



City Commission Special Meeting Agenda
Tuesday, November 11, 2025, 4:00 PM
City Commission Chambers, 950 S. Grant Ave.

- Call to Order
- 1. 2026 Fee Schedule Discussion
- 2. Doll Addition Discussion
- 3. Capital Improvement Project Calendar Discussion
- 4. Launch Liberal 2035 Comprehensive Plan Goals Discussion
- ADJOURNMENT



**CITY OF LIBERAL
CITY COMMISSION MEETING
November 11, 2025
AGENDA ITEM # 1.**

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

Date: November 11, 2025

From: Alicia Hidalgo, City Clerk

RE: 2026 Fee Schedule Discussion

Attached is a redlined version of the proposed changes to the 2026 Exhibit C – Fee Schedule for your review and discussion.

Recommendation:

EXHIBIT C - FEE SCHEDULE

- Article 1. Administration
- Article 2. Animal Control and Regulation
- Article 3. Beverages
- Article 4. Buildings and Construction
- Article 5. Business Regulations
- Article 6. Building and Structure Codes
- Article 7. Fire
- Article 8. Health and Welfare
- Article 9. Municipal Court
- Article 10. Police
- Article 11. Public Offenses
- Article 12. Public Property
- Article 13. Streets and Sidewalks
- Article 14. Traffic
- Article 15. Utilities
- Article 16. Zoning and Planning
- Article 17. Boards and Commissions

Fees may be changed annually in the City's budget resolution or more often if the governing body desires to do so. If not changed, they will remain the same as the previous year.

ARTICLE 1. ADMINISTRATION

- C-101. LICENSE FEES. The governing body shall determine, by resolution, all license fees, permit fees and other user related fees or charges established by the laws of the city. All fees and charges shall be in such amounts as will adequately reimburse the city for the services rendered by it in connection therewith. Fees may be changed annually in the budget resolution.
- C-102. REPLACEMENT FEE. Any lost or destroyed license or permit shall be subject to a \$25 replacement fee.
- C-103. PUBLIC RECORDS. The fees for public records as required by section 1-807 are as listed below:
- 1. Record search/record inspection ~~\$15.00~~ \$20.00/hour
 - 2. Department Publications/Reports As determined per individual report
- C-104 MISCELLANEOUS CITY-WIDE FEES. The fees for services listed below are:
- 1. Photocopy Charge \$ 0.50 each
 - 2. Facsimile Receive Charge \$ 0.50 each
 - Facsimile Send Charges \$ 1.00 first page, \$0.25 thereafter
 - 3. City Commission Agenda Packets \$ 5.00 each
 - 4. City of Liberal License Tags \$ 5.00 each
 - 5. City of Liberal Trash Bags \$ 14.00 per roll of 50 bags
 - 6. Reserve a Truck Program \$ 45.00 per reservation
 - 7. KBI Background Checks Price set by KBI.

C-105. FINANCE CHARGES. The fee for a worthless check, ACH, or online payment is \$30.00.

ARTICLE 2. ANIMAL CONTROL AND REGULATION

C-201. Animal Shelter; Fees. Fees as required in section 2-203 are as follows:

Registration & Licensing	
Spayed/Neutered Dog/Cat	\$ 10.00
Non-Spayed/Non-Neutered Dog/Cat	25.00
Delinquent License Renewal	5.00
Replacement of Lost Tag	5.00
Adoption	
Dogs	\$ 20.00
Cats	15.00
Kennel Charge	10.00/day
Leash Fee	2.00
Micro-Chipping	30.00
Rabies Deposit	15.00
Spay/Neuter Deposit:	
Dogs	150.00
Cats	80.00
Trap Deposit	40.00
CASH ONLY- refunded when returned in good working condition	
Vaccines	
Dogs	15.00
Cats	8.00

Redemption Fees (Owner claims their cat/dog):

An additional \$15.00 will be charged if rabies vaccination is not current at time of impoundment.

1st Offense	\$ 25.00
2nd Offense	50.00
3rd Offense	75.00
4th & additional Offenses	100.00 each

Surrender Fees (Owner gives up their cat/dog):

Per Animal \$ 20.00

MUST PROVIDE: proof of current vaccinations, 2 forms of Seward County residency - State issued ID, and current utility bill.

QUARANTINE ANIMAL:

Animal must be held for a minimum of ten (10) days at \$10.00 per day

ARTICLE 3. BEVERAGES

- C-301. LICENSE FEE; CEREAL MALT BEVERAGES. The license fees as required in section 3-110 are as follows:
- (a) General Retailer -- for each place of business selling cereal malt beverages at retail, ~~\$200~~ \$175 per calendar year plus additional fees which are required to be remitted to the State of Kansas in accordance with K.S.A. 41-2702.
 - (b) Limited Retailer -- for each place of business selling only at retail cereal malt beverages in original and unopened containers and not for consumption on the premises, \$50 per calendar year plus additional fees which are required to be remitted to the State of Kansas in accordance with K.S.A. 41-2702.
- Full amount of the license fee shall be required regardless of the time of the year in which the application is made, and the licensee shall only be authorized to operate under the license for the remainder of the calendar year in which the license is issued.
- C-302. AMOUNT OF FEE OR TAX; RETAILERS OF ALCOHOLIC LIQUOR. The fee as required in section 3-202 for retailers of alcoholic liquor (including beer containing more than 3.2 percent of alcohol by weight), for consumption off the premises (sales in the original packages only) is \$300 per year. The tax shall be paid before business is begun under an original state license and within five (5) days after the renewal of a state license.
- C-303. LICENSE FEE; PRIVATE CLUBS (CLASS A AND B). The fee as required in section 3-302 is \$250 per year.
- C-304. LICENSE FEE; DRINKING ESTABLISHMENTS. The fee as required in section 3-402 is \$250 per year.
- C-305. LICENSE FEE; CATERERS. The fee as required in section 3-502 is \$250 per event.
- C-306. PERMIT FEE; TEMPORARY PERMITS. The fee as required in section 3-602 is \$25 per day.

ARTICLE 4. BUILDINGS AND CONSTRUCTION

- C-401. INSPECTION OF NEW SIGNS. No fee is required for the inspection during business hours.
- C-402. FEES; SIGNS. The fees as required in section 4-209 are as follows: All signs requiring a permit, other than banners/temporary signs, shall follow the commercial permit fees in C-601B based on valuation.
- C-403. APPLICATION FOR PERMIT; MOVING BUILDINGS. The fee as required in section 4-403 is stated in the specific table in C-603.
- C-404. PERMIT FEE; TELEVISION ANTENNAS. No fees are required.

- C-405. BANNERS, TEMPORARY PROMOTIONAL BUSINESS SIGNS IN COMMERCIAL DISTRICTS: The fee as required in 4-213 for a banner, temporary promotional business sign, there shall be \$1.00 fee for a 30-day permit.

ARTICLE 5. BUSINESS REGULATIONS

- C-501. REPLACEMENT FEE; LICENSES OR PERMITS. The fee as required in section 5-107 is \$25 per license or permit.
- C-502. COIN-OPERATED MACHINE TAX; PER OPERATOR. The fee as required in section 5-110 is \$100 per operator.
- C-503. COIN-OPERATED MACHINE TAX; PER MACHINE. The fee as required in section 5-111 is \$10 for each coin operated amusement machine and coin operated music device.
- C-504. ~~FEES; BURGLAR OR FIRE ALARM DETECTION SYSTEMS. The fees as required under section 5-202 are as follows:~~
~~(a) The fee for issuance of a permit for the City's system is \$25. If the City is not contacted, the fee will be doubled.~~
~~(b) The fee for all firms, corporations, organizations and political units now or hereafter connected to the city's burglar alarm and fire alarm detection system a charge of \$10 per month for the monitoring of the system or \$25 per call after the third response call per year.~~
- C-505. ~~FALSE ALARM FEES; ALARM SYSTEM USERS NOT SUBJECT TO BANK PROTECTION ACT. Fees as required in section 5-205 are as follows: Any person, other than a financial institution subject to the Bank Protection Act, shall not be assessed any penalty for the first false alarm in any one calendar month. Each subsequent false alarm will require a \$25 fee per call, if the Police Department (or Communications Center) is contacted directly. If the alarm goes through a security or monitoring company, each subsequent false alarm will require a \$25 fee per call.~~
- LEGAL REVIEW advised updating or deleting Article 2, so C-504 and C-505 need to be removed.**
- C-506. PERMIT; APPLICATION; FEE. The fee required by section 5-303 is \$100 for each well to be drilled. In the event the permit is denied, said fee is be returned to the applicant.
- C-507. TAXICAB OPERATORS. The fee required by section 5-401 is \$50 per year or any portion thereof.
- C-508. EXCHANGING TAXICABS. The fee required by section 5-404 is \$1 per year or any portion thereof.
- C-509. TREE TRIMMERS. The fee for a license required by section 5-505 is \$25 per year or any portion thereof.

Exhibit C - Fee Schedule
Liberal Code

- C-510. SOLICITOR, PEDDLER, TRANSIENT MERCHANT, ITINERANT MERCHANT OR ITINERANT VENDOR. The fee as required by section 5-604 is:
(a) Local Itinerant License is \$1,200 per year, with a minimum of ten (10) employees soliciting in the community at any time. Each employee will be required to submit to a background check once every six (6) months.
(b) Non-Local Itinerant License is \$100 per day or \$500 per month per individual, with a limit of two (2) licenses issued per calendar year on a consecutive day or month basis. (2014; Ord. 4438)
- C-511. MESSAGE ESTABLISHMENT, OPERATOR'S LICENSE REQUIRED; FEE; RENEWAL. The fee as required in section 5-705 is \$50 per employee per year. (2013, Res. 1973)
- C-512. TATTOO AND BODY PIERCING; FEES. The fee as required in section 5-803 is \$500 per year.
- C-513. ADULT ENTERTAINMENT BUSINESSES. The fee for a license as required by section 5-904 shall be as follows:
(1) Adult arcade license, \$2,500.00 per year or any portion thereof.
(2) Adult cabaret license, \$2,500.00 per year or any portion thereof.
- C-514. DANCE HALLS. The fees for licenses as required by section 5-1002 are as follows: \$500 per year (day or night) ending December 31st of each year, \$100 per month (day or night) or \$25 per one day period (day or night). \$25 for a six month period or \$5 for a one night gig.
- C-515. CARNIVALS, CIRCUSES, RODEOS AND STREET FAIRS. The fees for the license required by section 5-1109 shall be \$100 per day plus a \$50 inspection fee for carnivals and circuses and \$25 per day or portion thereof, plus a \$50 inspection fee for rodeos and street fairs.
- C-516. PAWNBROKERS & PRECIOUS METAL DEALERS LICENSE. The fee as required in section 5-1203 is \$25 per year or portion thereof.
- C-517. BUSINESS LICENSE. The fee as required in section 5-1313 is \$20 per year.
- C-518. MOBILE FOOD VENDORS LICENSE
(1) Thirty dollars (\$30) for each Thirty (30) days, or portion thereof;
(2) One-hundred and Fifty dollars (\$150) for six (6) months; or
(3) Two-hundred and Fifty dollars (\$250) for one (1) calendar year.

No License issued under the provisions of this article shall be used by any person, other than the one whom it was issued. No license may be transferred or assigned to another person. Any persons engaged in activities coming under this article shall exhibit their license at the request of any person.

ARTICLE 6. BUILDING AND STRUCTURE CODES

Exhibit C - Fee Schedule
Liberal Code

The City of Liberal fees are incorporated in the Code of the City of Liberal, Kansas, as set forth in Exhibit C.

A. **BUILDING PERMIT FEES.** The fees as required for all contractors defined in 6-1201 shall be in accordance to the specific tables in C-601, as established annually in the budget resolution.

B. **BUILDING LICENSE REQUIRED.** For starting or commencing of any work for which a permit is required by ICC Codes or by the City Municipal Codes without first securing such a permit and payment of the fees, there shall be assessed a \$100.00 fine against the primary contractor described per C-602, as established annually in the budget resolution.

C. **LICENSE REQUIRED.** It shall be unlawful for any person, firm, company, association or corporation to enter into a contract or agreement with another so as to bring himself, herself or itself under the definition of building contractor herein, or to perform any work as a building contractor, without first having obtained a building contractor's license and all required for that license. Any such contract or arrangement shall be voidable at the option of the person who is having the work done, and the person, entity and anyone aiding, abetting, or conspiring with the unlicensed building contractor, shall be subject to a (\$500.00 nor more than \$1,000.00) fine for a first offense and a (\$1,000.00 nor more than \$1,500.00) fine for each subsequent offense as stated in 6-1102.

D. **FEE SCHEDULES.** Fee schedules for projects shall be based on the total amount of the project from start to finish, for commercial and residential, the total amount before a certificate of occupancy is giving to the project's general contractor by the City of Liberal. All contractors, sub-contractors and tradesman shall be listed and shall be licensed in the City of Liberal before working on a project.

C-601. A. Residential Permit Fees (Including Fences).

<u>TOTAL VALUATION</u>	<u>FEE</u>
Homeowner's – Any Valuation	\$20.00
\$0.01 TO \$1,000.00	\$20.00
\$1,001 TO \$3,000.00	\$40.00
\$3,000.01 TO \$6,000.00	\$60.00
\$6000.01 TO \$10,000.00	\$80.00
\$10,000.01 TO \$25,000.00	\$100.00 for the first \$10,000.01 plus \$4.00 for each additional \$1,000 or fraction thereof, to include \$25,000.00.
\$25,000.01 TO \$50,000.00	\$200.00 for the first \$25,000.01 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.

Exhibit C - Fee Schedule
Liberal Code

\$50,000.01 TO \$100,000.00	\$300.00 for the first \$50,000.01 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 TO \$250,000.00	\$450.00 for the first \$100,000.01 plus \$2.50 for each additional \$1000.00 or fraction thereof, to and including \$250,000.00
\$250,000.01 TO \$500,000.00	\$825.00 for the first \$250,000.01 plus \$2.00 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 AND OVER	\$1,325.00 for the first \$500,000.01 plus \$2.40 for each additional \$1,000.00 or fraction thereof.

B. Commercial and Industrial Permit Fees (Including Fences).

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$0.01 TO \$1,000.00	\$20.00
\$1,000.01 TO \$3,000.00	\$60.00
\$3,000.01 TO \$6,000.00	\$90.00
\$6000.01 TO \$10,000.00	\$130.00
\$10,000.01 TO \$25,000.00	\$220.00 for the first \$10,000.01 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,000.01 TO \$50,000.00	\$350.00 for the first \$25,000.01 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,000.01 TO \$100,000.00	\$500.00 for the first \$50,000.01 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 TO \$250,000.00	\$750.00 for the first \$100,001.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$250,000.00
\$250,000.01 TO \$500,000.00	\$1,300.00 for the first \$250,000.01 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 TO \$1,000,000.00	\$2,160.00 for the first \$500,000.01 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and Over	\$4,160.00 for the first \$1,000,000.01 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

C-602. Other Fees.

<u>OTHER INSPECTIONS</u>	FEE
Nonemergency inspections outside of normal business hours. Paid in advance of the inspection to the Building Department.	\$50.00
No permit secured before starting or commencing of any work required by permit, unless an emergency situation exists	\$100.00

Exhibit C - Fee Schedule
Liberal Code

Failure to request inspections as required by Code.	\$50.00
Re-inspection fees. (Paid in advance of the re-inspection to the building department.)	\$30.00
Demolition permit.	\$30.00
Commercial Plan Review Fee based off the building permit.	35%
Additional Plan Review Required by Changes, Additions or Revisions to Plans. (Minimum Charge \$250.00 For First Hour, \$ 50.00 Per Additional Hour.)	\$250.00 Minimum \$50.00 Additional

C-603. Moving of Buildings.

MOVING OF BUILDINGS	FEE
House/Commercial Building	\$500.00
Manufactured Home Install – Transport permit fee	\$50.00

C-604. Contractors License and Certification.

CONTRACTORS LICENSE AND CERTIFICATION	FEE
Contractor's License – New	\$200.00
Contractor's License – Renewal	\$100.00
Local certificate for all trades, each *	\$20.00
Homeowner's Permit -	\$20.00

*All apprentices, journeyman and additional master tradesmen working for a contractor in the City.

C-605. Building Board of Appeals.

BUILDING BOARD OF APPEALS	FEE
Appeal Application	\$100.00

ARTICLE 7. FIRE

C-701. Operational Permits

PERMIT TYPE	FEE
Open Burning	No Charge

C-702. Construction Permits

PERMIT TYPE	FEE
Automatic Fire Extinguishing Systems	\$100
Automatic Sprinkler Systems	\$100

Exhibit C - Fee Schedule
Liberal Code

Fire Alarm and Detection Systems	\$100
Fire Pumps and Related Equipment	\$100*
Above/Below Ground Fuel Storage	No Charge
Spraying or Dipping Booths	\$100
Standpipe Systems	\$100*

* = \$100 fee, unless installed as part of the automatic sprinkler system permit fee

C-703. Inspection Fees

INSPECTION TYPE	FEE
Outside of regular scheduled work hours	\$50
Less than 2 hours' notice	\$50

ARTICLE 8. HEALTH AND WELFARE

C-801. WEED CONTROL; CUTTING AND DESTRUCTION AND/OR REMOVAL OF WEEDS; ASSESSMENT OF COSTS. The fees as required in section 8-304 are as follows: There will be a minimum charge of \$150.00 per each lot, piece or parcel of land for the first hour, and thereafter a minimum charge of \$40.00 per hour until completion.

ARTICLE 9. MUNICIPAL COURT

C-901. COURT COSTS. Court costs and fees as required in section 9-107 are as follows, depending on the type of infraction and/or violation, and shall be in addition to any fines imposed by the Municipal Court Judge:

Criminal \$80.00. A portion of those costs will be sent to the State of Kansas in an amount determined by the State of Kansas;

Traffic \$80.00. A portion of those costs will be sent to the State of Kansas in an amount determined by the State of Kansas;

Parking \$10.00;

Supervised probation fee \$50.00;

Processing Fee \$30.00;

Warrant Issuance Fee \$50.00.

Expungement Petition Filing Fee \$50. The fee is for each expungement petition or amended petition filed in each case.

~~Drug Treatment~~ Court Fee \$250.00.

~~Drug Treatment~~ Court Treatment No Show Fee \$25.00

C-902. COURT DOCKETS; FEES. The fee for a copy of a court docket is \$5.00 per docket printout. The fee for a clearance letter is \$5.00. (2014, Res. 2193)

ARTICLE 10. POLICE

- C-1001. MISCELLANEOUS FEES. The fees for records and services are as follows:
1. Police Department accident report No charge for first per report for individual involved. \$5.00 per report if requested by someone not involved.
 2. Police Department offense report \$ 2.00 for 1st page and \$0.50 each for each additional page
 3. Police Department Photographs \$ 5.00 per disc. (City furnishes disc.)
 4. Motor Vehicle Examinations \$20.00 each *(effective 7/1/2012)*
 5. Reproduce Video (DUI, etc.) \$ 5.00 (City furnishes disc.)
 6. Fingerprints \$ 10.00 per set/individual
- Prosecuting attorneys are not subject to these fees.*

ARTICLE 11. PUBLIC OFFENSES

- C-1101. LOUDSPEAKERS, SOUND AMPLIFIERS; PERMIT. The fee as required in section 11-405 is *(to be determined)*.

ARTICLE 12. PUBLIC PROPERTY

- C-1201. CEMETERY MONUMENT PERMITS. The rate **to locate or flag** for a cemetery monument permit as required by section 12-203.10 is \$25.00 per monument.

- C-1202. SALE CEMETERY LOT AND GRAVE SPACES. The sale of cemetery lot and grave spaces, including the cost of deed filing at the Seward County Register of Deeds, will be sold per section 12-203.17 are as follows:
- Baby Land - \$150 plus \$25 per deed for recording.
 - Cemetery Sections One through Three - \$400 plus \$25 per deed for recording.
 - Columbarium Niche \$600

- C-1203. OPENING AND CLOSING GRAVES. The rate for opening and closing graves as required by section 12-203.18 are as follows:

From 8:00 a.m. to 4:00 p.m. Monday through Friday:

Child's Grave (up to twelve years) - \$200;
Adult's Grave - \$450;
Adult Oversize - \$500;
Cremation - \$250;
Cremation with Vault - \$300;
Columbarium \$100.

After 3:00 p.m., Monday through Friday:

Interment Services - \$700.

Saturday 10:00 a.m.:

Interment Services - \$700;
Cremation - \$400;

Exhibit C - Fee Schedule
 Liberal Code

Cremation with Vault - \$500.
 Columbarium \$200.

Other Fees:

~~Locate and Flag for Single or Double Foundation for Monument Setting - \$25;~~
 Cremation Disinterment (tbd on a case by case basis) (Minimum) - \$200;
 Disinterment Fees for a Child - \$500;
 Disinterment Fees for Adult - \$1,000;

C-1203. PARK AND RECREATION ACTIVITY FEES. The fees charged for various park and recreation activities, as shown in section 12-312, are as follows:

Facilities:

Iron Mike's Batting Cages:	\$ 0.50 per bat 15.00 per hour per cage 30.00 per hour for all cages
Mary Frame Park Building (540 S. New York)	400.00 key deposit, plus: 200.00 rental
Mahuron Park Building (802 E. 8th Street)	400.00 key deposit, plus: 400.00 rental
Randall Girl's Scout Building (121 W. 11th)	400.00 key deposit, plus 400.00 rental
Blue Bonnet Park Building (1109 West 7 th Street)	400.00 key deposit, plus 400.00 rental
Rosel Field Lights	\$25.00 per hour of service

Park Shelters (No Water Hookups)

Light Park

Green Shelter	\$50.00
Pavilion	\$75.00
Red Shelter	\$50.00
Rock Shelter	\$25.00
Mahuron Shelter	\$15.00
Mary Frame Shelter	\$15.00
McCray Shelter	\$25.00
Blue Bonnet Park	
North Blue Bonnet Shelter	\$30.00
South Blue Bonnet Shelter	\$15.00
South Blue Bonnet Gazebo	\$15.00
Tobias Shelter	\$15.00

Arkalon Fees - open April to October 15 (State Fishing Permit is Required):

Shelter Reservation	\$ 30.00 per day
Camping - without electricity	5.00 per day
- with electricity	20.00 per day +\$5 with two (2) AC

Exhibit C - Fee Schedule
Liberal Code

Adventure Bay Family Water Park

Admission -	15 and under	\$ 5.00
	Adult (16+)	7.00
Late Admission	15 and under	\$ 2.00
	Adult (16+)	3.00

Aqua Yoga \$ 5.00/class

Season Passes

\$80 Individual Adventure (Entire Summer Season Pool Pass)

Party Packages

Entire Facility (Friday-Sunday evenings.)

Use of 1 pool and Slide tower \$350.00 with \$100.00 deposit

Use of all pools and full features \$750.00 with \$100.00 deposit

Birthday Party Packages

10 Guest Party Package (no food.) \$ 70.00

20 Guest Party Package (no food.) 100.00

10 Guest Party Package (meal incl) 135.00

20 Guest Party Package (meal incl.) 195.00

****Extra guests may be added for additional fee****

Birthday parties will be scheduled in 2-hour increments between 1:00pm and 6:00pm on Monday – Thursdays or between 1:00pm and 7:00pm on Friday – Sunday. All parties include:

- All-day park passes for scheduled guests.
- Reserved use of a pavilion (2 hours).
- Guest Service assistance.
- Allowance of bringing in a birthday cake.

Piranhas Swim Team	\$ 60.00
Tyke Time (6 and under)	15 and under 4.00
	Adult (16+) 3.00

American Red Cross Swim Lessons	35.00/session
Community Night Swim (7p.m.-11p.m.)	5.00/person

Willow Tree Golf Course - Memberships Run January 1 to December 31:
Family memberships apply to immediate family members living in the same household. When junior members turn 18 years old, they must purchase their own membership.

Memberships are not valid during tournaments, leagues, or special events.

Junior Memberships and rates apply to anyone under the age of 18.

Cart and range fee include tax.

Twilight times vary on time of the year.

Yearly Memberships (Green Fees Only)

C-12

Exhibit C - Fee Schedule
Liberal Code

Junior (17 & Under) \$100.00 per year
 Single 400.00 per year
 Family of 2 or more 500 per year
 Senior/Couple (62 Years or Older) 350.00 per year

Yearly Gold Membership – (Green Fee, ½ Cart, Range Balls)
 Single \$1,100.00
 Family of 2 or more \$1,400
 Senior/Couple (62 Years Or Older) \$1,000.00

Green Fees (18 Holes):
 Weekday \$ 16.00
 Weekend & Holidays 20.00
 Junior Weekday 10.00
 Junior Weekend/Holiday 10.00
 Twilight 10.00
 Replay 5.00

Cart Rental (18 holes) Full \$24.00/player
 Half \$12.00/player
 Replay 12.00/player

Pull Cart 5.00

Bucket of Range Balls: Small \$ 6.00
 Large \$10.00
 Yearly Range Pass \$300.00

Trail Fees 18 holes \$ 12.00 Daily
 400.00 Yearly
 Cart Permit (Jan. 1 to Dec. 31) 10.00 Yearly

Recreation Activities/Programs:

Adult Sports

Men's Basketball (Sponsor/Player) ~~\$225~~ 200.00 + ~~\$25~~ 30.00/player
 Referee Fee 25.00-40.00 certified/game
 20.00-30.00 non-certified/game
 Women's Basketball/Team 150.00 + \$25.00/player
 Referee Fee 25.00-40.00 certified/game
 20.00-30.00 non certified/game
 Coed Volleyball/Team ~~150.00~~ 175.00 + ~~\$25.00~~ 30.00/player
 Referee Fee 25.00-40.00 certified/game
 20.00-30.00 non-certified/game
 Men's Softball/Team 225.00 + ~~\$25.00~~ 30.00/player
 Referee Fee 25.00-40.00 veteran official/game
 20.00-30.00 non-veteran official/game
 Women's Softball 225.00 + \$25.00/player

Exhibit C - Fee Schedule
Liberal Code

Referee Fee	25.00-40.00 veteran official/game 20.00-30.00 non-veteran official/game
Coed Softball/Team Referee Fee	175.00 225.00 + 25.00 30.00/player 25.00-40.00 certified/game 20.00-30.00 non certified/game
Adult Outdoor Soccer/Team Official Fee	65.00 Player fee 40.00-75.00
Youth Sports	\$ 25.00-35.00
Adult Sports	25.00-35.00
Late Fees: Adult \$10 Child \$10.00	
Gate Fees: (May Vary from sport to sport)	10 and under: Free 5-15/person
<u>Special Events/Classes:</u>	\$ 15.00-25.00 per class + Supplies
Tennis Lessons	20.00 plus can of balls
Summer Adventure Program	80.00
Mom & Son Dance	15.00 per couple, \$10 additional child
Daddy & Daughter Dance	15.00 per couple, \$10 additional child
Swim Lessons	35.00
Youth Baseball/Softball Program - Team Sponsor Fee	250.00
Open Gym Play - Adults/Youth Ball Rental	2.00/person per entry 2.00
Robotic Camp Fee	50.00
Robotic Events	25.00-45.00 Pending Material
Robotic Tournament	450.00/team
Pre K/Kinder STEM Camp	60.00/child per session
Spike Prime Camp	30.00/child per session
Valentine Bouquets	5-35 Pending sizes
Adult Prom/Gala	30.00/ticket
Community Garage Sales	10.00/spot
Kids Cooking Classes	15-25 Pending Material
Adult Cooking Classes	15-25 Pending Material
Art Classes	10-20 Pending Material
Splash and Dash	25/person
Oz Man	30/person
Women's Day	12-15/person
Griff Golf	
11 years and under	3.00
12 years and over	5.00
Batting Cages:	
Punch Card (15) Does not include balls and tees.	\$50.00
Daily	\$5
Private lessons inside cages	\$15 Cage rental/hr, with additional fee/player
Bucket of balls and tee	\$3 additional

Exhibit C - Fee Schedule
Liberal Code

Pitching machine with bucket of dimple balls \$10 per hour

*Note- Balls, Bats, Tees, Pitching Machines are not included with entry. An additional charge if they don't bring their own equipment.

Baseball Association Organization teams can schedule practice times twice a week during busy seasons. (2hr max)

Junior Elite Softball Organization teams can schedule practice times twice a week during the busy season. (2hr max)

High School Baseball/Softball \$10 per hour

Rise Above Academy- All participants will register through the Rec Dept. Limited spots available per session. Beginner, Intermediate, and Advanced will be offered by former college athletes and coaches.

Golf Simulator Pricing

Block time: 1hr/2hrs/3hrs/4hrs

Accommodates up to 4 players at a time

30 min (\$10) 1 hour (\$15) Monday - Friday (per person)

Rental Clubs

Adult LH & RH \$10

Youth LH & RH \$5

9 holes estimated times

1 player - 30mins

2 players- 1 hour

3 players- 1.5 hours

4 players- 2 hours

18 holes estimated times

1 player 1 hour

2 players 2 hours

3 players 3 hours

4 players 4 hours

Dance

Littles 3-year-old

\$200/person Fall Semester

\$200/person Spring Semester

~~\$400~~ 125/person Summer Semester

Petite Kinder-1st grade

\$200/person Fall Semester

\$200/person Spring Semester

~~\$400~~ 125/person Summer Semester

Juniors 2nd - 3rd grade

\$200/person Fall Semester

\$200/person Spring Semester

\$100/person Summer Semester

Intermediate 4th - 6th grade

\$200/person Fall Semester

\$200/person Spring Semester

~~\$400~~ 125/person Summer Semester

Exhibit C - Fee Schedule
Liberal Code

Middle School 7th & 8th grade	\$200/person Fall Semester \$200/person Spring Semester \$100/person Summer Semester
High School 9th -12th grade	\$200/person Fall Semester \$200/person Spring Semester \$100/person Summer Semester
Adult	\$200/person Fall Semester \$200/person Spring Semester \$100/person Summer Semester

LK Tournaments

USSSA Softball Tournaments	Team Fee \$300 - \$400
MAYB Basketball Tournament	Team Fee \$275 - \$450
Adult Flag Football Tournament	Team Fee \$200 - \$250
USSSA Baseball Tournament	Team Fee \$300 - \$400
Youth Football Tournament	Team Fee \$450 - \$550
Slow pitch Softball Tournament	Team Fee \$250 - \$350
Indoor Soccer Tournament	Team Fee \$275 - \$350
Youth Volleyball Tournament	Team Fee \$350 - \$450
LK Basketball League	Team Fee \$500 - \$600
Wrestling Tournament	Individual Fee \$100 - \$200

C-1204. AIRPORT LEASES. The rates charged for airport leases at the Liberal Mid-America Regional Airport, as shown in section 12-108, are as follows:

Airport-Owned Buildings	\$ 1.40/square foot/yr. depending on condition of structure/utilities available)
Terminal Building Space	13.89/square foot/yr.
Terminal Building Wall Phone	\$ 74.80 per year
Ramp Frontage	49.33 21.26 per lineal foot per year
Car Rental Parking (8) Spaces	466.16 per year
Industrial Park Land Per Square Foot	(Same as per appraisal times a 14.6 15% rate of return)
T-Hangar Lease Rate	848.81 933.69 per unit /yr.

Fuel Flowage Fee \$0.05 per gallon

Airport Landing Fees:

Commercial Flights using Terminal	0.40 per 1,000 lbs. of landing aircraft under 20,000 lbs. 0.72 per 1,000 lbs. of landing aircraft over 20,000 lbs.
-----------------------------------	---

Charter Flight Landing Fees:

Departure prior to 4:00 p.m. Monday through Friday (non-holiday):	\$1,210.00 per landing + \$3.00 per passenger bag handling fee
After 4:00 p.m., Monday-Friday/weekends and holidays:	\$1,650.00 per landing + \$3.25 per passenger bag handling fee

Exhibit C - Fee Schedule
Liberal Code

Long Term Lease Rate (LTLR)	6% increase compounded annually
Acreage Rate (10 acres or more)	12.83 per acre per year
Farming Lease Rate	27.83 per acre per year
Insufficient Fund Check Fee	30.00 per occurrence

C-1205 MID-AMERICA AIR MUSEUM. The rates charged at the Liberal Mid-America Air Museum, as shown in section 12-403, are as follows:

- Adults \$10
- Senior Citizens (62 & Older) \$7
- Children (6 to 17) \$5
- Group Rates (Schools) \$5 per student
- Annual Family Passes \$35
- For "Non-School" Groups such as Rotary, etc. we charge \$7 per person. At least 25 or more attendees to get the Group Rate.

Active Military, Veterans, & Pilots are free of charge. The reason why Pilots are free of charge is they usually will make a donation that would be greater than the admission rate when they don't have to pay an admission fee.

(This was updated by Ordinance No. 4623.)

ARTICLE 13. STREETS, SIDEWALKS, & CURB AND GUTTER

C-1301. EXCAVATION PERMIT; FEE. The fee for an excavation permit as required by section 13-104 is \$0 to cover reasonable costs for the issuance of the excavation permit.

Street, Alley, Sidewalks and Curb & Gutter Repair Charges after Utility Cut, if City completes the repairs:

Asphalt & Concrete Street Repair - ~~\$30.00~~ 45.00 per square foot (\$500.00 minimum)

Brick Street Repair - ~~\$15.00~~ 25.00 per square foot (\$500 600 minimum)

Gravel Alley Repair - \$200 flat fee

Sidewalk Repair - ~~\$20.00~~ 30.00 per square foot (\$500 600 minimum)

Curb & Gutter Repair - ~~\$40.00~~ 55.00 per lineal foot (\$500 600 minimum)

Costs for required extra time or materials shall be charged to either the property owner or contractor.

ARTICLE 14. TRAFFIC

All traffic fines are handled through Municipal Court. (See Article 9)

ARTICLE 15. UTILITIES

Exhibit C - Fee Schedule
Liberal Code

- C-1501. APPLICATION, WATER SERVICE. The fee as required in section 15-104 is \$20.00, which is nonrefundable.
- C-1502. WATER CONNECTION CHARGE. Fees as required in section 15-107 are as follows: Prior to the installation for new service connections the person making application shall pay to the water department a sum equal to the cost of the time and material to the City for the installation, as determined by the City's Chief Financial Officer.
- C-1503. SAME; INSTALLATION, CHARGES. The fee as required in section 15-111 is actual costs to the expense of the property owner plus the turn-on charge.
- C-1504. TESTING FEES.
A) WATER METERS. The minimum fee as required in section 15-114 is \$100.00.
B) Sprinkler System Flow Test \$250.
- C-1505. TEMPORARY TURN-OFF, TURN-ON. The fee per call, as required in section 15-124 is: \$30 per call during normal business hours of the water department. The charge for such service after normal business hours, or on Saturdays, Sundays or holidays is \$100. If a customer requests that a turn-off and turn-on be performed within the same day, only one charge shall be assessed.
- C-1506. WATER; BILLING. Fees as required in section 15-135 are as follows:
(b) All bills are due and payable when rendered. A bill not paid within 20 days shall be considered delinquent and a late payment charge of 10 percent shall be added which charge shall be collected at the time the bill is finally paid. Whenever payment is not made within 10 days following the due date, the city shall have the right to terminate water service after notice and hearing. Before service shall be restored, the customer shall pay the bill, late payment charge and a reconnection fee of \$30.00. (2015, Ord. 4448)
- C-1507. WATER RATES. Rates as required in section 15-139 of the Code of the City of Liberal, Kansas, shall be as follows:

A. Effective January 1, 2019: The minimum charge per month shall be \$14.68 for the first 3,000 gallons and \$4.05 per thousand gallons above the 3,000 gallons used during the current billing month. (2025, Res. 2431)

B. Effective April 1, 2020 and each April 1, thereafter: The minimum charge per month shall increase by the Consumer Price Index (CPI), or approximately three percent (3%) for the first 3,000 gallons and the charge shall increase by the CPI, or approximately three percent (3%) thousand gallons above the 3,000 gallons used during the current billing month. (2025, Res. 2431)

C. Effective January 1, 2019: For single-structure residential or non-residential master meter customers, as defined in Section 15-109(b)(1), in lieu of a minimum water charge per unit being charged, a meter charge of \$2.00 per unit shall apply. (2018, Res. 2299)

Exhibit C - Fee Schedule
Liberal Code

C-1508. SEWER; INSTALLATION, CONNECTION PERMITS. Fees as required in section 15-206 are as follows: (a) No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the superintendent.

(b) There shall be one class of building sewer permit for residential and commercial service. The owner or his or her agent shall make application on a special form furnished by the city. The permit application shall be supplemented by any plans, specifications, or other information considered pertinent in the judgment of the superintendent. A permit and inspection fee of \$0 for a residential or commercial building sewer permit shall be paid to the city clerk at the time the application is filed.

C-1509. SEWER RATES. Rates as required in section 15-242 of the Code of the City of Liberal, Kansas, shall be as follows:

A. Effective April 1, 2025: The minimum charge per month shall be \$29.93 for the first 3,000 gallons and \$10.58 per thousand gallons above the 3,000 gallons used, based on the average water consumed for residential and small non-residential users, as defined in Section 15-241(a). For large residential users, as defined in Section 15-241(b), charges shall be based on water metered during the current billing month. In addition, a Storm Sewer Flood Control Fee shall apply at a rate \$2.00 per month for residential and non-residential customers. A Sewer Improvement Fee shall apply at a rate of \$10.00 per month for residential and non-residential customers. (2025, Res. 2430)

B. Effective April 1, 2026 and each April 1, thereafter: The minimum charge per month shall increase by the Consumer Price Index (CPI), or approximately three percent (3%), for the first 3,000 gallons and shall increase by the CPI, or approximately three percent (3%), per thousand gallons above the 3,000 gallons used, based on the average water consumed for the residential and small non-residential users, as defined in Section 15-241(a). For large residential users, as defined in Section 15-241(b), charges shall be based on water metered during the current billing month. In addition, a Storm Sewer Flood Control Fee shall apply at a rate of \$2.00 per month for residential and non-residential customers. A Sewer Improvement Fee shall apply at a rate of \$10.00 per month for residential and non-residential customers. (2025, Res. 2430)

C-1510. SEWER RATES; SURCHARGE. Surcharge rates as required in section 15-244 for operation and maintenance including replacement is:

\$0.085 per pound BOD
\$0.179 per pound SS.

C-1511. SOLID WASTE RATES WITHIN CITY; RESIDENTIAL. The rates as required in section 15-316 are as follows:

A. Effective January 1, 2025: The charge per month for a single-family dwelling; multiple-family dwellings using poly carts, one bill, per unit; multiple-family dwelling

Exhibit C - Fee Schedule
Liberal Code

using commercial containers, one bill per unit; mobile home parks, using poly carts, per unit; and churches using poly carts shall be \$22.00 per month. (2024, Res. 2425)

B. Effective April 1, 2026 and each April 1, thereafter: The charge per month for a single-family dwelling; multiple-family dwellings using poly carts, one bill, per unit; multiple-family dwelling using commercial containers, one bill per unit; mobile home parks, using poly carts, per unit; and churches using poly carts shall increase by the Consumer Price Index (CPI), or approximately three percent (3%). (2024, Res. 2425)

C-1512. SOLID WASTE RATES WITHIN CITY; COMMERCIAL. The rates as required are shown in attached exhibit C-1512(A) and are as follows:

A. Effective January 1, 2025: The charge per month shall be as reflected on the attached Exhibit C-1512(A). (2024, Res. 2425)

B. Effective April 1, 2026 and each April 1, thereafter: The charge per month as reflected in the attached Exhibit C-1512(A) shall increase by the Consumer Price Index (CPI), or approximately three percent (3%). (2024, Res. 2425)

C. Gate Closure. An additional fee will be charged if City personnel are required to physically close the gates. The specific fee amount is outlined in Exhibit C of the Code of the City of Liberal. (2024, Res. 2425)

C-1513. SOLID WASTE RATES OUTSIDE CITY. The rate as required in section 15-319 is a minimum of two times those prescribed in C-1511 and C-1512.

C-1514. EMERGENCY WATER RATES. The rates as required in section 15-406 are as follows: (to be determined).

C-1515. VIOLATIONS; DISCONNECTIONS AND PENALTIES. The fees as required in section 15-408 are as follows: (b) A fee of \$50 shall be paid for the reconnection of any water service terminated pursuant to subsection (a). In the event of subsequent violations, the reconnection fee shall be \$200 for the second violation and \$300 for any additional violations.

C-1516. SEWER CLEANING FEES. The fees charged including personnel, by the wastewater division are as follows:

	<u>Regular</u>	<u>Overtime</u>
Jet Rodder	\$300/hr.	\$450/hr.
Camera Unit	200/hr.	300/hr.

C-1517. SEWER CONNECTIONS; FEES. The fees as required are actual costs to the expense of the property owner plus the turn-on charge.

C-1518. SEWER DISPOSAL FEES. The fees charged for disposing wastewater in the City's sanitary sewer system is as follows:

RV/Camper	\$10.00 per load (camper unit)
Industrial Users	\$ 0.20 per gallon, subject to approval of a Special Waste Disposal Agreement.

C-1519. WATER TANK SALES; FEES. The fees charged for water tank sales are as follows:

\$ 0.25 for 200 gallons

C-1520. RATES; REGULATIONS AND VIOLATIONS/EMERGENCY WATER RATES. A fee of \$80 shall be paid for the reconnection of any water service terminated pursuant to subsection (a). In the event of subsequent violations, the reconnection fee shall be \$130 for the second reconnection and \$180 for any subsequent additional reconnections within a one (1) year period as prescribed by Section 15-128(d) of the Code. (2015; Ord. 4449)

ARTICLE 16. ZONING AND PLANNING

C-1601. Fees collected by the Building Inspection Division for planning and zoning are as follows:

Annexations	\$275.00
Exceptions	275.00
Rezoning	275.00
Variances	275.00
Platting	100.00 + \$2 per lot
Home Occupation/Special Use Permit	275.00
Copies of Zoning Ordinance	35.00/each
Copies of Comprehensive Plan	45.00/each
Floodplain Development Permit	25.00
Neighborhood Revitalization Program Application	25.00

Various Maps are sold at prices shown on Exhibit C-1601(A) attached.

ARTICLE 17. BOARDS AND COMMISSIONS

17-509. TREE, SHRUB OR PLANT PRUNING OR REMOVAL; ASSESSMENT OF COSTS. The public officer or an authorized assistant shall keep an accurate record of the costs of pruning or removal of any tree, shrub or plant, as provided in Sections 17-508 and 17-509. Such record shall show costs incurred on each parcel of land. There shall be a minimum charge of \$500.00 (per each tree, shrub or plant) or parcel of land for the first one hour, and thereafter a minimum charge of \$40.00 per hour until completion. The public officer or an authorized assistant shall mail a statement of cost to the last known address of the owner, occupant or agent in charge of such property. If such costs are not paid within 30 days from the mailing of such notice, a special assessment for such costs against the lot or piece of land shall be made and the city clerk shall certify such assessment to the county clerk for collection and payment to the city the same as other assessments and taxes are collected and paid to the city.

Exhibit C - Fee Schedule
Liberal Code

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

Exhibit C - Fee Schedule
Liberal Code

Effective April 1, 2025:

Exhibit C-1512(A)

Capacity	Number of Containers	Per Each Collection
Compactors – 40 Yards	1	\$220 per collection. Actual landfill charges will be invoiced. \$38/ton
Open Top Roll Off Containers – 20 Yards and Above	1	\$180 for seven (7) days. \$6.00/day after seven (7) days. Delivery fee is \$100, plus \$38 minimum landfill charges. An additional charge of \$180 will apply for exchanging containers, along with a \$38 landfill fee. Additional landfill charges will be invoiced \$38/ton
Open Top Roll Off Containers – 30 Yards and Above	1	\$200 for seven (7) days. \$6.00/day after seven (7) days. Delivery fee is \$100, plus \$38 minimum landfill charges. An additional charge of \$200 will apply for exchanging containers, along with a \$38 landfill fee. Additional landfill charges will be invoiced \$38/ton
Open Top Roll Off Containers – 40 Yards and Above	1	\$220 for seven (7) days. \$6.00/day after seven (7) days. Delivery fee is \$100, plus \$38 minimum landfill charges. An additional charge of \$220 will apply for exchanging containers, along with a \$38 landfill fee. Additional landfill charges will be invoiced \$38/ton

Commercial Refuse Rates

Capacity	Number of Containers	Collection per Week					
		1	2	3	4	5	6
3 Yard	1	\$35.00	\$70	\$105	\$140	\$175	\$210
“	2	\$70	\$140	\$210	\$280	\$350	\$420
“	3	\$105	\$210	\$315	\$420	\$525	\$630
“	4	\$140	\$280	\$420	\$560	\$700	\$840
“	5	\$175	\$350	\$525	\$700	\$875	\$1,050
“	6	\$210	\$420	\$630	\$840	\$1,050	\$1,260

NOTE: There is an additional \$35.00 service charge for each trash container emptied outside of the customer’s collection schedule.

Fee to pick up Residential Items \$10.00.

C. Gate Closure. \$25/pickup if City personnel has to close the gates physically.

Exhibit C-1601(A)
Planning & Zoning Maps

MAP PRICES

All bond paper is 24 pound

SCAN TO PRINT		
24"x36"	Black & White	\$5.00
36"x36"	Black & White	6.00
24"x36"	Color	8.00
36"x36"	Color	10.00

PRINT FROM FILE		
24"x36"	Black & White	5.00

SCAN TO DISC		
Scan	First	\$4.00
	Each Additional	\$2.00
Disc	Each CDR	\$5.00

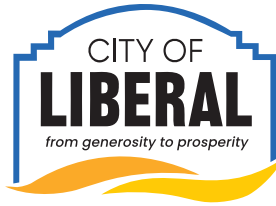
AERIAL IMAGE PRINTS		
24"x36"	Black & White	\$10.00
36"x36"	Black & White	13.00
24"x36"	Color	15.00
36"x36"	Color	18.00

Entire city set of aerials - color 800.00

Entire city set of aerials – black & white 800.00

ZONING MAP SETS ARE 42 X 64 TWO SHEETS 400 SCALE	
COLOR	\$35.00
BLACK AND WHITE	\$30.00

The City of Liberal will not copy any document with a copyright stamp without **written** permission from the copyright holder.



**CITY OF LIBERAL
CITY COMMISSION MEETING
November 11, 2025
AGENDA ITEM # 2.**

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

Date: November 11, 2025

From: Scarlette Diseker, City Manager

RE: Doll Addition Discussion

Staff will give an update on the progress of the Doll Addition. This will include discussion on the French Construction contract for infrastructure improvements and the possibility of a change order due to engineering adjustments to the original plans by Kaw Valley. In addition, we need to review the contractual days due to the forthcoming winter season, with any official changes being voted on by the Commission on November 25, 2025.

Recommendation:



**CITY OF LIBERAL
CITY COMMISSION MEETING
November 11, 2025
AGENDA ITEM # 3.**

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

Date: November 11, 2025

From: Scarlette Diseker, City Manager

RE: Capital Improvement Project Calendar Discussion

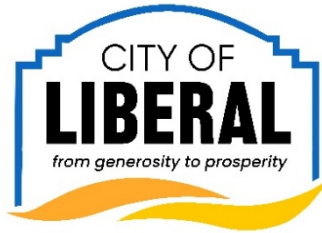
City Staff have summarized the 2026 Capital Improvement Projects and assembled a calendar with anticipated start times and completion dates by quarter. We feel this will help guide us both physically and fiscally as we move into the new year.

All of the specific projects that were determined in the 2026 Budget are listed, as well as a blanket dollar amount of \$2.6MM in Fund 260 transfers that can be used for ideas or needs as they arise.

Over the past three years, the 1% Sales Tax has brought in over \$5MM. With around \$5.4MM in funds budgeted for 2026 and a projected amount of \$10MM in cash rollover, we will most likely replace what we have spent in 2026 and carry a healthy amount to 2027 in order to cash flow other large projects.

As a reminder, the 1% Sales Tax will be up for renewal in 2030 for an additional ten years.

Recommendation:



City of Liberal
Capital Improvement Project Calendar
2026

Project	Department	Funding Source	Amount	Location
Bus Facility	Public Transport	1% Eco Devo/Federal	\$1,500,000	Penn Street
Dog Park	Parks	1% Community Development	\$75,000	McCray Park
Bathrooms	Parks	1% Community Development	\$40,000	Blue Bonnet Park
Bathrooms	Parks	1% Community Development	\$40,000	Mary Frame Park
Arkalon Road	Parks	1% Streets, Drainage, Capital Improvements	\$325,000	Arkalon Park
Bathhouse	Parks	1% Community Development	\$61,000	Arkalon Park
Cart Paths	Golf	1% Community Development	\$50,000	Willow Tree Golf Course
Outdoor Gathering Space	Golf	1% Community Development	\$30,000	Willow Tree Golf Course
Waterpark Splash Pad	Recreation	1% Streets, Drainage, Capital Improvements	\$480,000	Light Park
Office Cubicles	Police	1% Crime Prevention	\$30,000	Police Department
Vehicle Awning	Police	1% Crime Prevention	\$20,000	Police Department
Community Signage	Multiple	1% Eco Devo/1% Beautification	\$65,000	Multiple
Security Upgrades	Multiple	1% Crime Prevention	\$125,000	Multiple
Miscellaneous	Multiple	1% Streets, Drainage, Capital Improvements	\$2,600,000	Multiple
TOTAL			\$5,441,000	

Q1 2026

- Bus Facility in Progress
- Dog Park in Progress
- Golf Course Outdoor Gathering Space in Progress
- Community Signage in Progress
- Golf Course Cart Paths Completed
- Arkalon Road Completed
- Arkalon Bathhouse Completed
- Security Upgrades Completed

Q2 2026

- Bus Facility in Progress
- Waterpark Splash Pad in Progress
- Dog Park Completed
- Golf Course Outdoor Gathering Space Completed
- Community Signage Completed

Q3 2026

- Blue Bonnet Park Bathrooms in Progress
- Mary Frame Park Bathrooms in Progress
- PD Office Cubicles in Progress
- Bus Facility Completed
- Waterpark Splash Pad Completed
- PD Vehicle Awning Completed

Q4 2026

- Blue Bonnet Park Bathrooms Completed
- Mary Frame Park Bathrooms Completed
- PD Office Cubicles Completed

NOTES

- We have \$2.6MM in additional project transfers budgeted from Fund 260 in 2026
- This is normal, as projects come up throughout the year
- This can be used for Depot improvements, off street parking at the Dog Park, etc
- The 1% Sales Tax has brought in over \$5MM annually since 2023
- We are projected to roll over \$10MM in these funds to 2026



**CITY OF LIBERAL
CITY COMMISSION MEETING
November 11, 2025
AGENDA ITEM # 4.**

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

Date: November 11, 2025

From: Keeley Young, Chief Communications Officer

RE: Launch Liberal 2035 Comprehensive Plan Goals Discussion

Our Launch Liberal 2035 Comprehensive Plan serves as a guide for planning new initiatives and developments within our city. The plan features a list of action items which are recommended to support our values and goals identified by residents and community leaders.

You will find the attached action item breakout sheets which filter action items to show groupings by immediate priority items, capital construction items, studies, policies, and regulations recommended. The full list of values, goals, and action items pulled directly from the plan is also attached for review.

As work sessions are held, we believe these resources will serve as a helpful conversation guide to direct future projects and initiatives.

Recommendation:

IMMEDIATE TIMING:

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
Connect	ACP-1.3	Design and construct improvements to Kansas Avenue and Pancake Boulevard reflective of the Quality of Life section of this Plan	Design & Construction	Immediate	\$100K+	No	Admin	
Connect	ACP-2.4	Coordinate improvements to traffic operations within proximity to school locations and at school sites during pick-up and drop-off times	Operations	Immediate	Not Significant	No	Admin	
Connect	ACP-3.1	Establish annual traffic crash review program to identify priority improvement areas	Operations	Immediate	Not Significant	No	Traffic Maint	
Eco Devo	APO-3.1	Encourage the use of Reinvestment Housing Incentive Districts to promote upper story residential units in the Downtown area	Policy	Immediate	Not Significant	No	Admin	
Eco Devo	APO-3.3	Ensure that live-work spaces are permitted and encouraged downtown	Operations	Immediate	Not Significant	No	Building & Zoning	
Eco Devo	APO-3.4	Assess off-street parking requirements to ensure they are aligned with overall downtown goals	Regulation	Immediate	Not Significant	No	Admin	
Eco Devo	APO-3.9	Ensure zoning regulations encourage active and desirable uses in downtown while prohibiting inactive uses such as storage	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-1.4	Ensure that code enforcement efforts are efficient and available resources are adequate	Operations	Immediate	Not Significant	No	Building & Zoning	
House	APL-2.2	Assess existing zoning regulations related to residential uses and bulk/development standards (i.e. minimum lot sizes, required yards, maximum lot coverage, maximum height, etc.)	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-2.3	Assess required off-street parking requirements to ensure they reflect modern best practices	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-2.4	Assess existing funding of public infrastructure policies (special assessment policies) to ensure costsharing between developers/owners and the City reflects the City's goals	Policy	Immediate	Not Significant	No	Admin	
House	APL-2.7	Update existing subdivision regulations to encourage implementation of this Plan	Regulation	Immediate	Not Significant	No	Building & Zoning	

Immediate Timing – Launch Liberal 2035 Action Items

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
House	APL-3.1	Revise existing zoning regulations to encourage accessory dwelling units by allowing in identified residential zoning districts	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-3.3	Create and market how-to guides and process flowcharts to provide easily accessible and understandable information for those wishing to do housing projects from new subdivisions to single-lot projects	Operations	Immediate	Not Significant	No	Building/CCO	
House	APL-3.4	Assess existing economic development policies and/or create new policies (New Construction Housing Incentive, First-Time Homebuyer Program, RHID, TIF, NRP, etc.) aimed specifically at housing needs	Policy	Immediate	Not Significant	No	Admin	
House	APL-3.6	Coordinate strategic housing strategies with Seward County Development Corporation	Operations	Immediate	Not Significant	No	Admin	
Place	ADP-1.4	Review regulations to ensure that no elements exist that discourage/prohibit the expression of culture	Regulation	Immediate	Not Significant	No	Building & Zoning	
Place	ADP-2.5	Assess existing zoning regulations related to signage requirements to ensure alignment the goals of this Plan	Operations	Immediate	Not Significant	No	Building & Zoning	
Play	APP-1.4	Benchmark parks and recreation system using the National Recreation and Park Association annual agency performance review data	Operations	Immediate	Not Significant	No	Admin	
Play	APP-3.1	Review land dedication requirements during development projects to ensure adequate future park and open space is provided	Regulation	Immediate	Not Significant	No	Building & Zoning	
Play	APP-3.4	Pursue opportunities to provide new park and open space within the priority areas included in this Plan using the 10-minute walk goal	Policy	Immediate	Not Significant	No	Admin	

Immediate Timing – Launch Liberal 2035 Action Items

CAPITAL CONSTRUCTION:

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
Connect	ACP-1.3	Design and construct improvements to Kansas Avenue and Pancake Boulevard reflective of the Quality of Life section of this Plan	Design & Construction	Immediate	\$100K+	No	Admin	
Connect	ACP-1.4	Fill in missing pedestrian connections along Primary Pedestrian Routes as set forth in this Plan in addition to pedestrian amenities, i.e. bike racks, benches, pedestrian scale lighting, etc	Design & Construction	Continuous	\$100K+	No	Streets, Beautification	
Connect	ACP-3.2	Design and construct safety improvements to Kansas Avenue corridor reflective of best practices, the place type framework of this Plan, and the Quality of Life section of this Plan	Design & Construction	Short-Term	\$100K+	No	Admin	
Connect	ACP-3.3	Design and construct safety improvements to Pancake Boulevard corridor reflective of best practices, the place type framework of this Plan, and the Quality of Life section of this Plan	Design & Construction	Short-Term	\$100K+	No	Admin	
Eco Devo	APO-3.6	Develop downtown specific branding and wayfinding	Design & Construction	Short-Term	\$100K+	No	CCO	
Eco Devo	APO-3.11	Invest in public spaces within downtown to encourage private investment	Design & Construction	Short-Term	\$100K+	No	Admin	
Place	ADP-2.1	Add banners and/flower baskets to street light poles where permitted, but specifically along Primary & Secondary Aesthetic Corridors set forth in this Plan	Design & Construction	Short-Term	\$10K-\$100K	No	Admin	
Place	ADP-2.4	Develop gateway signage program and complete projects in conformance with the Quality of Life section of this Plan	Design & Construction	Long-Term	\$100K+	No	Admin	
Connect	ACP-1.7	Coordinate with state and federal agencies to design and construct the at-grade separation at Pershing Avenue or Western Avenue and the railroad	Design & Construction	Long-Term	\$100K+	Yes	CCO	Federal paperwork signed. Working through Project Mgmt Planning.
Connect	ACP-1.10	Ensure bus shelters are available at all bus stops	Design & Construction	Long-Term	\$10K-\$100K	No	Admin	
Connect	ACP-2.3	Improve 15th Street corridor to enclose drainage to improve aesthetics and provide amenity zone	Design & Construction	Long-Term	\$100K+	No	Admin	

Capital Construction – Launch Liberal 2035 Action Items

STUDIES:

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
Connect	ACP-1.5	Conduct a Bike and Walk Audit to identify areas of specific need	Study	Long-Term	\$10K-\$100K	No	Admin	
Connect	ACP-2.2	Complete an updated pavement condition assessment, develop a preservation program, and establish routine condition reassessments	Study	Short-Term	\$10K-\$100K	No	Street	
Connect	ACP-3.5	Assess all existing four-lane roadways for potential reallocation of pavement (road diets)	Study	Short-Term	\$10K-\$100K	No	Admin	
House	APL-1.1	Complete a City-Wide Housing Plan that identifies existing conditions and specific short-term and long-term goals and strategies	Study	Short-Term	\$10K-\$100K	Yes	SCDC	Housing study completed 2025 w/ SCDC & County
House	APL-2.8	Complete a water master plan to ensure future supply is adequate for housing goals	Study	Short-Term	\$10K-\$100K	No	Admin	
House	APL-2.9	Complete a sanitary sewer system master plan to ensure system is adequate for housing goals	Study	Short-Term	\$10K-\$100K	No	Admin	
Play	APP-2.1	Complete a Parks & Recreation System Master Plan to guide future development of parks and recreation facilities	Study	Short-Term	\$10K-\$100K	No	Parks Beautification	
Play	APP-3.3	Explore opportunities to provide all-inclusive play equipment in all parks and facilities	Study	Continuous	Not Significant	No	Parks Beautification	

POLICIES:

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
Connect	ACP-1.1	Adopt a Complete Streets Policy and assess existing roadway design standards to ensure they are complimentary	Policy	Short-Term	\$10K-\$100K	No	Admin	
Eco Devo	APO-1.2	Create strategies for developing or redeveloping vacant and underutilized properties in a manner that is more productive and reflective of this Plan	Policy	Continuous	Not Significant	No	Admin	
Eco Devo	APO-2.2	Provide quality housing options for employees to live and retail and entertainment options to become regionally competitive	Policy	Continuous	Not Significant	No	Admin	
Eco Devo	APO-2.3	Create and/or promote apprenticeship programs for targeted workforce segments	Policy	Short-Term	Not Significant	No	SCDC/Admin	
Eco Devo	APO-2.4	Consider the creation of incentives aimed at local talent retention	Policy	Short-Term	Not Significant	No	Admin	
Eco Devo	APO-3.1	Encourage the use of Reinvestment Housing Incentive Districts to promote upper story residential units in the Downtown area	Policy	Immediate	Not Significant	No	Admin	
Eco Devo	APO-3.10	Develop a facade improvement program for downtown buildings	Policy	Short-Term	Not Significant	Yes	Admin	Façade funding increased to \$100k in 2026
House	APL-1.2	Continue to emphasize/market the existing local Home Repair Program	Policy	Continuous	Not Significant	Yes	Housing Dept	Website updated, attending exhibition shows. Note: Maxed out 2025 funding.
House	APL-1.3	Consider the creation of a Rental Registration and Inspection Program	Policy	Short-Term	Not Significant	No	Building & Zoning	
House	APL-1.6	Consider the establishment of a land bank	Policy	Short-Term	Not Significant	No	SCDC/Admin	
House	APL-2.4	Assess existing funding of public infrastructure policies (special assessment policies) to ensure cost-sharing between developers/owners and the City reflects the City's goals	Policy	Immediate	Not Significant	No	Admin	
House	APL-3.2	Develop pre-approved house and accessory dwelling unit plans and a related program	Policy	Long-Term	\$100K+	No	Building & Zoning	
House	APL-3.4	Assess existing economic development policies and/or create new policies (New Construction Housing Incentive, FirstTime Homebuyer Program , RHID, TIF, NRP, etc.) aimed specifically at housing needs	Policy	Immediate	Not Significant	No	Admin	

Policies – Launch Liberal 2035 Action Items

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
House	APL-3.5	Establish a neighborhood forum with HOAs and neighborhood organization to discuss issues and opportunities	Policy	Short-Term	Not Significant	No	CCO	
Place	ADP-1.3	Develop a mural program to link local artists and local businesses, and consider supporting with grant funding	Policy	Short-Term	\$10K-\$100K	No	CCO	
Place	ADP-2.2	Develop a community wayfinding program to direct to key destinations	Policy	Long-Term	\$10K-\$100K	No	CCO	
Place	ADP-2.3	Encourage neighborhoods to make gateway improvements to instill both City-wide and neighborhood specific pride	Policy	Long-Term	Not Significant	No	Admin	
Place	ADP-2.6	Require street trees along arterial, collector, and local streets during the development process and during City roadway projects	Policy	Continuous	Not Significant	No	Parks Beautification	
Place	ADP-2.7	Consider policy to require public art/amenities as part of all capital projects	Policy	Long-Term	Not Significant	No	Admin	
Place	ADP-3.1	Encourage retail and commercial growth along Kansas Avenue, Pancake Boulevard, Western Avenue, and Pine Street	Policy	Continuous	Not Significant	No	Admin	
Place	ADP-3.2	Encourage the development/redevelopment south of the railroad tracks, east of Kansas Avenue, north of Pancake Boulevard, and west of Country Estates Boulevard	Policy	Continuous	Not Significant	No	Admin	
Place	ADP-3.3	Encourage the development of the property directly east of Seward County Community College reflective of the Future Land Use Map included in this Plan	Policy	Continuous	Not Significant	No	Admin	
Play	APP-1.2	Develop a program with local artists to install public art in existing and future parks	Policy	Long-Term	Not Significant	No	Admin	
Play	APP-2.2	Promote diversity in park type and amenities to allow for a variety of recreation opportunities	Policy	Continuous	Not Significant	No	Parks Beautification	
Play	APP-2.3	Create development standards for each park typology to guide future development and improvement efforts	Policy	Short-Term	Not Significant	No	Parks Beautification	
Play	APP-3.4	Pursue opportunities to provide new park and open space within the priority areas included in this Plan using the 10-minute walk goal	Policy	Immediate	Not Significant	No	Admin	

Policies – Launch Liberal 2035 Action Items

REGULATIONS:

GOAL	ID	STRATEGY	TYPE	TIMING	INVESTMENT	INITIATED	LEADER	UPDATE/STATUS
Connect	ACP-1.9	Require all new residential development to provide multiple local street and pedestrian access points to surrounding development	Regulation	Continuous	Not Significant	No	Building & Zoning	
Connect	ACP-3.4	Develop a toolkit of inexpensive and quick-build projects to increase roadway safety for all users (pavement markings, speed tables, painted crosswalks, curb extensions, plantings, etc.)	Regulation	Long-Term	\$10K-\$100K	No	Traffic Maint	
Eco Devo	APO-3.4	Assess off-street parking requirements to ensure they are aligned with overall downtown goals	Regulation	Immediate	Not Significant	No	Admin	
Eco Devo	APO-3.9	Ensure zoning regulations encourage active and desirable uses in downtown while prohibiting inactive uses such as storage	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-2.2	Assess existing zoning regulations related to residential uses and bulk/development standards (i.e. minimum lot sizes, required yards, maximum lot coverage, maximum height, etc.)	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-2.3	Assess required off-street parking requirements to ensure they reflect modern best practices	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-2.7	Update existing subdivision regulations to encourage implementation of this Plan	Regulation	Immediate	Not Significant	No	Building & Zoning	
House	APL-3.1	Revise existing zoning regulations to encourage accessory dwelling units by allowing in identified residential zoning districts	Regulation	Immediate	Not Significant	No	Building & Zoning	
Place	ADP-1.4	Review regulations to ensure that no elements exist that discourage/prohibit the expression of culture	Regulation	Immediate	Not Significant	No	Building & Zoning	
Play	APP-3.1	Review land dedication requirements during development projects to ensure adequate future park and open space is provided	Regulation	Immediate	Not Significant	No	Building & Zoning	



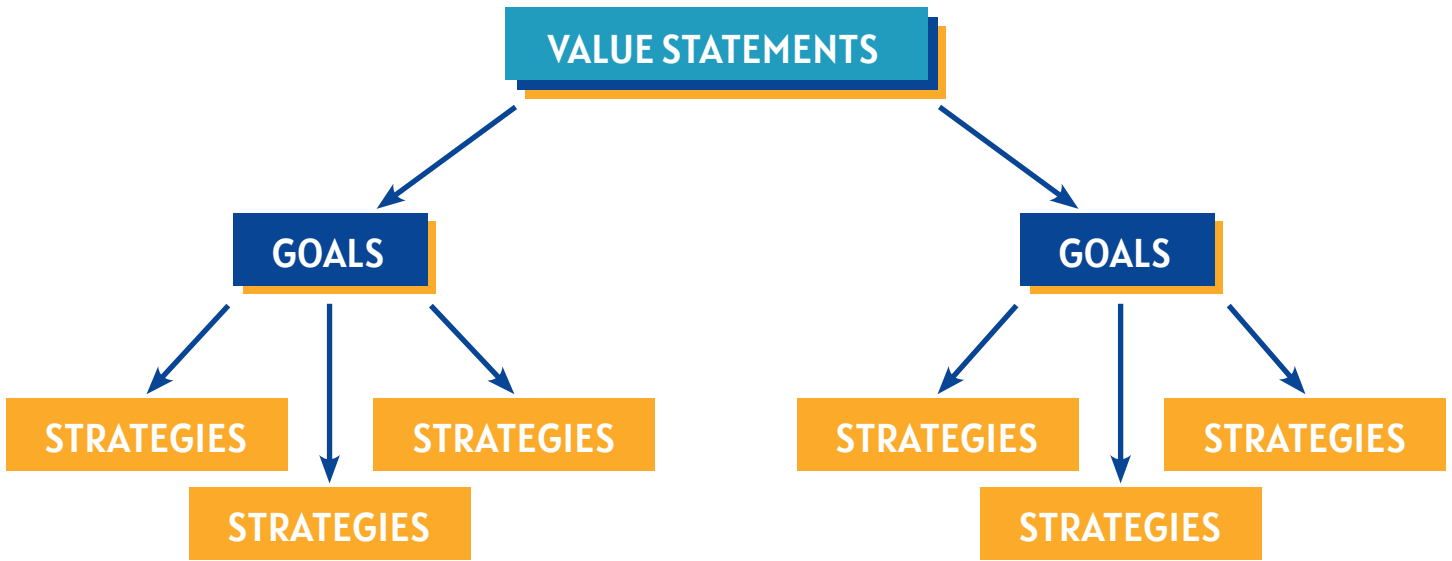
LAUNCH LIBERAL 2035

COMPREHENSIVE PLAN



OVERVIEW

The implementation plan serves as a guide for putting Launch Liberal 2035 into action. These next pages build off the other sections and appendices of the Plan. Section 2: Value Statements & Goals was created after completing a robust Community Assessment (Appendix A), a comprehensive review of the City's existing plans and studies (Appendix B), and multiple community engagement events (Appendix C). These foundational steps in the planning process culminated in the establishment of the ambitions of the City over the next 10 years. This section, the Implementation Plan, is tasked with providing a road map for achieving these ambitions.



ORGANIZATION

The Implementation Plan sets forth a section for each **VALUE STATEMENT** established in Section 2 of this Plan. Within each Value Statement, several **GOALS** were set. In order to make progress towards each goal, the Implementation Plan then sets forth the specific **STRATEGIES** to guide the City.

The **STRATEGY** column describes the action to be taken and assigns a unique identifier for ease of user reference.

The **TYPE** column indicates the type of strategy, and utilizes four categories:



STUDY

Requires further analysis to determine the most appropriate solution(s).



OPERATIONS

Requires new or modified internal processes.



REGULATION

Requires Governing Body approved modifications to existing City code(s).



POLICY

Requires a new or modified City program or policy.



DESIGN & CONSTRUCTION

Requires physical construction of a project.

Columns are included for both the recommended **TIMING** to begin the strategy and the expected level of **INVESTMENT**.

TIMING



Immediate



Short-Term



Long-Term



Continuous

INVESTMENT



No Significant Additional Cost



Less than \$10k



\$10K-\$100K

































More than \$100K

A CONNECTED PLACE

LIBERAL WILL BE A CONNECTED COMMUNITY PROVIDING AN EFFICIENT, SAFE, FUNCTIONAL, AND PLEASANT EXPERIENCE FOR ALL TRANSPORTATION USERS.

GOAL I: CONTINUE TO EMPHASIZE THE DEVELOPMENT OF MULTI-MODAL TRANSPORTATION OPTIONS FOR ALL CITIZENS.

STRATEGY	TYPE	TIMING	INVESTMENT
ACP-1.1 Adopt a Complete Streets Policy and assess existing roadway design standards to ensure they are complimentary			
ACP-1.2 Ensure that the Access Map set forth in this Plan is incorporated into the development review process when new roadways are required/proposed			
ACP-1.3 Design and construct improvements to Kansas Avenue and Pancake Boulevard reflective of the Quality of Life section of this Plan			
ACP-1.4 Fill in missing pedestrian connections along Primary Pedestrian Routes as set forth in this Plan in addition to pedestrian amenities, i.e. bike racks, benches, pedestrian scale lighting, etc.			
ACP-1.5 Conduct a Bike and Walk Audit to identify areas of specific need			
ACP-1.6 Partner with schools, not-for-profits, government agencies, and businesses to educate people about bicycling and walking			
ACP-1.7 Coordinate with state and federal agencies to design and construct the at-grade separation at Pershing Avenue or Western Avenue and the railroad			
ACP-1.8 Coordinate with local partners to advocate for the development of Secondary Pedestrian Routes set forth in this Plan			
ACP-1.9 Require all new residential development to provide multiple local street and pedestrian access points to surrounding development			
ACP-1.10 Ensure bus shelters are available at all bus stops			

GOAL 2: ASSESS, IMPROVE, AND MAINTAIN THE EXISTING ROADWAY SYSTEM TO SUPPORT CURRENT AND FUTURE NEEDS.

STRATEGY	TYPE	TIMING	INVESTMENT
ACP-2.1 Pursue stable funding to support continuous and long-term maintenance and improvement of transportation system (impact fee, sales tax, bond financing, etc.)			
ACP-2.2 Complete an updated pavement condition assessment, develop a preservation program, and establish routine condition reassessments			
ACP-2.3 Improve 15th Street corridor to enclose drainage to improve aesthetics and provide amenity zone			
ACP-2.4 Coordinate improvements to traffic operations within proximity to school locations and at school sites during pick-up and drop-off times			

GOAL 3: INCREASE THE SAFETY OF VEHICULAR TRAFFIC IN THE COMMUNITY.

STRATEGY	TYPE	TIMING	INVESTMENT
ACP-3.1 Establish annual traffic crash review program to identify priority improvement areas			
ACP-3.2 Design and construct safety improvements to Kansas Avenue corridor reflective of best practices, the place type framework of this Plan, and the Quality of Life section of this Plan			
ACP-3.3 Design and construct safety improvements to Pancake Boulevard corridor reflective of best practices, the place type framework of this Plan, and the Quality of Life section of this Plan			
ACP-3.4 Develop a toolkit of inexpensive and quick-build projects to increase roadway safety for all users (pavement markings, speed tables, painted crosswalks, curb extensions, plantings, etc.)			
ACP-3.5 Assess all existing four-lane roadways for potential reallocation of pavement (road diets)			
ACP-3.6 Implement the strategies included in the regional and local Safe Streets for All Action Plans			

A DISTINCTIVE PLACE

LIBERAL WILL FEATURE UNIQUE AND IDENTIFIABLE PLACES AND SPACES THAT FURTHER COMMUNITY PRIDE.










GOAL 1: EMPHASIZE AND EMBRACE THE CULTURAL IDENTITY OF LIBERAL AS A SOURCE OF PRIDE.

STRATEGY	TYPE	TIMING	INVESTMENT
ADP-1.1 Continue to provide language translated options in all City events and notices			
ADP-1.2 Emphasize community events to increase community connections			
ADP-1.3 Develop a mural program to link local artists and local businesses, and consider supporting with grant funding			
ADP-1.4 Review regulations to ensure that no elements exist that discourage/prohibit the expression of culture			
ADP-1.5 Continue efforts to brand Downtown Liberal as the community and cultural center of the City			

GOAL 2: SUPPORT PLACEMAKING EFFORTS THAT ENHANCE THE COMMUNITY CHARACTER OF LIBERAL.



















STRATEGY	TYPE	TIMING	INVESTMENT
ADP-2.1 Add banners and/flower baskets to street light poles where permitted, but specifically along Primary & Secondary Aesthetic Corridors set forth in this Plan			
ADP-2.2 Develop a community wayfinding program to direct to key destinations			
ADP-2.3 Encourage neighborhoods to make gateway improvements to instill both City-wide and neighborhood specific pride			
ADP-2.4 Develop gateway signage program and complete projects in conformance with the Quality of Life section of this Plan			
ADP-2.5 Assess existing zoning regulations related to signage requirements to ensure alignment the goals of this Plan			
ADP-2.6 Require street trees along arterial, collector, and local streets during the development process and during City roadway projects			
ADP-2.7 Consider policy to require public art/ amenities as part of all capital projects			

GOAL 3: ENCOURAGE GROWTH AT KEY ACTIVITY CENTERS AND CORRIDORS THAT ENHANCE THE APPEARANCE AND CHARACTER OF LIBERAL.










STRATEGY	TYPE	TIMING	INVESTMENT
ADP-3.1 Encourage retail and commercial growth along Kansas Avenue, Pancake Boulevard, Western Avenue, and Pine Street			
ADP-3.2 Encourage the development/redevelopment south of the railroad tracks, east of Kansas Avenue, north of Pancake Boulevard, and west of Country Estates Boulevard			
ADP-3.3 Encourage the development of the property directly east of Seward County Community College reflective of the Future Land Use Map included in this Plan			



















LIBERAL WILL HAVE SAFE AND ATTAINABLE HOUSING FOR RESIDENTS AT ALL STAGES OF LIFE.

GOAL 1: REVITALIZE EXISTING VACANT AND/OR DILAPIDATED HOUSING.

STRATEGY	TYPE	TIMING	INVESTMENT
APL-1.1 Complete a City-Wide Housing Plan that identifies existing conditions and specific short-term and long-term goals and strategies			
APL-1.2 Continue to emphasize/market the existing local Home Repair Program			
APL-1.3 Consider the creation of a Rental Registration and Inspection Program			
APL-1.4 Ensure that code enforcement efforts are efficient and available resources are adequate			
APL-1.5 Factor location into the capital planning process to ensure public investments are aimed at encouraging private investment/reinvestment at identified areas of the City			
APL-1.6 Consider the establishment of a land bank			

GOAL 2: ELIMINATE BARRIERS TO ENCOURAGE A MIX OF QUALITY HOUSING OPTIONS WITHIN THE COMMUNITY

STRATEGY	TYPE	TIMING	INVESTMENT
APL-2.1 Streamline permitting process by identifying and removing inefficiencies with the goal of residential permit issuance under 24 hours			
APL-2.2 Assess existing zoning regulations related to residential uses and bulk/development standards (i.e. minimum lot sizes, required yards, maximum lot coverage, maximum height, etc.)			
APL-2.3 Assess required off-street parking requirements to ensure they reflect modern best practices			

STRATEGY	TYPE	TIMING	INVESTMENT
APL-2.4 Assess existing funding of public infrastructure policies (special assessment policies) to ensure cost-sharing between developers/owners and the City reflects the City's goals			
APL-2.5 Coordinate with school district to plan for new school locations when and where needed			
APL-2.6 Promote pedestrian connectivity within neighborhoods and linking neighborhoods to surrounding areas and destinations during the development review process			
APL-2.7 Update existing subdivision regulations to encourage implementation of this Plan			
APL-2.8 Complete a water master plan to ensure future supply is adequate for housing goals			
APL-2.9 Complete a sanitary sewer system master plan to ensure system is adequate for housing goals			










GOAL 3: AMPLIFY THE CREATION OF A LOCAL DEVELOPMENT COMMUNITY THAT IS RESPONSIVE TO LOCAL HOUSING NEEDS.

STRATEGY	TYPE	TIMING	INVESTMENT
APL-3.1 Revise existing zoning regulations to encourage accessory dwelling units by allowing in identified residential zoning districts			
APL-3.2 Develop pre-approved house and accessory dwelling unit plans and a related program			
APL-3.3 Create and market how-to guides and process flowcharts to provide easily accessible and understandable information for those wishing to do housing projects from new subdivisions to single-lot projects			
APL-3.4 Assess existing economic development policies and/or create new policies (New Construction Housing Incentive, First-Time Homebuyer Program, RHID, TIF, NRP, etc.) aimed specifically at housing needs			
APL-3.5 Establish a neighborhood forum with HOAs and neighborhood organization to discuss issues and opportunities			
APL-3.6 Coordinate strategic housing strategies with Seward County Development Corporation			













A PLACE FOR OPPORTUNITY

LIBERAL WILL HAVE A STRONG ECONOMIC BASE WITH A DIVERSE BUSINESS COMMUNITY AND A VIBRANT DOWNTOWN.


































GOAL 1: ENCOURAGE GROWTH OF COMMERCIAL, RETAIL, OFFICE, AND INDUSTRIAL USES.

	STRATEGY	TYPE	TIMING	INVESTMENT
APO-1.1	Promote Liberal as a destination for commercial, retail, office, and industrial uses			
APO-1.2	Create strategies for developing or redeveloping vacant and underutilized properties in a manner that is more productive and reflective of this Plan			
APO-1.3	Identify and target innovative and niche businesses, including an emphasis on small manufacturing/ industrial businesses, to establish in Liberal through the use of appropriate incentives and public investments			

GOAL 2: EXPAND WORKFORCE DEVELOPMENT AND EMPLOYMENT OPPORTUNITIES FOR ALL INDIVIDUALS, ESPECIALLY YOUNG ADULTS.

	STRATEGY	TYPE	TIMING	INVESTMENT
APO-2.1	Develop a streamlined process to facilitate the opening of a business in Liberal for local entrepreneurs			
APO-2.2	Provide quality housing options for employees to live and retail and entertainment options to become regionally competitive			
APO-2.3	Create and/or promote apprenticeship programs for targeted workforce segments			
APO-2.4	Consider the creation of incentives aimed at local talent retention			













GOAL 3: ACTIVATE DOWNTOWN THROUGH THE INVESTMENT IN PUBLIC SPACES, INFRASTRUCTURE, AND EVENTS.

STRATEGY	TYPE	TIMING	INVESTMENT
APO-3.1 Encourage the use of Reinvestment Housing Incentive Districts to promote upper story residential units in the Downtown area			
APO-3.2 Promote Downtown Liberal as the hub for new and local businesses			
APO-3.3 Ensure that live-work spaces are permitted and encouraged downtown			
APO-3.4 Assess off-street parking requirements to ensure they are aligned with overall downtown goals			
APO-3.5 Identify opportunities to provide community services and programs in downtown			
APO-3.6 Develop downtown specific branding and wayfinding			
APO-3.7 Ensure downtown remains consistently activated by supporting annual and seasonal community events			
APO-3.8 Support developments and projects that enhance walkability to and within downtown			
APO-3.9 Ensure zoning regulations encourage active and desirable uses in downtown while prohibiting inactive uses such as storage			
APO-3.10 Develop a facade improvement program for downtown buildings			
APO-3.11 Invest in public spaces within downtown to encourage private investment			













A PLACE TO PLAY

LIBERAL WILL BE A COMMUNITY OF GREAT AND CONNECTED PARK SPACES WITH ENJOYABLE RECREATION OPTIONS.
















GOAL 1: EMPHASIZE THE MAINTENANCE OF EXISTING PARKS AND EXPAND CURRENT AMENITIES.

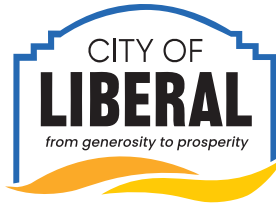
STRATEGY	TYPE	TIMING	INVESTMENT
APP-1.1 Pursue stable funding to support continuous and long-term maintenance and improvement of parks and recreation system (sponsorships, impact fees, user fees, sales tax, bond financing, etc.)			
APP-1.2 Develop a program with local artists to install public art in existing and future parks			
APP-1.3 Develop a landscape standard for existing and future parks that emphasizes native plantings that require less maintenance effort and cost			
APP-1.4 Benchmark parks and recreation system using the National Recreation and Park Association annual agency performance review data			

GOAL 2: OFFER RECREATION OPPORTUNITIES THAT ADDRESS A VARIETY OF COMMUNITY INTERESTS.

STRATEGY	TYPE	TIMING	INVESTMENT
APP-2.1 Complete a Parks & Recreation System Master Plan to guide future development of parks and recreation facilities			
APP-2.2 Promote diversity in park type and amenities to allow for a variety of recreation opportunities			
APP-2.3 Create development standards for each park typology to guide future development and improvement efforts			
APP-2.4 Assess ability to provide public wi-fi at parks and facilities			

GOAL 3: IMPROVE ACCESS FOR ALL RESIDENTS TO PUBLIC PARK SPACES.

STRATEGY	TYPE	TIMING	INVESTMENT
APP-3.1 Review land dedication requirements during development projects to ensure adequate future park and open space is provided			
APP-3.2 Explore shared use agreements with the school district for public access to outdoor recreational and sports facilities			
APP-3.3 Explore opportunities to provide all-inclusive play equipment in all parks and facilities			
APP-3.4 Pursue opportunities to provide new park and open space within the priority areas included in this Plan using the 10-minute walk goal			
APP-3.5 Ensure public transportation routes are designed with park and open space access in mind			



**CITY OF LIBERAL
CITY COMMISSION MEETING
November 11, 2025
AGENDA ITEM #**

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

Date: November 11, 2025

From:

RE: ADJOURNMENT

Recommendation: