



City Commission Special Meeting Agenda
Tuesday, October 28, 2025, 3:00 PM
City Commission Chambers, 950 S. Grant Ave.

- Call to Order
- 1. Ruddell Group
- 2. Swimming Pool
 - a. Current Status & Options
 - b. Financials
- 3. Work Sessions
- ADJOURNMENT



**CITY OF LIBERAL
CITY COMMISSION MEETING
October 28, 2025
AGENDA ITEM # 1.**

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

Date: October 28, 2025

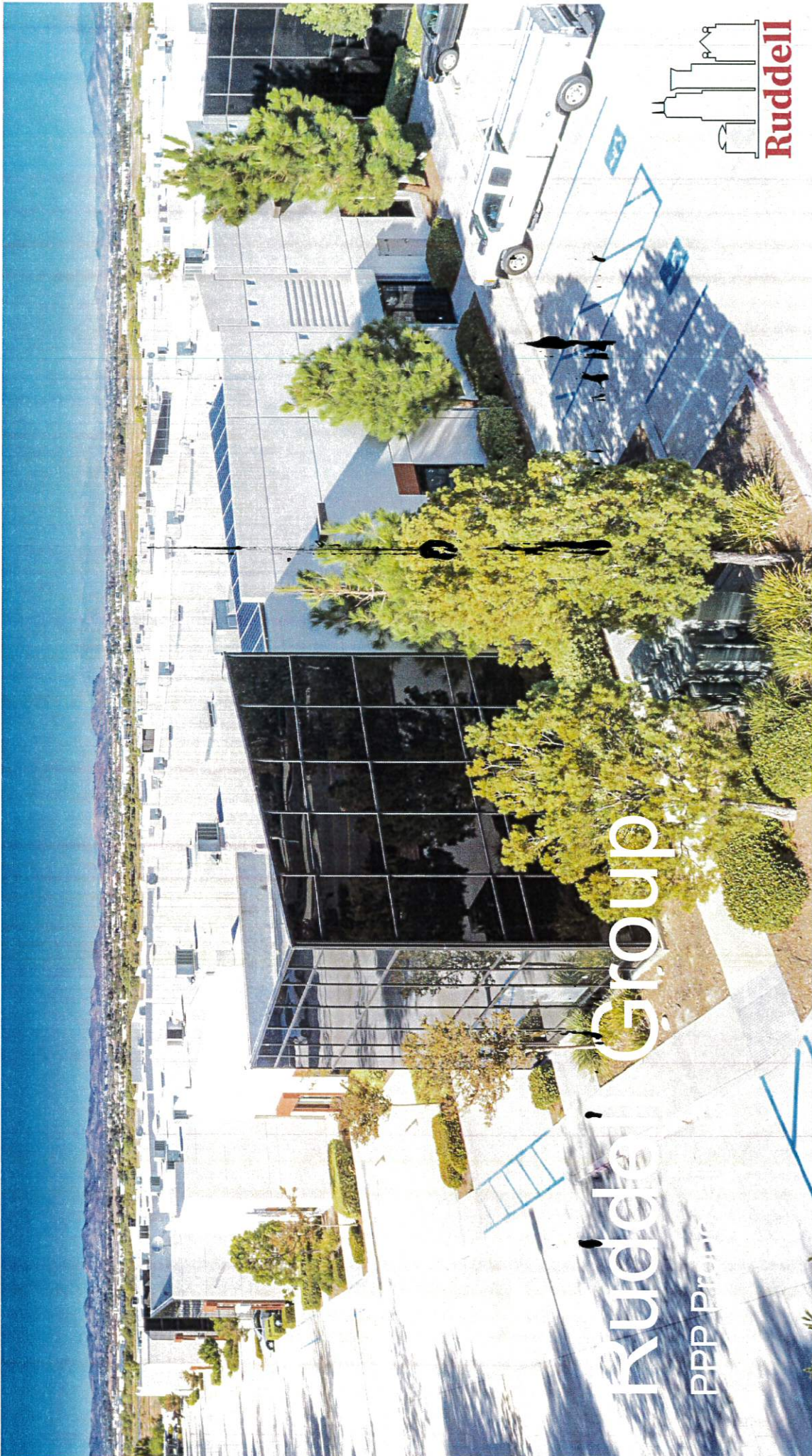
From: Scarlette Diseker, City Manager

RE: Ruddell Group

Ruddell Group is a privately held real estate investment group headquartered in Birmingham, Alabama. They acquire and develop industrial properties that are strategically positioned for increased value and ripe for transformation. They create site plans to maximize use and construct initial buildings. Land is conveyed to Ruddell Group on a zero-cost basis. The ultimate goal would be to create jobs, diversify the community's economic landscape, and increase the tax base.

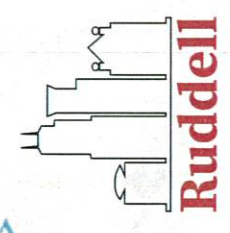
We will have representatives from the company visiting us in person in order to take questions from the Commission and provide further clarity on the mission of the company and how this could potentially benefit the City of Liberal.

Recommendation:



Ruddo Group

PPP Project



PUBLIC PRIVATE PARTNERSHIPS

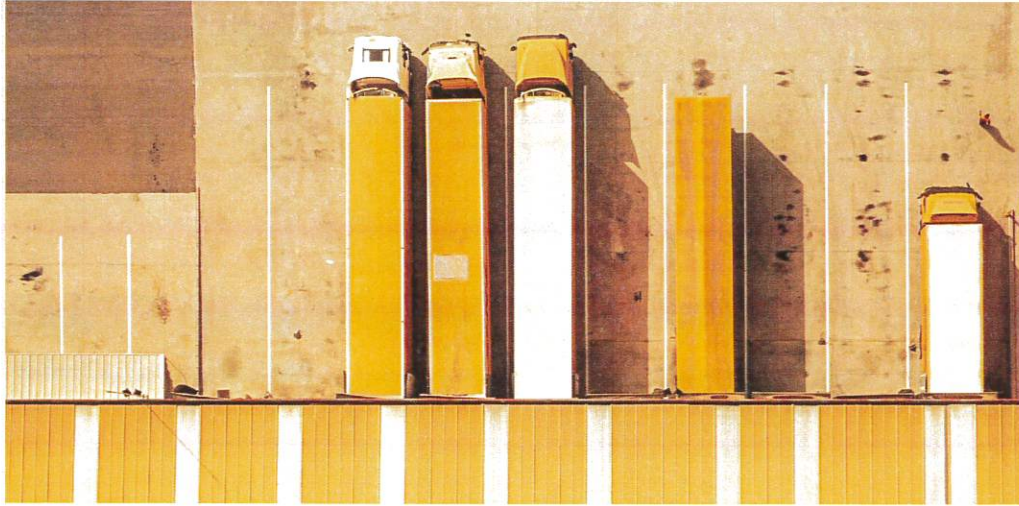
SPECULATIVE DEVELOPMENT TO ATTRACT INDUSTRY

Communities want to attract or expand industries, contributing to **JOB CREATION**. When developing speculative industrial space, we create an environment conducive to attracting businesses and fostering job growth.

Creating new industrial product helps in the **DIVERSIFICATION** of the economic landscape of a community. Accommodating a variety of industries allows a community to mitigate risks associated when relying heavily on specific sectors.

Developing new industrial properties provides an **INCREASED TAX BASE**. When new businesses move in, they generate occupational and other taxes as well as additional local revenues which allows for an increase in funds for public services and infrastructure.

Speculative development can make a community more attractive to businesses seeking suitable locations for relocation or expansion. This **SPEED TO MARKET** positions the community as proactive and responsive to the evolving market needs.

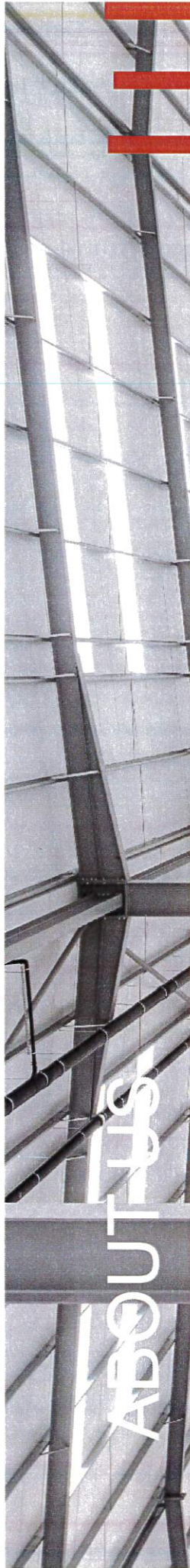




PARTNERSHIP MEMORANDUM

- A municipalities' industrial development team will provide land for design and construction of industrial buildings.
- Size is typically 20 or more acres with the capacity to construct a minimum of 200,000 sq ft total with buildings of a minimum 20,000 sq ft each.
- Ruddell will create a site plan to maximize use and commence construction on the initial building.
- Additional support from the industrial development team may include costs for roads, utilities, and engineering.
- Land is to be conveyed to Ruddell on a zero-cost basis

RD



RUDELL GROUP

Privately held real estate investment group headquartered in Birmingham, Alabama.

STRATEGY

Acquire and develop industrial properties that are strategically positioned for increased value, and ripe for transformation.

CURRENT PORTFOLIO

1.5 million square feet under management and 600,000 square feet in development.

Our mission is to find assets with unrealized upside and develop them to their full potential in creating value while providing excellent service to the tenants, shareholders, employees, and communities where they're located.

City of Liberal, Kansas
Attn: [REDACTED]
324 N. Kansas Avenue
Liberal, KS 67901

Re: PPP Liberal Industrial Park Project

Dear [REDACTED]:

Subject to the execution of a definitive and mutually acceptable agreement regarding the Property and Project, as laid out herein, this memorandum of understanding (this “**Memorandum**”) sets forth the general terms and conditions of the Project between **GVW RUDELL MANAGEMENT, LLC d/b/a Ruddell Group**, a Delaware limited liability company (“**Developer**”), and the **CITY OF LIBERAL, KANSAS** (the “**City**”).

1. **Property and Project.** Developer has proposed that the City convey to Developer approximately [REDACTED] acres of land (the “**Property**”) to be subdivided from that certain parcel located at [REDACTED], Liberal, Kansas 67901, and having Seward County Parcel Identification Number [REDACTED] (the “**Parent Parcel**”), upon which Property the Developer will construct one or more industrial buildings and related improvements for an industrial park (the “**Project**”) in accordance with the Master Plan (as hereafter defined).
2. **Agreement Subject to Definitive Agreement.** This Memorandum is not intended to constitute a legally binding or enforceable agreement or commitment on either Party, except for Section 4. The Parties acknowledge and agree that each Party is presently reviewing and determining the viability of the Project based upon the proposed terms and conditions thereof, which terms and conditions are subject to revision and modification until such time as the terms of the Project and agreement of the Parties is reduced to writing in the form of a formal Economic Development Agreement by and between the Parties (the “**Definitive Agreement**”). Although the Definitive Agreement will reflect the basic terms set forth herein, this Memorandum is not intended to be an exhaustive statement of all terms and conditions applicable to the Project. The Definitive Agreement may contain terms which vary from those expressed herein based upon further negotiations of the parties, and to the extent the terms of the Definitive Agreement vary from this Memorandum, the terms of the Definitive Agreement shall control.
3. **Nonbinding Understandings.** This Section 3 sets forth the nonbinding understandings of the Parties with respect to the Project, as follows (these terms are based upon information currently available and do not reflect all of the material terms of the Project, but rather provide a basis for negotiating the Definitive Agreement):
 - a. **Definitive Agreement.** The Parties intend to negotiate the Definitive Agreement. Binding obligations upon the Parties with respect to the Project shall only arise upon the execution of the Definitive Agreement by both Parties.
 - b. **Inspection Period.** Developer shall have a period beginning on the effective date of the Definitive Agreement and ending [REDACTED] ([REDACTED]) days thereafter (the “**Inspection Period**”) in which to conduct physical, engineering, environmental, soil and other feasibility studies and inspections and to cause one or more engineers or other representatives to physically inspect the Property to satisfy itself that the condition of the

Property is acceptable to Developer. Prior to the expiration of the Inspection Period, if Developer notifies the City in writing that the results of its inspections, tests, examinations, or studies are not suitable to Developer or for any other reason whatsoever, in Developer's sole and absolute discretion, then the Definitive Agreement shall automatically terminate and the City shall reimburse Developer for its costs and fees in connection with its inspections and studies of the Property contemplated above (collectively, "**Due Diligence Fees**") pursuant to the paragraph below.

If the Definitive Agreement is ultimately terminated prior to Closing for any reason other than for Developer's default of the Definitive Agreement, then the City shall reimburse Developer for the full amount of its Due Diligence Fees incurred within fifteen (15) days following the termination of the Definitive Agreement.

- c. Conveyance of Property. In consideration of Developer agreeing to construct the Project, the City shall convey the Property to Developer at a closing customary in the State where the Property is located (the "**Closing**"). The Closing will take place on or before the date that is [REDACTED] ([REDACTED]) days following the later of: (i) expiration of the Inspection Period; (ii) Liberal City Commissioners' approval of the Project and the Definitive Agreement in accordance with applicable laws, (iii) Developer's receipt of a commitment for title insurance for the Property showing only such title exceptions that are acceptable to Developer in its reasonable discretion; (iv) Developer's receipt of an ALTA land survey for the Property showing only such survey matters on the Property that are acceptable to Developer in its reasonable discretion; and (v) Developer's receipt of a Phase I Environmental Site Assessment for the Property that reveals no adverse environmental conditions affecting the Property as determined by Developer in its reasonable discretion.
- d. Master Plan and Approvals. Developer will create a master site plan for the Property setting forth the infrastructure and improvements to be located on the Property (the "**Master Plan**"). The City shall work with Developer to develop and finalize a Master Plan that is mutually acceptable to the Parties. To the extent necessary, the City shall assist or cause such other applicable governmental entities to assist Developer in any necessary governmental approvals for the Master Plan ("**Master Plan Approval**") and the Project, including approvals for Developer's construction and utilities plans for the development of the Property, as well as approvals for Developer's building permits for the buildings (the "**Buildings**") to be constructed on the Property (said required governmental approvals together with the Master Plan Approval, collectively, the "**Development Approvals**").
- e. Initial Improvement Construction and Leasing. In accordance with the Master Plan, upon the conveyance of the Property to the Developer and Developer's receipt of all necessary Development Approvals, Developer shall promptly begin construction of the initial Building on the Property (the "**Initial Building**"), which Initial Building shall be no less than [REDACTED] square feet. Developer shall complete construction of and receive a temporary certificate of occupancy (a "**TCO**") for the Initial Building within one (1) year following Closing (the "**Initial Building Completion Deadline**"). During and after Developer's construction of the Initial Building, the City shall use good-faith, commercially reasonable efforts to cause the Initial Building to be leased to a tenant (each a "**Tenant**") pursuant to lease terms satisfactory to Developer and the City (each a "**Lease**"). If the Initial Building has not been leased on or before the date that is two (2) years following the Closing (the "**Initial Building Lease Deadline**"), the City shall lease the Initial Building from Developer pursuant to a Lease, which Lease Developer and the City agree may be freely assignable by the City and shall be at the commercially reasonable

rental rate then marketed for the Initial Building for an initial minimum term of ten (10) years.

- f. Additional Improvement Construction. Following the date that is the later of (a) Developer's receipt of a TCO for the Initial Building, and (b) Developer's and a Tenant's execution of a Lease for the Initial Building (which Tenant may be the City in accordance with paragraph 3.e. above), Developer may elect to commence construction of additional Buildings in the Project on terms to be set forth in the Definitive Agreement.
- g. Utility and Infrastructure. As part of the Project, the City shall cause to be constructed and provided, at the City's cost, in accordance with specific terms and conditions to be set forth in the Definitive Agreement, (i) public roads as necessary and agreed upon by the Parties to provide public access to each of the Buildings constructed in accordance with the Development Approvals, and (ii) all public utilities as agreed upon by the Parties to provide necessary utility access for each of the Buildings constructed in accordance with the Development Approvals.
- h. City's Right of Reentry. It is understood and agreed that the conveyance of the Property by the City to Developer is solely for the economic development purposes of increasing the property tax base of the City, increasing the supply of well-paying employment opportunities for the City's citizens, and stimulating further development and improvements in the City. Consequently, but for the commitment of the Developer to develop the Initial Building, the City would not have the authority to negotiate the conveyance of the Property to Developer. Therefore, it is essential that the deed the City delivers at Closing (the "**Deed**") convey, and the Deed shall convey, to Developer fee simple title to the Property subject to condition subsequent and the City's right of reentry, by which the Property will be reconveyed to the City if the Developer fails to complete construction of and receive a TCO for the Initial Building on or before the Initial Building Completion Deadline (the "**Right of Reentry Clause**"). Notwithstanding the foregoing, following Developer's completion of construction and receipt of a TCO for the Initial Building, the Right of Reentry Clause for the Property shall automatically be deemed released by the City without the need for further approval or action (in writing or otherwise) from the City (the "**Right of Reentry Release**"). The form and content of both the Deed and the Right of Reentry Release shall be agreed to and included as exhibits to the Definitive Agreement.
- i. Meetings. The City will agree to hold bi-weekly meetings with Developer, its agents and employees, following the Closing to discuss, among other matters related to the Property and Developer's intended development, the City's marketing efforts to secure leasing for the Initial Building and to discuss Requests for Information, Requests for Production, or similar solicitations the City has received from prospective Tenants.
- j. Customary Provisions. The Definitive Agreement will contain such additional covenants, conditions, indemnities, representations and warranties as are customary for this type of transaction and as the Parties will mutually agree.

4. Binding Provisions

- a. Good Faith Negotiations: Developer and the City contemplate that they will continue negotiations, in good faith, relating to the proposed transaction described in this

Memorandum but reserve the right to terminate such negotiations at any time upon written notice to the other Party.

- b. Exclusivity. The City shall not solicit other offers or projects for the Property during the Parties' negotiations of the Definitive Agreement.
- c. Fees and Costs. In no event whatsoever shall Developer or the City be entitled to any reimbursement from the other party for any costs incurred by such party in connection with this Memorandum, and Developer and the City each hereby waive the right to any such reimbursement. In no event shall Developer or the City be entitled to assert claims against the other for so-called "reliance damages", "loss of opportunity costs", "out-of-pocket" costs or expenses or any other costs or expenses (direct or indirect) whatsoever in connection with this Memorandum in the event that Developer and the City fail to enter into a Definitive Agreement for any reason whatsoever, and Developer and the City each hereby waives the right to assert any such claim(s).
- d. Confidentiality. The parties expressly acknowledge and agree that this Memorandum and any discussions, negotiations, and/or agreements arising out of this Memorandum shall be deemed confidential information and shall not be disclosed by either party without express written consent of the other Party unless otherwise required as necessary for any applicable governmental approvals.
- e. No Third-Party Beneficiaries. Nothing herein is intended or shall be construed to confer upon any person or entity other than the Parties and their successors or assigns, any rights or remedies under or by reason of this Agreement.
- f. Assignment by Developer. It is understood by the Parties that Developer may assign this Memorandum or the Definitive Agreement to an affiliated company of Developer, prior to the Closing.
- g. Governing Law. This Memorandum shall be governed by and construed in accordance with the laws of the State where the Property is located.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Memorandum effective as of the later of the dates set forth under the Parties' signatures below.

DEVELOPER:

GVW Ruddell Management, LLC
a Delaware limited liability company

By: _____

Name: Dean Taitz

Title: Manager

Date: _____

THE CITY:

City of Liberal, Kansas

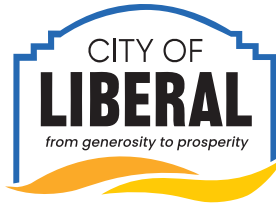
By: _____

Name: _____

Title: _____

Date: _____

DRAFT



**CITY OF LIBERAL
CITY COMMISSION MEETING
October 28, 2025
AGENDA ITEM # 2.**

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

Date: October 28, 2025

From: Matt Quint, Recreation Director

RE: Swimming Pool

Staff will present three options for the future of Adventure Bay Waterpark, along with financial reports that discuss 2025 revenues and expenses and 2026 budgeted items.

Recommendation:

After reviewing potential options and financial numbers, City Staff request Commission guidance on what method they wish to pursue in order for off-season planning and work to begin.



**CITY OF LIBERAL
CITY COMMISSION MEETING
October 28, 2025
AGENDA ITEM # 2.a.**

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

Date: October 28, 2025

From: Matt Quint, Recreation Director

RE: Current Status & Options

The attached document gives three options for repairs and improvements to Adventure Bay Water Park.

Recommendation:

Staff recommends Option 1. This option enables us to address the most critical needs of the water park and serves as a temporary solution to keep the park operational for a short period. During this time, staff will develop plans for a new water park that better serves the community and surrounding areas.



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

From: Matt Quint, Liberal Recreation Department Director

Date: October 28th, 2025

RE: Evaluation of Adventure Bay current status and options for the future development

Report from Water's Edge on Adventure Bay's Current Condition

Water's Edge, a leading aquatic facility consulting firm, recently completed a comprehensive evaluation of Adventure Bay Waterpark. Their report highlights several areas requiring attention to ensure the continued safe and efficient operation of the facility. Key findings include the need for sandblasting and repainting of various surfaces, repairs to the water lines, addressing existing concrete damage, refurbishment of the toy structures, and significant improvements to the pump house. These recommendations are crucial for maintaining the park's operational integrity and guest safety.

Options for Adventure Bay's Future Development

Based on the Water's Edge report and the long-term vision for recreation in Liberal, we present three distinct options for the City Commission and the public to consider. Each option offers a different approach to balancing immediate needs with future development goals for a new aquatic facility.

Option 1: Essential Improvements for Continued Operation

This option focuses on addressing the most critical issues identified in the Water's Edge report to keep Adventure Bay operational for the immediate future.

- **Scope:** This includes essential improvements such as sandblasting and repainting, water line repairs, concrete repairs, toy structure repairs, and pump house improvements.
- **Cost:** Not to exceed \$450,000.

- **Rationale:** This approach allows Adventure Bay to remain open and serve the community while the City begins the planning process for a new, modern waterpark. It provides a bridge solution, ensuring continued access to aquatic recreation without committing to extensive, long-term investments in the current facility.

Option 2: Comprehensive Improvements for Extended Operation

This option involves implementing all recommended improvements from the Water's Edge report, providing a more robust renovation to extend the lifespan of the current waterpark.

- **Scope:** All improvements recommended by Water's Edge, including the items listed in Option 1, plus additional necessary repairs and upgrades to enhance the facility's overall condition and longevity.
- **Cost:** Not to exceed \$1.7 million.
- **Rationale:** This option ensures a fully operational and significantly improved Adventure Bay for an extended period, allowing for a more thorough and deliberate planning process for a new waterpark. It addresses all current deficiencies, offering a higher quality experience in the interim.

Option 3: Closure and Immediate Planning for a New Waterpark

This option proposes ceasing operations at Adventure Bay and immediately transitioning to the development phase for a new aquatic facility.

- **Scope:** Close Adventure Bay Waterpark in the near future and commence the planning, design, and funding process for a new waterpark with an anticipated construction start in the fall of 2026.
- **Cost:** Initial planning and design costs would be incurred, with construction costs for a new facility to be determined.
- **Rationale:** This option allows the City to dedicate resources entirely to building a state-of-the-art waterpark that meets the community's long-term needs and expectations without further investment in the aging Adventure Bay. While it means a temporary closure of a public aquatic facility, it promises a modern, improved experience in the future.

Staff recommends Option 1. This option enables us to address the most critical needs of the Waterpark and serves as a temporary solution to keep the park operational for a short period. During this time, staff will develop plans for a new waterpark that better serves the community and surrounding areas.



**CITY OF LIBERAL
CITY COMMISSION MEETING
October 28, 2025
AGENDA ITEM # 2.b.**

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

Date: October 28, 2025

From: Scarlette Diseker, City Manager

RE: Financials

City Staff have included YTD revenues and expenses for Adventure Bay Water Park, which shows it is performing to expectations within the General Fund Budget.

Improvements to the water park are funded from the Recreation portion of the One Cent Sales Tax. In the 2026 budgetary year, the Commission has approved \$480,000 in capital improvements per the attached worksheet.

Recommendation:

City Staff request that the Commission review the attached financial documents and provide direction with one of the three improvement options.

Revenue and Expense Report

City of Liberal, KS

YEAR : 2025 PERIOD : 10 FUND: 100 DEPT: , 4540 SUB-DEPT: All
 ACCOUNT RANGE : 0 - 999999999

AS OF : 10/31/2025

Ledger ID	Ledger Description	Current Budget	Current Act	YTD Act	Encumbrances YTD	Remaining	Percent
100	<u>GENERAL FUND</u>						
	<u>REVENUES</u>						
	4540 SWIMMING POOL						
100-4540-30109	MISCELLANEOUS INCOME	\$0.00	\$0.00	\$185.00	\$0.00	(\$185.00)	
100-4540-30203	FACILITY RENTAL	\$12,000.00	\$0.00	\$10,858.00	\$0.00	\$1,142.00	90.48%
100-4540-30204	MERCHANDISE SALES	\$1,000.00	\$0.00	\$387.00	\$0.00	\$613.00	38.70%
100-4540-30206	SEASON PASSES	\$4,500.00	\$0.00	\$1,988.00	\$0.00	\$2,512.00	44.18%
100-4540-30401	CONCESSION	\$43,000.00	\$0.00	\$43,882.00	\$0.00	(\$882.00)	102.05%
100-4540-30402	GIFT CARD SALES	\$0.00	\$0.00	\$90.00	\$0.00	(\$90.00)	
100-4540-34201	ADMISSION FEES	\$80,000.00	\$0.00	\$75,189.75	\$0.00	\$4,810.25	93.99%
100-4540-34722	SWIMMING LESSON FEES	\$14,500.00	\$526.00	\$15,754.58	\$0.00	(\$1,254.58)	108.65%
100-4540-39001	CASH SHORT OR OVER ACCT	\$0.00	\$0.00	\$78.43	\$0.00	(\$78.43)	
	Subtotal SWIMMING POOL:	\$155,000.00	\$526.00	\$148,412.76	\$0.00	\$6,587.24	95.75%
	TOTAL REVENUES - :	\$155,000.00	\$526.00	\$148,412.76	\$0.00	\$6,587.24	95.75%
	<u>EXPENDITURES</u>						
	SWIMMING POOL						
100-4540-41010	REGULAR SALARIES	\$140,000.00	\$0.00	\$111,523.51	\$0.00	\$28,476.49	79.66%
100-4540-41013	OVERTIME SALARIES	\$8,000.00	\$0.00	\$2,789.48	\$0.00	\$5,210.52	34.87%
100-4540-42020	FICA - CITY PORTION	\$12,000.00	\$0.00	\$8,745.34	\$0.00	\$3,254.66	72.88%
100-4540-42050	UNEMPLOYMENT COMPENSATI	\$700.00	\$0.00	\$92.77	\$0.00	\$607.23	13.25%
100-4540-42060	WORKERS COMPENSATION	\$2,400.00	\$0.00	\$2,134.87	\$0.00	\$265.13	88.95%
100-4540-42501	MERCHANDISE INVENTORY	\$2,500.00	\$0.00	\$465.32	\$0.00	\$2,034.68	18.61%
100-4540-42502	CONCESSIONS INVENTORY	\$30,000.00	\$0.00	\$26,368.53	\$0.00	\$3,631.47	87.90%
100-4540-44030	REPAIR/MAINT EQUIPMENT	\$0.00	\$0.00	\$382.22	\$0.00	(\$382.22)	
100-4540-44031	REPAIR/MAINT BUILDING	\$0.00	\$0.00	\$273.81	\$0.00	(\$273.81)	
100-4540-45017	CREDIT CARD FEES	\$2,500.00	\$0.00	\$5,176.58	\$0.00	(\$2,676.58)	207.06%
100-4540-45030	COMMUNICATIONS/PHONE	\$1,500.00	\$0.00	\$1,507.51	\$0.00	(\$7.51)	100.50%
100-4540-45060	UNIFORM/MATS/JANITORIAL	\$11,500.00	\$0.00	\$5,096.50	\$763.50	\$5,640.00	50.96%
100-4540-45080	MEALS/TRAVEL/HOTELS	\$600.00	\$0.00	\$810.93	\$0.00	(\$210.93)	135.15%
100-4540-45252	SWIM TEAM EXPENSES	\$0.00	\$115.00	\$2,780.77	\$0.00	(\$2,780.77)	
100-4540-46010	OFFICE SUPPLIES	\$900.00	\$0.00	\$303.57	\$0.00	\$596.43	33.73%
100-4540-46011	JANITORIAL SUPPLIES	\$3,500.00	\$0.00	\$1,564.74	\$0.00	\$1,935.26	44.71%
100-4540-46090	OTHER OPERATING SUPPLIES	\$4,000.00	\$0.00	\$697.24	\$0.00	\$3,302.76	17.43%
100-4540-46110	CONCESSION SUPPLIES	\$5,500.00	\$903.05	\$9,703.93	\$0.00	(\$4,203.93)	176.44%

Revenue and Expense Report

City of Liberal, KS

YEAR : 2025 PERIOD : 10 FUND: 100 DEPT: , 4540 SUB-DEPT: All
 ACCOUNT RANGE : 0 - 9999999999

AS OF : 10/31/2025

Ledger ID	Ledger Description	Current Budget	Current Act	YTD Act	Encumbrances YTD	Remaining	Percent
100	<u>GENERAL FUND</u>						
	<u>EXPENDITURES</u>						
	<u>SWIMMING POOL</u>						
100-4540-46273	PROMOTIONAL EXPENSES	\$0.00	\$140.00	\$440.00	\$0.00	(\$440.00)	
100-4540-48090	MISCELLANEOUS EXPENSE	\$4,000.00	\$0.00	\$606.01	\$0.00	\$3,393.99	15.15%
	Subtotal SWIMMING POOL:	\$229,600.00	\$1,158.05	\$181,463.63	\$763.50	\$47,372.87	79.37%
	TOTAL EXPENDITURES - :	\$229,600.00	\$1,158.05	\$181,463.63	\$763.50	\$47,372.87	79.37%
	YTD Revenue Less Expenses : GENERAL FUND			(\$33,050.87)			

City of Liberal		Capital Expenditures Summary Worksheet		2026 Budget	
GENERAL FUND:					
100-4120	Municipal Court		\$ 16,500	HVAC N Side of Municipal Court Building	
		Total	\$ 16,500		
100-4180	IT		\$ 214,000	Storage & Server Refresh	
		Total	\$ 214,000		
100-4550	Golf		\$ 28,000	Hustler Super 104" Mower	
			\$ 15,000	Hustler Super Z 72" Mower	
			\$ 12,000	Maintenance Cart	
			\$ 60,000	Golf Carts (15)	
		Total	\$ 115,000		
TOTAL - GENERAL FUND:			\$ 345,500		
SPECIAL REVENUE FUNDS:					
206	Convention & Tourism		\$ 11,500	HVAC System	
			\$ 10,000	Rainbow Bench for Dorothy's Slipper Slide	
		Total	\$ 21,500		
TOTAL - SPECIAL REVENUE FUNDS:			\$ 21,500		
CITY 1% SALES TAX FUNDS:					
260	Streets, Drainage, Capital Improvement		\$ 325,000	Arkalon Road Repairs	
			\$ 61,000	Bathhouse Remodel	
			\$ 350,000	Adventure Bay Sandblast & Paint	
			\$ 75,000	Adventure Bay Filter Tanks (3)	
			\$ 25,000	Adventure Bay Metal Roof for Towers	
			\$ 20,000	Adventure Bay Toy Features (Clam, Frog, etc)	
			\$ 10,000	Adventure Bay Water Line to Pond	
		Total	\$ 866,000		
261	Economic Development / Public Transport		\$ 1,500,000	Bus Facility	
			\$ 166,000	Cutaway Bus	
			\$ 91,500	Mini Van	
			\$ 48,000	Bus Stop Shelters	
			\$ 216,000	Transit Program Signage	
		Total	\$ 2,021,500		
262	Crime Prevention		\$ 20,000	Police Radio Booster for PD Building	
			\$ 30,000	Remodel Investigation Building	
			\$ 20,000	Vehicle Awning	
			\$ 125,000	INA Security Cameras	
			\$ 195,000		
264	Beautification		\$ 29,000	Parks Hustler 104" Mower	
		Total	\$ 29,000		
TOTAL - 1% CITY SALES TAX FUNDS:			\$ 1,603,593	Bus Facility Reimbursement - \$1,090,707 KDOT 80% Reimbursement - \$417,200	
ENTERPRISE FUNDS:					
501	Airport		\$ 30,000	Security Camera	
		Total	\$ 30,000		
504	Mid-America Air Museum		\$ 100,000	Ceiling Insulation	
		Total	\$ 100,000		
520	Wastewater		\$ 250,000	Pancake House Lift Station	
			\$ 25,000	Fall Protection Equipment	
		Total	\$ 275,000		
530	Water Utility		\$ 40,000	2 72" Hustler Mowers	
		Total	\$ 40,000		
TOTAL - ENTERPRISE FUNDS:			\$ 445,000		
TOTAL - ALL FUNDS:			\$ 2,415,593		



**CITY OF LIBERAL
CITY COMMISSION MEETING
October 28, 2025
AGENDA ITEM # 3.**

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

Date: October 28, 2025

From:

RE: Work Sessions

Mayor Lara will discuss this topic.

Recommendation:



**CITY OF LIBERAL
CITY COMMISSION MEETING
October 28, 2025
AGENDA ITEM #**

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

Date: October 28, 2025

From:

RE: ADJOURNMENT

Recommendation: