain
Passo
Existing
Mixed Use
Building
Existing
Outdoor Plaza
Public Art
Overhead Light
Street Lamps
Light Pole
New Curb
Extensions
Festoon
Lights
Parallel
Parking
FIFTH STREET
New /
Existing
Mixed
Use
Building
New
Outdoor
Plaza
Existing
Townhomes
Existing
Residence
Historic
Structure
Existing
Building
New Mixed
Use Building /
Existing Buildings
New
Outdoor
Plaza
Rooftop
Deck
Head-In Parking
Existing Historic
Building / Potential
Mixed Use
SIXTH STREET
TIPPLE PKWY
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
COLORADO BLVD
MAIN ST
ELM ST
OAK ST
LOCUST ST
WALNUT ST
MAPLE ST
VICINITY MAP
not to scale
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
Credit: RICK

FOURTH STREET
FOURTH STREET
Street Lamps
Public Art/ Gateway
Promenade
Light Poles
New Mixed Use Buildings
Paseo
Town Hall / Potential Conversion to Mixed Use
Central Plaza
Common Consumption Area/ Outdoor Dining
Promenade
New Mixed Use Buildings
Promenade
New Mixed Use Buildings
Paseo
Downtown Zoned Blocks
Public Art/ Gateway
OAK STREET
LOCUST STREET
WALNUT STREET
New Mixed Use Buildings
Rooftop Deck
Downtown Zoned Blocks
Alley
Public Art
Overhead Light
Street Lamps
Light Pole
New Curb Extensions
Festoon Lights
Parallel Parking
FIFTH STREET
Public Art
Overhead Light
Street Lamps
Light Pole
New Curb Extensions
Parallel Parking
FIFTH STREET
Existing Residential / Potential Conversion to Commercial
Public Art
Overhead Light
Street Lamps
Light Pole
New Curb Extensions
Existing Buildings
Existing Buildings
Paseo
New Mixed Use Buildings
Head-In Parking
New Mixed Use Building
Downtown Zoned Blocks
New Mixed Use Building
Alley
Alley
Downtown Zoned Blocks
Downtown Zoned Blocks
SIXTH STREET
SIXTH STREET
TIPPLE PKWY
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
COLORADO BLVD
MAIN ST
ELM ST
OAK ST
LOCUST ST
WALNUT ST
MAPLE ST
VICINITY MAP
not to scale
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
Credit: RICK


FOURTH STREET
MAPLE STREET
Alley
Downtown Zoned Blocks
Downtown Zoned Blocks
Public Art
Overhead Light
Street Lamps
Parallel Parking
FIFTH STREET
New Curb Extensions
Thunder Valley K-8 Parking
Thunder Valley K-8 Parking
THUNDER VALLEY K-8
Existing School Gym
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
TIPPLE PKWY
2ND ST
3RD ST
4TH ST
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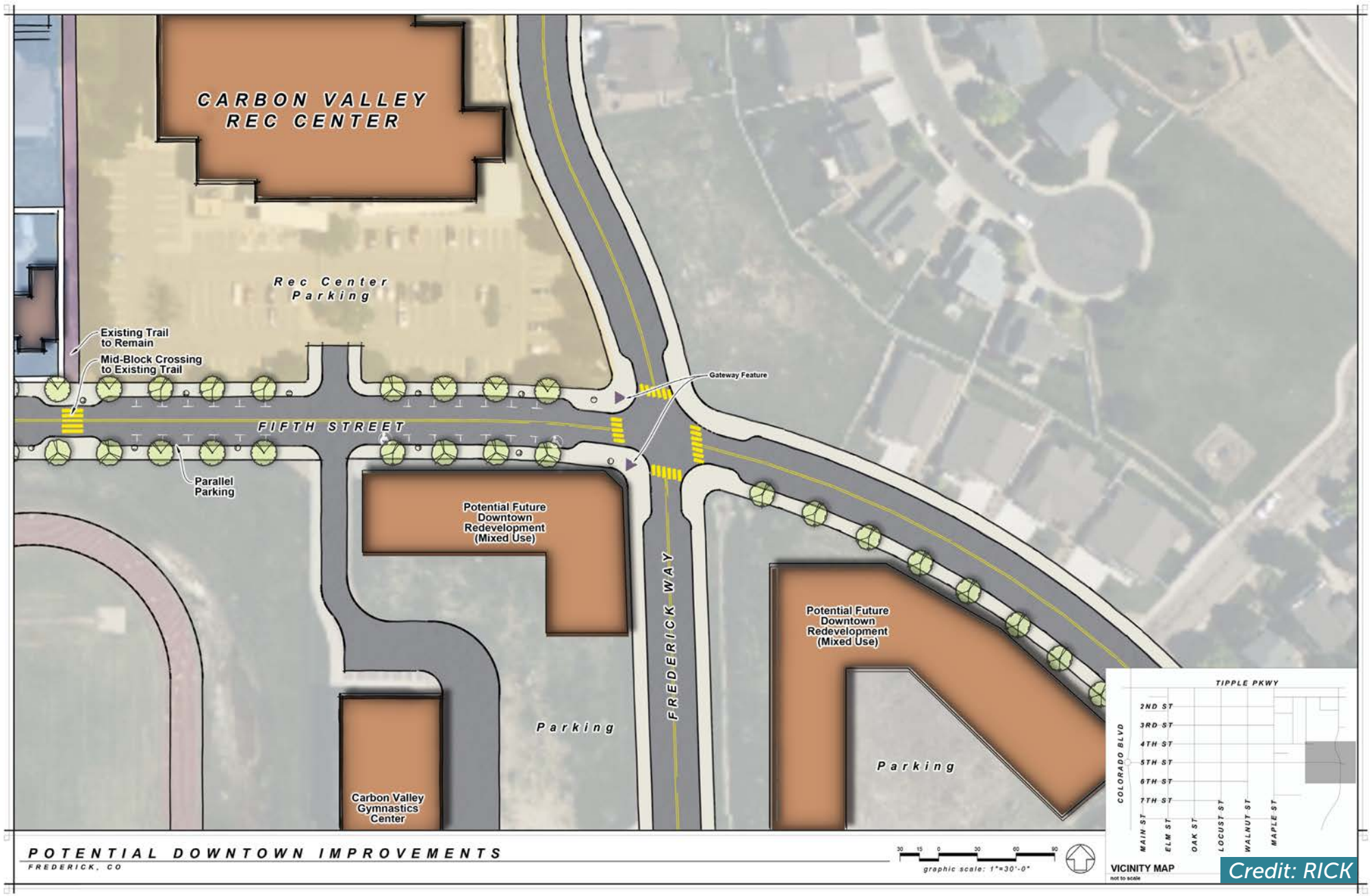
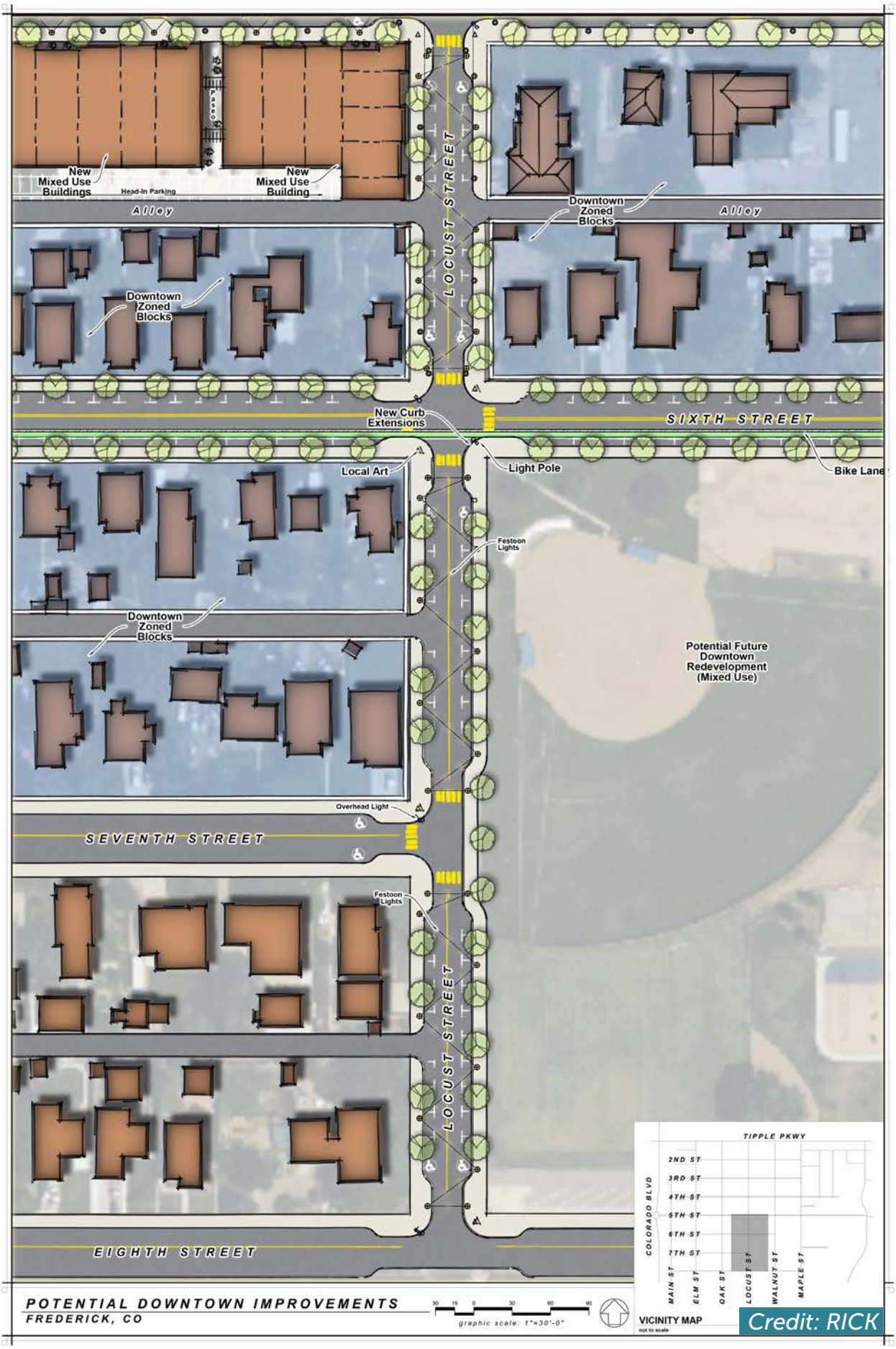
6TH ST
7TH ST
COLORADO BLVD
MAIN ST
ELM ST
OAK ST
LOCUST ST
WALNUT ST
MAPLE ST
VICINITY MAP
not to scale
Credit: RICK


CARBON VALLEY REC CENTER
Rec Center Parking
Existing Trail to Remain
Mid-Block Crossing to Existing Trail
Gateway Feature
FIFTH STREET
Parallel Parking
Potential Future Downtown Redevelopment (Mixed Use)
FREDERICK WAY
Potential Future Downtown Redevelopment (Mixed Use)
Parking
Parking
Carbon Valley Gymnastics Center
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
TIPPLE PKWY
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
COLORADO BLVD
MAIN ST
ELM ST
OAK ST
LOCUST ST
WALNUT ST
MAPLE ST
VICINITY MAP
not to scale
Credit: RICK


New Mixed Use Buildings
Head-In Parking
New Mixed Use Building
Alley
LOCUST STREET
Downtown Zoned Blocks
Alley
Downtown Zoned Blocks
New Curb Extensions
SIXTH STREET
Local Art
Light Pole
Bike Lane
Festoon Lights
Downtown Zoned Blocks
Potential Future Downtown Redevelopment (Mixed Use)
Overhead Light
SEVENTH STREET
Festoon Lights
LOCUST STREET
EIGHTH STREET
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
TIPPLE PKWY
COLORADO BLVD
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
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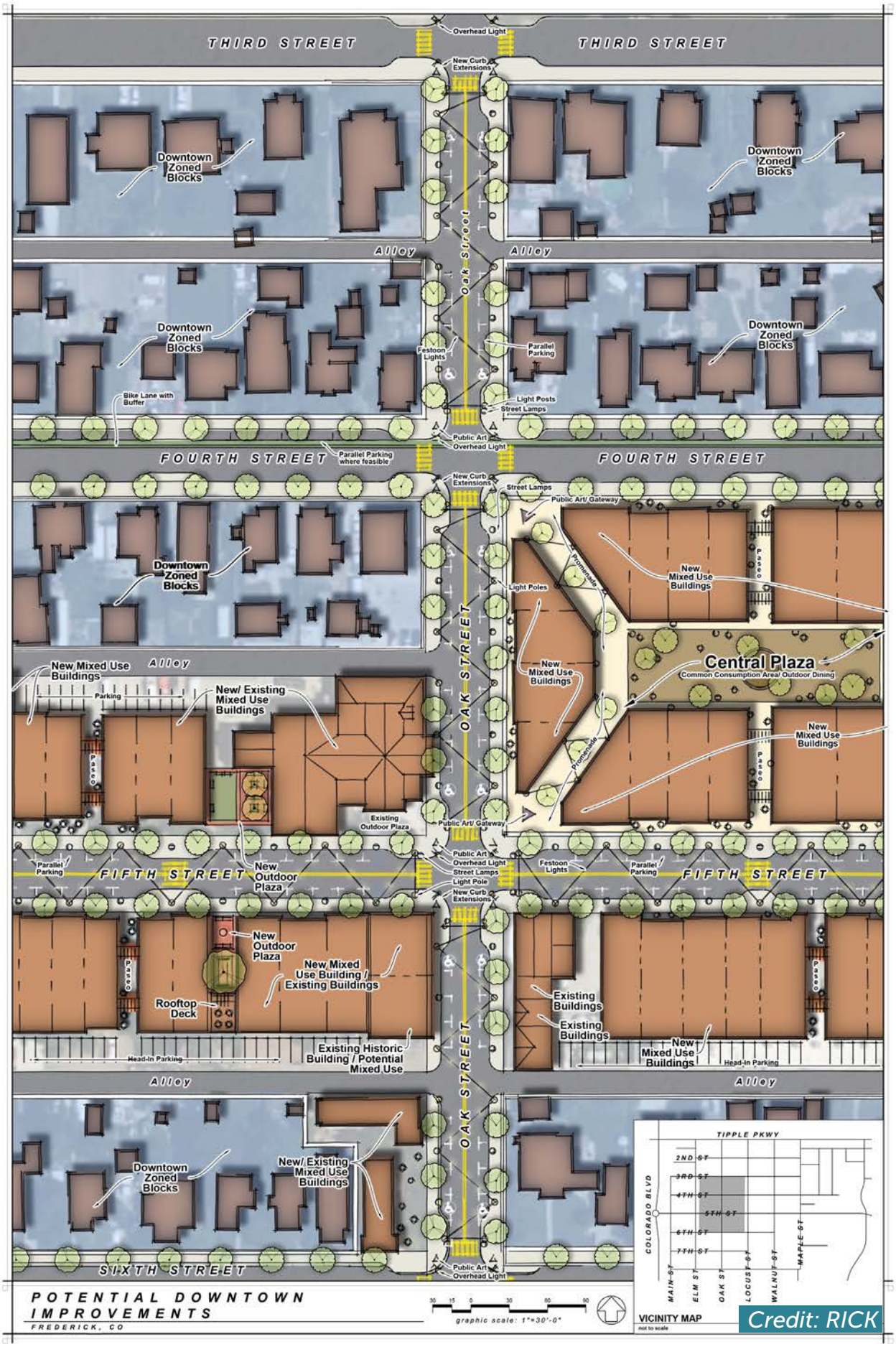
VICINITY MAP
not to scale
Credit: RICK


THIRD STREET
THIRD STREET
Overhead Light
New Curb Extensions
Downtown Zoned Blocks
Downtown Zoned Blocks
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Oak Street
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Downtown Zoned Blocks
Festoon Lights
Parallel Parking
Bike Lane with Buffer
Light Posts
Street Lamps
Public Art
Overhead Light
FOURTH STREET
Parallel Parking where feasible
FOURTH STREET
New Curb Extensions
Street Lamps
Public Art/ Gateway
Downtown Zoned Blocks
Promenade
Light Poles
New Mixed Use Buildings
Passeo
Central Plaza
Common Consumption Area/ Outdoor Dining
New Mixed Use Buildings
New Mixed Use Buildings
Alley
Parking
New/ Existing Mixed Use Buildings
Passeo
Promenade
New Mixed Use Buildings
Passeo
OAK STREET
Existing Outdoor Plaza
Public Art/ Gateway
Public Art
Overhead Light
Street Lamps
Festoon Lights
Parallel Parking
FIFTH STREET
New Outdoor Plaza
Parallel Parking
FIFTH STREET
Light Pole
New Curb Extensions
New Outdoor Plaza
New Mixed Use Building / Existing Buildings
Passeo
Rooftop Deck
Existing Buildings
Existing Buildings
Existing Historic Building / Potential Mixed Use
Head-In Parking
New Mixed Use Buildings
Head-In Parking
Alley
Alley
Downtown Zoned Blocks
New/ Existing Mixed Use Buildings
OAK STREET
SIXTH STREET
Public Art
Overhead Light
TIPPLE PKWY
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
COLORADO BLVD
MAIN ST
ELM ST
OAK ST
LOCUST ST
WALNUT ST
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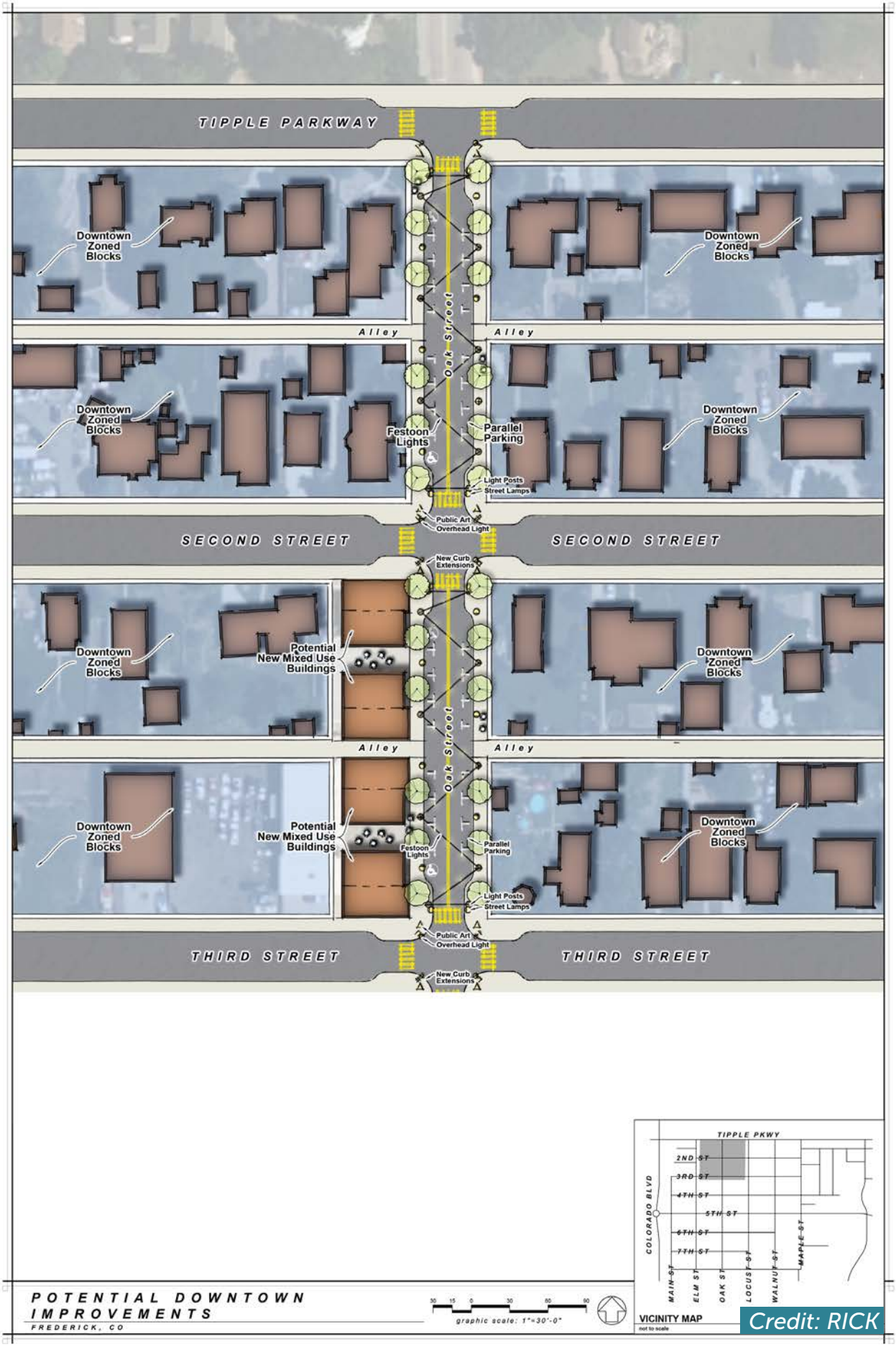
VICINITY MAP
not to scale
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
Credit: RICK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Light Posts
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SECOND STREET
New Curb Extensions
Downtown Zoned Blocks
Potential New Mixed Use Buildings
Downtown Zoned Blocks
Alley
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Potential New Mixed Use Buildings
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Downtown Zoned Blocks
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POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
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COLORADO BLVD
MAIN ST
ELM ST
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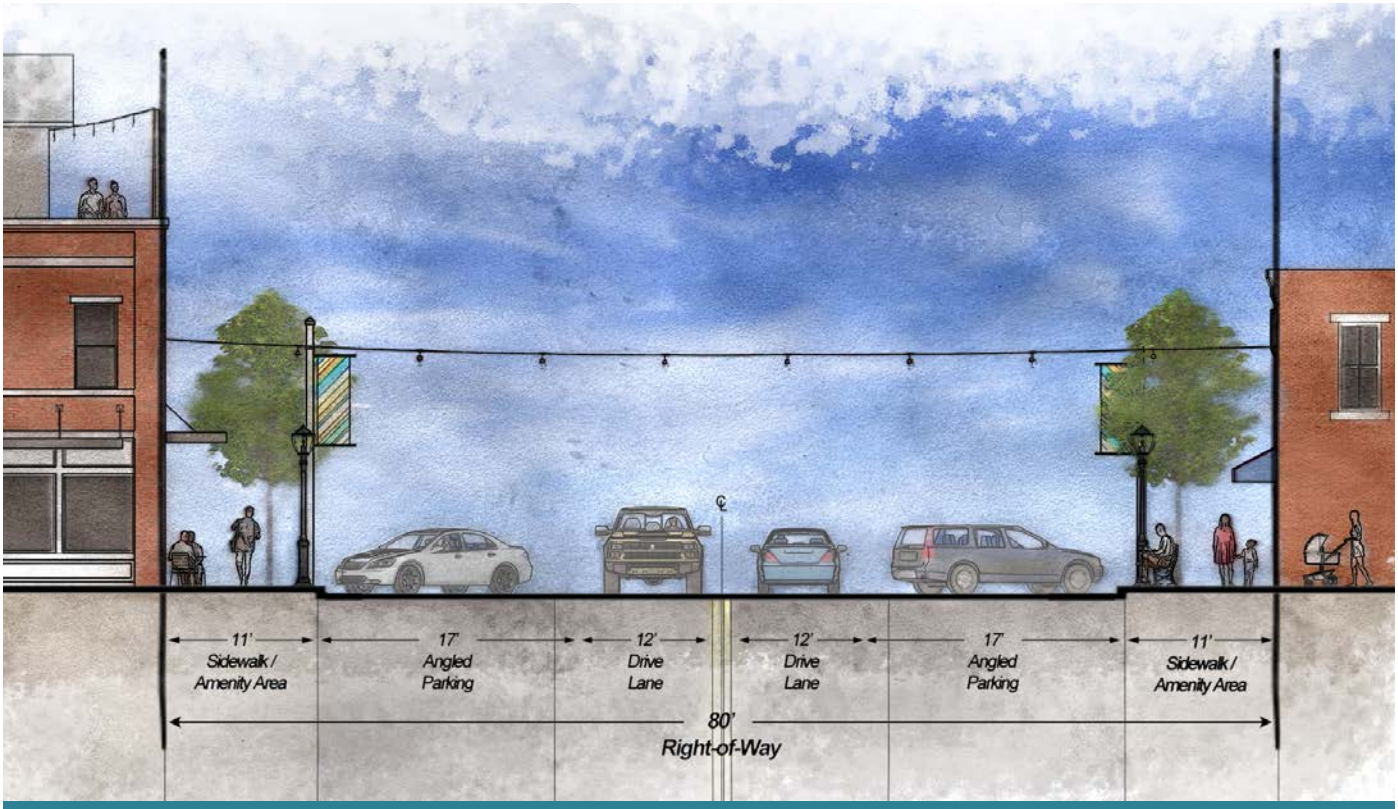
LOCUST ST
WALNUT ST
MAPLE ST
Credit: RICK

Design for Diagonal Main Street in Downtown West

The design for this primary street in the western portion of Downtown could replicate the streetscape design for Fifth Street (with parallel parking on either side). Alternatively, since the development of Downtown West represents a 'blank slate', the right of way of this street could expand to 80 feet in width. This additional width would provide sufficient space to have angled parking on either side of the street, wide sidewalks and amenity areas to facilitate businesses and eateries, and the other streetscape components described in this chapter (trees, crosswalks, etc.). Many visitors to downtown areas prefer angled parking compared to parallel parking, for ease of movement. Furthermore, angled parking provides a greater number of parking spaces along streets compared to parallel parking.

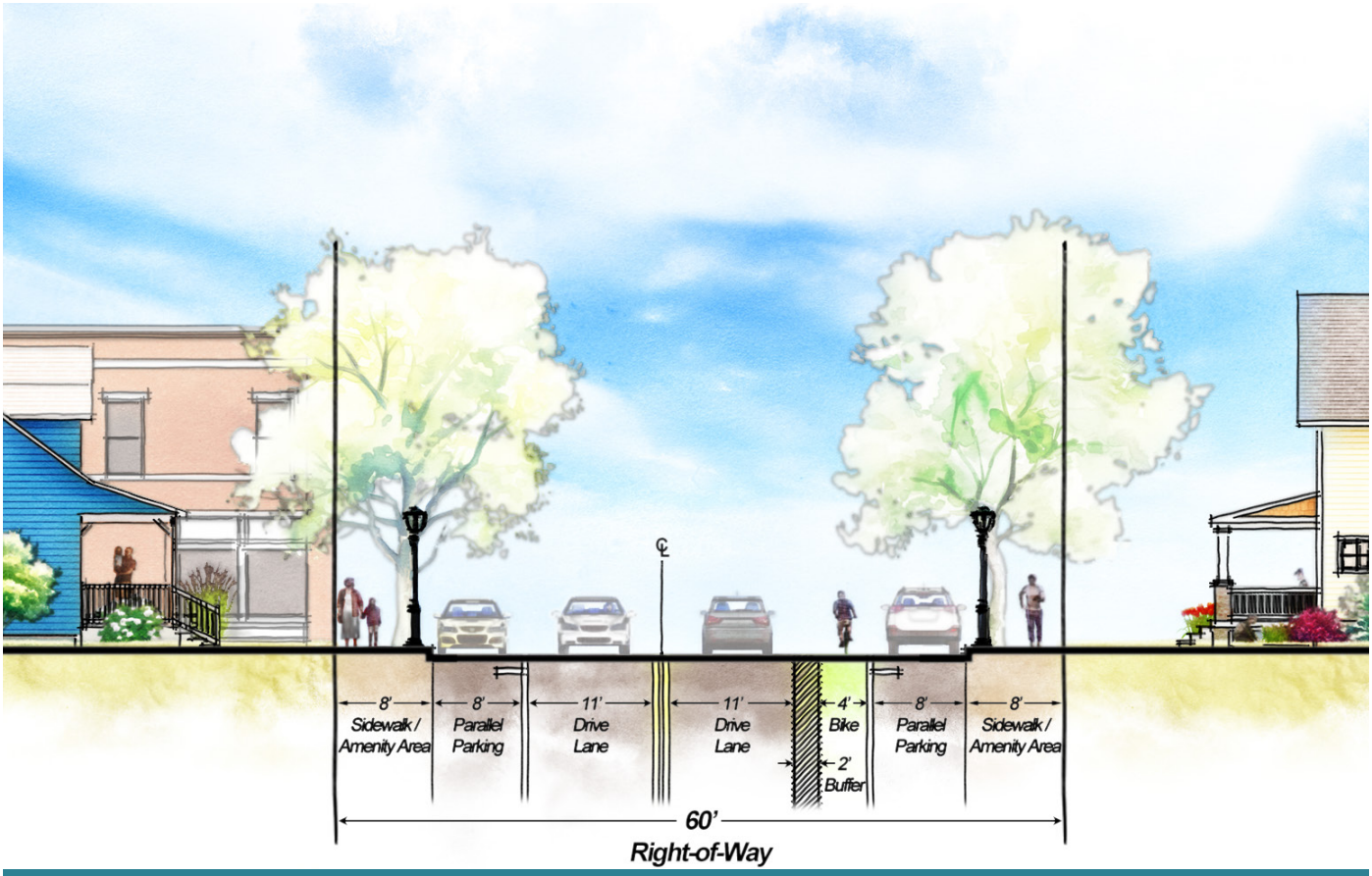


Diagonal Main Street Cross Section
Credit: RICK

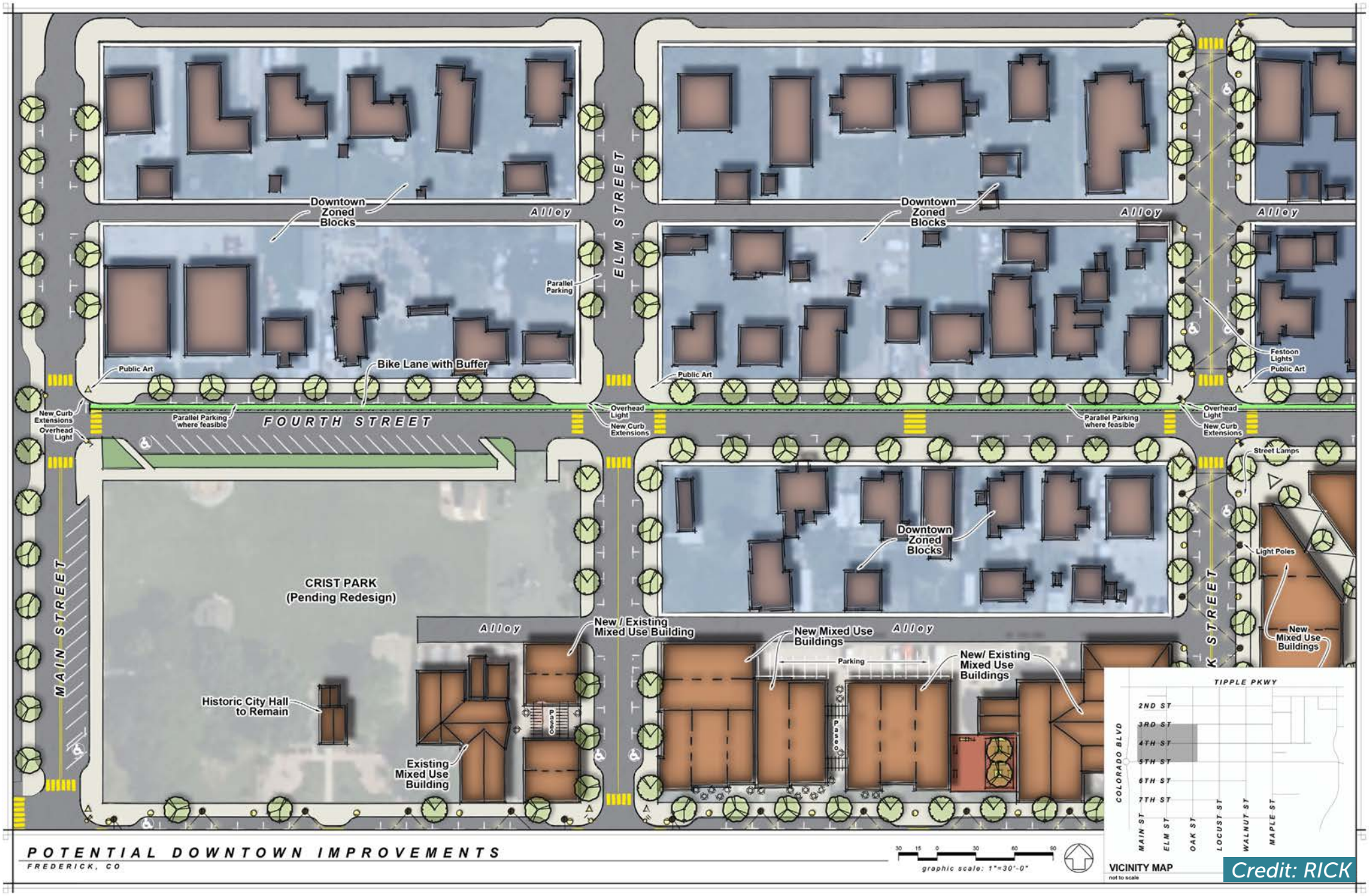
Design for Secondary Streets (including Fourth Street and Sixth Street)

The streets running parallel to Fifth Street have identical right of way width to the other streets in the historic core of Downtown. The concept plan for Fourth and Sixth Streets anticipates incorporating many of the features of the streetscape design for the primary downtown streets, including intersection bulbouts and mid-block crossings, as well as landscaping, street trees, and an emphasis on outdoor dining and gathering places. The design provides for one-way bike lanes along Fourth Street, heading westbound, and along Sixth Street, heading eastbound. Thus, these secondary streets provide dedicated routes for bicycle movement in the core of the historic downtown. The design for these streets assumes a total sidewalk width of 8 feet, to provide room for outdoor dining, trees, landscaping and other features.

As shown in the overall street diagram for Downtown Frederick, the streets running parallel to the diagonal primary street in Downtown West could accommodate a similar design, with bike lanes and incorporation of other streetscape elements.



Street Section for Fourth and Sixth Streets
Credit: RICK


Downtown Zoned Blocks
Alley
ELM STREET
Parallel Parking
Public Art
Bike Lane with Buffer
New Curb Extensions
Overhead Light
Parallel Parking where feasible
FOURTH STREET
Festoon Lights
Street Lamps
Light Poles
MAIN STREET
CRIST PARK
(Pending Redesign)
New / Existing Mixed Use Building
New Mixed Use Buildings
Parking
New/ Existing Mixed Use Buildings
Historic City Hall to Remain
Existing Mixed Use Building
Paseo
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
TIPPLE PKWY
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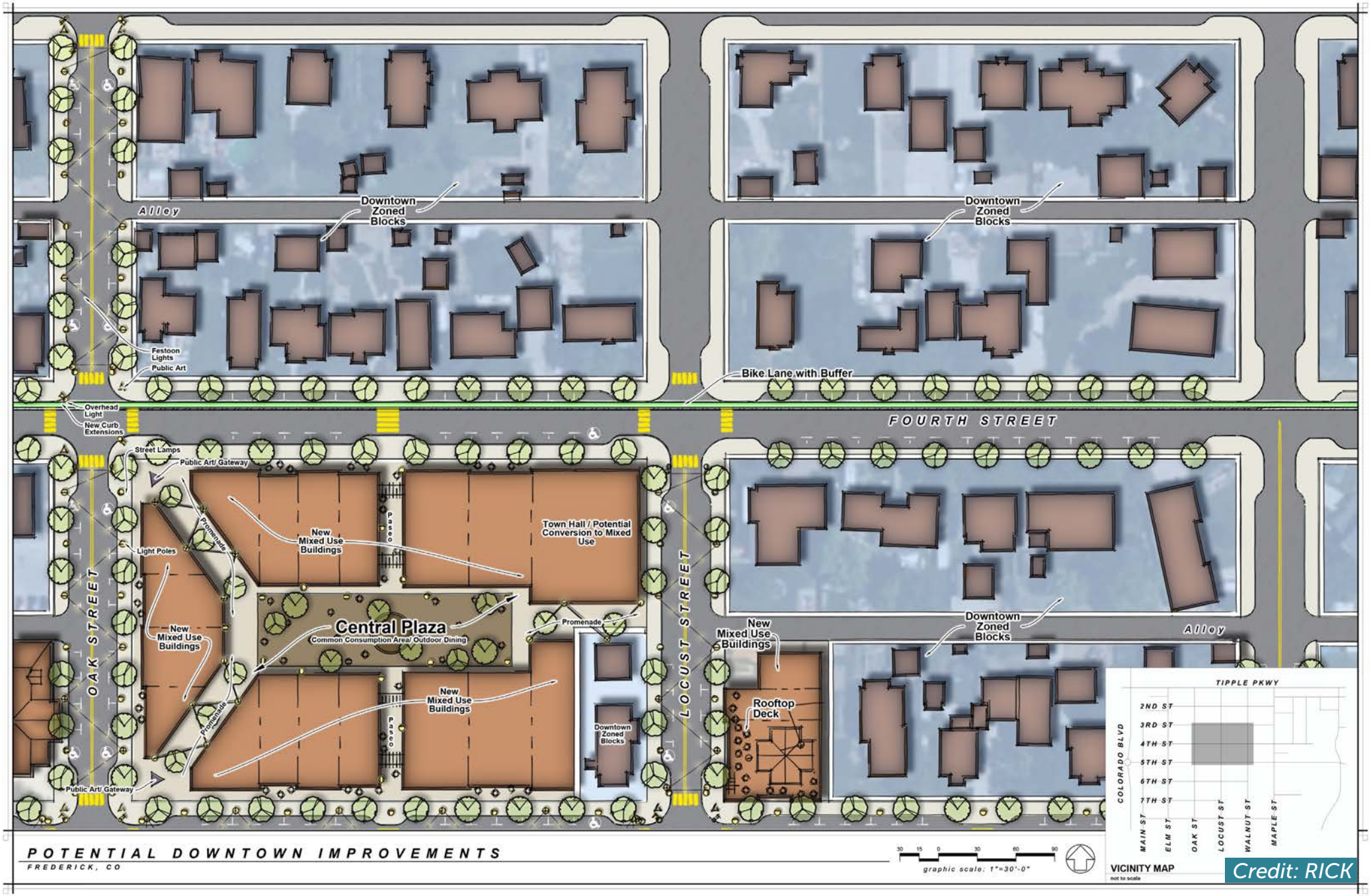
MAPLE ST
VICINITY MAP
not to scale
Credit: RICK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Downtown Zoned Blocks
Festoon Lights
Public Art
Overhead Light
New Curb Extensions
Bike Lane with Buffer
FOURTH STREET
Street Lamps
Public Art/ Gateway
Promenade
Light Poles
New Mixed Use Buildings
Paseo
Town Hall / Potential Conversion to Mixed Use
Central Plaza
Common Consumption Area/ Outdoor Dining
OAK STREET
LOCUST STREET
Rooftop Deck
Downtown Zoned Blocks
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TIPPLE PKWY
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graphic scale: 1"=30'-0"
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
Credit: RICK

Existing Townhomes
Existing Residence
Existing Building
Historic Structure
Existing Outdoor Plaza
New Mixed Use Building / Existing Buildings
Passo
New Outdoor Plaza
Rooftop Deck
New Mixed Use Building / Existing Buildings
Head-In Parking
Existing Historic Building / Potential Mixed Use
MAIN STREET
ELM STREET
OAK STREET
Alley
Alley
Downtown Zoned Blocks
Downtown Zoned Blocks
New Mixed Use Building / Existing Buildings
SIXTH STREET
Bike Lane with Buffer
Passo
New Mixed Use Building / Existing Buildings
Alley
Alley
Downtown Zoned Blocks
Downtown Zoned Blocks
TIPPLE PKWY
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3RD ST
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LOCUST ST
WALNUT ST
MAPLE ST
VICINITY MAP
not to scale
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"

Credit: RICK

OAK STREET
LOCUST STREET
WALNUT STREET
SIXTH STREET
Alley
Alley
Existing Buildings
New Mixed Use Buildings
Head-In Parking
Passeo
New Mixed Use Building
Downtown Zoned Blocks
Downtown Zoned Blocks
Downtown Zoned Blocks
New Mixed Use Building
New Curb Extensions
Local Art
Light Pole
Artisan Crosswalks
Bike Lane with Buffer
Downtown Zoned Blocks
Potential Future Downtown Redevelopment (Mixed Use)
POTENTIAL DOWNTOWN IMPROVEMENTS
FREDERICK, CO
graphic scale: 1"=30'-0"
VICINITY MAP
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TIPPLE PKWY
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Credit: RICK

Gathering Places and Additional Seating Areas

In addition to areas of seating as part of outdoor dining and seating incorporated into intersection bulbouts and mid-block crossings, the Downtown area may include dedicated plazas and seating areas within the right of way or on adjoining private properties. Some downtowns have converted portions of the street rights-of-way to these types of plazas. Development within Downtown West and Miners Park has the flexibility to incorporate these types of plazas and seating areas into the initial design of primary downtown streets and other streets. These types of plazas can facilitate additional outdoor dining and places for community gatherings. They may include landscaped areas, street trees, and other components of the overall downtown streetscape.

Outdoor plaza in Old Town Fort Collins
Credit: Shutterstock

Signage, Wayfinding, and Gateways

The Town of Frederick will develop a sign program for street signs, signs for civic buildings, and other signage that will encompass all of the greater Downtown area, including Miners Park and Downtown West as well as the historic core of Downtown. Pursuing a joint signage program will help to unify these different sub-areas within Downtown. The signage program will derive some of its themes from Town-wide signage and wayfinding efforts completed by the Town in 2025. As illustrated in the following examples, the signage and wayfinding for Downtown Frederick should incorporate directional guides to different anchors or destinations (such as the Carbon Valley Rec Center, Town Hall, etc.). Downtown signage should also include guides to the locations for public parking and any themes for different streets or areas around Downtown.

Example of Downtown signage
Credit: RICK

The greater Downtown area should include gateway signage at the main entries (such as Colorado Blvd, Locust Street, Fifth Street, and the diagonal primary street in Downtown West). The gateway should align with the overall family of signage and wayfinding for Downtown Frederick and present a unique, recognizable, and memorable first impression to visitors entering Downtown for the first time. Potential gateways may include archways over streets, banners, obelisks, and other prominent features. Gateway signs could also incorporate artwork and draw from the history of the area as a mining community.

Example of a downtown gateway sign
Credit: Shutterstock

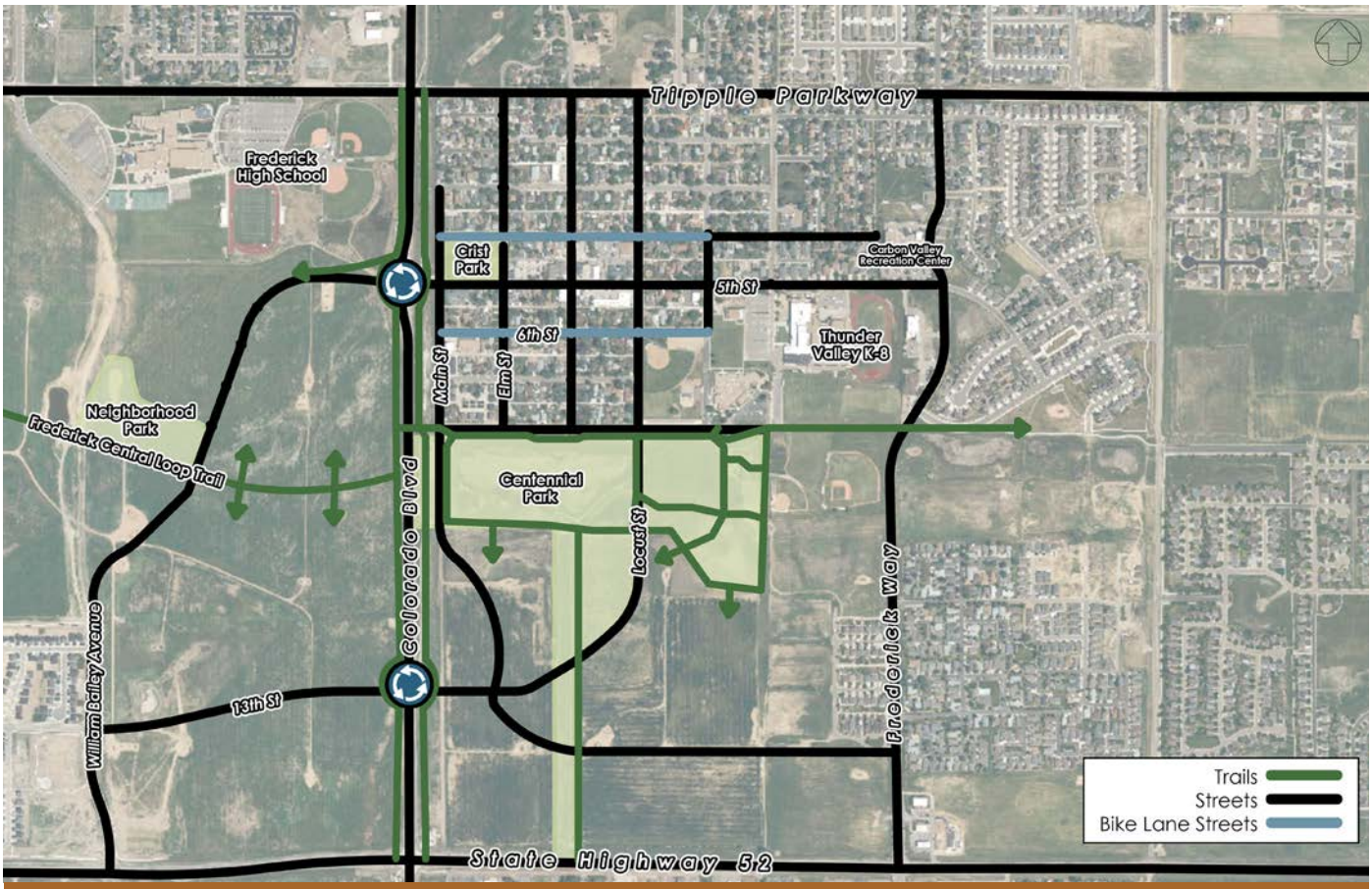
Parks, Open Space, & Recreation

5

Credit: Town of Frederick

In addition to serving as the historic heart of the community, Downtown Frederick serves as an important part of the Town's overall system of parks, trails, and open spaces. These facilities along with the Carbon Valley Rec Center and Gymnastics Center make the area the main destination for recreation, events, and community gatherings. This chapter highlights how Downtown draws from numerous facilities in and close to the area to anchor these great community assets.

The diagram that follows illustrates how the overall parks and trails system serving Frederick connects with different parts of the greater Downtown area. The Frederick Central Loop Trail links Downtown with areas to the north and west and connects the older part of Frederick with areas west of I-25. Other greenway trails connect across the Centennial Park area and link with neighborhoods to the east. The trails help connect Centennial Park, Crist Park, and the neighborhood park in Downtown West together and encourage biking and walking throughout the area. Spurs from the trails link these greenways with nearby residential neighborhoods, as denoted by the arrows on the diagram.



Future Parks and Trails in Downtown Frederick
Credit: RICK

Crist Park

The Town of Frederick completed conceptual planning for the renovation of Crist Park in 2023 and 2024. The goal of the plan for Crist Park is to continue to provide a high quality neighborhood park to serve the residents in the immediate Downtown area while providing facilities to host additional events and functions at the park, given its strategic location at the western end of the historic Downtown area. The plan includes the following features:

- A large picnic lawn in the northern portion of the park, providing open play areas for nearby residents and a picnic or open space usable for community-wide events
- A new, nature-themed and inclusive play space in the northeast portion of the park, along Fourth Street
- A plaza area with synthetic turf in the southwest portion of the park, framed by an open stage area, that can be used for outdoor concerts and other events
- Numerous picnic tables, benches and landscaped areas to complement community events held at the park
- A historical, interpretive trail to the east of the Old City Hall museum to showcase the history of Frederick
- An 18-foot wide plaza aligning east-west through the middle of the park to accommodate temporary events, food trucks, and other flexible uses
- A parking lot at the southwest corner of Fourth and Elm to serve Crist Park and provide parking to the broader Downtown area

The Town anticipates moving forward with final design and construction of these improvements to Crist Park over the next five to ten years. The revitalization of Crist Park will ensure that the park continues to serve as a key community anchor for the historic Downtown area for many generations.

FREDERICK COLORADO

RICK

CRIST PARK
CONCEPT PLAN

20 10 0 20 40

SCALE: 1" = 20'
08/02/2024

N

VICINITY MAP

Centennial Park

Centennial Park serves as the home for three of the town's largest festivals and thus functions as an important community park for the greater Carbon Valley area. As outlined in the concept plan that follows, the Downtown Plan shows the areas along and to the east of Locust Street (extended across the park to the south) continuing to function as active park areas. This portion of Centennial Park will likely include sports fields, picnic and playground areas, and other amenities to reinforce the park's status as a major park for events and gatherings. The area to the southeast corner of Centennial Park is owned by the Town but currently undeveloped. The Downtown Plan anticipates that this area will develop with active park uses as well.

Importantly, Centennial Park serves as a central hub for various trails and sidewalk connections across this part of Frederick. The Downtown Plan anticipates that trails will continue to encircle a drainage area to the west of Locust Street and south of Eighth Street. Trails from neighborhoods to the east will connect into Centennial Park and then continue west across Colorado Boulevard to link with the Frederick Central Loop Trail. As shown on the concept plan, neighborhoods within the Miners Park portion of Downtown will include trail or sidewalk connections to the trail systems within Centennial Park to make it easier for residents to access the park and its amenities. A multi-use trail will run along the west side of Locust Street as it passes through Centennial Park, and smaller trails and sidewalks will connect this trail to the active park uses to the east. Centennial Park will also retain irrigation ponds and drainage facilities to serve the park and this portion of Frederick.

Frederick in Flight in Centennial Park
Credit: Town of Frederick

Soccer games at Centennial Park
Credit: RICK

Concept Plan for the Centennial Park Area
Credit: RICK

The Town anticipates completing planning for the active park portion of Centennial Park following the completion of the Downtown Plan.

Neighborhood Park in Downtown West

As noted in Chapter 3, the neighborhood park will serve as a central focal point in Downtown West, providing a potential location for a future civic amenity (such as a performing arts center, conference center, library, or other public amenity). The park will preserve views of Longs Peak and the Front Range and will provide areas for respite and gathering for the full range of individuals and households in Frederick.

The neighborhood park could include unique features that distinguish it from the other parks in Downtown Frederick and throughout the community, such as public gardens, trellises, water features, and interactive art pieces. The design of the neighborhood park should create a unique space that goes beyond traditional park design and provides a good location for a future civic amenity or anchor, as discussed in Chapter 3.

Example of a public garden in another downtown park
Credit: RICK

Destination park and amphitheater in Centennial, CO
Credit: RICK

Additional Plazas and Small Parks

In addition to the small plazas and gathering areas along the primary and secondary downtown streets, the Downtown Plan anticipates that smaller park areas will develop as the Miners Park and Downtown West areas grow over time. These small parks should be located so that every resident has access to a park or open space within a quarter mile walk or less. The smaller parks and additional plazas may include the following:

- Seating areas, including individual or two-person picnic or shelter areas
- Smaller playground areas
- Smaller open play areas
- Areas of shade
- Drinking fountains
- Smaller public art pieces
- Native plantings and grasses to conserve water, soften urban elements, add color and seasonal interest, and support pollinator habitats

Example of a small park in a residential neighborhood
Credit: Shutterstock

Individual outdoor lounge chairs in a small neighborhood park
Credit: Shutterstock

Town Events

The Town of Frederick, along with private organizations and other partners, will continue to diversify and expand events and programming throughout the Downtown area as plans and improvements for different areas, highlighted in this plan, come to fruition. The following highlights the Town's desires for events and programming in the Downtown area:

- Securing indoor, flexible space to accommodate a variety of indoor events during the colder months. Most of the Town's events currently occur in the summer and fall and the community would like to broaden the range of events to all twelve months of the year. The development of an indoor multi-purpose event space would immensely help the Town to reach this goal. This facility should be highly visible and walkable for everyone in the community. Thus, locating or having access from this facility to the Frederick Central Loop Trail and other trail connections will be critical in allowing more people to walk or ride bikes to these events.
- Holding more music events throughout the year. Constructing a permanent stage in Crist Park would significantly aid in the ability to hold more events in the historic heart of Downtown. Other areas around Downtown, such as Centennial Park or the neighborhood park in Downtown West, could also accommodate a stage or an enhanced amphitheater.
- Hosting a larger number of fun, smaller-sized events in Crist Park. Possibilities may include a tug-of-war contest, community barbeques, dance marathons, cornhole tournaments, wellness fairs, and yoga or meditation sessions. The Town would like to see smaller scale activities held as much as possible in Crist Park to help support businesses and the overall level of vitality in the historic heart of Downtown.
- A wider variety of outdoor events, including potentially back-to-school events, dog-oriented or themed events, sand castle or "beach" themed events, and other fun events in the summer and fall. These events may draw fewer people than the headline events (Frederick in Flight and Chainsaws and Chuckwagons) but would help support Downtown businesses.
- Additional events oriented around the winter holidays and more spring events, both indoor and outdoor.

Frederick in Flight at Centennial Park, 2025
Credit: Town of Frederick

Chainsaws and Chuckwagons at Centennial Park, 2025
Credit: Town of Frederick

- Exploring the expansion of the Town's largest events to multiple locations around Downtown, to help spread the energy from these events (such as Frederick in Flight) throughout the greater Downtown area. These events, for example, could include a series of different pop-up, smaller events along Fifth Street, in Downtown West, or in Miners Park, as additions to the primary events held in Centennial Park.
- Adding more Town staff over time to manage and operate a larger series of events throughout the year, in the Downtown area and elsewhere. The Town anticipates scaling up its events staff as its resources grow over time to facilitate continued growth of events held in Downtown and elsewhere in Frederick.

Gateway Landscaping and Buffering

The Downtown Plan assumes that the Town's current landscaping and buffering standards for Colorado Boulevard and Highway 52 will continue to regulate the appearance of entries into the Downtown area. The current standards require a 30 foot landscaped buffer along Colorado Boulevard and Highway 52, or a 15 foot landscaped buffer if a masonry wall is installed along with trees and shrubs. The existing streetscape along Colorado Boulevard already includes various public art pieces and landscaping treatments, and the Town will continue to maintain and enhance these features over time, to continue to improve the "front door" into the greater Downtown area.

Existing public art pieces along Colorado Blvd near Centennial Park
Credit: RICK

Existing gateway monumentation at Colorado Blvd and Highway 52
Credit: RICK

Transportation and Circulation

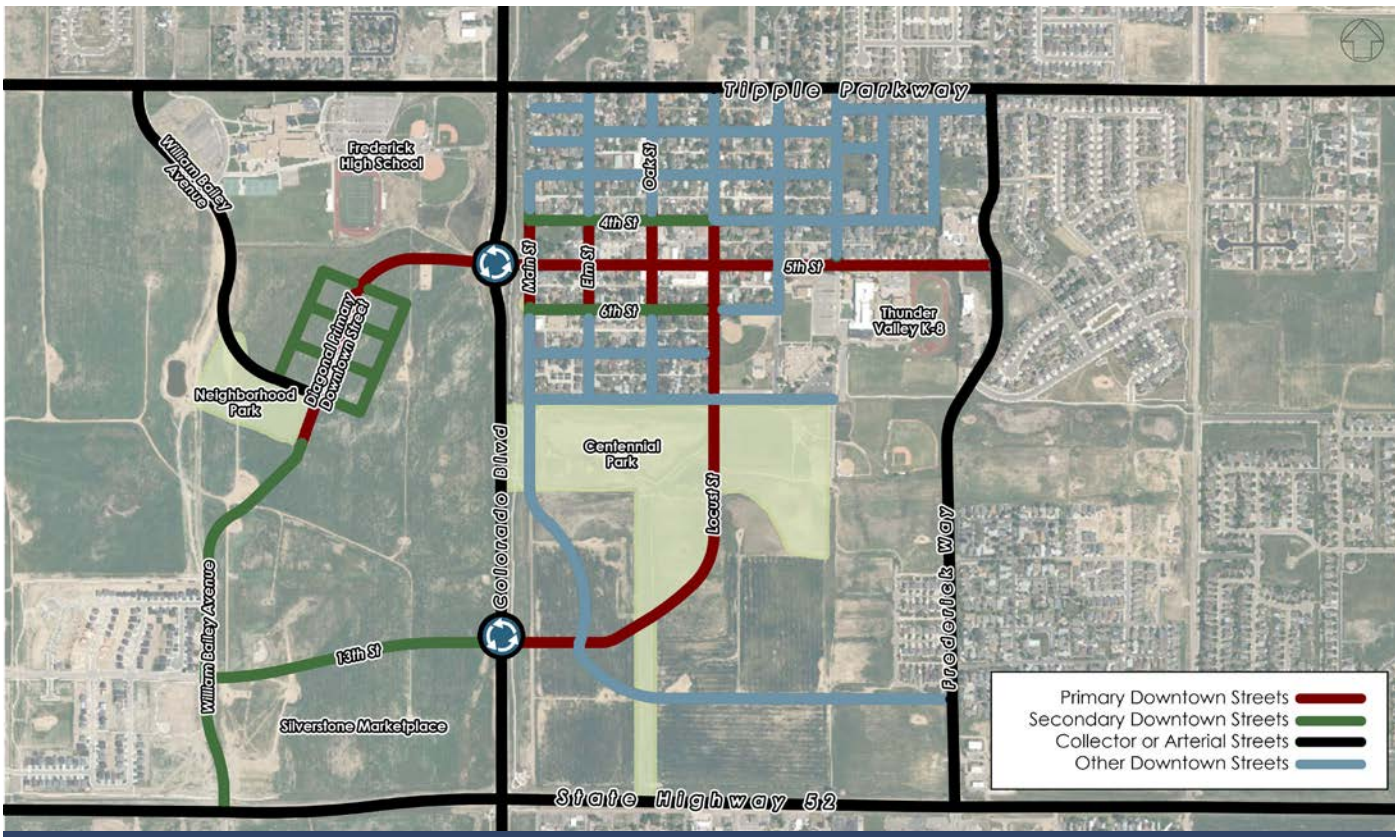
6

Credit: Town of Frederick

The design of streets, sidewalks, trails, and other transportation infrastructure connects different areas of Downtown while supporting the businesses, residents, and visitors in the area. The goal of Downtown Frederick's transportation network is to create a circulation pattern and facilities that support both businesses and civic needs while ensuring safe and efficient movement for all modes of travel. The transportation system complements and reinforces the overall goal of creating great places around Downtown Frederick that cultivate a high-quality character.

Streets and Access Management

Chapters 3 and 4 highlight the general design of the primary and secondary streets in Downtown Frederick. As noted, the Downtown Plan and the Town's Land Use Code emphasize the following for Downtown streets.



Street Network Diagram
Credit: RICK

- Promoting wide sidewalks, well-designed crosswalks, and related features to enhance vitality and activity at the street level.
- Limiting driveways and curb cuts along Downtown streets.
- Narrowing travel lanes and developing streetscape features, such as curb extensions at intersections and mid-block crosswalks, that encourage slower traffic along Downtown streets.
- Requiring vehicular access to new developments or buildings via alleys, behind these types of Downtown streets.

The design of other neighborhood streets around Downtown Frederick emphasizes similar principles, including the following:

- Requiring access to newly constructed residential units via rear alleys to limit the number of driveways (and resulting conflicts between vehicular and pedestrian traffic) along streets.
- Requiring detached sidewalks on both sides of residential streets to provide safer routes for people walking around the Downtown area.
- Marked crosswalks at intersections to provide for pedestrian safety.
- Exploring the installation of flashing crosswalk signals at peak crossing locations to improve pedestrian safety.
- Maintaining the posted speed limits on neighborhood streets at 25 miles per hour.
- Exploring the use of traffic calming, speed tables, and other speed reduction tools on neighborhood streets.

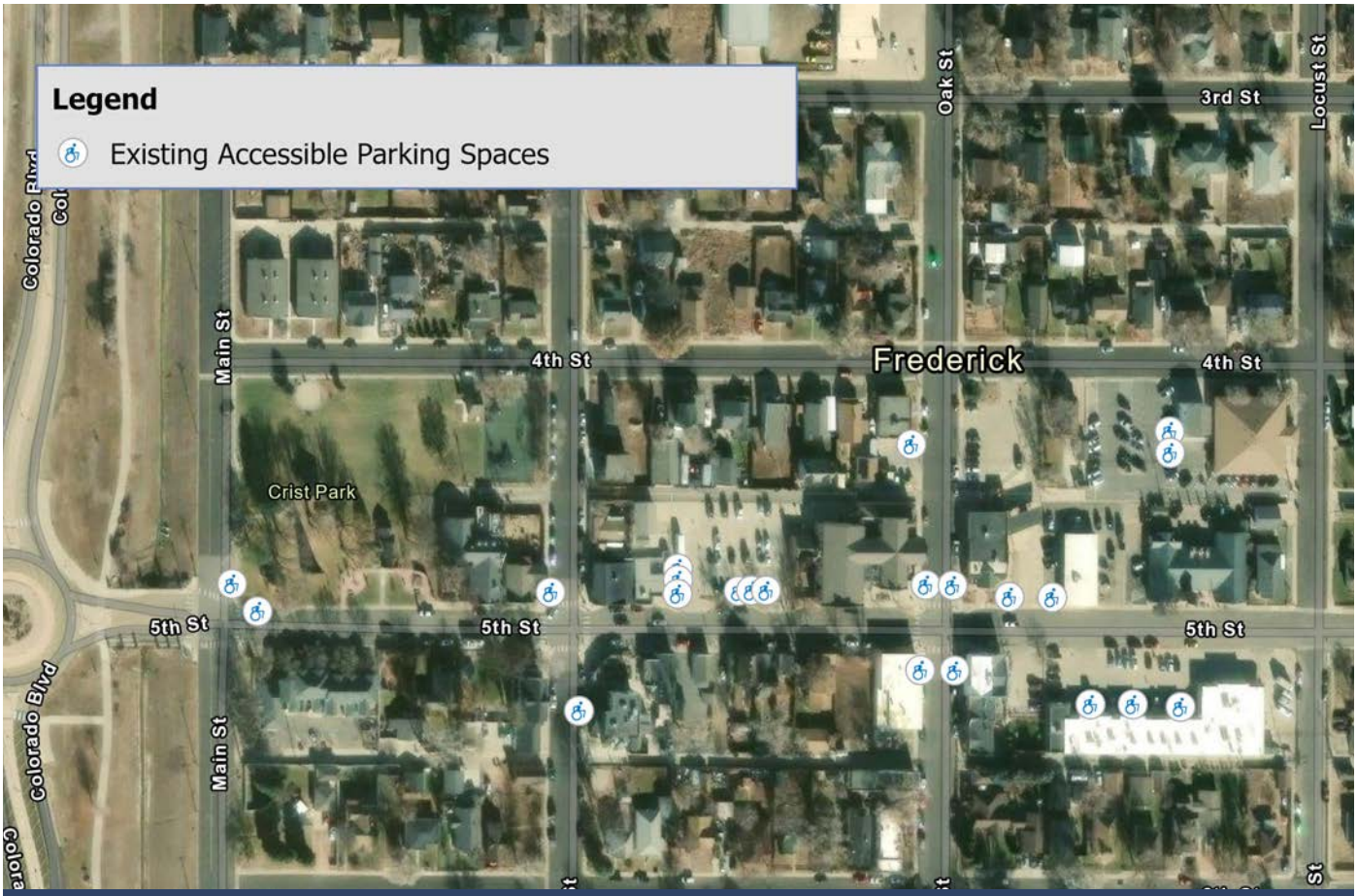
Parking

The Frederick Comprehensive Plan and the Frederick Downtown Plan encourage visitation to Downtown via walking, bicycling, or taking transit. However, given the suburban layout of the Carbon Valley, many people will continue to drive to Downtown Frederick. Thus, planning for parking in the Downtown area remains an important objective of the Town.

The historic core of Downtown Frederick currently includes 219 public parking spaces, as outlined in the following table. The Town organization allows for the public to park in the Town Hall parking lots located between Fourth and Fifth Streets, and between Elm Street and Locust Street, during non-working hours. Lots privately owned by Miner's Plaza and Clark Plaza provide an additional 73 parking spaces to customers and patrons of entities located in these two private properties. During peak times, primarily during dinner hours, nearly all of the on-street parking spaces along Fifth Street are occupied.

Existing Public Parking in Downtown Frederick	
Parallel parking spaces along Fifth Street	67
Parking spaces along the side streets (Main, Elm, Oak, Locust)	98
Parking lots in Town-owned block	54
Total ->	219

Of the approximately 292 existing public and private parking spaces in Downtown Frederick, approximately 21 are designated as handicapped parking spaces and identified in the following diagram. The majority of the handicapped parking spaces in the historic Downtown area are located on privately owned lots or in the Town-owned parking lot. Eight of the existing handicapped parking spaces are located within the rights of way of Downtown streets. Standards established by the Americans with Disabilities Act (ADA) require seven handicapped parking spaces, given the total parking spaces currently provided in the historic Downtown, with two of the handicapped spaces providing van accessibility.



Existing Accessible Parking Spaces
Credit: RICK

Assuming that the building footprints shown on the plan level views of the historic portion of Downtown develop at an average height of two stories (with some buildings only including ground floor space, and others including a third story), the full build-out of the buildings shown represents the potential for total building square footage of approximately 435,000 square feet. By comparison, the existing buildings along Fifth Street include a total of around 100,000 square feet.

Frederick's Land Use Code allows for exemptions to parking requirements for developments in the Downtown area. The Town's regulations provide this provision to help encourage the development of Main Street-style development in the Downtown area. As shown in the table that follows, the parking reflected in the plan level views of historic Downtown Frederick, following implementation of streetscape, totals 404 public parking spaces. The conversion from parallel to angled parking along Fourth Street between Main Street and Elm Street increases the parking count. The delineation or marking of parallel parking spaces along Fourth, Sixth, and Oak Streets contributes to the total future parking count of 404 spaces in the historic core of Downtown. In addition to the public parking spaces listed in the table, the plan level views reflect 90 head-in parking spaces along the alleys in the Downtown area. The plan assumes that these spaces will be owned by private property owners. While these spaces do not contribute to the total number of public parking spaces in the downtown area, they provide additional spaces for employees or customers. The Town will periodically evaluate parking demand in the Downtown area to determine the need for additional parking lots or parking solutions as Downtown continues to evolve over time.

Proposed Public Parking in Historic Downtown Frederick	
Parallel parking spaces along Fifth Street	67
Parking spaces along the side streets (Main, Elm, Oak, Locust)	98
Parallel parking spaces on Oak, from Tipple Parkway to Fourth Street	25
Parallel and angled parking spaces along Fourth Street	98
Parallel parking spaces along Sixth Street	116
Total ->	404

The map that follows highlights the potential conceptual locations of handicapped parking spaces as the streetscape plan for Downtown is completed over time. The plan calls for the strategic placement of handicapped parking spaces near street corners, to provide for the easiest movement of vehicles in and out of handicapped spaces.

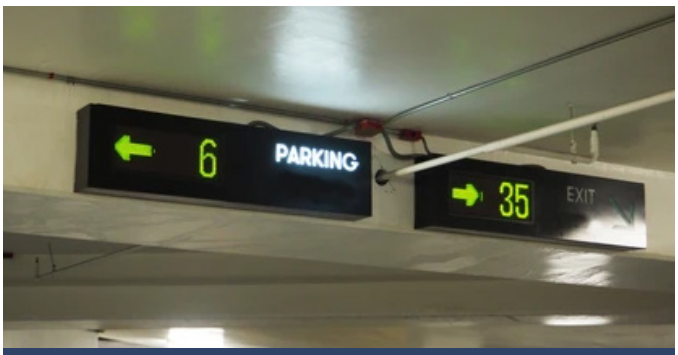
Existing and Potential Future Accessible Parking Spaces
Credit: RICK

The Downtown Plan establishes the following objectives to help manage parking in the historic portion of Downtown Frederick in the future.

- The Town will explore the creation of additional municipal parking facilities or structures to serve Downtown. As properties become available or as property owners consider plans for various parcels, the Town should work with property owners to explore possibilities to create smaller municipal lots around the historic core of Downtown over time.
- The Town will continue to explore opportunities to share parking or expand parking at the Thunder Valley school campus to serve the historic portion of Downtown, particularly the eastern portions of the area. Any potential redevelopment of a portion of the school campus could include the creation of additional parking spaces to serve the Downtown area. The Town will also explore sharing the parking serving Centennial Park to provide additional parking inventory for the Downtown area.
- The Town will explore placing time limitations for on-street parking in the historic core of Downtown. Establishing two-hour parking limits, for example, would discourage residents or employees from parking along the main Downtown streets, thus freeing up more spaces for visitors or customers. It would also encourage visitors wishing to stay for longer in the Downtown area to park in municipal parking lots or on other streets in the Downtown area.
- As part of the broader development of the Downtown area, the Town will explore creating a shuttle system to transport visitors from one portion of Downtown to another. For example, a visitor to Downtown could park at Silverstone Marketplace or in Downtown West and be able to take a shuttle or trolley down to Fifth Street. Trolleys or shuttles could serve the 'downtown loop' formed by Fifth Street, Locust Street, Thirteenth Street, William Bailey Avenue, and the diagonal primary street in Downtown West. Importantly, if the Town or Downtown interests were to pursue the development of a shuttle system, the shuttle or trolley should operate with very frequent service times to make it very easy and attractive to use. Having shuttles circulate every ten or 15 minutes during peak times (such as dinner hours on a weekend) would encourage people to park in one part of Downtown and shuttle to another, if parking is limited at their destination.

An example of a downtown trolley bus in Sedona, AZ
Credit: Shutterstock

- If a shuttle or trolley system is implemented, Downtown business owners should encourage their employees to park off-site and take the shuttle to work, to free up additional parking around the Downtown area.
- As noted in the next few pages, the Downtown Plan encourages a greater share of trips made by bicycle or on foot around the Downtown area to reduce vehicular traffic and decrease parking demands in the Downtown area.
- As Miners Park and Downtown West continue to develop, the plans for these portions of Downtown should, similar to the historic core of Downtown, emphasize the use of municipal parking lots and minimize parking requirements to encourage the creation of a pedestrian and bicycle-friendly environment.
- The Town will improve its signage and wayfinding systems in the Downtown area to guide visitors to municipal or shared parking facilities. Signage for municipal or common parking facilities could potentially include digital counts regarding the number of parking spaces available at different locations around Downtown, as illustrated in the example that follows.



Example of a digital parking sign
Credit: Shutterstock

Creating a Strong Pedestrian and Bicycling Environment

As noted in earlier chapters, the Downtown Plan emphasizes the creation of wide sidewalks along Downtown Main Streets and secondary streets throughout the greater Downtown area to encourage a comfortable and attractive environment for walking. The plan establishes bike lanes along Fourth and Sixth streets in the historic core of Downtown. As noted, the community's overall trail system is integral to the success of Downtown. The Frederick Central Loop Trail enters Downtown West from the west and turns north along the west side of Colorado Boulevard. A regional trail will connect from the loop trail to the east of Colorado Boulevard, proceed east through Centennial Park, and eventually connect with neighborhoods in the eastern portion of Frederick. Downtown will serve as the anchor of the community's greenway and trail system.

The design of the Frederick Central Loop Trail and other regional trails and greenways serving the greater Downtown area should encourage bicyclists at different speeds and abilities and include sufficient width to provide attractive lanes for people walking, biking, and using other transportation modes. The loop trail should help to stimulate adjacent development, including the possibilities of eateries, breweries, and other destinations along the trail. An overall goal of the trail and greenway network around Frederick is to create a regional connection that is so attractive and inviting that an increasing number of visitors travel to Downtown Frederick by bicycle or on foot. This strategy would create a more vital and active greater Downtown area, would reduce vehicular traffic, and in turn would reduce the need for parking in different areas around Downtown.

The following features will further support the bicycle and pedestrian infrastructure serving the greater Downtown area.

- Installing attractive and safe bicycle parking facilities at strategic locations around different sub-areas within the greater Downtown area.
- Installing bike storage lockers to encourage bicycle use throughout the Downtown area.
- Installing bike rental facilities around the Downtown area and throughout the entire community to encourage visitors to bike around the community and enjoy different parts of Downtown.
- Installing benches and other attractive seating areas along trails to encourage people to walk in the greater Downtown area.
- Ensuring that the trails and greenways in the greater Downtown area include sufficient areas of shade, drinking fountains, sufficient pedestrian lighting, and public art to enhance the appeal of the trails and greenways.
- Ensuring that different residential streets and neighborhoods around the greater Downtown area have strong trail or sidewalk connections to the major greenways and open spaces in the Downtown area, including the Frederick Central Loop Trail and Centennial Park.

Bicycle storage facility
Credit: Shutterstock

Bike rental facility
Credit: Shutterstock

The Monon Trail, near the Arts and Design District in Carmel, IN
Credit: Shutterstock

Planning for Future Transit

Although southwest Weld County currently has very limited access to transit facilities, the Town will continue to explore transit possibilities that may enhance connectivity to Downtown Frederick. These possibilities may include:

- Connections with Front Range regional rail that could eventually connect from Denver to Fort Collins, passing through or near Frederick.
- East-west transit possibilities along the Highway 52 corridor between Fort Lupton and the Boulder area.
- Locally serving transit possibilities (including local shuttles) that could run along the Colorado Boulevard corridor, connecting the hubs within the Carbon Valley (including Downtown Frederick as well as Dacono and Firestone).

As discussions concerning transit improvements in the Carbon Valley and throughout Northern Colorado continue, the Town of Frederick will continue to explore partnerships with other municipalities, Weld County and other counties, and regional and state transportation entities to introduce transit service into the local area. The Town will continue to prioritize providing transit connections, either locally or regionally, that include links to the Downtown Frederick area, given its importance in the community.

Historic Preservation

7

Credit: Town of Frederick

Downtown Frederick is the central hub of the historic heart of the Frederick community and the Carbon Valley. As outlined in the Town's Historic Preservation Plan, the Downtown's roots trace back to the Town's founding as a mining town in the early 1900s. As the Carbon Valley continues to urbanize, Downtown Frederick represents the most significant concentration of historic buildings and historic places in the local area. Maintaining and drawing from Frederick's historic fabric will help Downtown remain an authentic and unique area that stands out from other downtowns in Northern Colorado. The Downtown Plan highlights the following goals and actions to preserve Downtown's historic character and ensure that new buildings and developments in the greater Downtown area draw from the town's rich history.

Credit: Town of Frederick

Credit: Town of Frederick

Exploring Historic Designations

As noted in the Historic Preservation Plan, the Town and the Historic Preservation Committee (HPC) will provide educational materials and help facilitate the designation of eligible buildings as historic structures on local, state and/or national historic registers. The Town will complete a Town-wide Historic Inventory Survey to identify buildings and resources eligible for historic designations. A wide variety of buildings in the Downtown area are eligible for historic designation. Working with property owners and other community groups to designate more buildings as historic will add to the appeal and unique status of the greater Downtown area.

The Town may explore the designation of the historic downtown area as a 'historic district'. This designation would further enhance the marketability of Downtown Frederick and would provide additional possibilities for grant funding from History Colorado and other state and federal sources. Numerous downtowns across the country have been designated as historic districts. This move would help ensure that historic preservation remains a top priority in the downtown area going forward.

Facilitating Historic Revitalizations and Re-use

As noted in the Historic Preservation Plan, the Town will inform property owners, builders, and developers regarding grants, incentives, and other tools to help facilitate historic preservation efforts, including the creative re-use of historic structures. The Town and the HPC will continue to pursue the following action items:

- Providing property owners technical assistance and access to grant consultants.
- Providing façade improvement grants for historic buildings in Downtown Frederick.
- Considering tax rebate or fee waiver incentives for rehabilitated historic properties.
- Creating mechanisms by which property owners can receive financial support for the relocation of structures.

Integrating Historic Character in New Buildings and Development

As outlined in Chapter 4, the Downtown Plan along with the Town's new Land Use Code establishes design regulations for construction and development that ensure that projects in the greater Downtown area integrate historic patterns of buildings and character. The development of all areas in the greater Downtown area will draw from the historic fabric of this portion of Frederick and create buildings, public spaces, and other features that tie to the features found in historic structures. Chapter 4 noted that new projects must draw from the architecture, layout, and other patterns of urban design found in the historic core of Downtown. The development of new areas of Downtown including Miners Park and Downtown West does not need to copy precisely the development along Fifth Street and the historic neighborhoods to the north and south of Fifth Street. However, it must draw from existing historic architecture and patterns to ensure that new projects complement the historic fabric and build upon its foundation. The overall goal is to create a series of areas around Downtown that, together, will form a historically-inspired Downtown that stands out in Northern Colorado. The Town remains determined that Downtown's ongoing evolution will draw from its historic fabric and use it as a differentiating strength and feature for generations to come.

Integrating Historic Character in New Buildings and Development

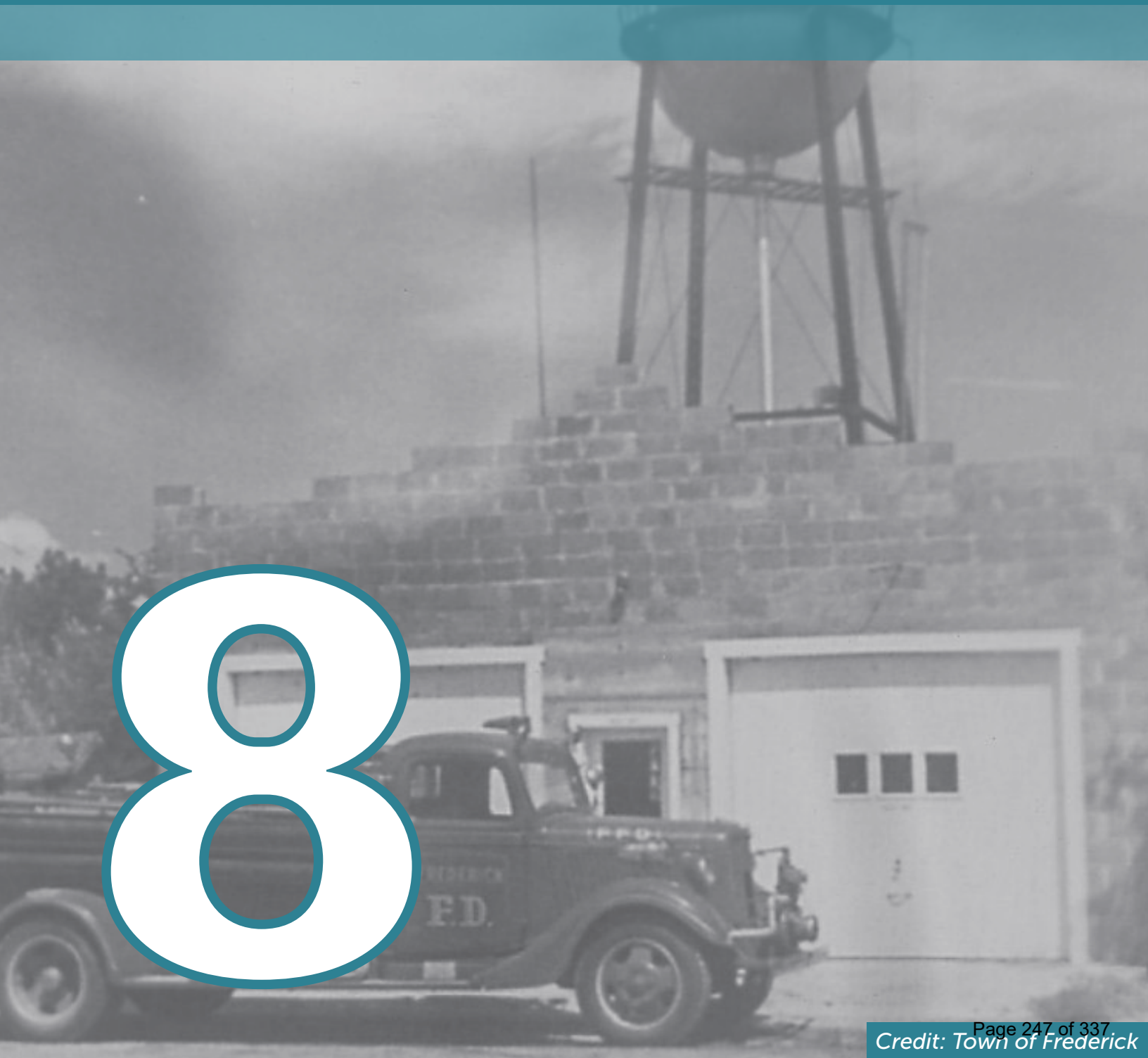
Drawing from the themes and action items of the Historic Preservation Plan, the Town and the HPC will pursue the following objectives that will help implement the vision of the Downtown Plan.

- Promoting the history of Downtown Frederick (and the Frederick community at large) through educational programming, publications, social media, and other communications channels. These efforts may include the launch of a quarterly "Frederick History Spotlight" article or walking tour series.
- Establishing a Frederick History Month to promote all aspects of Downtown's history.
- Continuing to conduct tours of the Frederick Museum on Fifth Street.
- Weaving the historical roots and resources of Downtown Frederick into future marketing efforts specifically geared to the greater Downtown area.

Downtown Frederick has the potential to leverage its historic charm, the character of the buildings, and the stories of Frederick's past to create a very attractive destination in Northern Colorado. The Town, the HPC, developers, property owners, businesses, and community members remain committed to preserving and drawing from Downtown's history as the area continues to evolve and thrive.

Infrastructure

8



Credit: Town of Frederick

As individual developments move forward in the various areas of Downtown, including the historic core, Downtown West, and Miners Park, they will need to demonstrate adequate infrastructure capacity and facilities to serve residences, businesses, and other uses, in the same manner as any other project in Frederick. The Town of Frederick maintains and regularly updates infrastructure plans for water and other infrastructure serving Downtown and various areas of the community. This chapter highlights the notable issues the Town and other parties will continue to resolve as the Downtown Plan moves forward. Given the age of the historic core of Downtown, this portion of Downtown logically presents more infrastructure issues compared to new, greenfield development areas like Downtown West and Miners Park.

Sewer

Sewer lines serving the historic core of Downtown are located in the alleys, between streets. The Town notes that sewer capacity issues may be present in the historic core. Thus, if this area experiences a notable increase in infill development, including a net increase in buildable area, expansions or modifications to the existing sewer system may be required.

The Town generally has sufficient sewer capacity to serve newer development areas in Downtown (Downtown West and Miners Park) and individual developments would need to plan for the expansion of individual sewer lines to serve different residential, commercial, and civic uses.

Water

The Town of Frederick continues to plan for future water supplies serving the entire community by working with other partners in Northern Colorado, such as Northern Water. Sufficient water capacity does not exist at this time to serve all of the potential development reflected in the Downtown Plan. Developers will need to secure additional water supplies and capacities to serve development going forward. In addition, ongoing development may spur the need to add a pump to facilitate water flow and pressure serving the Downtown area over time.

Drainage

The majority of drainage infrastructure serving the historic core of Downtown does not require any upgrades, and the Town recently installed new drainage infrastructure along Fifth Street. As part of these efforts, the Town repositioned drainage inlets and installed drainage pipes along both sides of Fifth Street. A drainage outfall facility at the northwest corner of Fifth Street and Main Street serves most of the historic core of Downtown.

The greater Downtown area serves as a significant focal point for drainage flows from the surrounding area, including Dacono to the south and neighborhoods to the east and west. The Town is in the process of redesigning the drainage ponds within Centennial Park to provide sufficient capacity for drainage. Within Downtown West, to the south and west of Fifth Street and Colorado Boulevard, any development must provide sufficient detention pond and stormwater capacity for the development and serve drainage flowing from Centennial Park and Silverstone Marketplace toward the north.

The Town will continue to improve drainage facilities that run along the southern edge of the Thunder Valley school campus, on the eastern side of Downtown.

The Downtown Plan calls for drainage facilities in and around the Downtown area to be creatively designed to facilitate the alignment of trails and seating areas along these facilities to enhance recreation. In addition, the Town will work with developers to install drainage ponds and facilities that integrate native plantings and incorporate design that is more natural in appearance, with the use of stone and other features. Guidance from the Mile High Flood District (MHFD) may help inform the design of drainage facilities using these creative techniques. This strategy runs counter to many standard suburban drainage strategies that have employed the use of square or rectangular drainage areas that provide functionality but often appear very unnatural or rigid in appearance. Furthermore, the design of drainage facilities will employ strategies to improve water quality as drainage moves around the area and toward creeks and lakes.

An example of a naturally designed drainage facility
Credit: City of Denver

An example of a natural drainage facility with an adjacent multi-use trail
Credit: City of Denver

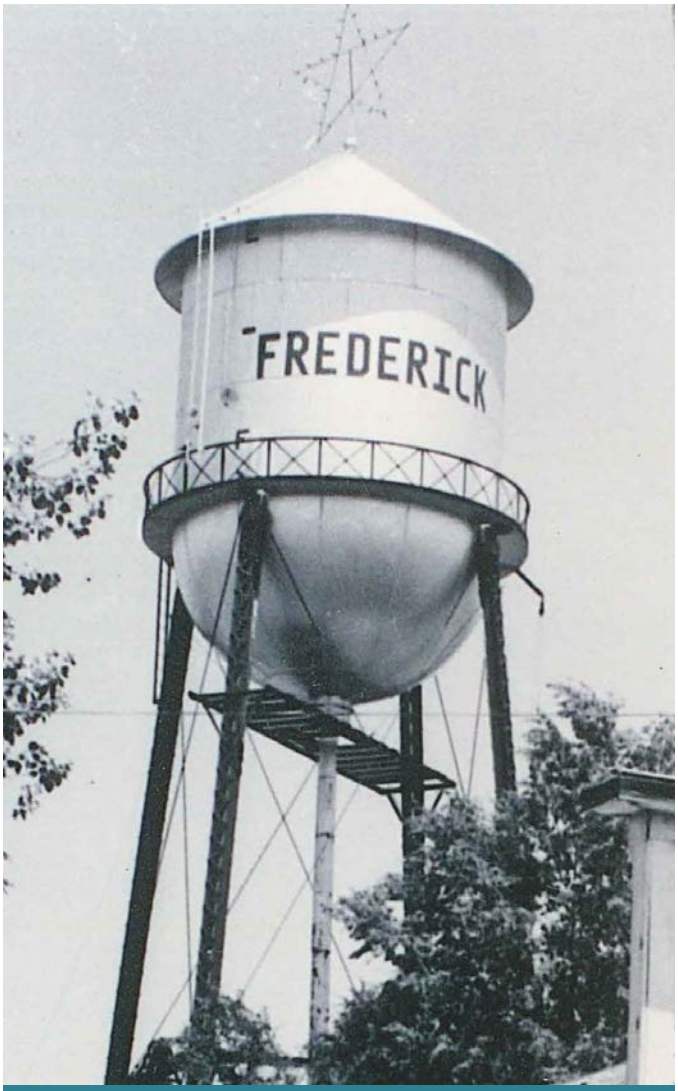
Dry Utilities

The providers of "dry utilities", including trash and recycling, electricity, natural gas, and telecommunications, have sufficient capacity to serve future development in the Downtown area.

- No critical changes in service levels for waste disposals are anticipated with the build-out of development anticipated in the Downtown Plan. Each development, as part of the site plan review process, must demonstrate sufficient capacity for trash and recycling.
- As new construction takes place in Frederick, United Power normally upsizes electricity capacity accordingly and converts service to underground. The development anticipated in the Downtown Plan should not compromise the capacities of the electrical systems serving this part of Frederick.
- The natural gas system serving Frederick has sufficient capacity to serve the development anticipated in the Downtown Plan.
- Telecommunications and Internet providers will increase capacity as necessary as the Downtown Frederick area continues to evolve and grow over time.

Police and Fire Services

- The anticipated increase in the number of residents, employees, and visitors within the greater Downtown area should not exceed the capacity of the Frederick Police Department to adequately serve the immediate area.
- In light of the anticipated growth of the Frederick-Firestone Fire Protection District over the next 20 years, the development build-out of the Downtown Plan should not exceed the capacity of the Fire Department to adequately serve Downtown Frederick.



Credit: Town of Frederick

Implementation

9

Credit: Town of Frederick

Achieving the vision for Downtown Frederick will require the collective efforts of a wide range of individuals and organizations, from the Board of Trustees to Town staff to business and property owners and residents involved in various civic causes. The Downtown Plan does not set in stone the strategy for how to implement the components of the plan. Instead, it outlines an anticipated timeline for the completion of the various public improvements in the plan, the priority level for each action (low, medium, high), the anticipated funding sources, and the anticipated partnerships to realize goals. The Downtown Plan also articulates strategies for maintenance and operations in Downtown Frederick in the future. The Town and its partners will use the information in this chapter to set budgets and work plans on a yearly basis to track progress in achieving the goals of the Downtown Plan. The numerical cost estimates for streetscape improvements represent costs in 2025 dollars. Other actions are categorized by number of dollar signs to represent the general, relative costs of these actions.

Cost Estimates and Timing of Completion

The following tables highlight the cost estimates for various improvements and initiatives in the Downtown Plan by category, the level of priority, and the anticipated timing of completion. The shading of multiple boxes under the timeline to completion indicates that implementation is likely to span longer periods of time. Actions for which all four boxes are shaded will likely continue as ongoing actions over a longer period of time.

STREETSCAPE - HISTORIC CORE	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Fifth Street, Main to Elm	HIGH	$900,000	■			
Fifth Street, Elm to Oak (includes plaza and paseo)	HIGH	$1,500,000	■			
Fifth Street, Oak to Locust (includes one paseo)	HIGH	$1,200,000	■			
Fifth Street, Locust to Walnut	MEDIUM	$800,000		■		
Fifth Street, Walnut to Maple	MEDIUM	$790,000		■		
Fifth Street, Maple to Frederick Way	LOW	$1,500,000		■		
Elm Street, Fourth to Fifth Street	HIGH	$700,000	■			
Elm Street, Fifth to Sixth Street	HIGH	$500,000	■			
Oak Street, Tipple to Second Street	MEDIUM	$700,000				■
Oak Street, Second to Third Street (includes one plaza)	MEDIUM	$950,000				■

STREETSCAPE - HISTORIC CORE	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Oak Street, Third to Fourth Street	MEDIUM	$700,000				
Oak Street, Fourth to Fifth Street	HIGH	$700,000				
Oak Street, Fifth to Sixth Street (includes 1 plaza)	HIGH	$750,000				
Locust Street, Fourth to Fifth Street	HIGH	$500,000				
Locust Street, Fifth to Sixth Street	HIGH	$650,000				
Locust Street, Sixth to Seventh Street	MEDIUM	$500,000				
Locust Street, Seventh to Eighth Street	MEDIUM	$500,000				
Fourth Street, Main to Locust St	MEDIUM	$2,200,000				
Sixth Street, Main to Locust	MEDIUM	$2,100,000				
Central Plaza (within redevelopment of Town-owned block), including common consumption area	MEDIUM	$1,500,000				
Subtotal, Streetscape, Historic Core ->		$19.6 million				

STREETSCAPE - MINERS PARK	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Locust Street, from Centennial Park to Thirteenth Street	HIGH	$$$$				
Main Street, Fourteenth St Streetscape	MEDIUM	$$$				

STREETSCAPE - DOWNTOWN WEST	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Diagonal Main St, from Colorado Blvd to Destination Park	HIGH	$$$$				
Secondary Downtown Streets in Downtown West	MEDIUM	$$$$				

OTHER POTENTIAL IMPROVEMENTS (Chapter 4)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Civic anchor in Neighborhood Park in Downtown West	MEDIUM	$$$$				
New Town Hall, somewhere in greater Downtown	MEDIUM	$$$$				
Unified Signage & Wayfinding improvements across all of greater Downtown	HIGH	$$				
Farmers Market / Public Market (permanent structure), somewhere in greater Downtown	HIGH	$$$$				
Redevelopment of Town-Owned Block	MEDIUM	$$$$				

PARKS, OPEN SPACE, AND RECREATION IMPROVEMENTS (Chapter 5)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Crist Park Improvements	HIGH	$3,100,000				
Centennial Park Improvements (not including drainage)	HIGH	$$$				
Neighborhood Park in Downtown West	HIGH	$$$$				
Development of smaller parks and plazas in Miners Park and Downtown West areas	MEDIUM	$$$				
Frederick Central Loop Trail (west of Colorado Blvd)	HIGH	$$$$				
Trail across Centennial Park and to the east	HIGH	$$$				
Trail crossing of Colorado Blvd	MEDIUM	$$$				
Securing flexible, indoor space for Town events held throughout the year	MEDIUM	$$$				
Expanding the roster of music events Downtown throughout the year	HIGH	$				

PARKS, OPEN SPACE, AND RECREATION IMPROVEMENTS (Chapter 5)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Expanding the range of outdoor events held around Downtown throughout the year	HIGH	$				
Spreading the Town's largest events to multiple locations around Downtown	MEDIUM	$$				
Adding more indoor and outdoor events during the winter and spring	HIGH	$$				
Adding more Town staff to manage more events spread throughout the year	LOW	$$				
Enhancing gateway landscaping and buffering in the Downtown area	MEDIUM	$$				

POTENTIAL INITIATIVES - TRANSPORTATION (Chapter 6)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Explore opportunities for shared or expanded parking at the Thunder Valley school campus to serve Downtown	MEDIUM	$				
Explore placing time limitations on street parking in Downtown Frederick	LOW	$				
Creation of a shuttle system around Downtown	LOW	$$				
Continue to explore development of municipal parking solutions as Downtown continues to grow	HIGH	$$$				
Improve signage and wayfinding systems regarding parking facilities serving the greater Downtown area	MEDIUM	$$				
Installing safe and attractive bike parking facilities around Downtown	MEDIUM	$$				

POTENTIAL INITIATIVES - TRANSPORTATION (Chapter 6)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Installing bike storage lockers around Downtown	MEDIUM	$$				
Installing bike rental facilities around Downtown	MEDIUM	$$				
Ensuring that trails and greenways connecting to or around Downtown include areas of shade, sufficient lighting, drinking fountains, sufficient lighting, and public art to enhance their appeal.	HIGH	$$				
Ensuring that different streets and neighborhoods have sufficient trail or walkway connections to greenways and open spaces in the Downtown area	MEDIUM	$$				
Pursue potential connections from Downtown to regional mass transit lines (such as the Front Range regional rail network or transit along Colorado Blvd or I-25)	MEDIUM	$$$				
Explore locally serving transit possibilities (such as shuttles) connecting within or to Downtown Frederick	MEDIUM	$$$$				

POTENTIAL INITIATIVES - HISTORIC PRESERVATION (Chapter 7)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Complete a historic survey of Downtown and determine properties to be included on a local historic registry.	HIGH	$				
Providing technical assistance and access to grant writers (for historic preservation grants) for property owners	MEDIUM	$				
Implementing a façade improvement grant program for historic buildings in Downtown Frederick	MEDIUM	$$				

POTENTIAL INITIATIVES - HISTORIC PRESERVATION (Chapter 7)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Consider tax rebate or fee waiver incentives for rehabilitated historic properties.	MEDIUM	$$				
Creating mechanisms for financial support for property owners relocating historic structures	MEDIUM	$$				
Promoting the history of Downtown Frederick (and the Frederick community at large) through educational programming, publications, social media, and other communications channels.	MEDIUM	$				
Establishing a Frederick History Month to promote all aspects of Downtown's history	MEDIUM	$				
Continuing to conduct tours of the Frederick Museum on Fifth Street	MEDIUM	$				
Weaving the historic roots and resources of Downtown Frederick into future marketing efforts.	MEDIUM	$				

POTENTIAL INITIATIVES - INFRASTRUCTURE (Chapter 8)	PRIORITY	PRELIMINARY COST ESTIMATE	1 - 5 YEARS	5 - 10 YEARS	10 - 15 YEARS	15 - 20 YEARS
Complete improvements for drainage facilities on the south side of the Thunder Valley campus	HIGH	$$$				
Plan for and implement drainage facilities to serve Downtown West	HIGH	$$$$				
Plan for and implement changes to drainage facilities in Centennial Park	HIGH	$$$$				

Potential Partners and Funding Sources

The following tables highlight the potential partners involved in the implementation of the various actions identified in the Downtown Plan. The creation of an Urban Renewal Authority (URA) area along with the use of Tax Increment Financing (TIF) represent the most common and likely source of funding for many of the action items in the plan. URAs are formed to utilize TIF funding for a variety of infrastructure and related costs associated with development. Many downtown districts across Colorado have used this approach to fund streetscape and related projects in recent years. The term 'tax increment financing' refers to the ability of local entities (including URAs) to bond against the projected increase in property and sales tax revenue generated from anticipated development to pay for upfront costs such as infrastructure, streetscape, and other elements. URAs may also reimburse infrastructure costs and buy and sell real estate to support community revitalization efforts.

Other likely sources of funding for items in the Downtown Plan include general funds, grants from various local, state, and federal sources, and contributions or donations from individuals and other outside entities.

Likely partners in many of the items identified in the Downtown Plan include developers of different areas around Downtown (Downtown West, Miners Park, etc.), the St. Vrain Valley School District, the Carbon Valley Parks and Recreation District, property owners and business owners, the PROST Commission, the HPC, and other civic organizations. In many cases, the Town and Downtown interests will need to collaborate with a host of different organizations and entities to fulfill the goals of the Downtown Plan.

STREETSCAPE - HISTORIC CORE	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Fifth Street, Main to Elm	Property & business owners	URA TIF funding
Fifth Street, Elm to Oak (includes plaza and paseo)		
Fifth Street, Oak to Locust (includes 1 paseo)		
Fifth Street, Locust to Walnut		
Fifth Street, Walnut to Maple		
Fifth Street, Maple to Frederick Way		
Elm Street, Fourth to Fifth Street		
Elm Street, Fifth to Sixth Street		
Oak Street, Tipple to Second Street		
Oak Street, Second to Third Street (includes 1 plaza)		
Oak Street, Third to Fourth Street		

STREETSCAPE - HISTORIC CORE	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Oak Street, Fourth to Fifth Street	Property & business owners	URA TIF funding
Oak Street, Fifth to Sixth Street (includes 1 plaza)		
Locust Street, Fourth to Fifth Street		
Locust Street, Fifth to Sixth Street		
Locust Street, Sixth to Seventh Street		
Locust Street, Seventh to Eighth Street		
Fourth Street, Main to Locust St		
Sixth Street, Main to Locust		
Central Plaza (within redevelopment of Town-owned block), including common consumption area	Potential developer(s) of space within Town-owned block	URA TIF funding, funding from potential developer(s) of Town-owned block

STREETSCAPE - MINERS PARK	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Locust Street, from Centennial Park to Thirteenth Street	Miners Park developer	URA TIF funding. Funding from Miners Park developer
Main Street, Fourteenth St Streetscape		

STREETSCAPE - DOWNTOWN WEST	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Diagonal Main St, from Colorado Blvd to Destination Park	Downtown West developer	URA TIF funding. Funding from Downtown West developer
Secondary Downtown Streets in Downtown West		

OTHER POTENTIAL IMPROVEMENTS (Chapter 4)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Civic anchor in Neighborhood Park in Downtown West	Local civic organizations; Pertinent local agencies (such as Carbon Valley Parks and Rec, etc.)	URA TIF funding; Grants; General funds; Potential donations and foundations
New Town Hall, somewhere in greater Downtown		URA TIF funding; Grants; General funds
Unified Signage & Wayfinding improvements across all of greater Downtown		
Farmers Market / Public Market (permanent structure), somewhere in greater Downtown	Development partner for farmers market / public market and associated development	
Redevelopment of Town-Owned Block	Development partner for Town-owned block	

PARKS, OPEN SPACE, AND RECREATION IMPROVEMENTS (Chapter 5)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Crist Park Improvements		URA TIF funding; Grants; General funds
Centennial Park Improvements (not including drainage)		
Neighborhood Park in Downtown West	Developer(s) in Downtown West	
Development of smaller parks and plazas in Miners Park and Downtown West areas	Developers within Miners Park and Downtown West	URA TIF funding
Frederick Central Loop Trail (west of Colorado Blvd)		Grants; General funds dedicated to parks and recreation
Trail across Centennial Park and to the east		
Trail crossing of Colorado Blvd		
Securing flexible, indoor space for Town events held throughout the year	Potential developers in different areas of Downtown	URA TIF funding; Grants; General funds

PARKS, OPEN SPACE, AND RECREATION IMPROVEMENTS (Chapter 5)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Expanding the roster of music events Downtown throughout the year	Local arts and civic organizations	Grants; General funds; Funding generated from events
Expanding the range of outdoor events held around Downtown throughout the year		
Spreading the Town's largest events to multiple locations around Downtown		
Adding more indoor and outdoor events during the winter and spring		
Adding more Town staff to manage more events spread throughout the year		General funds; Funding generated from events
Enhancing gateway landscaping and buffering in the Downtown area	Potential developers in different areas of Downtown	URA TIF funding; Grants; General funds

POTENTIAL INITIATIVES - TRANSPORTATION (Chapter 6)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Construction of a Parking Structure as part of Redevelopment of Town-Owned Block	Potential development partner for Town-owned block	URA TIF funding; Grants; General funds
Explore opportunities for shared or expanded parking at the Thunder Valley school campus to serve Downtown	St Vrain Valley School District	URA; TIF funding; General funds
Explore placing time limitations on street parking in Downtown Frederick		General funds
Creation of a shuttle system around Downtown	Local merchants; Development partners for different areas around Downtown	General funds; Contributions from local developers and merchants
Continue to explore development of municipal parking facilities as Downtown continues to grow	Property owners; Development partners for different areas around Downtown	URA TIF funding; Contributions from developers

POTENTIAL INITIATIVES - TRANSPORTATION (Chapter 6)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Improve signage and wayfinding systems regarding parking facilities serving the greater Downtown area		URA TIF funding; General funds
Installing safe and attractive bike parking facilities around Downtown		
Installing bike storage lockers around Downtown		
Installing bike rental facilities around Downtown		
Ensuring that trails and greenways connecting to or around Downtown include areas of shade, sufficient lighting, drinking fountains, sufficient lighting, and public art to enhance their appeal.	PROST Commission	URA TIF funding; General funds
Ensuring that different streets and neighborhoods have sufficient trail or walkway connections to greenways and open spaces in the Downtown area	PROST Commission	URA TIF funding; General funds
Pursue potential connections from Downtown to regional mass transit lines (such as the Front Range regional rail network or transit along Colorado Blvd or I-25)	Other governmental agencies	General funds; State and federal grants and programs
Explore locally serving transit possibilities (such as shuttles) connecting within or to Downtown Frederick		URA TIF funding; General funds; Funding contributions from local merchants

POTENTIAL INITIATIVES - HISTORIC PRESERVATION (Chapter 7)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Complete a historic survey of Downtown and determine properties to be included on a local historic registry.	Historic Preservation Committee; History Colorado; Preservation consultants	General fund; Certified Local Government (CLG) and State Historic Fund (SHF) Grants
Providing technical assistance and access to grant writers (for historic preservation grants) for property owners	Historic Preservation Committee; History Colorado	General fund; CLG and SHF Grants

POTENTIAL INITIATIVES - HISTORIC PRESERVATION (Chapter 7)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Implementing a façade improvement grant program for historic buildings in Downtown Frederick	Historic Preservation Committee	General fund; TIF funding; building permit fees
Consider tax rebate/ credits or fee waiver incentives for rehabilitated historic properties.	Historic Preservation Committee; History Colorado	General fund; CLG and SHF Grants
Creating mechanisms for financial support for property owners relocating historic structures	Historic Preservation Committee	
Promoting the history of Downtown Frederick (and the Frederick community at large) through educational programming, publications, social media, and other communications channels.	Historic Preservation Committee; History Colorado	
Establishing a Frederick History Month to promote all aspects of Downtown's history	Historic Preservation Committee	General fund
Continuing to conduct tours of the Frederick Museum on Fifth Street		
Weaving the historic roots and resources of Downtown Frederick into future marketing efforts.	Historic Preservation Committee; History Colorado	General fund; TIF funding

POTENTIAL INITIATIVES - INFRASTRUCTURE (Chapter 8)	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Complete improvements for drainage facilities on the south side of the Thunder Valley campus	St Vrain Valley School District	General fund (Capital Improvement Program)
Plan for and implement drainage facilities to serve Downtown West	Developer of Downtown West	URA TIF funding; Grants
Plan for and implement changes to drainage facilities in Centennial Park		URA TIF funding; Grants

Maintenance and Operations Strategies

Drawing from advisory reports issued by Downtown Colorado, Inc. (DCI), including the 2023 Frederick Downtown Strategy Report, the Town will explore the following menu of options to implement the Downtown Plan. The following entities will have responsibility for operations and maintenance, including the upkeep of streetscape features, cleaning and sweeping, painting and repair, the management of activities held in public places, and the marketing of Downtown and its activities.

Urban Renewal Authority (URA)

Background: URAs are established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development. URAs focus on real estate development, the financing of rehabilitation efforts, and infrastructure improvements.

Funding Method: URA generate funding from tax increment financing based upon future, projected property and/or sales tax revenue.

Governance and Operations: URAs are governed by a board of five to 11 members appointed by the Town Board. URAs can condemn property, operate facilities, and issue bonds secured by projected tax increment revenues.

Downtown Development Authority (DDA)

Background: DDAs are quasi-municipal corporations intended to halt or prevent deterioration of property values or structures in Central Business Districts. DDAs help oversee real estate development, infrastructure, and operations. The process of forming a DDA involves passing an ordinance that is subject to a vote of affected property owners.

Funding method: DDAs generate revenue from tax increment financing on future property and/or sales taxes. They may also assess a mill levy of no greater than five mills on property, to fund operations.

Governance and Operations: DDAs are governed by a board of five to 11 members appointed by the Town Board. DDAs cannot condemn property but they can operate facilities and issue bonds secured by projected tax increment revenues.

Business Improvement District (BID)

Background: BIDs are quasi-municipal organizations and all property assessed in a BID must be commercial. BIDs conduct a variety of management, marketing, advocacy, and economic development services and may issue bonds tied to capital improvements. They are formed through a petition of property owners representing 50 percent of acreage and 50 percent of the value of the district. BIDs are officially formed through an ordinance of the Town Board and a TABOR election.

Funding Method: BIDs generate revenue through assessments or mill levies on commercial property within a Downtown. They may also issue bonds to fund improvements or operations.

Governance and Operations: The governance and operations of a BID can be very flexible. They may not condemn property but may regularly operate various types of facilities and orchestrate maintenance and programming.

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 9.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Brian Fornwalt, Airport Manager

RE: Airport Security Cameras

The Liberal Mid-America Regional Airport respectfully requests authorization to install a comprehensive security camera system. This system will cover the terminal building, parking areas, and all entry points, directly addressing the critical need to significantly enhance the safety and security of all airport users. The airport has already allocated $30,000 from its capital equipment budget for this essential project. We have received a detailed and comprehensive quote from INAalert for the security camera system installation, totaling $46,506.51. To ensure the successful implementation of this vital security enhancement, we propose covering the remaining balance of $16,506.51 through the strategic utilization of funds from other currently under-budget line items throughout the fiscal year. This approach allows us to proceed with the installation without compromising the financial stability of other important airport operations.

Recommendation:
Staff recommends that the City Commission authorize the Liberal Mid-America Regional Airport to move forward with the security camera installation, contracted with INAalert. Specifically, the staff proposes that the initial $30,000 expenditure be allocated from the airport's capital equipment budget, while the remaining balance of $16,506.51 be sourced from currently under-budgeted line items within the existing fiscal year's allocation.

Bid For: Liberal Airport
POC: Brian Fornwalt - brian.fornwalt@cityofliberal.org
720 Terminal Ave
Liberal, KS 67901
State Contract Number: 57661

INAalert
Technology Products and Service
PO BOX 96
112 N Main
Ellinwood, KS 67526

2/25/2026 Quote #10848-25

Cameras & Accessories

QTY	MODEL NAME	DESCRIPTION	UNIT COST	LINE TOTAL
2	8.0C-H6A-FE-360-DO1-IR	CAM, H6F, Outdoor, 8MP, 360, WDR/LL, IR	$ 934.50	$ 1,869.00
2	2.0C-H6A-D1-IR	2MP H6A Indoor IR Dome Camera with 2.8-12mm Lens	$ 1,052.87	$ 2,105.74
2	ACMICR-1001	Microphone accessory for Indoor H6SL Dome Camera	$ 10.50	$ 21.00
4	2.0C-H6A-BO1-IR	2MP H6A Bullet IR Camera with 2.8-12mm Lens	$ 1,357.70	$ 5,430.80

Storage & Software

QTY	MODEL NAME	DESCRIPTION	UNIT COST	LINE TOTAL
1	NVR6-STD-FORM-D-16TB-W10-NA	NVR6 STD FORM D 16TB 2U Rack Mnt, W10, 5Y Onsite NBD, NA	$ 18,480.00	$ 18,480.00
8	UNITY8-ENT	Unity Enterprise camera channel	$ 332.34	$ 2,658.72
8	UNITY8-FACE	Unity Face channel	$ 1,637.10	$ 13,096.80

Custom Line Items

QTY	MODEL NAME	DESCRIPTION	UNIT COST	LINE TOTAL
1400	Indoor Cable	Cat6 Blue Indoor Cable #77-240-2A	$ 0.43	$ 602.00
350	Tough Cable	Cat5e Outdoor Sunlight Resistant Tough Cable #2507089-PR	$ 0.45	$ 157.50
100	Conduit	Exterior Conduit & Fittings Hardware & Installation	$ 1.96	$ 196.00
4	LOCO5AC-US	Ubiquiti Loco 5AC NanoStation/PoE Injector/Mount	$ 90.13	$ 360.52
2	Exterior Housing	Outdoor 12x9x7 Polycarbonate Box, Surge Protector, PoE Injector	$ 267.29	$ 534.58
2	5 Port PoE Switch	5-Port Industrial Fast Ethernet PoE+ DIN-Rail Switch	$ 100.90	$ 201.80
1	6U Server Cabinet	6U Wall Mount Rack Enclosure Server Cabinet with Shelves	$ 414.13	$ 414.13
1	10 Port PoE Switch	TRENDNET | TPE-BG102G - 10-Port Gigabit PoE++ Switch	$ 356.09	$ 356.09
1	Installation	Hardware Installation & Software Configuration	$ 7,923.50	$ 7,923.50
1	Miscellaneous	Misc: Connectors, Mounting Brackets, Clips, Etc	$ 1,518.85	$ 1,518.85

Contract Match

DESCRIPTION	UNIT COST	LINE TOTAL
INA State Pricing Contract Match	$ (6,972.70)	$ (6,972.70)

Scope Of Work:

This quote includes the necessary hardware and labor for INA Technicians to install eight cameras and four wireless radios at the Liberal Airport in Liberal, KS. The installation will include two fisheye cameras for interior coverage and two dome cameras, while the exterior will feature two bullet cameras to monitor the front of the building and parking lot. Additionally, radios will be installed at each gate, with one radio mounted on the main building and another at the maintenance building to enable wireless connectivity between the gate cameras and the server. Cameras will be installed at the gates to provide reliable surveillance coverage. Power is already established at the gates, and INA Technicians will utilize the existing sources; however, if any power issues are identified during installation, a separate quote will be provided for electrical work. Camera placement will follow the layout provided on the site map.

A server will be installed in the network room, along with a 6U server cabinet that will house the necessary switches and network equipment. The server will be connected to the network to ensure proper connectivity and remote access to the cameras via desktop and mobile platforms. The server will also support advanced analytics, including appearance-based search and facial recognition, enabling enhanced monitoring and event investigation.

Training will be provided upon completion of the installation. Any work outside the scope of this quote will result in a change to the final price.

Initial: _____

Quotation Prepared By:

INAalert

Sales@INAalert.com

620.566.3050

Quotation and Pricing Valid for 15 Days.

	Currency: USD
Subtotal	$ 48,954.33
Shipping & Handling	
Sales Tax %	
Total	$ 48,954.33
Paid in Full Discount	
Please Indicate: Accept: ☐ Decline: ☐	$46,506.61

Not Valid After 3/12/2026

Project Designed By: JR Garay

To accept this quotation, sign here and return:

Approved By: _____ Approval Date: _____

INA Alert, Inc. Representative: _____ Approval Date: _____

This quote is subject to the following conditions & parameters:

1. Agreement & Acceptance

This proposal, together with any attached exhibits and specifications, constitutes the Agreement between INA Alert, Inc. ("Contractor") and the Customer and becomes binding upon written acceptance by both parties. Pricing is valid for fifteen (15) days unless otherwise stated in writing.

2. Scope of Work

Contractor shall provide the equipment and services described in the accepted proposal. Any materials, services, or labor not specifically identified are excluded and may require a written change order approved by both parties prior to execution.

3. Pricing, Taxes & Freight

All pricing is based on current manufacturer costs at the time of quotation. Applicable sales tax, shipping, freight, permit fees, and regulatory costs are estimated and will be invoiced at actual cost if different from quoted amounts. Contractor reserves the right to adjust pricing in the event of manufacturer price increases prior to equipment procurement.

4. Payment Terms

Unless otherwise agreed in writing, fifty percent (50%) of the total contract amount is due upon execution of this Agreement, twenty-five percent (25%) is due prior to commencement of installation, and the remaining twenty-five percent (25%) is due upon substantial completion. Equipment may be delivered on-site prior to installation. If the project extends beyond thirty (30) days from the start of installation, Contractor may issue progress invoices based on work completed. Equipment designated as drop-shipped and not including installation services requires one hundred percent (100%) payment prior to procurement and shipment, unless alternative terms are expressly provided under an applicable state contract or agreed to in writing by both parties. Financing terms outlined in the proposal are estimates only, and final financing terms, rates, and payment schedules will be coordinated and confirmed through the Business Office upon acceptance.

5. Site Conditions & Customer Responsibilities

Customer shall provide safe and reasonable access to all work areas and ensure required power, network infrastructure, internet service, and phone lines are installed and operational prior to installation. Customer is responsible for rental costs of lifts or specialized equipment unless otherwise stated. If deficiencies in existing systems or infrastructure are identified, additional labor or materials may be required and will be addressed through a written change order.

6. Equipment Installation & Ship-to-Site Items

Equipment quoted as ship-only is the responsibility of the Customer to install. If Contractor is requested to provide additional on-site services not included in the original scope, standard labor rates will apply.

7. Delivery & Delays

Contractor shall not be liable for delays resulting from manufacturer supply chain issues, acts of God, labor shortages, governmental action, or other circumstances beyond its reasonable control.

8. Substantial Completion

Substantial completion occurs when the system is installed, configured, and operational in accordance with the accepted scope of work. Minor punch list items shall not delay final payment.

9. Late Payments

Invoices are due within thirty (30) days of the billing date. Any balance not paid within thirty (30) days may accrue a service charge of three percent (3%) per month, or the maximum rate permitted by law, beginning on the thirty-first (31st) day, calculated on the outstanding balance.

10. Limitation of Liability

Contractor's total liability under this Agreement shall not exceed the total amount paid under this Agreement. Contractor shall not be liable for indirect, incidental, consequential, or special damages.

11. Warranty

Manufacturer warranties apply to all equipment provided. Contractor warrants installation labor for ninety (90) days from substantial completion unless otherwise specified in writing.

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 10.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From: Tim Lunceford, Information Technology Director

RE: ATLAS Server Hardware Project

Topics for discussion

- Justification of Purchases
- Project Bids
- Recommendations
- Funding

Justification of the Purchase

On Tuesday, March 10th, the City Commission, in a consensus, authorized movement forward for the procurement of the necessary hardware for the implementation of ATLAS, a centralized Analytics, Telemetry & Learning for Administration & Services platform. This system will incorporate cutting-edge technologies to help all departments better serve the community. Some of the new tools will be Financial Analytics, budget planning and modeling, along with several new tools and modules for all departmental benefit. In addition to the new modules, analytics and budget planning, several departments will now have better inventory monitoring, along with specialized service request tracking. The presentation tonight will be about the hardware that will run the analytics and inference processing. The quote requests were submitted to two vendors: CDWG and SHI. We have consistently utilized these two vendors throughout the years. The pricing of this project was very competitive as reflected in the quote difference.

Quoted amounts from Vendors for the City of Liberal ATLAS Server Hardware Project

Bid requests were submitted to the following vendors:
- SHI
- CDWG

All quotes are an apples-to-apples comparison with no substitutions from vendors.
Official quotes are attached to this memo.

The quotes are listed below from lowest to highest:

SHI $247,233.18
CDWG $249,602.25

Staff recommends for consideration awarding the City of Liberal ATLAS Server Hardware Project to SHI in the amount of **$247,233.18**, which is 0.95% lower than CDWG. Funding sources for this project are listed below. This quote is 1.11% below the budget estimate.

Item Reference

Project	Vendor	Amount	Funding Sources	Budget Savings
ATLAS Server Hardware	SHI	$50,000	General	
		$50,000	Crime Prevention	
		$50,000	Water	
		$97,233.18	Streets, Drainage & Capital Improvements	
Total		**$247,233.18**		$2,766.82 (1.11%)

Thank you!
Respectfully,

Tim Lunceford | MBA
Director of Information Technology
City of Liberal
620.626.2225

Recommendation:
City Staff request Commission consideration to approve the quote from SHI for the ATLAS Server Hardware Project, with funding being split as follows: $50,000.00 from General Fund Contingency, $50,000.00 from 1% Sales Tax Crime Prevention, $50,000.00 from Water, and $97,233.18 from 1% Sales Tax Streets, Drainage, & Capital Improvements.

CITY OF LIBERAL
CITY COMMISSION MEETING
03/24/2026

AGENDA ITEM # ____

TO: Mayor Jeff Parsons
Vice-Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

FROM: Tim Lunceford

DATE: 03/24/2026

RE: **2026 City of Liberal ATLAS Hardware Project**

Topics for discussion

- Justification of Purchases
- Project Bids
- Recommendations
- Funding

Justification of the Purchase

On Tuesday, March 10th, the City Commission in a consensus authorized movement forward for the procurement of the necessary hardware for the implementation of ATLAS, a centralized Analytics, Telemetry & Learning for Administration & Services platform. This system will incorporate cutting edge technologies to help all departments better serve the community. Some of the new tools will be Financial Analytics, Budget planning and modeling along with several new tools and modules for all departmental benefit. In addition to the new modules, analytics and budget planning, several departments will now have better inventory monitoring along with

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CDWG *$249,602.25*

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		$97,233.18	Streets, Drainage, Capital Improvements	
Total		**$247,233.18**		$2,766.82 (1.11%)

Thank you!
Respectfully,

Tim Lunceford | MBA
Director of Information Technology
City of Liberal
620.626.2225
www.cityofliberal.org

Pricing Proposal
Quotation #: 27290833
Created On: 3/16/2026
Valid Until: 3/31/2026

KS-City of Liberal Hall

Tim Lunceford
KS
United States
Phone: (620) 626-2225
Fax:
Email: tim.lunceford@cityofliberal.org

Inside Account Executive

Robert D'Addario
290 Davidson Ave
Somerset, NJ, 08873
Phone: 732-317-6967
Fax:
Email: robert_daddario@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	SYN NAS FS6400 24bay Synology - Part#: FS6400 Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	1	$13,252.67	$13,252.67
2	SYN SSD SAT5221-3840G 2.5" Synology - Part#: SAT5221-3840G Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	24	$1,848.28	$44,358.72
3	SYN AC E25G30-F2 2PT 25GbE Synology - Part#: E25G30-F2 Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	1	$380.42	$380.42
4	SYN CB CMA-01 Cable Management Synology - Part#: CMA-01 Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	1	$68.66	$68.66
5	SYN AC RKS-02 Rail Kit Sliding Synology - Part#: RKS-02 Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	1	$115.93	$115.93
6	SYN OT PSS5-E 5-Year Premium Synology - Part#: PSS5-E Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	1	$4,577.78	$4,577.78
7	OPTIMIZED H14DSG-O-CPU, CSE-528G, 5U GPU Dual root with PLX	1	$174,854.00	$174,854.00

PROTEC - SUPERMICRO - Part#: AS -5126GS-TNRT2-OTO-1
Contract Name: Sourcewell- Technology Products & Solutions
Contract #: 121923-SHI
Subcontract #: 00000000000000000000056046

8	Eaton - Power distribution unit (rack-mountable) - metered outlet - 23 kW - Ethernet, serial - output connectors: 24 (12 x IEC 60320 C13, 12 x IEC 60320 C39) - 0U - black Eaton - Part#: EVMOGU23A-E Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046 **Note:** ETA	1	$1,911.00	$1,911.00
9	Ubiquiti UACC-OM-SFP28-SR - SFP28 transceiver module - LC multi-mode - up to 100 m - 850 nm Ubiquiti - Part#: UACC-OM-SFP28-SR Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046 **Note:** In Stock	12	$53.00	$636.00
10	Eaton 9PX G2 9PX6KP1G2 - UPS - AC 200/208/220/230/240 V - 5.4 kW - 6000 VA - valve regulated lead-acid (VRLA) - Ethernet 10/100, RS-232, USB - PFC - 6U - 19" - black, silver - for P/N: 9PXEBM180RTG2 Eaton - Part#: 9PX6KP1G2 Contract Name: Sourcewell- Technology Products & Solutions Contract #: 121923-SHI Subcontract #: 00000000000000000000056046	1	$7,078.00	$7,078.00

Subtotal	$247,233.18
Total	$247,233.18

Additional Comments

Ubiquiti has a no returns policy on any open products.

Please Note: Eaton has a zero returns policy. **Due to ongoing global component shortages affecting memory, storage, and other critical hardware, OEMs have implemented updated policies allowing for price adjustments up until the time of shipment. Accordingly, quoted prices and lead times are subject to change prior to shipment. We remain committed to keeping you informed of any changes and will communicate promptly as updates occur.**

Please Note: Supermicro has a no returns policy - however, returns for repairs will be allowed within a limited timeframe and must be approved by the SMC RMA team.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

TIM LUNCEFORD,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PVCK870	3/11/2026	AI	0795145	$249,602.25

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Eaton 9PX Online UPS 6000VA 5400W 120 208V 6U Rack Tower Network Card Incl. Mfg. Part#: 9PX6KP1 UNSPSC: 39121011 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	2880614	$6,341.66	$6,341.66
Tripp Lite 1M 10Gb 100Gb Duplex Multimode 50 125 OM4 Fiber Cable LC LC Aqua Mfg. Part#: N820-01M-OM4 UNSPSC: 26121609 Contract: OMNIA Mesa 2024056-01 (2024056-01)	6	2445871	$16.47	$98.82
Tripp Lite 3M 10Gb 100Gb Duplex Multimode 50 125 OM4 Fiber Cable LC LC Aqua Mfg. Part#: N820-03M-OM4 UNSPSC: 26121609 Contract: OMNIA Mesa 2024056-01 (2024056-01)	6	2445879	$20.26	$121.56
Ubiquiti UACC-OM-SFP28-SR - SFP28 transceiver module Mfg. Part#: UACC-OM-SFP28-SR Contract: OMNIA Mesa 2024056-01 (2024056-01)	12	7549538	$50.12	$601.44
Eaton Metered Outlet Rack PDU G4, 0U, 32U, universal Input, 5-23kW, 15-55A, Mfg. Part#: EVMOGU23A-E Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	8304790	$1,542.57	$1,542.57

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PVCK870	3/11/2026	AI	0795145	$249,602.25

QUOTE DETAILS

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Tripp Lite 1M 10Gb 100Gb Duplex Multimode 50 125 OM4 Fiber Cable LC LC Aqua Mfg. Part#: N820-01M-OM4 UNSPSC: 26121609 Contract: OMNIA Mesa 2024056-01 (2024056-01)	6	2445871	$16.47	$98.82
Tripp Lite 3M 10Gb 100Gb Duplex Multimode 50 125 OM4 Fiber Cable LC LC Aqua Mfg. Part#: N820-03M-OM4 UNSPSC: 26121609 Contract: OMNIA Mesa 2024056-01 (2024056-01)	6	2445879	$20.26	$121.56
Ubiquiti UACC-OM-SFP28-SR - SFP28 transceiver module Mfg. Part#: UACC-OM-SFP28-SR Contract: OMNIA Mesa 2024056-01 (2024056-01)	12	7549538	$50.12	$601.44
Eaton Metered Outlet Rack PDU G4, 0U, 32U, universal Input, 5-23kW, 15-55A, Mfg. Part#: EVMOGU23A-E	1	8304790	$1,542.57	$1,542.57

QUOTE DETAILS (CONT.)

Synology FlashStation FS6400 - NAS server - 0 GB Mfg. Part#: FS6400 UNSPSC: 43201835 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	5657620	$17,193.10	$17,193.10
Synology SAT5221-3840G - SSD - Enterprise - 3.84 TB - SATA 6Gb s Mfg. Part#: SAT5221-3840G Contract: OMNIA Mesa 2024056-01 (2024056-01)	24	8120146	$2,069.48	$49,667.52
Synology - rack rail kit Mfg. Part#: RKS-02 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	6772813	$112.75	$112.75
Synology E25G30-F2 Dual-Port 25GbE SFP28 Network Interface Adapter Card Mfg. Part#: E25G30-F2 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	7612901	$378.48	$378.48
SUPERMICRO CUST 2X9655 24X32GB Mfg. Part#:8601499320 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	9109263	$173,544.32	$173,544.32

SUBTOTAL	$249,602.25
SHIPPING	$0.03
SALES TAX	$0.00
GRAND TOTAL	**$249,602.25**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF LIBERAL ACCTS PAYABLE PO BOX 2199 LIBERAL, KS 67905-2199 **Phone:** (620) 626-2225 **Payment Terms:** NET 30-VERBAL	**Shipping Address:** CITY OF LIBERAL TIM LUNCEFORD 324 N KANSAS AVE LIBERAL, KS 67901 **Shipping Method:** UPS Ground
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515

Sales Contact Info

Jack O'Connell | (877) 693-4690 | jack.oconnell@cdw.com

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CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 12.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From:

RE: CITY MANAGER REPORT

Recommendation:

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM # 14.a.

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From:

RE: 03/24/2026 VOUCHERS

Voucher Summary List:

Accounts Payable Vouchers: $1,800,816.03

Rec Center Officials & Special Runs: $19,073.65

HR Expense Vouchers: $531,603.76

Total: $2,351,493.44

Recommendation:

Voucher Summary List
City Commission Meeting
03/24/26

Accounts Payable Vouchers: $1,800,816.03

Rec Center Officials & Special Runs: $19,073.65

HR Expense Vouchers: $531,603.76

TOTAL: $2,351,493.44

Ledger	Description	Vendor Name	Invoice	Amount
Department: 0000 - NONDEPARTMENTAL				
100-0000-27200	UPDATED BODY ARMOR FOR OFFICERS	BAYSINGER POLICE SUPPLY INC	1085165	$20,329.00
209-0000-27200	CUMMINS IFX 131 CURRENCY SCANNER	CUMMINS-ALLISON CORP	7425970	$8,798.31
601-0000-28175	HEALTH EQUITY/WAGE WORKS	WAGEWORKS, INC	INV8475699	$1,096.65
601-0000-28175	HEALTH EQUITY/WAGE WORKS	WAGEWORKS, INC	INV8501149	$1,051.05
		Subtotal for Department 0000 :		**$31,275.01**
Department: 4100 - NON DEPARTMENTAL				
100-4100-43031	CITY ATTORNEY FEES	KOEHN LAW FIRM LLC	MARCH 2026	$4,000.00
100-4100-44031	ANCHORS	STANION WHOLESALE ELECTRIC CO	6061961-00	$19.18
100-4100-44052	PITNEY BOWES RENTAL CHARGE	PITNEY BOWES	3322151427	$1,454.91
100-4100-45060	CITY HALL CLEANING	SPARKLE JANITORIAL SERVICES	2668	$3,600.00
100-4100-46010	OFFICE SUPPLIES	SOUTHERN OFFICE SUPPLY INC	4103	$17.98
100-4100-46010	OFFICE SUPPLIES	SUNFLOWER BANK	J ARGUIJO FEB 20	$35.58
100-4100-46011	MOPS	SERVICE JANITORIAL SUPPLY INC	339051	$67.80
100-4100-46013	SHIPPING	UNITED PARCEL SERVICE	000066E179106	$65.14
100-4100-46013	SHIPPING	UNITED PARCEL SERVICE	000066E179116	$72.87
100-4100-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$185.91
100-4100-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$154.88
100-4100-48086	ADMIN FEE/EPLAZA CID	LIBERAL PLAZA, LLC	03/10/2026	($833.07)
100-4100-48086	ADMIN FEE/2704 CENTENNIAL	LIBERAL RESTAURANT LLC	03/10/2026	($7.55)
100-4100-48086	ADMIN FEE/OMEGA REH CID	OMEGA REH, LLC	03/24/2026	($659.05)
100-4100-48086	ADMIN FEE/2867 CENTENNIAL	PINNACLE DEVELOPMENTS LLC	03/10/2026	($57.74)
100-4100-48086	ADMIN FEE/501 HOTEL DRIVE	VAS HOTELS LLC	03/11/2026	($481.62)
100-4100-48086	ADMIN FEE/VENTURE KANSAS CID	VENTURE KANSAS, LLC	03/24/2026	($207.90)

Ledger	Description	Vendor Name	Invoice	Amount
100-4100-48090	MONTHLY CHARGE	COMPLIANCEONE	337430	$115.06
100-4100-48090	EAP MONTHLY BILLING	COMPLIANCEONE	337812	$312.40
100-4100-48090	CRIMINAL BACKGROUND CHECK	INFORMATION NETWORK OF KANSAS	4645642.2	$6.30
100-4100-48090	COFFEE	PRAIRIE FIRE COFFEE	1721811	$151.22
100-4100-48090	EMPLOYEE CHRISTMAS MOVIE	SUNFLOWER BANK	A HIDALGO DEC 2	$230.11
100-4100-48090	RASH SINCLAIR REBATE	WEX BANK	110954226	($0.22)
100-4100-48096	BENEFIT BROKER FEE-FINAL OF 4 QUARTERLY INSTALLMENTS	IMA, INC.	503567	$7,500.00
		Subtotal for Department 4100 :		**$15,742.19**
Department: 4110 - LEGISLATIVE				
100-4110-43022	KOMA FOR ELECTED OFFICIALS-J PARSONS	LEAGUE OF KANSAS MUNICIPALITIES	10948	$75.00
100-4110-45021	POLICY #T248480 01/10/2026-01/10/2027	IRON INSURANCE PARTNERS	516413	$175.00
100-4110-46010	NAME BADGES	SUNFLOWER BANK	K YOUNG FEB 202	$36.79
100-4110-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$72.00
100-4110-46028	DATA PROCESSING	SUNFLOWER BANK	A HIDALGO NOV 2	$144.00
		Subtotal for Department 4110 :		**$502.79**
Department: 4120 - MUNICIPAL COURT/DIVERSION				
100-4120-34108	RESTITUTION/P NAS-MORALES	NETTIE JAMES	2024001922	$150.00
100-4120-34108	RESTITUTION/NO SHOW FEES/O GOMEZ	SOUTHWEST GUIDANCE CENTER	2022001873.1	$50.00
100-4120-43035	CITY OF LIB V D RODRIGUEZ	BARBARA NASH LAW	2025-1909	$303.50
100-4120-43035	CITY OF LIB V A KIMBLE	BARBARA NASH LAW	2025-2079	$621.75
100-4120-43035	CITY OF LIB V R LONG	BARBARA NASH LAW	2026-17, 2023-962,	$378.00
100-4120-43035	CITY OF LIB V F G GAINES	BARBARA NASH LAW	2026-77	$267.25
100-4120-43039	CITY ATTORNEY FEES & PROSECUTION SERVICE CONTRACT	KOEHN LAW FIRM LLC	MARCH 2026	$10,000.00

Ledger	Description	Vendor Name	Invoice	Amount
100-4120-43060	DRUG TESTING KITS	MERCEDES SCIENTIFIC	3043749	$403.80
100-4120-44031	HINGE	MEAD LUMBER DO IT CENTER	13167222	$14.39
100-4120-45030	MONTHLY PHONE CHARGES	AT&T	FEB-26	$103.26
100-4120-45060	MONTHLY CLEANING OF MUNICIPAL COURT	HARDING, ELAINE L	MARCH 2026	$140.00
100-4120-46010	NOTARY BOND M CONTRERAS	KANSAS SECRETARY OF STATE	M CONTRERAS 20	$25.00
100-4120-46010	CORRECTION TAPE	SOUTHERN OFFICE SUPPLY INC	340708	$22.99
100-4120-46010	BUSINESS CARDS/S SHUCK	SOUTHERN OFFICE SUPPLY INC	8410	$45.00
100-4120-46010	OFFICE SUPPLIES	TREVIPAY - WALMART	403C0AC0	$55.93
100-4120-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$35.34
100-4120-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$144.00
100-4120-48033	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$145.00
100-4120-48034	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$426.00
100-4120-48036	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$2,963.00
100-4120-48038	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$88.00
100-4120-48041	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$320.00
100-4120-48044	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$75.00
100-4120-48840	MUNICIPAL COURT FEES	KANSAS STATE TREASURER	JANUARY 2026	$1,360.00
215-4120-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$6.00
722-4120-43035	MARCH 2026-TREATMENT COURT	BARBARA NASH LAW	MARCH 2026	$3,500.00
722-4120-43046	CAM/WBS DAILY MONITORING FEE	ALCOHOL MONITORING SYSTEMS	368006	$379.89
722-4120-43238	TREATMENT COURT SERVICES	SOUTHWEST GUIDANCE CENTER	MARCH 2026	$5,166.66
722-4120-43336	DRUG COURT SURVEILLANCE	RECONNECT, INC	F5922599-0038	$250.00
		Subtotal for Department 4120 :		**$27,439.76**

Department: 4130 - CITY MANAGER

Ledger	Description	Vendor Name	Invoice	Amount
100-4130-43022	2026 CCMFOA SPRING CONFERENCE	SUNFLOWER BANK	A HIDALGO FEB 20	$325.00
100-4130-43022	KANSAS CERTIFIED CLERK APPLICATION FEE	SUNFLOWER BANK	A HIDALGO JAN 20	$65.00
100-4130-43080	MEMBERSHIP DUES	LIBERAL COUNTRY CLUB	02/2/2026	$345.60
100-4130-43080	2026 CCMFOA MEMBERSHIP DUES	SUNFLOWER BANK	A HIDALGO JAN 20	$125.00
100-4130-43080	CREDIT/DISPUTE/AAME	SUNFLOWER BANK	A HIDALGO NOV 2	($600.00)
100-4130-43080	AAME MEMBERSHIP DUES	SUNFLOWER BANK	A HIDALGO SEP 20	$600.00
100-4130-44032	EXPRESS TUNNEL	SQUEAKY CLEAN CAR WASH LLC	4997	$18.00
100-4130-45080	CREDIT/LODGING	SUNFLOWER BANK	A HIDALGO NOV 2	($295.51)
100-4130-45080	LODGING	SUNFLOWER BANK	A HIDALGO OCT 2	$722.98
100-4130-45080	LODGING	SUNFLOWER BANK	A HIDALGO OCT 2	$331.51
100-4130-45080	MEALS	SUNFLOWER BANK	A HIDALGO OCT 2	$58.28
100-4130-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$72.00
100-4130-48090	CAR WASH	SUNFLOWER BANK	A HIDALGO NOV 2	$18.00
100-4130-48090	CAR WASH	SUNFLOWER BANK	A HIDALGO SEP 20	$7.25
215-4130-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$98.98
215-4130-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,990.18
		Subtotal for Department 4130 :		**$3,882.27**
Department: 4150 - FINANCE DEPARTMENT				
100-4150-46010	TONER	SOUTHERN OFFICE SUPPLY INC	340664	$194.99
100-4150-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$100.80
100-4150-46090	EZ BUSINESS FEE	SUNFLOWER BANK	S DISEKER FEB 20	$13.00
		Subtotal for Department 4150 :		**$308.79**
Department: 4152 - PERSONNEL DEPARTMENT				
100-4152-43022	CERTIFICATION EXAM	SUNFLOWER BANK	J ARGUIJO FEB 20	$420.00

Ledger	Description	Vendor Name	Invoice	Amount
100-4152-43022	CERTIFICATION EXAM GUIDE	SUNFLOWER BANK	J ARGUIJO FEB 20	$100.95
100-4152-43080	SHR MEMBERSHIP	SUNFLOWER BANK	J ARGUIJO FEB 20	$299.00
100-4152-44030	DESK RETURN	SOUTHERN OFFICE SUPPLY INC	340820	$434.00
100-4152-45042	ADVERTISEMENT	SUNFLOWER BANK	J ARGUIJO FEB 20	$29.99
100-4152-46010	TONER	SOUTHERN OFFICE SUPPLY INC	340520	$305.99
100-4152-46010	OFFICE SUPPLIES	SUNFLOWER BANK	J ARGUIJO FEB 20	$15.27
100-4152-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$57.60
100-4152-46091	CLOCK RETIREMENT AWARD	SOUTHERN OFFICE SUPPLY INC	8562	$160.00
		Subtotal for Department 4152 :		**$1,822.80**
Department: 4160 - BUILDING MAINTENANCE				
100-4160-45060	TISSUE PAPER	SERVICE JANITORIAL SUPPLY INC	339197	$91.35
100-4160-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$144.15
100-4160-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$243.74
100-4160-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$72.00
100-4160-46088	DRILLING SET	JOHN DEERE/BIG R	FEBRUARY 2026	$19.99
215-4160-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,859.24
215-4160-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$102.77
		Subtotal for Department 4160 :		**$2,533.24**
Department: 4180 - I.T. DEPARTMENT				
100-4180-46010	TONER CARTRIDGES 4PK	AMAZON CAPITAL SERVICES	16M3-RKKC-CQQN	$87.99
100-4180-46010	OFFICE SUPPLIES	SUNFLOWER BANK	T LUNCEFORD FE	$19.92
100-4180-46010	OFFICE SUPPLIES	SUNFLOWER BANK	T LUNCEFORD FE	$79.04
100-4180-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$259.20
100-4180-46028	DATA PROCESSING	SUNFLOWER BANK	T LUNCEFORD FE	$120.00

Ledger	Description	Vendor Name	Invoice	Amount
		Subtotal for Department 4180 :		**$566.15**
Department: 4210 - POLICE ADMINISTRATION				
100-4210-43036	PRISONER MEDICAL BILL/F BARTHOLOMEW	SEWARD COUNTY EMERGENCY MEDICAL SVC	01/24/26	$412.12
100-4210-43036	INMATE HEALTHCARE REPRICING	WELLPATH LLC	INV0137851	$18.00
100-4210-43080	2026 FBI LEEDA MEMBERSHIP DUES-C COOK	FBI-LEEDA	71361931-26	$50.00
100-4210-43080	KLEAP ANNUAL FEE-C	THE UNIVERSITY OF KANSAS	A4EFA698	$500.00
100-4210-44030	REPLACED BATTERIES IMPRES 2 LIION	FIRST WIRELESS, INC	WT74428	$1,698.21
100-4210-44031	WEED CONTROL	PRO-TECH SPRAYING SERVICE	328191	$498.26
100-4210-44031	PEST CONTROL	RINE EXTERMINATING INC	95962599	$100.00
100-4210-44032	PD #258-CABIN AIR FILTER	AUTO ZONE COMMERCIAL PROGRAM	01640758206	$20.99
100-4210-44032	FEBRUARY CAR WASHES	SQUEAKY CLEAN CAR WASH LLC	4994	$36.00
100-4210-44032	FEBRUARY CAR WASH	SQUEAKY CLEAN CAR WASH LLC	4998	$18.00
100-4210-44032	FEBRUARY CAR WASHES	SQUEAKY CLEAN CAR WASH LLC	5009	$47.00
100-4210-44032	FEBRUARY CAR WASHES	SQUEAKY CLEAN CAR WASH LLC	5010	$133.27
100-4210-44032	FEBRUARY CAR WASH	SQUEAKY CLEAN CAR WASH LLC	5018	$16.00
100-4210-44032	FEBRUARY FLEET CARD CHARGES	STONE CREEK DEVELOPMENT LLC	2026-1065	$394.00
100-4210-45060	MONTHLY CLEANING OF LPD	HARDING, ELAINE L	MARCH 2026	$833.33
100-4210-45080	REIMBURSEMENT-LUNCH FOR CASE #26PD01143	EBELING, ROBBY	92485	$13.17
100-4210-45080	REIMBURSEMENT-LUNCH FOR CASE #26PD01143	EBELING, ROBBY	92486	$11.10
100-4210-45080	MEAL	SUNFLOWER BANK	C HEAD FEB 2026	$66.58
100-4210-45080	TOLL CHARGES	SUNFLOWER BANK	C PINKSTON FEB	$16.80
100-4210-46010	OFFICE SUPPLIES	QUILL	48026373	$64.04
100-4210-46010	FEBRUARY COPY CHARGES	SOUTHERN OFFICE SUPPLY INC	7659	$50.00

Ledger	Description	Vendor Name	Invoice	Amount
100-4210-46010	FEBRUARY COPY CHARGES	SOUTHERN OFFICE SUPPLY INC	7663	$394.30
100-4210-46010	FEBRUARY COPY CHARGES	SOUTHERN OFFICE SUPPLY INC	7888	$89.98
100-4210-46011	PAPER TOWELS/GLASS CLEANER	SERVICE JANITORIAL SUPPLY INC	339089	$153.95
100-4210-46026	FUEL	SUNFLOWER BANK	C HEAD FEB 2026	$73.00
100-4210-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$4,549.06
100-4210-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$878.40
100-4210-46085	BLACKINTON NAMETAG	GALLS LLC	033970941	$26.04
100-4210-46085	UA MICRO G STELLAR PROTECT	GALLS LLC	034015897	$142.99
100-4210-46085	RESPONSE MID TACTICAL WP	GALLS LLC	034028578	$202.94
100-4210-46085	MICRO STELLAR ZIP WP	GALLS LLC	034067478	$142.99
100-4210-46085	TASMANIAN TIGER EQUIPMENT BELT	GALLS LLC	034113041	$132.94
100-4210-46085	RETURN SHIPPING LABEL	GALLS LLC	034141309	$7.99
100-4210-46085	CR-UA MICRO STELLAR PROTECT	GALLS LLC	034142809	($130.00)
100-4210-46085	FIRST DEFENSE AEROSOL	GALLS LLC	034204477	$211.68
100-4210-46085	DEUCE WATERPROOF SIDE ZIP	GALLS LLC	034242629	$162.94
100-4210-46090	(7) 5 GALLON WATER	SCHEOPNER'S WATER CONDITIONING LLC	146620	$54.25
100-4210-46612	TOWING UNIT FROM EVIDENCE BARN TO LIBERAL KS	ALLSTATE TOWING LLC	6674	$425.00
100-4210-46612	DRUG TESTING KITS	NARTEC INC	22465	$788.95
100-4210-46612	SHIPPING	SUNFLOWER BANK	C HEAD FEB 2026	$41.20
100-4210-46612	EXTERNAL HARD DRIVE	TREVIPAY - WALMART	9B385A93	$149.00
100-4210-48090	R SOTO - BOND#67809728N	CNA SURETY	R SOTO 2026	$50.00
100-4210-48093	PRE-EMPLOYMENT TESTS	NATIONAL SCREENING BUREAU	2602198	$112.29
100-4210-48093	TEE SIGNS	SUNFLOWER BANK	C HEAD FEB 2026	$600.00
215-4210-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,456.20

Ledger	Description	Vendor Name	Invoice	Amount
215-4210-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$14,300.96
		Subtotal for Department 4210 :		**$30,013.92**
Department: 4211 - ANIMAL CONTROL DIVISION				
100-4211-34503	C HERMAN-RABIES VACCINE & SPAY/NEUTER	CANDICE HERMAN	02/27/2026	$15.00
100-4211-34503	G ERIVES ROJAS-RABIES VACCINE & SPAY/NEUTER	GISELLE ERIVES ROJAS	02/25/2026	$15.00
100-4211-34504	C HERMAN-RABIES VACCINE & SPAY/NEUTER	CANDICE HERMAN	02/27/2026	$150.00
100-4211-34504	G ERIVES ROJAS-RABIES VACCINE & SPAY/NEUTER	GISELLE ERIVES ROJAS	02/25/2026	$80.00
100-4211-43080	NACA MEMBERSHIP DUES	SUNFLOWER BANK	C PINKSTON FEB	$75.00
100-4211-43091	VETERINARY EXPENSES	MWI ANIMAL HEALTH	66279269	$698.68
100-4211-45080	TOLL CHARGES	SUNFLOWER BANK	C PINKSTON FEB	$14.30
100-4211-46010	TONER	SOUTHERN OFFICE SUPPLY INC	8596	$628.31
100-4211-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$715.11
100-4211-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$100.80
100-4211-46090	ANIMAL ADOPTION FEES	SUNFLOWER BANK	S DISEKER FEB 20	$30.00
100-4211-46615	KENNEL SUPPLIES	JOHN DEERE/BIG R	FEBRUARY 2026	$69.99
215-4211-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,654.26
215-4211-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$99.40
		Subtotal for Department 4211 :		**$4,345.85**
Department: 4220 - FIRE				
100-4220-44030	RESIDENTIAL WASHER-STATION #2	CIRCLE D APPLIANCE INC	36668	$499.00
100-4220-44030	BULK MACHINE BOLTS	FASTENAL COMPANY	KSLIB111612	$17.97
100-4220-44030	EMS GLOVES	FASTENAL COMPANY	KSLIB111645	$26.38
100-4220-44030	BULB ASPIRATORS	TREVIPAY - WALMART	AEB720B9	$14.40

Ledger	Description	Vendor Name	Invoice	Amount
100-4220-44031	FIRE SPRINKLER INSPECTION-STATION #2	AMERICAN FIRE SPRINKLER CORP	64831	$255.00
100-4220-44031	FIRE SPRINKLER INSPECTION-STATION #1	AMERICAN FIRE SPRINKLER CORP	64832	$255.00
100-4220-44032	OIL CAP-ENG #16	LIBERAL KENWORTH	03P255083	$62.98
100-4220-44032	TK #14-REPAIR/DIAGNOSIS VISIT	LIBERAL KENWORTH	50S1962	$570.26
100-4220-44032	WIPER BLADE/UNIT #15	O'REILLY AUTOMOTIVE STORES INC	1453-466983	$14.39
100-4220-44032	BATTERIES/UNIT #14	O'REILLY AUTOMOTIVE STORES INC	1453-467099	$447.98
100-4220-44053	LEASE PMT/SCBAS EQUIPMENT	COMMUNITY LEASING PARTNERS	83221-#4	$44,974.59
100-4220-45035	YOUTUBE TV SUBSCRIPTION	SUNFLOWER BANK	K KIRK FEB 2026	$65.54
100-4220-46011	JANITORIAL SUPPLIES	TREVIPAY - WALMART	1CAA48BE	$65.66
100-4220-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$195.04
100-4220-46026	FUEL	MADDEN OIL CO	4220/2602099619	$1,021.36
100-4220-46026	FUEL	MADDEN OIL CO	4220/26025600	$120.48
100-4220-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$500.10
100-4220-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$374.40
100-4220-46085	UNIFORM-POLO SHIRT	BLUE CHIP ATHLETIC	209121	$732.54
100-4220-46085	UNIFORM-TSHIRT	BLUE CHIP ATHLETIC	209122	$433.75
100-4220-46085	UNIFORM PANTS	MES SERVICE COMPANY	IN2455211	$538.21
100-4220-46090	LAUNDRY DETERGENT	TREVIPAY - WALMART	1CAA48BE	$23.85
100-4220-48090	COFFEE	PRAIRIE FIRE COFFEE	1721310	$64.90
215-4220-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$75.45
215-4220-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$956.55
		Subtotal for Department 4220 :		**$52,305.78**
Department: 4240 - BUILDING INSPECTION SVC				
100-4240-44030	IMAGE TRANSFER BELT	AMAZON CAPITAL SERVICES	1YK6-HQNJ-XR1Y	$289.00

Ledger	Description	Vendor Name	Invoice	Amount
100-4240-46010	CERTIFICATES	SOUTHERN OFFICE SUPPLY INC	6548	$18.53
100-4240-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$399.08
100-4240-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$144.00
100-4240-46040	OFFICE SUPPLIES	SOUTHERN OFFICE SUPPLY INC	340834	$125.87
100-4240-46041	LEGALS: BZ-26-03 NOH	HIGH PLAINS DAILY LEADER AND TIME S	125062	$74.25
100-4240-46041	LEGALS:PZ-26-03 NOH	HIGH PLAINS DAILY LEADER AND TIME S	125063	$59.40
100-4240-46041	LEGALS:BZ-26-02 NOH	HIGH PLAINS DAILY LEADER AND TIME S	125064	$59.40
100-4240-48090	K BRIDENSTINE CREDIT CARD EXPENSES	SUNFLOWER BANK	K BRIDENSTINE O	($25.00)
215-4240-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$2,263.68
215-4240-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$367.21
		Subtotal for Department 4240 :		**$3,775.42**
Department: 4250 - COMMUNICATIONS				
202-4250-43022	KS LEADERSHIP CENTER TRAINING BOOKS	SUNFLOWER BANK	A HIDALGO FEB 20	$10.00
202-4250-45030	MONTHLY BILLING	AT&T	MAR 2026	$626.07
202-4250-46010	CALENDAR/PLANNER	SOUTHERN OFFICE SUPPLY INC	340514	$48.02
202-4250-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$187.20
202-4250-48090	REIMBURSEMENT-MARY TRYON RETIREMENT DÉCOR	GARCIA, CANDY	95202	$53.63
202-4250-48090	(5) 5 GALLON WATER	SCHEOPNER'S WATER CONDITIONING LLC	90348895	$57.50
202-4250-48090	SUPPLIES/TRYON RETIREMENT	SUNFLOWER BANK	J ARGUIJO FEB 20	$368.13
		Subtotal for Department 4250 :		**$1,350.55**
Department: 4290 - TRAFFIC CONTROL MAINT DIV				
100-4290-44030	FLAT REPAIR	M & M TIRE SERVICE	169655	$21.00
100-4290-44030	WELDING KIT	SUNFLOWER BANK	B BEER FEB 2026	$159.99
100-4290-44031	LABOR	NEW IRON & METAL OF LIBERAL INC	14892	$57.50

Ledger	Description	Vendor Name	Invoice	Amount
100-4290-44031	SHOP TOWELS	O'REILLY AUTOMOTIVE STORES INC	1453-466754	$18.99
100-4290-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$144.15
100-4290-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$251.21
100-4290-46071	TELESPAR POST/ANCHOR	J & A TRAFFIC PRODUCTS LLC	41588	$1,762.50
100-4290-46071	SHEETED HIGH INTENSITY	J & A TRAFFIC PRODUCTS LLC	41604	$1,032.00
100-4290-46071	PARKING SIGNS	VISUAL SIGNS	9225	$100.00
215-4290-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$102.77
215-4290-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,859.24
		Subtotal for Department 4290 :		**$5,509.35**
Department: 4300 - STREET/HIGHWAY				
100-4300-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$14.40
100-4300-46087	REIMBURSE WORK JACKET	PALOMINO, MARIO	03/03/26	$95.58
215-4300-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$4,859.11
215-4300-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$348.53
		Subtotal for Department 4300 :		**$5,317.62**
Department: 4320 - REFUSE				
215-4320-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$887.27
215-4320-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,605.78
510-4320-44030	LOCKNUT WRENCH	KOST TRUCK SUPPLY INC	389139	$31.37
510-4320-44030	CR-LOCKNUT WRENCH	KOST TRUCK SUPPLY INC	389141	($31.37)
510-4320-44032	UNIT #62-SPINDLE AXLE	ARMENDARIZ DIESEL REPAIR	014036	$550.00
510-4320-44032	UNIT #94-REPAIR UNIT	ARMENDARIZ DIESEL REPAIR	014052	$3,167.57
510-4320-44032	UNIT #93-REPAIR CRACKS ON TOP OF MAST	KIRK WELDING	1749	$240.00
510-4320-44032	UNIT #93-HUB CAP/SYN GEAR LUBE	KOST TRUCK SUPPLY INC	389167	$39.60

Ledger	Description	Vendor Name	Invoice	Amount
510-4320-44032	UNIT #59-FEMALE STRT/TEE PKG 5	KOST TRUCK SUPPLY INC	389342	$32.80
510-4320-44032	STOCK ROOM SUPPLIES	LIBERAL KENWORTH	03P253329	$1,248.09
510-4320-44032	UNIT #59-COOLANT RESERVOIR	LIBERAL KENWORTH	03P254397	$209.37
510-4320-44032	UNIT #54-LUG NUTS/WHEEL STUDS	LODAL LLC	PSI-0000099	$725.53
510-4320-44032	AIR DRYERS/UNIT #59	TRUCK CENTER COMPANIES	XA102065721:01	$826.86
510-4320-44032	HOOD RESTRAINT CABLE/UNIT #94	TRUCK CENTER COMPANIES	XA102065777:01	$67.60
510-4320-44032	CREDIT/RETURN AIR DRYER/UNIT #59	TRUCK CENTER COMPANIES	XA102065779:01	($181.25)
510-4320-46013	CYCLE 1 MARCH BILLS	UTILITY PETTY CASH FUND	91241	$1,153.88
510-4320-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$304.60
510-4320-46026	OXYGEN INDUSTRIAL	AIRGAS MID SOUTH INC	9169193652	$40.52
510-4320-46026	ACETYLENE INDUSTRIAL	AIRGAS MID SOUTH INC	9169803309	$79.59
510-4320-46026	FUEL	MADDEN OIL CO	4320/2602099621	$4,474.84
510-4320-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$360.38
510-4320-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$14.40
510-4320-46050	3YD TAPERED BOTTOM/REPLACEMENT BOTTOMS	PRECISION FLAME	2007204	$9,860.00
510-4320-46087	SAFETY REIMBURSEMENT-WORK JEANS	HERNANDEZ, RAMON	03/04/2026	$77.48
510-4320-48090	EMPLOYEE CHRISTMAS MOVIE	SUNFLOWER BANK	A HIDALGO DEC 2	$230.13
		Subtotal for Department 4320 :		**$26,015.04**
Department: 4322 - RECYCLE DIVISION				
510-4322-48090	WEED CONTROL	PRO-TECH SPRAYING SERVICE	345728	$193.80
		Subtotal for Department 4322 :		**$193.80**
Department: 4330 - FLEET MAINTENANCE				
100-4330-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$942.19
100-4330-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$923.18

Ledger	Description	Vendor Name	Invoice	Amount
100-4330-46089	CARBURETOR CLEANER SPRAY	BUMPER TO BUMPER AUTO PARTS LIB	527510	$159.72
100-4330-46089	STOCK ROOM SUPPLIES	JOHN DEERE/BIG R	FEBRUARY 2026	$11.98
100-4330-46089	PAINT	JOHN DEERE/BIG R	FEBRUARY 2026	$52.95
100-4330-46089	FUSES/STOCK ROOM	O'REILLY AUTOMOTIVE STORES INC	1453-467096	$29.99
		Subtotal for Department 4330 :		**$2,120.01**
Department: 4350 - SEWER ADMINISTRATIVE				
215-4350-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$46.26
215-4350-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,141.43
520-4350-43022	KS LEADERSHIP CENTER TRAINING BOOKS	SUNFLOWER BANK	A HIDALGO FEB 20	$10.00
520-4350-45030	COMMUNICATIONS/PHONE	AT&T	FEBRUARY 2026	$65.52
520-4350-46010	OFFICE SUPPLIES	SOUTHERN OFFICE SUPPLY INC	8507	$29.96
520-4350-46010	PHONE CASE	SUNFLOWER BANK	J RANDLES FEB 20	$68.84
520-4350-46010	ROLLING Z RACK/SUIT HANGER	ULINE	203007818	$274.63
520-4350-46013	CYCLE 1 MARCH BILLS	UTILITY PETTY CASH FUND	91241	$1,153.87
520-4350-46016	ANALYTICAL CHARGES	PACE ANALYTICAL SERVICES INC	2660242002	$446.60
520-4350-46016	ANALYTICAL CHARGES	PACE ANALYTICAL SERVICES INC	2660242260	$300.00
520-4350-46016	ANALYTICAL CHARGES	PACE ANALYTICAL SERVICES INC	2660242541	$393.50
520-4350-46016	5 GALLON DELIVERED VOLUME DISC	SCHEOPNER'S WATER CONDITIONING	146203	$15.50
520-4350-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$89.00
520-4350-46028	ALLMAX MSP SUBSCRIPTION RENEWAL	ALLMAX SOFTWARE, INC.	29373	$5,661.00
520-4350-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$72.00
520-4350-46090	SCRIBE SUBSCRIPTION	SUNFLOWER BANK	J RANDLES FEB 20	$35.00
520-4350-48090	EMPLOYEE CHRISTMAS MOVIE	SUNFLOWER BANK	A HIDALGO DEC 2	$230.13
		Subtotal for Department 4350 :		**$10,033.24**

Ledger	Description	Vendor Name	Invoice	Amount
Department: 4351 - SEWER LINE CLEANING				
215-4351-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$830.81
215-4351-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$55.70
520-4351-44030	CONSOLE & CONTROLLER SERVICE	FOLEY EQUIPMENT COMPANY	1469720	$1,643.13
520-4351-44030	TAPE MEASURE	JOHN DEERE/BIG R	FEBRUARY 2026	$22.99
520-4351-44030	FILTER ELEMENTS/CARTRIDGE/UNIT #189	RED EQUIPMENT LLC	P02538	$1,084.44
520-4351-44030	PUMP RENTAL	UNITED RENTALS INC	256964627-001	$10,160.29
520-4351-44032	FITTINGS/UNIT #96	JOHN DEERE/BIG R	FEBRUARY 2026	$5.98
520-4351-44032	UNIT #96-U BOLT	KOST TRUCK SUPPLY INC	388373	$112.25
520-4351-44032	SPRING LEAF REAR SUSPENSION/UNIT #96	TRUCK CENTER COMPANIES	XA102064175:01	$2,295.54
520-4351-44038	LEVEL VIEW CONTROL SYSTEM	ENVIRO-LINE CO INC	0043425-IN	$4,915.19
520-4351-45030	MONTHLY PHONE CHARGES	AT&T	FEB-26	$774.39
520-4351-46017	SUPER HIGH HEAT GRANULAR ALUMINUM NEEDLES	GREEN PRO SOLUTIONS	28265	$1,998.00
520-4351-46017	LIFT STATION DEGREASER	PIONEER RESEARCH	267717	$2,458.21
520-4351-46017	LIFT STATION DEGREASER	PIONEER RESEARCH	267718	$2,458.21
520-4351-46026	FUEL	WEX BANK	110954226	$66.12
520-4351-46026	FUEL	WEX BANK	110954226	$192.11
520-4351-46026	FUEL	WEX BANK	110954226	$155.14
520-4351-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$171.80
		Subtotal for Department 4351 :		**$29,400.30**
Department: 4352 - SEWER PLANT OPERATION				
215-4352-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$153.46
215-4352-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$2,808.81
520-4352-44024	BARE GROUND APPLICATION	PRO-TECH SPRAYING SERVICE	330589	$7,924.90

Ledger	Description	Vendor Name	Invoice	Amount
520-4352-44030	DOCUMENT HOLDER/PIPE CLEANERS	AMAZON CAPITAL SERVICES	1H61-LCWG-6LLW	$263.22
520-4352-44030	RESTOCK LAMPS & SLEEVES FOR UV UNITS	EPEC	02212602	$41,004.96
520-4352-44030	PROXIMITY SWITCH	GEA WESTFALIA SEPARATOR	6586502388	$948.71
520-4352-44030	PARTS TO REPAIR DAVIT CRANE BASES	HILTI INC	4625616024	$919.41
520-4352-44030	REPAIR-CLEAN GASKETS/OIL ORINGS/ADJUST ACTUATING VALVE	KAESER COMPRESSORS	918132579	$1,292.29
520-4352-44030	TOOLS	SUNFLOWER BANK	J RANDLES FEB 20	$318.85
520-4352-44031	REPAIRS IN AERATION BASIN	WALTERS-MORGAN CONSTRUCTION I NC	2599-01003030	$3,306.00
520-4352-46022	ELECTRIC SERVICE BILLING	SOUTHERN PIONEER ELECTRIC CO	MARCH #2 2026	$17,029.15
520-4352-46026	FUEL-RED DIESEL	MADDEN OIL CO	4350/26014350	$2,803.84
520-4352-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$60.47
520-4352-48090	BLOCK BUSTER/DESTROYER	ATCO INTERNATIONAL	I0654609	$598.35
		Subtotal for Department 4352 :		**$79,432.42**

Department: 4500 - RECREATION ADMINISTRATION

100-4500-43022	KS LEADERSHIP CENTER TRAINING BOOK	SUNFLOWER BANK	A HIDALGO FEB 20	$5.00
100-4500-44024	BARE GROUND APPLICATION	PRO-TECH SPRAYING SERVICE	330587	$671.47
100-4500-44030	REPLACEMENT REC ADMIN PRINTER	CDW GOVERNMENT INC	AI1U97H	$735.08
100-4500-44030	UTILITY KNIVES	JOHN DEERE/BIG R	FEBRUARY 2026	$47.97
100-4500-44030	TAPE	JOHN DEERE/BIG R	FEBRUARY 2026	$11.99
100-4500-44030	TAPE	JOHN DEERE/BIG R	FEBRUARY 2026	$17.98
100-4500-44030	MEASURING WHEEL	JOHN DEERE/BIG R	FEBRUARY 2026	$38.99
100-4500-44031	FITTINGS	JOHN DEERE/BIG R	FEBRUARY 2026	$13.99
100-4500-45030	MARCH PHONE/INTERNET	UNITED TELEPHONE ASSOCIATION	2237408	$822.14
100-4500-45040	TABLE RUNNER	4IMPRINT INC	30994888	$156.88

Ledger	Description	Vendor Name	Invoice	Amount
100-4500-45040	POLYMETAL SIGN DOUBLE SIDED-M ALEXANDER	FJ WRAPZ & GRAPHIX	1996	$40.00
100-4500-45040	KSCB-FM/2026 SPRING HS	SEWARD COUNTY BROADCASTING CO INC	1664-00027-0000	$175.00
100-4500-46010	OFFICE SUPPLIES	TREVIPAY - WALMART	0464AE88	$78.66
100-4500-46011	TRASH BAGS	SERVICE JANITORIAL SUPPLY INC	339212	$114.00
100-4500-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$158.40
100-4500-48090	HOMEBASE SUBSCRIPTION	SUNFLOWER BANK	M QUINT FEB 2026	$70.00
100-4500-48090	WIN REALITY MEMBERSHIP	SUNFLOWER BANK	M QUINT FEB 2026	$228.00
		Subtotal for Department 4500 :		**$3,385.55**
Department: 4520 - RECREATION				
100-4520-45233	MEALS	SUNFLOWER BANK	M QUINT FEB 2026	$263.90
100-4520-46212	CONCESSIONS	BEN E KEITH FOODS	56156261	$1,040.95
100-4520-46212	CONCESSIONS/REC CENTER	PEPSI-COLA COMPANY	60625004	$429.58
100-4520-46212	FEBRUARY SALES TAX	RETAILERS' SALES TAX	FEBRUARY 2026	$179.01
100-4520-46220	BASKETBALL TROPHY	HASTY AWARDS	02261925	$116.42
100-4520-46242	WOMEN'S DAY LUNCHEON-SHIRTS	BLANKSHIRTS INC	RX125349	$266.55
100-4520-46242	CUSTOM INSERT	HASTY AWARDS	02262599	$187.90
100-4520-46242	SUPPLIES/WOMENS DAY LUNCHEON	TREVIPAY - WALMART	281003B5	$430.46
100-4520-46242	SUPPLIES/WOMENS DAY LUNCHEON	TREVIPAY - WALMART	6605891B	$93.47
100-4520-46242	SUPPLIES/LEGO TOURNAMENT	TREVIPAY - WALMART	DD9113E8	$584.14
100-4520-46255	DANCE APPAREL	SUNFLOWER BANK	S DISEKER FEB 20	$453.01
100-4520-48090	FEBRUARY SALES TAX	RETAILERS' SALES TAX	FEBRUARY 2026	$15.16
		Subtotal for Department 4520 :		**$4,060.55**
Department: 4550 - GOLF COURSE				
100-4550-42501	MERCH INVENTORY	ACUSHNET TITLEIST COMPANY	922352863	$322.84

Ledger	Description	Vendor Name	Invoice	Amount
100-4550-42501	CR-MERCH INVENTORY	CALLAWAY GOLF	941874854	($353.00)
100-4550-42501	MERCH INVENTORY	J & M GOLF	0747201-IN	$692.48
100-4550-42501	PUTTERS	PING INC	2026100095906	$355.78
100-4550-42501	DRIVER	PING INC	2026100105914	$438.97
100-4550-42502	CONCESSIONS INVENTORY	BEN E KEITH FOODS	56080420	$965.31
100-4550-42502	CONCESSIONS/PRO-SHOP	WILLOW TREE GOLF PETTY CASH	519174	$803.80
100-4550-42502	CONCESSIONS/PRO-SHOP	WILLOW TREE GOLF PETTY CASH	W-1557427	$453.45
100-4550-42503	PRE SOLD MERCH	ACUSHNET TITLEIST COMPANY	922313204	$468.32
100-4550-42503	PRE SOLD MERCH	ACUSHNET TITLEIST COMPANY	922338860	$112.00
100-4550-42503	CONCESSIONS/PRO-SHOP	PEPSI-COLA COMPANY	60625009	$1,260.79
100-4550-42503	DRIVING IRON	PING INC	2026100102030	$192.80
100-4550-44024	MASON SAND	J&R CONSTRUCTORS GROUP LLC	12215	$798.00
100-4550-44030	ENGINE OIL FILTER	CATLETT AUTOMOTIVE INC	743220	$24.54
100-4550-44030	SWITCH/BEDKNIFE-18 SERVICE	KANSAS GOLF AND TURF INC	02-357271	$944.75
100-4550-44030	PIGTAIL/FILTER	KEATING TRACTOR & EQUIPMENT INC	401663	$314.94
100-4550-44030	TIRE	M & M TIRE SERVICE	169522	$90.00
100-4550-44030	REPAIR SUPPLIES	R & R PRODUCTS INC	CD3117601	$417.25
100-4550-44031	RECEPTACLE	STANION WHOLESALE ELECTRIC CO	6058170-00	$6.40
100-4550-44031	ELECTRICAL SUPPLIES	STANION WHOLESALE ELECTRIC CO	6059134-00	$116.06
100-4550-46017	HERBICIDE/FUNGICIDE/FERTILIZER	VAN DIEST SUPPLY COMPANY	18985	$874.50
100-4550-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$172.00
100-4550-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$57.60
100-4550-46028	MEDIA SIGNAGE SUBSCRIPTION	SUNFLOWER BANK	T LUNCEFORD FE	$29.91
100-4550-46033	TEE/GREEN SUPPLIES	R & R PRODUCTS INC	CD3117571	$871.60
100-4550-46033	PUTTING CUPS	R & R PRODUCTS INC	CD3117601	$518.40

Ledger	Description	Vendor Name	Invoice	Amount
100-4550-46088	AIR TANK HOSE/CLOTH RAGS	JOHN DEERE/BIG R	FEBRUARY 2026	$19.98
100-4550-46088	TOOLS	JOHN DEERE/BIG R	FEBRUARY 2026	$81.95
100-4550-48012	FEBRUARY SALES TAX	RETAILERS' SALES TAX	FEBRUARY 2026	$1,076.19
100-4550-48090	RANGE BALLS	CALLAWAY GOLF	941733619	$4,500.00
		Subtotal for Department 4550 :		**$16,627.61**
Department: 4560 - PARKS				
100-4560-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$43.20
100-4560-46087	REIMBURSE WORK JEANS	SEPEDA, RYAN	02/28/26	$70.99
100-4560-46088	VALVE STEM REMOVER	O'REILLY AUTOMOTIVE STORES INC	1453-467125	$4.15
100-4560-46090	ABSORBENT	O'REILLY AUTOMOTIVE STORES INC	1453-466229	$34.98
215-4560-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$7,154.87
215-4560-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$473.42
		Subtotal for Department 4560 :		**$7,781.61**
Department: 4580 - ARKALON RECREATIONAL AREA				
100-4580-45030	CELLULAR/ARKALON	AT&T MOBILITY	287313663236X030	$50.99
100-4580-46010	OFFICE SUPPLIES	TREVIPAY - WALMART	BB864AF7	$12.69
100-4580-46011	JANITORIAL SUPPLIES	TREVIPAY - WALMART	BB864AF7	$11.41
100-4580-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$102.75
215-4580-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$6.00
		Subtotal for Department 4580 :		**$183.84**
Department: 4612 - GRIER HOUSE				
100-4612-44031	GRIER HOUSE DEEP CLEAN	SPARKLE JANITORIAL SERVICES	2665	$472.50
100-4612-44031	BATTERY	STANION WHOLESALE ELECTRIC CO	6054917-00	$58.84
100-4612-45020	QUARTERLY FIRE SPRINKLER INSPECTION	AMERICAN FIRE SPRINKLER CORP	64830	$320.00

Ledger	Description	Vendor Name	Invoice	Amount
100-4612-45030	MONTHLY PHONE CHARGES	AT&T	FEB-26	$189.34
		Subtotal for Department 4612 :		**$1,040.68**
Department: 4920 - CEMETERY				
100-4920-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$125.18
215-4920-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$6.00
		Subtotal for Department 4920 :		**$131.18**
Department: 4930 - UTILITY BILLING				
100-4930-46010	TONER	SOUTHERN OFFICE SUPPLY INC	340571	$1,215.96
100-4930-46010	ENVELOPES	SOUTHERN OFFICE SUPPLY INC	8653	$230.00
100-4930-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$57.60
		Subtotal for Department 4930 :		**$1,503.56**
Department: 4940 - WATER UTILITY ADMIN				
215-4940-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$6.00
530-4940-43022	CLASS 1 CERTIFICATION FEE	SUNFLOWER BANK	J ROSALES FEB 20	$22.50
530-4940-43090	AWIA COMPLIANCE SERVICE FOR ERP & RRA	MUNICIPALH2O	15035	$15,500.00
530-4940-44030	TIE-DOWN STRAP/HOOKS	JOHN DEERE/BIG R	FEBRUARY 2026	$50.97
530-4940-44031	TREATMENT AND TERMITE INSPECTION AT MAIN SHOP	LIBERAL PEST CONTROL LLC	2502	$1,237.50
530-4940-44031	TREATMENT AND TERMITE INSPECTION AT MAIN SHOP	LIBERAL PEST CONTROL LLC	2502	$75.00
530-4940-44043	FEBRUARY COPY CHARGES	SOUTHERN OFFICE SUPPLY INC	7667	$80.00
530-4940-45080	MEALS	SUNFLOWER BANK	A HIDALGO DEC 2	$72.60
530-4940-45080	LODGING	SUNFLOWER BANK	A HIDALGO DEC 2	$116.60
530-4940-46013	CYCLE 1 MARCH BILLS	UTILITY PETTY CASH FUND	91241	$1,153.87
530-4940-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$139.98

Ledger	Description	Vendor Name	Invoice	Amount
530-4940-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$158.40
530-4940-48090	COFFEE	PRAIRIE FIRE COFFEE	1719787	$76.90
530-4940-48090	EMPLOYEE CHRISTMAS MOVIE	SUNFLOWER BANK	A HIDALGO DEC 2	$230.13
530-4940-48892	IDEATEK WATER TOWER LEASE SHARE	LIBERAL COUNTRY CLUB	MARCH 2026	$412.00
		Subtotal for Department 4940 :		**$19,332.45**
Department: 4941 - WATER UTILITY				
215-4941-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$2,256.91
215-4941-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$377.56
530-4941-44024	BULK HOSE	KEATING TRACTOR & EQUIPMENT INC	402231	$9.72
530-4941-44024	FILTER	KEATING TRACTOR & EQUIPMENT INC	402543	$13.88
530-4941-44026	WELL #43-CAMERA	GEARS PLUS	1572	$900.00
530-4941-44026	FITTINGS	JOHN DEERE/BIG R	FEBRUARY 2026	$18.33
530-4941-44026	WIRE	JOHN DEERE/BIG R	FEBRUARY 2026	$6.99
530-4941-44026	TIE-DOWN STRAPS	MEAD LUMBER DO IT CENTER	13215956	$21.99
530-4941-44026	STEEL SHEET/WELL #35	NEW IRON & METAL OF LIBERAL INC	14873	$117.18
530-4941-44026	WATER LEVEL METER/UNIT #35	USA BLUEBOOK	INV00975402	$1,025.78
530-4941-44026	WATER LEVEL METER/UNIT #41	USA BLUEBOOK	INV00978954	$1,025.82
530-4941-44031	TREATMENT AND TERMITE INSPECTION AT MAIN SHOP	LIBERAL PEST CONTROL LLC	2502	$75.00
530-4941-44031	TREATMENT AND TERMITE INSPECTION AT MAIN SHOP	LIBERAL PEST CONTROL LLC	2502	$1,087.50
530-4941-44031	ELECTRICAL SUPPLIES	STANION WHOLESALE ELECTRIC CO	6065142-00	$100.51
530-4941-44031	ELECTRICAL SUPPLIES	STANION WHOLESALE ELECTRIC CO	6065438-00	$31.39
530-4941-44031	ELECTRICAL SUPPLIES	STANION WHOLESALE ELECTRIC CO	6065867-00	$41.00
530-4941-44032	THREAD SEAL TAPE/UNIT #41	JOHN DEERE/BIG R	FEBRUARY 2026	$2.58

Ledger	Description	Vendor Name	Invoice	Amount
530-4941-44032	SPRAY PAINT/UNIT #35	JOHN DEERE/BIG R	FEBRUARY 2026	$13.98
530-4941-46013	SHIPPING	UNITED PARCEL SERVICE	000066E179106	$256.21
530-4941-46013	SHIPPING	UNITED PARCEL SERVICE	000066E179116	$92.47
530-4941-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$901.84
530-4941-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$646.81
		Subtotal for Department 4941 :		**$9,023.45**
Department: 4942 - WATER DISTRIBUTION				
215-4942-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$9,967.08
215-4942-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,351.06
530-4942-44011	REGULAR LOCATE FEE	KANSAS ONE-CALL SYSTEM INC	6020356	$126.35
530-4942-44030	TIRES	M & M TIRE SERVICE	169669	$394.46
530-4942-44032	O RING ASSORTMENT	FASTENAL COMPANY	KSLIB111591	$57.59
530-4942-44032	PRIMER/CEMENT/UNIT #34	MEAD LUMBER DO IT CENTER	13038361	$29.74
530-4942-44036	PARTS TO REPAIR WATER LINES	CORE & MAIN LP	Y294935	$2,401.00
530-4942-44036	PARTS FOR WATER LINE PROJECT	CORE & MAIN LP	Y645688	$10,975.33
530-4942-44036	TUBE BLUE	CORE & MAIN LP	Y647190	$1,095.00
530-4942-44036	TUBE BLUE	CORE & MAIN LP	Y647325	$292.00
530-4942-44036	EYEWEAR/PIPE SEALING TAPE/GLOVES/BATTERIES	FASTENAL COMPANY	KSLIB111646	$163.29
530-4942-44036	CLEANER/JUMBO TISSUE	FASTENAL COMPANY	KSLIB111677	$115.60
530-4942-44036	STAINLESS STEEL PIPE/BUSHING	HAVOC SUPPLY	2-15092	$180.91
530-4942-44036	EDGE ROCK TON	J&R CONSTRUCTORS GROUP LLC	12233	$1,807.28
530-4942-44036	EDGE ROCK	J&R CONSTRUCTORS GROUP LLC	12255	$619.38
530-4942-44036	EDGE ROCK	J&R CONSTRUCTORS GROUP LLC	12393	$2,335.22
530-4942-44036	EDGE ROCK	J&R CONSTRUCTORS GROUP LLC	12435	$1,696.08

Ledger	Description	Vendor Name	Invoice	Amount
530-4942-44036	EDGE ROCK	J&R CONSTRUCTORS GROUP LLC	12436	$582.38
530-4942-44036	ROPE/CHAIN	JOHN DEERE/BIG R	FEBRUARY 2026	$69.89
530-4942-44036	METER VALVES	MUNICIPAL SUPPLY INC	0968830-IN	$731.80
530-4942-44036	FLAGS	RED BUD SUPPLY INC	195418	$1,168.60
530-4942-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$1,284.11
530-4942-46631	ELBOW/MALE ADAPTER/COUPLING/SLIP UNION/COMPACT MIP	CORE & MAIN LP	Y598880	$504.30
530-4942-46631	PIPE COUPLING	HAVOC SUPPLY	2-14966	$66.96
		Subtotal for Department 4942 :		**$38,015.41**
Department: 4943 - WATER NON OPERATIONAL				
530-4943-48012	FEBRUARY SALES TAX	RETAILERS' SALES TAX	FEBRUARY 2026	$3,510.37
		Subtotal for Department 4943 :		**$3,510.37**
Department: 4950 - AIRPORT UTILITY				
215-4950-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$1,661.62
215-4950-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$129.40
501-4950-44030	COMPRESSOR	SUNFLOWER BANK	B FORNWALT FEB	$824.36
501-4950-44030	FITTING	TRACTOR SUPPLY CREDIT PLAN	FEBRUARY 2026	$29.99
501-4950-44031	PEST CONTROL	PLUNKETT'S PEST CONTROL	10319856	$44.68
501-4950-44032	BATTERY	CATLETT AUTOMOTIVE INC	743589	$38.38
501-4950-44032	BOOSTER PAC	CATLETT AUTOMOTIVE INC	743591	$130.00
501-4950-46017	HERBICIDE	VAN DIEST SUPPLY COMPANY	19196	$1,832.96
501-4950-46017	WEED KILLER	VAN DIEST SUPPLY COMPANY	19197	$110.00
501-4950-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$173.46
501-4950-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$72.00

Ledger	Description	Vendor Name	Invoice	Amount
503-4950-43034-100	PROFESSIONAL SERVICES 11/22/2025-12/26/2025	LOCHNER	00021408-2	$22,263.00
		Subtotal for Department 4950 :		**$27,309.85**
Department: 4953 - AIR MUSEUM				
209-4953-48090-004	FUNERAL FLOWERS	SUNFLOWER BANK	R IMELL FEB 2026	$102.10
504-4953-44030	BLADE SAW SET	SUNFLOWER BANK	R IMELL FEB 2026	$53.98
504-4953-44030	PULLER	SUNFLOWER BANK	R IMELL NOV 2025	$87.39
504-4953-44035	REPAIR FLUE PIPES	LYNN'S TOTAL COMFORT	29471	$140.00
504-4953-44035	EMERGENCY ROOF REPAIR	SOUTHWEST ROOFING LLC	02/23/2026	$4,500.00
504-4953-44035	SIMPLISAFE ALARM SYSTEM	SUNFLOWER BANK	R IMELL DEC 2025	$34.99
504-4953-44035	CREDIT/SALES TAX	SUNFLOWER BANK	R IMELL DEC 2025	($14.50)
504-4953-44035	SIMPLISAFE ALARM SYSTEM	SUNFLOWER BANK	R IMELL FEB 2026	$34.99
504-4953-44035	SIMPLISAFE ALARM SYSTEM	SUNFLOWER BANK	R IMELL JAN 2026	$34.99
504-4953-44035	US FLAGS	SUNFLOWER BANK	R IMELL NOV 2025	$219.17
504-4953-44035	SIMPLISAFE ALARM SYSTEM	SUNFLOWER BANK	R IMELL NOV 2025	$34.99
504-4953-44035	VINTAGE AIRPLANE WALL ART	SUNFLOWER BANK	R IMELL NOV 2025	$171.30
504-4953-44035	SIMPLISAFE ALARM SYSTEM	SUNFLOWER BANK	R IMELL OCT 2026	$31.99
504-4953-45040	ADVERTISING CHARGES	HIGH PLAINS DAILY LEADER AND TIME S	1191-02/27/2026	$255.00
504-4953-45080	CHRISTMAS EMPLOYEE MEALS	SUNFLOWER BANK	R IMELL DEC 2025	$70.00
504-4953-45080	MEALS	SUNFLOWER BANK	R IMELL NOV 2025	$50.20
504-4953-46010	OFFICE SUPPLIES	SOUTHERN OFFICE SUPPLY INC	8610	$7.20
504-4953-46010	OFFICE SUPPLIES	SUNFLOWER BANK	R IMELL JAN 2026	$11.98
504-4953-46010	OFFICE SUPPLIES	ULINE	204449858	$170.00
504-4953-46011	JANITORIAL SUPPLIES	ULINE	204449858	$888.95
504-4953-46013	POSTAGE	SUNFLOWER BANK	R IMELL OCT 2026	$22.45

Ledger	Description	Vendor Name	Invoice	Amount
504-4953-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$860.14
504-4953-46026	FUEL	SUNFLOWER BANK	R IMELL NOV 2025	$7.60
504-4953-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$100.80
504-4953-46610	JETFIRE GLIDER AIRPLANES/JETSTREAM WOOD POWERED AIRPLANE	ITS YOUR AIRPLANE	1461	$187.17
504-4953-46610	GIFT SHOP RESALE ITEMS	RALSTIN, RANCE C	1645	$1,060.00
504-4953-48012	FEBRUARY SALES TAX	RETAILERS' SALES TAX	FEBRUARY 2026	$192.82
504-4953-48084	DUSTER REFILLS FOR SWIFFER	AMAZON CAPITAL SERVICES	1C3G-9MNT-FQ6M	$1,156.49
504-4953-48084	ARTIFICIAL WHEAT GRASS	AMAZON CAPITAL SERVICES	1JQC-P96R-JXGP	$35.94
504-4953-48084	BOX GALLERY CORRUGATED DROP FRONT	GAYLORD BROS INC	2946574	$423.72
504-4953-48084	EXHIBIT EXPENSE	SUNFLOWER BANK	R IMELL DEC 2025	$30.60
504-4953-48084	EXHIBIT EXPENSE	SUNFLOWER BANK	R IMELL DEC 2025	$6.79
504-4953-48084	WOODEN DOLLY	SUNFLOWER BANK	R IMELL JAN 2026	$19.97
504-4953-48084	AERO GLAZE DRY WASH & POLISH GALLON	SUNFLOWER BANK	R IMELL JAN 2026	$163.89
504-4953-48084	REPLACEMENT TV/SOUNDBAR	SUNFLOWER BANK	R IMELL NOV 2025	$127.88
504-4953-48084	EXHIBIT EXPENSE	SUNFLOWER BANK	R IMELL NOV 2025	$85.00
		Subtotal for Department 4953 :		**$11,365.98**
Department: 4956 - AIR MUSEUM/ROBOTICS				
209-4956-44030-004	LUMBER	MEAD LUMBER DO IT CENTER	13196625	$42.60
209-4956-46090-004	SUPPLIES/ROBOTICS	SUNFLOWER BANK	M QUINT FEB 2026	$312.29
209-4956-46090-004	SUPPLIES/ROBOTICS	SUNFLOWER BANK	M QUINT FEB 2026	$569.55
		Subtotal for Department 4956 :		**$924.44**
Department: 4970 - CONVENTION/TOURISM				
206-4970-43080	1ST QUARTER DUES-JANUARY TO MARCH 2026	LIBERAL LIONS CLUB	02/15/2026	$32.50
206-4970-44032	CAR WASH	SUNFLOWER BANK	S FULLER FEB 202	$16.00

Ledger	Description	Vendor Name	Invoice	Amount
206-4970-44047	BILLBOARD RENT-GUYMON & BALKO OK	LINDMARK BILLBOARDS	INV145557	$368.00
206-4970-44047	OUTDOOR DISPLAY-PRATT KS	LUMINEO SIGNS	PS-INV126593	$275.00
206-4970-44047	OUTDOOR DISPLAY-GREAT BEND KS	LUMINEO SIGNS	PS-INV126594	$230.00
206-4970-44047	OUTDOOR DISPLAY-GARDEN CITY KS	LUMINEO SIGNS	PS-INV126595	$375.00
206-4970-45030	TOURISM 800 NUMBER	AT&T LONG DISTANCE	MAR 2026	$116.70
206-4970-45040	FULL PAGE AD IN TRAVEL TASTE & TOUR MAGAZINE-WINTER 2025	APA MEDIA LLC	251104	$2,950.00
206-4970-45040	ALBUQUERQUE/AMARILLO/KC BROCHURE DISTRIBUTION	CTM MEDIA GROUP, INC	INV-00002838	$3,180.00
206-4970-45080	1ST QUARTER DUES-JANUARY TO MARCH 2026	LIBERAL LIONS CLUB	02/15/2026	$9.00
206-4970-45080	LODGING	SUNFLOWER BANK	S FULLER FEB 202	$344.64
206-4970-45080	MEALS	SUNFLOWER BANK	S FULLER FEB 202	$89.23
206-4970-45080	TOLL CHARGES	SUNFLOWER BANK	S FULLER FEB 202	$23.85
206-4970-45080	LODGING	SUNFLOWER BANK	S FULLER FEB 202	$221.58
206-4970-46010	BUSINESS CARDS	SOUTHERN OFFICE SUPPLY INC	2502	$18.03
206-4970-46013	SHIPPING	SUNFLOWER BANK	S FULLER FEB 202	$20.64
206-4970-46026	FUEL	WEX BANK	110954226	$75.06
206-4970-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$57.60
206-4970-46028	DATA PROCESSING	SUNFLOWER BANK	S FULLER FEB 202	$78.78
		Subtotal for Department 4970 :		**$8,481.61**

Department: 5050 - CONSTRUCTION IMPROVEMENTS

301-5050-44050-500	PAY VOUCHER #11/WATINF2	MIDDLECREEK CORPORATION	03/10/2026	$352,654.90
301-5050-44050-700	PAY VOUCHER NO.3	SEATON CONSTRUCTION GROUP	2511216-902	$140,163.00
301-5050-44050-700	PAY VOUCHER NO. 5 DOLL HOUSE ADDITION	FRENCH CONSTRUCTION LLC	03/11/2026	$396,609.80
		Subtotal for Department 5050 :		**$889,427.70**

Ledger	Description	Vendor Name	Invoice	Amount
Department: 6010 - GENERAL OPERATIONS				
260-6010-44030	CHAINS	JOHN DEERE/BIG R	FEBRUARY 2026	$119.98
260-6010-44030	MARKERS	JOHN DEERE/BIG R	FEBRUARY 2026	$11.98
260-6010-44030	STAKES	MEAD LUMBER DO IT CENTER	13172099	$66.00
260-6010-44030	STAKES	MEAD LUMBER DO IT CENTER	13179350	$330.00
260-6010-44030	STAKES	MEAD LUMBER DO IT CENTER	13179367	$212.50
260-6010-44030	KNEE PADS	SUNFLOWER BANK	J CARDENAS FEB	$58.92
260-6010-44030	TOOLS	SUNFLOWER BANK	J CARDENAS FEB	$113.96
260-6010-44032	FILTER/UNIT #112	CATLETT AUTOMOTIVE INC	743926	$35.15
260-6010-44032	SWEEPER #187-PART FOR OIL LEAK REPAIR	KOST TRUCK SUPPLY INC	389547	$28.81
260-6010-44032	RECTANGLE TUB	NEW IRON & METAL OF LIBERAL INC	14963	$82.32
260-6010-44032	BROOMS FOR STREET SWEEPER	RED EQUIPMENT LLC	P02573	$3,800.00
260-6010-44032	SUCTION TUBE REPAIR SUPPLIES	RED EQUIPMENT LLC	P02578	$1,880.30
260-6010-44062	MEASURING WHEELS	JOHN DEERE/BIG R	FEBRUARY 2026	$149.98
260-6010-44062	TRAFFIC SIGNS	WELBORN SALES INC	8980	$584.83
		Subtotal for Department 6010 :		**$7,474.73**
Department: 6012 - OTHER IMPROVEMENTS				
260-6012-48838	LUMBER	MEAD LUMBER DO IT CENTER	13182473	$205.20
		Subtotal for Department 6012 :		**$205.20**
Department: 6017 - RECREATION IMPROVEMENTS				
260-6017-48520	LED DIGITAL PANELS	SUNFLOWER BANK	B BEER FEB 2026	$1,363.32
		Subtotal for Department 6017 :		**$1,363.32**
Department: 6020 - ECONOMIC DEVELOPMENT				
261-6020-44091	PARKING LOT LEASE IN DOWNTOWN AREA	WHARTON'S LIMITED LLC	MARCH 2026	$833.00

Ledger	Description	Vendor Name	Invoice	Amount
261-6020-45080	LODGING	SUNFLOWER BANK	K YOUNG FEB 202	$1,065.91
261-6020-45090	PROFESSIONAL FEES-CONSULTING	ARKSTAR GROUP LLC	1912	$5,000.00
261-6020-45090	PROFESSIONAL FEES - LOBBYING	WATKINS PUBLIC STRATEGIES	1357	$9,574.04
261-6020-48991	FAÇADE IMPROVEMENT-ARC SPRAY FOAM	ARC SPRAY FOAM LLC	02/24/2026	$10,000.00
261-6020-48991	FAÇADE IMPROVEMENT-JONES MONUMENT	JONES MONUMENT CO	03/03/2026	$1,500.00
261-6020-48991	FAÇADE IMPROVEMENT-ASHLEY'S FURNITURE	PAYLESS FURNITURE	02/24/2026	$10,000.00
		Subtotal for Department 6020 :		**$37,972.95**
Department: 6021 - PUBLIC TRANSPORTATION				
261-6021-43030	DOT PHYSICAL-O PALACIOS/G COLLINS/M WYER	LIBERAL FAMILY CHIROPRACTIC	02/26/2026	$240.00
261-6021-44032	UNIT #200-ENGINE DIAGNOSIS/REPLACE CONTROL HEAD	CHANCE'S SERVICE CENTER	0064472	$981.98
261-6021-44032	UNIT #202-OIL SERVICE & TIRE ROTATION	CHANCE'S SERVICE CENTER	0064518	$131.98
261-6021-44032	UNIT #201-SENSOR THROTTLE BODY	CHANCE'S SERVICE CENTER	0064520	$69.58
261-6021-44032	UNIT #219-FUEL TANK SERVICE	FOSS MOTOR CO INC	5013040	$41.26
261-6021-44032	UNIT #266 MULTI POINT INSPECTION	FOSS MOTOR CO INC	6018958	$142.27
261-6021-44032	FLAT REPAIR/UNIT #267	M & M TIRE SERVICE	169531	$21.00
261-6021-44032	MAINTENANCE & TECH SUPPORT/MARCH 2026	SAFETY VISION	INV28638	$783.33
261-6021-44032	BUS WASH/UNIT #202	SQUEAKY CLEAN CAR WASH LLC	5008	$16.00
261-6021-45040	CITY BUS PACKAGE 2026	HIGH PLAINS DAILY LEADER AND TIME S	125163	$180.00
261-6021-45040	POSTCARDS	SUNFLOWER BANK	K YOUNG FEB 202	$123.46
261-6021-46010	PENCILS	SOUTHERN OFFICE SUPPLY INC	8217	$3.60
261-6021-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$43.20
261-6021-48090	EMBROIDERY	SIGN EXPRESS	POS 362	$108.70
		Subtotal for Department 6021 :		**$2,886.36**

Ledger	Description	Vendor Name	Invoice	Amount
Department: 6030 - CRIME/DRUG PREVENTION				
262-6030-43022	TRAINING	SUNFLOWER BANK	C HEAD FEB 2026	$365.00
262-6030-43022	LODGING	SUNFLOWER BANK	C HEAD FEB 2026	$578.60
262-6030-43022	MEALS	SUNFLOWER BANK	C HEAD FEB 2026	$587.72
262-6030-43022	LODGING	SUNFLOWER BANK	C HEAD FEB 2026	$2,230.50
262-6030-43022	MEALS	SUNFLOWER BANK	C PINKSTON FEB	$131.91
262-6030-43022	LODGING	SUNFLOWER BANK	C PINKSTON FEB	$771.02
262-6030-43022	LODGING	SUNFLOWER BANK	C PINKSTON FEB	$805.94
262-6030-43022	MEALS	SUNFLOWER BANK	C PINKSTON FEB	$58.33
262-6030-43022	TOLL CHARGES	SUNFLOWER BANK	C PINKSTON FEB	$0.43
262-6030-43022	MEALS	SUNFLOWER BANK	TRAVEL 2 FEB 202	$44.26
262-6030-43022	KANSAS POLICE ADMIN-J MCCORD & I NIEVES	THE UNIVERSITY OF KANSAS	8C343C8	$1,790.00
262-6030-48058	CADET RADIOS	AMAZON CAPITAL SERVICES	16M3-RKKC-C3QD	$128.24
		Subtotal for Department 6030 :		**$7,491.95**
Department: 6040 - HOUSING				
263-6040-43022	ICC EXAM	SUNFLOWER BANK	K BRIDENSTINE F	$255.00
263-6040-46028	GOOGLE BUSINESS WORKSPACE	DASTON CORPORATION, THE	IN-8474	$28.80
263-6040-48851	1421 S GRANT AVE-R S CHAVIRA	AMERICAN TITLE & ABSTRACT SPEC IN C	03/04/2026	$3,000.00
263-6040-48851	1203 WESTERN DRIVE-K TANKING	AMERICAN TITLE & ABSTRACT SPEC IN C	03/10/2026	$3,000.00
263-6040-48851	612 N TULANE-H HO & N NONG	AMERICAN TITLE & ABSTRACT SPEC IN C	03/11/2026	$3,000.00
263-6040-48851	101 S PROSPECT-V MENCOS	ELC SERVICES	02/25/2026	$3,000.00
263-6040-48851	1528 COUNTRYSIDE DRIVE-K CRICK	ELC SERVICES	03/10/2026	$3,000.00
263-6040-48851	1230 SYCAMORE-A NOREZ	FELIPE HUERTA PELAEZ	35	$3,000.00
263-6040-48851	HOME REPAIR GRANT/1001 N NEW YORK - V CHAVEZ	M BUILDERS LLC	03/03/26	$665.00

Ledger	Description	Vendor Name	Invoice	Amount
263-6040-48851	EMERGENCY/FLOORING/1233 SUNSET AVE - S RODRIGUEZ	VRNC CONSTRUCTIONS	VRNC2602	$3,000.00
263-6040-48871	LIBERAL COMMUNITY CONCERT/BAND	SUNFLOWER BANK	S DISEKER FEB 20	$1,142.24
		Subtotal for Department 6040 :		**$23,091.04**
Department: 6050 - BEAUTIFICATION				
215-6050-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$326.32
215-6050-44048	ENTERPRISE MAINTENANCE	ENTERPRISE FLEET MANAGEMENT	MARCH 2026	$706.02
264-6050-44024	FITTING	JOHN DEERE/BIG R	FEBRUARY 2026	$14.99
264-6050-44024	CREDIT/RETURN FITTING	JOHN DEERE/BIG R	FEBRUARY 2026	($14.99)
264-6050-44024	LUMBER	MEAD LUMBER DO IT CENTER	13177499	$28.76
264-6050-44024	CREDIT/RETURN LUMBER	MEAD LUMBER DO IT CENTER	929069	($14.38)
264-6050-44024	STEEL SQUARE TUBE	NEW IRON & METAL OF LIBERAL INC	14920	$55.86
264-6050-44024	BARE GROUND APPLICATION	PRO-TECH SPRAYING SERVICE	345639	$361.53
264-6050-44024	SUPPLIES FOR BALL COMPLEX	SITEONE LANDSCAPE SUPPLY	162241077-001	$1,614.27
264-6050-44024	ELECTRICAL SUPPLIES	STANION WHOLESALE ELECTRIC CO	6066165-00	$102.62
264-6050-44024	BOX COVERS/RECEPTACLES	STANION WHOLESALE ELECTRIC CO	6066528-00	$48.66
264-6050-44030	FITTING	JOHN DEERE/BIG R	FEBRUARY 2026	$13.99
264-6050-44030	FUEL FILTER/AIR FILTER-ECHO TRIMMERS	KEATING TRACTOR & EQUIPMENT INC	402116	$43.74
264-6050-44030	JACOBSEN MOWER-6" PULLEY	KEATING TRACTOR & EQUIPMENT INC	402219	$127.60
264-6050-44030	FLAT REPAIR	M & M TIRE SERVICE	169609	$26.00
264-6050-44030	TIRE	M & M TIRE SERVICE	169611	$42.00
264-6050-44030	TOGGLE SWITCH	O'REILLY AUTOMOTIVE STORES INC	1453-465580	$9.06
264-6050-44030	BATTERY	O'REILLY AUTOMOTIVE STORES INC	1453-467151	$137.31
264-6050-44030	BATTERY	O'REILLY AUTOMOTIVE STORES INC	1453-467154	$47.64
264-6050-44031	PAINT SUPPLIES	SHERWIN WILLIAMS	30496113090226	$36.49

Ledger	Description	Vendor Name	Invoice	Amount
264-6050-46011	NITRILE GLOVES	SERVICE JANITORIAL SUPPLY INC	339133	$74.50
264-6050-46021	GAS SERVICE BILLING	BLACK HILLS CORPORATION	MARCH #2 2026	$247.20
264-6050-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$40.58
264-6050-46026	ENTERPRISE FUEL	WEX BANK	FEBRUARY 2026	$878.19
264-6050-48089	PAINT	SHERWIN WILLIAMS	33318113090326	$92.75
264-6050-48089	PAINT	SHERWIN WILLIAMS	33581113090326	$47.00
264-6050-48090	SPY POINT PREMIUM PLAN	SUNFLOWER BANK	S DISEKER FEB 20	$120.00
264-6050-48090	INTERNATIONAL TRANSACTION FEE	SUNFLOWER BANK	S DISEKER FEB 20	$1.20
		Subtotal for Department 6050 :		**$5,214.91**
Department: 8050 - EDUCATION 1/2% SALES TAX				
245-8050-48040	FEBRUARY 2026 DISBURSEMENT	EQUITY BANK/USD 480	02/26/26	$267,123.54
		Subtotal for Department 8050 :		**$267,123.54**
Department: 8060 - COMM IMPROVEMENT DISTRICT				
242-8060-48086-240	CID REIMB/EPLAZA CID	LIBERAL PLAZA, LLC	03/10/2026	$16,661.40
242-8060-48086-240	CID REIMB/2704 CENTENNIAL	LIBERAL RESTAURANT LLC	03/10/2026	$150.92
242-8060-48086-240	CID REIMB/2867 CENTENNIAL	PINNACLE DEVELOPMENTS LLC	03/10/2026	$1,154.83
242-8060-48086-240	CID REIMB/OMEGA REH	OMEGA REH, LLC	03/24/2026	$32,952.71
242-8060-48086-240	CID REIMB/501 HOTEL DRIVE	VAS HOTELS LLC	03/11/2026	$9,632.46
242-8060-48086-240	CID REIMB/VENTURE KANSAS	VENTURE KANSAS, LLC	03/24/2026	$10,394.84
		Subtotal for Department 8060 :		**$70,947.16**
Department: 8063 - TAX INCREMENT FINANCING				
242-8063-48888-240	TIF 1% TAX RB/2867 CENTEN	PINNACLE DEVELOPMENTS LLC	03/11/2026	$1,052.73
		Subtotal for Department 8063 :		**$1,052.73**

Ledger	Description	Vendor Name	Invoice	Amount

Grand Total : $1,800,816.03

Department Totals

Department	Dept. Description	Department Total
0000	NONDEPARTMENTAL	$31,275.01
4100	NON DEPARTMENTAL	$15,742.19
4110	LEGISLATIVE	$502.79
4120	MUNICIPAL COURT/DIVE	$27,439.76
4130	CITY MANAGER	$3,882.27
4150	FINANCE DEPARTMENT	$308.79
4152	PERSONNEL DEPARTMEN	$1,822.80
4160	BUILDING MAINTENANCE	$2,533.24
4180	I.T. DEPARTMENT	$566.15
4210	POLICE ADMINISTRATION	$30,013.92
4211	ANIMAL CONTROL DIVISI	$4,345.85
4220	FIRE	$52,305.78
4240	BUILDING INSPECTION SV	$3,775.42
4250	COMMUNICATIONS	$1,350.55
4290	TRAFFIC CONTROL MAIN	$5,509.35
4300	STREET/HIGHWAY	$5,317.62
4320	REFUSE	$26,015.04
4322	RECYCLE DIVISION	$193.80

Ledger	Description	Vendor Name	Invoice	Amount
4330	FLEET MAINTENANCE			$2,120.01
4350	SEWER ADMINISTRATIVE			$10,033.24
4351	SEWER LINE CLEANING			$29,400.30
4352	SEWER PLANT OPERATIO			$79,432.42
4500	RECREATION ADMINISTR			$3,385.55
4520	RECREATION			$4,060.55
4550	GOLF COURSE			$16,627.61
4560	PARKS			$7,781.61
4580	ARKALON RECREATIONA			$183.84
4612	GRIER HOUSE			$1,040.68
4920	CEMETERY			$131.18
4930	UTILITY BILLING			$1,503.56
4940	WATER UTILITY ADMIN			$19,332.45
4941	WATER UTILITY			$9,023.45
4942	WATER DISTRIBUTION			$38,015.41
4943	WATER NON OPERATION			$3,510.37
4950	AIRPORT UTILITY			$27,309.85
4953	AIR MUSEUM			$11,365.98
4956	AIR MUSEUM/ROBOTICS			$924.44
4970	CONVENTION/TOURISM			$8,481.61
5050	CONSTRUCTION IMPROV			$889,427.70
6010	GENERAL OPERATIONS			$7,474.73

Ledger	Description	Vendor Name	Invoice	Amount
6012	OTHER IMPROVEMENTS			$205.20
6017	RECREATION IMPROVEM			$1,363.32
6020	ECONOMIC DEVELOPMEN			$37,972.95
6021	PUBLIC TRANSPORTATIO			$2,886.36
6030	CRIME/DRUG PREVENTIO			$7,491.95
6040	HOUSING			$23,091.04
6050	BEAUTIFICATION			$5,214.91
8050	EDUCATION 1/2% SALES T			$267,123.54
8060	COMM IMPROVEMENT DI			$70,947.16
8063	TAX INCREMENT FINANC			$1,052.73
		Grand Total:		$1,800,816.03

Ledger	Description	Vendor Name	Invoice	Amount
Department: 4120 - MUNICIPAL COURT/DIVERSION				
100-4120-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$300.00
		Subtotal for Department 4120 :		**$300.00**
Department: 4220 - FIRE				
100-4220-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$430.05
100-4220-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
100-4220-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$110.00
		Subtotal for Department 4220 :		**$620.05**
Department: 4300 - STREET/HIGHWAY				
100-4300-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$793.23
100-4300-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
		Subtotal for Department 4300 :		**$873.23**
Department: 4320 - REFUSE				
510-4320-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$757.46
		Subtotal for Department 4320 :		**$757.46**
Department: 4330 - FLEET MAINTENANCE				
100-4330-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$399.59
		Subtotal for Department 4330 :		**$399.59**
Department: 4350 - SEWER ADMINISTRATIVE				
520-4350-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$27.14
		Subtotal for Department 4350 :		**$27.14**
Department: 4352 - SEWER PLANT OPERATION				
520-4352-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$205.58

Ledger	Description	Vendor Name	Invoice	Amount
		Subtotal for Department 4352 :		**$205.58**
Department: 4500 - RECREATION ADMINISTRATION				
100-4500-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
		Subtotal for Department 4500 :		**$80.00**
Department: 4520 - RECREATION				
100-4520-45233	REIMBURSEMENT-OFFICIALS 01/31-02/01	SPORTS TOURNAMENT PETTY CASH	95018	$3,846.00
100-4520-46220	BASKETBALL REF-15 GAMES	ESSIX, ERIC	03/04/2026	$450.00
100-4520-46220	BASKETBALL REF-10 GAMES	ROTOLO, NICHOLAS JOSEPH	03/04/2026	$400.00
100-4520-46220	BASKETBALL REF-5 GAMES	WASHINGTON, ULYSSES	03/04/2026	$150.00
		Subtotal for Department 4520 :		**$4,846.00**
Department: 4550 - GOLF COURSE				
100-4550-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$110.00
		Subtotal for Department 4550 :		**$110.00**
Department: 4560 - PARKS				
100-4560-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$529.16
100-4560-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
100-4560-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$50.00
		Subtotal for Department 4560 :		**$659.16**
Department: 4580 - ARKALON RECREATIONAL AREA				
100-4580-45030	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$150.00
		Subtotal for Department 4580 :		**$150.00**
Department: 4590 - LIBRARY				
205-4590-30101	JANUARY 2026 APPROPRIATION	LIBRARY BOARD (TREASURER)	03/06/2026	$631.02

Ledger	Description	Vendor Name	Invoice	Amount
		Subtotal for Department 4590 :		**$631.02**
Department: 4920 - CEMETERY				
100-4920-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$110.00
		Subtotal for Department 4920 :		**$110.00**
Department: 4941 - WATER UTILITY				
530-4941-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$582.25
530-4941-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$50.00
		Subtotal for Department 4941 :		**$632.25**
Department: 4942 - WATER DISTRIBUTION				
530-4942-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$50.00
		Subtotal for Department 4942 :		**$50.00**
Department: 4950 - AIRPORT UTILITY				
501-4950-46028	Invoice 4623	GATEKEEPER SYSTEMS	ReInv106963-26030	$4,500.00
501-4950-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
501-4950-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
		Subtotal for Department 4950 :		**$4,660.00**
Department: 4953 - AIR MUSEUM				
504-4953-46021	GAS SERVICE BILLING	CONSTELLATION NEWENERGY	4531602	$3,519.17
504-4953-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$80.00
		Subtotal for Department 4953 :		**$3,599.17**
Department: 4970 - CONVENTION/TOURISM				
206-4970-46028	MONTHLY INTERNET SERVICE	IDEATEK TELCOM	10012430262	$83.00
		Subtotal for Department 4970 :		**$83.00**

Ledger	Description	Vendor Name	Invoice	Amount

Grand Total : $18,793.65

Department Totals

Department	Dept. Description	Department Total
4120	MUNICIPAL COURT/DIVE	$300.00
4220	FIRE	$620.05
4300	STREET/HIGHWAY	$873.23
4320	REFUSE	$757.46
4330	FLEET MAINTENANCE	$399.59
4350	SEWER ADMINISTRATIVE	$27.14
4352	SEWER PLANT OPERATIO	$205.58
4500	RECREATION ADMINISTR	$80.00
4520	RECREATION	$4,846.00
4550	GOLF COURSE	$110.00
4560	PARKS	$659.16
4580	ARKALON RECREATIONA	$150.00
4590	LIBRARY	$631.02
4920	CEMETERY	$110.00
4941	WATER UTILITY	$632.25
4942	WATER DISTRIBUTION	$50.00
4950	AIRPORT UTILITY	$4,660.00
4953	AIR MUSEUM	$3,599.17

Ledger	Description	Vendor Name	Invoice	Amount
4970	CONVENTION/TOURISM			$83.00
		Grand Total:		$18,793.65

Ledger	Description	Vendor Name	Invoice	Amount
Department: 4520 - RECREATION				
100-4520-46220	BASKETBALL REF-4 GAMES	ESSIX, ERIC	03/11/2026	$120.00
100-4520-46220	BASKETBALL REF-4 GAMES	ROTOLO, NICHOLAS JOSEPH	03/11/2026	$160.00
		Subtotal for Department 4520 :		**$280.00**

Grand Total : $280.00

Department Totals

Department	Dept. Description		Department Total
4520	RECREATION		$280.00
		Grand Total:	$280.00

Ledger	Description	Vendor Name	Invoice	Amount
Department: 0000 - NONDEPARTMENTAL				
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$682.59
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$209.21
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$233.76
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$296.19
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$380.87
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$424.57
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$442.21
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,670.61
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$526.89
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$187.29
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$686.55
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$801.77
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$849.40
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$999.61
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,039.06
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,266.47
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,324.15
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$493.76
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$103.42
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$4.46
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$19.07
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$35.04
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$36.98
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$43.82

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$48.44
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$48.93
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$207.12
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$99.29
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$187.51
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$115.48
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$123.22
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$149.81
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$158.10
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$159.65
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$160.56
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$309.66
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$89.07
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$243.01
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$3,631.93
100-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$7,143.36
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$305.50
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$286.36
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$265.94
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$211.83
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$202.19
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$194.61
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$52.95
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$309.59
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$23,430.66

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$262.85
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,030.18
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,245.40
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,710.52
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$2,015.82
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$2,043.70
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$14,573.52
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$154.93
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$416.01
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$881.87
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$876.46
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$831.76
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$656.38
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$536.51
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$533.81
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$205.47
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$327.53
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$956.35
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$503.59
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$525.86
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$413.61
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$393.71
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$384.64
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$376.24
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$362.70

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$337.27
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,206.33
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,816.02
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,206.33
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,816.02
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,816.02
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,883.00
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,414.70
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,735.20
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,883.00
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$7,470.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,206.33
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,883.00
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,988.12
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$3,622.05
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,412.66
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,412.66
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,482.18
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$6,618.99
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$6,618.99
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$43.48

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$19,856.97
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$11,264.08
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$7,040.05
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,156.80
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$14,415.00
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,207.35
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$173.92
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$86.96
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$86.96
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$86.96
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$92.60
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$93.94
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$93.94
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$143.58
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$143.58
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$173.92
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$173.92
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$93.94
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$43.48
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$43.48

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$43.48
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$130.44
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,281.31
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,441.50
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$93.94
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$215.37
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,207.35

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,207.35
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,000.04
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$720.75
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$260.88
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$215.37
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$231.50
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$720.75
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$260.88
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$281.82
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$430.74
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$469.70
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$578.40
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$578.40
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$578.40
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$578.40
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$717.90
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$578.40
100-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$720.75
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$12.24
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$66.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$61.20
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$40.80
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$40.80
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$35.70

Ledger	Description	Vendor Name	Invoice	Amount
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$25.50
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$20.40
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$5.10
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$15.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$10.20
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$8.42
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$21.68
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$102.00
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$15.30
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$237.92
100-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$20.40
202-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,428.16
202-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$334.00
202-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$565.59
202-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,266.04
202-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$676.74
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,816.02
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,207.35
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,156.80
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$304.36
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,324.50
202-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$140.91
202-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$61.20
206-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$78.32

Ledger	Description	Vendor Name	Invoice	Amount
206-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$334.88
206-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$305.50
206-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$309.46
206-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,441.50
206-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$86.96
206-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
206-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
206-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$13.52
207-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$45.74
207-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$195.59
207-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$350.91
207-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
207-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
207-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$5.10
261-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$214.78
261-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$918.34
261-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,316.47
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$92.60
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$720.75
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,156.80
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$217.40
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,988.12

Ledger	Description	Vendor Name	Invoice	Amount
261-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$43.48
261-0000-20400	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$274.75
261-0000-20400	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$64.26
261-0000-20400	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$476.84
261-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$33.42
261-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$5.10
263-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$78.75
263-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$336.72
263-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$203.46
263-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$412.67
263-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$93.94
263-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,816.02
263-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$10.20
501-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$507.60
501-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$118.71
501-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$179.72
501-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$777.48
501-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,891.26
501-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
501-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79
501-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$86.96
501-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
501-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,441.50
501-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$25.50
504-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$554.22

Ledger	Description	Vendor Name	Invoice	Amount
504-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$129.61
504-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$125.46
504-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$783.23
504-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
504-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$130.44
504-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$21.68
510-0000-20100	Automatic Invoice From Payroll, Vendor 106545	EMPOWER RETIREMENT	PR-31220269298	$159.93
510-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$19.76
510-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$420.33
510-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$84.51
510-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,797.31
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,088.54
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$744.92
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$169.34
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$180.46
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$425.93
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$722.32
510-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$111.27
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$85.96
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,281.31
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$578.40
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$333.06
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$92.60
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$71.79

Ledger	Description	Vendor Name	Invoice	Amount
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,576.67
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,800.19
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$5,140.75
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,206.33
510-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$167.27
510-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$68.73
510-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$3.32
520-0000-20100	Automatic Invoice From Payroll, Vendor 106545	EMPOWER RETIREMENT	PR-31220269298	$159.92
520-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,005.37
520-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$631.21
520-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$147.62
520-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$235.13
520-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,158.95
520-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$180.47
520-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$276.70
520-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$823.52
520-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$66.76
520-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$493.12
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,494.06
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$28.70
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.30
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$95.48
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$130.44
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$170.50

Ledger	Description	Vendor Name	Invoice	Amount
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,162.25
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,934.42
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$3,703.06
520-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,196.45
520-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$28.65
520-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$30.60
530-0000-20100	Automatic Invoice From Payroll, Vendor 106545	EMPOWER RETIREMENT	PR-31220269298	$164.77
530-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$240.88
530-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,203.35
530-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$209.09
530-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$1,029.91
530-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$281.42
530-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$48.90
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$185.94
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$44.51
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,224.46
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$190.86
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$164.43
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$916.02
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$514.94
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$508.05
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$376.42
530-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$264.87
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,324.50

Ledger	Description	Vendor Name	Invoice	Amount
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$8,825.32
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$3,373.11
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,441.50
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$760.32
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$750.15
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$287.16
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$260.88
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$24.41
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$25.36
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$86.96
530-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$203.48
530-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$28.34
530-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$51.00
530-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$10.20
601-0000-28111	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$7,345.44
601-0000-28111	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$31,408.26
601-0000-28112	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$33,025.11
601-0000-28113	Automatic Invoice From Payroll, Vendor 107264	STATE EMPLOYEE TAXES	PR-312202692910	$19,042.65
601-0000-28121	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$11,583.17
601-0000-28131	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$21,313.59
601-0000-28131	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$1,322.41
601-0000-28131	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$280.55
601-0000-28141	Automatic Invoice From Payroll, Vendor 106545	EMPOWER RETIREMENT	PR-31220269298	$181.00
601-0000-28141	Automatic Invoice From Payroll, Vendor 106545	EMPOWER RETIREMENT	PR-31220269298	$1,081.33
601-0000-28150	22-40302	CARL B DAVIS	PR-312202692917	$227.25

Ledger	Description	Vendor Name	Invoice	Amount
601-0000-28150	2021-LM-0485	LAW OFFICE OF DJR	PR-312202692913	$307.84
601-0000-28150	Automatic Invoice From Payroll, Vendor 107269	LAW OFFICE OF DJR	PR-312202692913	$371.73
601-0000-28152	VOSE ID 513-08-7697	BUREAU FOR CHILD SUPPORT ENFOR CEMENT	PR-31220269296	$259.62
601-0000-28152	KELLY J CAMPBELL	INTERSTATE CHILD SUPPORT	PR-312202692916	$233.08
601-0000-28152	ID: ME18DM000019	KANSAS PAYMENT CENTER	PR-312202692911	$230.77
601-0000-28152	SW10DM000115 KULOW	KANSAS PAYMENT CENTER	PR-312202692911	$203.08
601-0000-28152	SW 2011-DM-000073 ALVARADO	KANSAS PAYMENT CENTER	PR-312202692911	$101.80
601-0000-28152	ID: SG12DM008639	KANSAS PAYMENT CENTER	PR-312202692911	$162.92
601-0000-28152	SW08DM000058 PEREZ JUAREZ	KANSAS PAYMENT CENTER	PR-312202692911	$174.92
601-0000-28152	000680496001 TORRES MASIAS	OKLAHOMA CENTRALIZED SUPPORT	PR-312202692912	$276.92
601-0000-28152	000333653002 Valdez	OKLAHOMA CENTRALIZED SUPPORT	PR-312202692912	$126.92
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$6,200.00
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,717.50
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$4,545.00
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$493.50
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,476.00
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,412.00
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,122.50
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$2,845.50
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$420.50
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$569.00
601-0000-28160	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$987.00
601-0000-28165	Automatic Invoice From Payroll, Vendor 100693	AFLAC INSURANCE COMPANY	PR-31220269293	$1,116.64
601-0000-28165	Automatic Invoice From Payroll, Vendor 100693	AFLAC INSURANCE COMPANY	PR-31220269293	$4,107.01
601-0000-28171	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$696.83

Ledger	Description	Vendor Name	Invoice	Amount
601-0000-28176	Automatic Invoice From Payroll, Vendor 102054	BROWN'S SHOE FIT	PR-31220269297	$278.44
601-0000-28176	Automatic Invoice From Payroll, Vendor 107782	HAT CREEK BUTCHERY LP	PR-312202692915	$103.10
601-0000-28191	Automatic Invoice From Payroll, Vendor 101091	FIREMANS FUND	PR-31220269295	$835.36
601-0000-28192	Automatic Invoice From Payroll, Vendor 100695	SEWARD COUNTY UNITED WAY	PR-31220269294	$272.00
722-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$28.73
722-0000-20100	Automatic Invoice From Payroll, Vendor 107263	FEDERAL TAXES	PR-31220269299	$122.86
722-0000-20100	Automatic Invoice From Payroll, Vendor 100237	KANSAS PUBLIC EMPLOYEES	PR-31220269292	$225.85
722-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$1,408.01
722-0000-20400	Automatic Invoice From Payroll, Vendor 100061	BLUE CROSS - BLUE SHIELD	PR-31220269291	$46.97
722-0000-20400	Automatic Invoice From Payroll, Vendor 107680	STANDARD INSURANCE COMPANY	PR-312202692914	$5.10

Subtotal for Department 0000 : **$531,603.76**

Grand Total : **$531,603.76**

Department Totals

Department	Dept. Description	Department Total
0000	NONDEPARTMENTAL	$531,603.76
	Grand Total:	$531,603.76

CITY OF LIBERAL
CITY COMMISSION MEETING
March 24, 2026
AGENDA ITEM #

To: Mayor Jeff Parsons
Vice Mayor Janeth Vazquez
Commissioner Matt Landry
Commissioner Jose Lara
Commissioner Ron Warren

Date: March 24, 2026

From:

RE: ADJOURNMENT

Recommendation: