



REGULAR COUNCIL MEETING OCTOBER 1, 2025

Wednesday, October 01, 2025 at 6:30 PM
Council Chambers, 520 N. Commercial Ave.

AGENDA

Council Meeting will be broadcast on Facebook Live. Click to visit our [Facebook Page](#).

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Bryan Chapman opened the Council Meeting at _____ (time).

The Mayor led the Pledge of Allegiance.

Council Members present

Kramer Siemens _____

Jeremy Burkholder _____

Josh Liby _____

Dan Hartman _____

Brenda DeHaven _____

Others present _____

APPROVAL OF AGENDA

Motion to approve the agenda as presented.

Motion by _____

Second by _____

HEARINGS / PRESENTATIONS / PUBLIC FORUM

STAFF REPORTS

1. Kyle Nordick, City Administrator
2. McDonald Tinker PA, City Attorney

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion by _____

Second by _____

- [3.](#) Minutes of September 17, 2025, Regular Meeting
- 4. Approval of Payroll September 26, 2025 Amount \$34,070.41
- [5.](#) Approval of General Disbursement Checks Amount \$77,977.34

NEW BUSINESS

- [6.](#) 2025 Parks Master Plan

Motion to receive and file the 2025 Parks Master Plan

Motion by _____

Second by _____

- [7.](#) Station 31 Generator Bid

Motion to approve the bid from Foley Power Solutions for a not to exceed amount of \$48,950.00

Motion by _____

Second by _____

- [8.](#) Discuss and Consider Housing Needs Analysis

Motion to approve the proposal from Next Move Group for a not to exceed amount of \$7,500.

Motion by _____

Second by _____

GOVERNING BODY REMARKS

ADJOURN

Motion to adjourn the Regular Council Meeting at _____ PM.

Motion by _____

Second by _____

Contact: Shelia Agee (agee@cityofsedgwick.org, 316-772-5151)

Agenda Published on 09/26/2025 at 2:30 PM.



**City of Sedgwick
City Council Meeting
October 1, 2025**

TO: Mayor and City Council

SUBJECT: Staff Report

INITIATED BY: Administration

Alley Vacations: Staff is currently compiling a listing of alleyways in town that are no longer in utilization and/or do not make sense to continue in their current state due to vacations being approved rendering them inaccessible. PEC has began collecting data points on the north/south and east/west alleyway along Jefferson Avenue from 4th to 2nd. Once completed, we will move forward with the alleyway vacation process for these alleys. The other area that is on the radar is the east/west alley along 4th street from Washington to the north/south alley.



REGULAR COUNCIL MEETING SEPTEMBER 17, 2025

Wednesday, September 17, 2025 at 6:30 PM
Council Chambers, 520 N. Commercial Ave.

MINUTES

Council Meeting will be broadcast on Facebook Live. Click to visit our [Facebook Page](#).

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Bryan Chapman opened the Council Meeting at _____ (time).

The Mayor led the Pledge of Allegiance.

Council Members present

Kramer Siemens_____

Jeremy Burkholder_____

Josh Liby_____

Dan Hartman_____

Brenda DeHaven_____

Others present _____

Mayor Bryan Chapman opened the Council Meeting at 6:30pm.

The Mayor led the Pledge of Allegiance.

PRESENT

Brenda DeHaven

Dan Hartman

Kramer Siemens

Jeremy Burkholder

ABSENT

Josh Liby

OTHERS PRESENT: Kyle Nordick, City Administrator; Shelia Agee, City Clerk; Scott Ufford, City Attorney; Izaiah Chapman, Administrative Assitant; Bill Bush, Harvey County NOW; Ryan Mills, Lange Real Estate

APPROVAL OF AGENDA

Motion to approve the agenda as presented.

Motion by _____

Second by _____

Motion to approve the agenda as presented.

Motion made by Hartman, Seconded by Burkholder.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

HEARINGS / PRESENTATIONS / PUBLIC FORUM

STAFF REPORTS

1. Kyle Nordick, City Administrator

Kyle Nordick, City Administrator, discussed Fire Station prebid meeting. 10 contractors were present.

Sept 30 Bid Opening

Oct 10 Approve Bid

Nov 3rd Begin project

Joint meeting with the school to discuss RHID will be rescheduled to October

Officer Woods graduated from KLETC

Madison Street sewer repair begins Monday.

2. McDonald Tinker PA, City Attorney

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion by _____

Second by _____

Motion to approve the Consent Agenda as presented.

Motion made by DeHaven, Seconded by Hartman.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

- 3. Minutes of September 3, 2025, Regular Meeting
- 4. Approval of Payroll September 12, 2025 Amount \$28,788.28
- 5. Approval of General Disbursement Checks Amount \$103,397.59

OLD BUSINESS

- 6. Ordinance 915 - Common Consumption Area
Motion to approve ordinance 915 as presented.

Motion by _____

Second by _____

Motion to approve ordinance 915 as presented.

Motion made by Siemens, Seconded by Burkholder.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

NEW BUSINESS

- 7. Discuss and Consider Development Agreement - Lange Real Estate

Motion to approve the development agreement with Lange Real Estate as presented.

Motion by _____

Second by _____

Motion to approve the development agreement and brokerage agreement with Lange Real Estate as amended to remove section 11-attorney fees.

Motion made by Siemens, Seconded by Hartman.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

- 8. Discuss and Consider Work Order No. 25-03 - PEC

Motion to approve Work Order No. 25-03 with PEC as presented.

Motion by _____

Second by _____

Motion to approve Work Order No. 25-03 with PEC as presented.

Motion made by Siemens, Seconded by Burkholder.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

- 9. Emergency Water Supply Plan - City of Sedgwick

Motion to approve the revisions to the Emergency Water Supply Plan for the City of Sedgwick, Kansas as presented.

Motion by _____

Second by _____

Motion to approve the revisions to the Emergency Water Supply Plan for the City of Sedgwick, Kansas as amended to update Harvey County Independent to Harvey County NOW and other updates to contact information.

Motion made by Burkholder, Seconded by Hartman.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

- 10. 2025 STO and UPOC Updates

Motion to approve Ordinance 918, an ordinance amending the Code of the City of Sedgwick to incorporate by reference the Standard Traffic Ordinance for Kansas cities 2025 edition; and Ordinance 919, an ordinance amending the Code of the City of

Sedgwick to incorporate by reference the Uniform Public Offense Code for Kansas cities 2025 edition as presented.

Motion by _____

Second by _____

Motion to approve Ordinance 918, an ordinance amending the Code of the City of Sedgwick to incorporate by reference the Standard Traffic Ordinance for Kansas cities 2025 edition as presented.

Motion made by Siemens, Seconded by Hartman.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

Motion to approve Ordinance 919, an ordinance amending the Code of the City of Sedgwick to incorporate by reference the Uniform Public Offense Code for Kansas cities 2025 edition as presented.

Motion made by Siemens, Seconded by Burkholder.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

GOVERNING BODY REMARKS

Council member Hartman informed council that he had been getting push back on CCA in the park and the times.

Council member Siemens requested that we take pictures of sales solicitors and post online so everyone knows who has been approved to go door-to-door.

ADJOURN

Motion to adjourn the Regular Council Meeting at _____ PM.

Motion by _____

Second by _____

Motion to adjourn the Regular Council Meeting at 7:13pm.

Motion made by Burkholder, Seconded by Siemens.

Voting Yea: DeHaven, Hartman, Siemens, Burkholder

The Governing Body will hold a Workshop following adjournment of the Regular Council Meeting.

COUNCIL ADJOURNED INTO WORKSHOP TO DISCUSS RAILROAD QUIET ZONE.

Contact: Shelia Agee (agee@cityofsedgwick.org, 316-772-5151)

Agenda Published on 9/12/2025 at 10:00 AM.

October 1, 2025

PAYROLL CHECKS - DIRECT DEPOSIT

9-26-25 \$ 34,070.41

TOTAL PAYROLL CHECKS \$ 34,070.41

GENERAL DISBURSEMENT CHECKS-AAACCH \$ 30,932.74

GENERAL DISBURSEMENT CHECKS-AAACCI \$ 18,224.72

GENERAL DISBURSEMENT CHECKS-AAACCJ \$ 28,819.88

TOTAL DISBURSEMENT CHECKS \$ 77,977.34

AP Enter Bills Edit - Council Report

City of Sedgwick (SEDGKS)
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Vendor	Description	Check Date	Invoice#	Check#	Check Total
360 DOCUMENT SOLUTIONS	CONTRACT	09/19/2025	117257	72252	\$381.59
AGRI ENVIRONMENTAL SERVICES	SLUDGE HAUL	09/19/2025	174	72253	\$1,802.50
BCBS OF KANSAS	BCBS SECT 125 FEE	09/19/2025	9192025 BCBS MAINT	72254	\$100.00
BOUND TREE MEDICAL, LLC	EMS SUPP	09/19/2025	85916842	72255	\$2,999.99
COLUMN SOFTWARE PBC	NOTICE ORDINANCE 918	09/19/2025	35740584-0050	72256	\$167.20
CORE & MAIN	MAINT PARTS	09/19/2025	X640435	72257	\$1,227.20
BRENDA DEHAVEN	DEHAVEN PARK	09/19/2025	091925DEHAVEN	72258	\$336.63
EMS MANAGEMENT & CONSULTANTS	EMS	09/19/2025	018462	72259	\$50.00
ENDURA	EMS	09/19/2025	41008	72260	\$404.05
EVERGY	ST LIGHTS	09/19/2025	091925STLIGHTS	72261	\$1,900.41
FAMILY HEALTH AMERICA, LC	HRA ADMIN FEES	09/19/2025	EMPOWER91925	72262	\$100.00
GALLS, LLC	PD-HARMON SWEATER	09/19/2025	032527472	72263	\$128.34
HARVEY COUNTY ECONOMIC DEVEL	PARTNER CONTRIBUTION	09/19/2025	9192025	72264	\$1,000.00
KAYE ELECTRIC INC	SHOP GEN & PARTS	09/19/2025	41453	72265	\$13,500.00
KANSAS GAS SERVICE	GAS SERVICE	09/19/2025	9192025 KS GAS	72266	\$324.24
LEAGUE OF KANSAS MUNICIPALITIES	IC CONFERENCE OP	09/19/2025	200015932	72267	\$300.00
LOGO DEPOT	EMS SWEATSHIRTS	09/19/2025	H168322	72268	\$533.20
MCDONALD TINKER PA	ATTORNEY BILLS	09/19/2025	9192025	72269	\$5,396.27
QUILL	OFFICE SUPPLIES	09/19/2025	9192025	72270	\$95.09
USA BLUEBOOK	SEWER CHEMICALS	09/19/2025	INV00819967	72271	\$145.03
UNIFIED SCHOOL DISTRICT 439	GAME CONC REIMB	09/19/2025	9192025	72272	\$41.00

Total Direct Expense:	\$30,932.74
Total Immediate Payments:	\$30,932.74

Report Summary

	Report Selection Criteria	
Report Type:	Detailed	
	Start	End
Transaction Number:	Start	End

AP Enter Bills Edit Report - Sorted by Vendor ** Customized **

City of Sedgwick (SEDGKS)
Batch: AAACCH

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Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice	
1	360 BASE CONTRACT/OVERAGE / 360 DOCUMENT SOL	9/19/2025	9/19/2025	117257	\$381.59	
1	01-01-70-7010	360 COPY OVERAGE		0.2	\$381.5500	\$76.31
2	01-03-70-7010	360 COPY OVERAGE		0.2	\$381.5900	\$76.32
3	01-05-70-7010	360 COPY OVERAGE		0.2	\$381.5900	\$76.32
4	10-00-70-7010	360 COPY OVERAGE		0.2	\$381.5900	\$76.32
5	13-00-70-7010	360 COPY OVERAGE		0.2	\$381.5900	\$76.32
2	AGRI ENVIRONMENTAL / AGRI ENVIRONMENTAL SERV	9/19/2025	9/19/2025	174	\$1,802.50	
1	13-00-60-6160	SLUDGE HAUL 9-15-25 35,000 GAL		35,000.0	\$0.0515	\$1,802.50
98	BCBS / BCBS OF KANSAS	9/19/2025	9/19/2025	9192025 BCBS MAINT	\$100.00	
1	01-01-60-6250	BCBS SECT 125 MAINT FEE		1.0	\$100.0000	\$100.00
3	BOUND TREE / BOUND TREE MEDICAL, LLC	9/19/2025	9/19/2025	85916842	\$2,999.99	
1	41-02-00-8210	EMS SUPPLIES		1.0	\$2,999.9900	\$2,999.99
97	COLUMN / COLUMN SOFTWARE PBC	9/19/2025	9/19/2025	35740584-0050	\$167.20	
1	01-01-60-6290	CUSTOM NOTICE ORD 918		1.0	\$88.0000	\$88.00
2	01-01-60-6290	CUSTOM NOTICE ORD 919		1.0	\$44.0000	\$44.00
3	01-01-60-6290	CUSOM NOTICE ZONING HEARING-WHISTLER		1.0	\$35.2000	\$35.20
5	CORE & MAIN / CORE & MAIN	9/19/2025	9/19/2025	X640435	\$1,227.20	
1	10-00-70-7130	MAINT PARTS		1.0	\$1,227.2000	\$1,227.20
6	DEHAVEN, B / BRENDA DEHAVEN	9/19/2025	9/19/2025	091925DEHAVEN	\$336.63	
1	29-00-00-6800	DEHAVEN PARK		1.0	\$336.6300	\$336.63
7	EMS MC / EMS MANAGEMENT & CONSULTANTS, INC	9/19/2025	9/19/2025	018462	\$50.00	
1	01-02-60-6290	TRIPS CODED		1.0	\$50.0000	\$50.00
8	ENDURA / ENDURA	9/19/2025	9/19/2025	41008	\$404.05	
1	01-04-60-6110	ATV DECALS		0.5	\$404.0500	\$202.03
2	01-02-60-6110	ATV DECALS		0.5	\$404.0300	\$202.02
9	EVERGY / EVERGY	9/19/2025	9/19/2025	091925STLIGHTS	\$1,900.41	
1	01-10-60-6180	STREET LIGHTS		1.0	\$1,900.4100	\$1,900.41
10	FAMILY HEALTH / FAMILY HEALTH AMERICA, LC	9/19/2025	9/19/2025	EMPOWER91925	\$100.00	
1	03-00-60-6290	HRA ADMIN FEES		1.0	\$100.0000	\$100.00
11	GALLS / GALLS, LLC	9/19/2025	9/19/2025	032527472	\$128.34	
1	01-03-70-7250	PD-HARMON SWEATER		1.0	\$128.3400	\$128.34

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City of Sedgwick (SEDGKS)
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Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
12	HRVY CO EDC / HARVEY COUNTY ECONOMIC DEVELOI	9/19/2025	9/19/2025	9192025	\$1,000.00
1	01-07-60-6410 PARTNER CONTRIBUTION			1.0 \$1,000.0000	\$1,000.00
13	KAYE / KAYE ELECTRIC INC	9/19/2025	9/19/2025	41453	\$13,500.00
1	40-11-00-8210 SHOP GENERATOR & TRANSFER SWITCH			1.0 \$13,500.0000	\$13,500.00
96	KS GAS / KANSAS GAS SERVICE	9/19/2025	9/19/2025	9192025 KS GAS	\$324.24
1	13-00-60-6180 402 S COMM GAS SERVICE			1.0 \$44.5200	\$44.52
2	01-01-60-6180 CH GAS SERVICE			1.0 \$45.5800	\$45.58
3	01-02-60-6180 110 E 4TH GAS SERVICE			1.0 \$38.7400	\$38.74
4	01-11-60-6180 200 INDUSTRIALGAS SERVICE			1.0 \$195.4000	\$195.40
14	LKM / LEAGUE OF KANSAS MUNICIPALITIES	9/19/2025	9/19/2025	200015932	\$300.00
1	01-01-60-6710 IC CONFERENCE IN OVERLAND PARK			1.0 \$300.0000	\$300.00
15	LOGO / LOGO DEPOT	9/19/2025	9/19/2025	H168322	\$533.20
1	01-02-70-7250 EMS SWEATSHIRTS			0.5 \$330.7000	\$165.35
2	01-04-70-7250 EMS SWEATSHIRTS			0.5 \$330.7000	\$165.35
3	01-02-70-7250 EMS TACTICAL POLO			1.0 \$202.5000	\$202.50
16	MCDONALD TINKER / MCDONALD TINKER PA	9/19/2025	9/19/2025	9192025	\$5,396.27
1	01-01-60-6290 CITY ATTY SERVICES			1.0 \$3,065.2400	\$3,065.24
2	01-05-60-6300 CITY PROSECUTOR SERVICES			1.0 \$2,331.0300	\$2,331.03
17	QUILL / QUILL	9/19/2025	9/19/2025	9192025	\$95.09
1	01-01-70-7010 OFFICE SUPPLIES			0.2 \$95.0900	\$19.02
2	01-05-70-7010 OFFICE SUPPLIES			0.1 \$95.0900	\$9.51
3	01-09-70-7010 OFFICE SUPPLIES			0.1 \$95.0900	\$4.75
4	10-00-70-7010 OFFICE SUPPLIES			0.3 \$95.0900	\$28.53
5	12-00-70-7010 OFFICE SUPPLIES			0.1 \$95.0900	\$4.75
6	13-00-70-7010 OFFICE SUPPLIES			0.3 \$95.0900	\$28.53
18	USA BLUEBOOK / USA BLUEBOOK	9/19/2025	9/19/2025	INV00819967	\$145.03
1	13-00-70-7220 SEWER CHEMICALS			1.0 \$145.0300	\$145.03
19	USD439 / UNIFIED SCHOOL DISTRICT 439	9/19/2025	9/19/2025	9192025	\$41.00
1	01-03-60-6400 FOOTBALL GAME CONCESSION REIMB			41.0 \$1.0000	\$41.00

Grand Totals

Total Direct Expense: \$30,932.74
Total Immediate Payments: \$30,932.74

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City of Sedgwick (SEDGKS)
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Vendor	Description	Check Date	Invoice#	Check#	Check Total
360 DOCUMENT SOLUTIONS	PRINTER COPIER LEASE	09/26/2025	592356289	72273	\$719.95
7M EXCAVATING	ROAD GRAVEL	09/26/2025	202402	72274	\$1,380.00
COLUMN SOFTWARE PBC	ORD 915 LEGAL NOTICE	09/26/2025	35740584-0051	72275	\$52.80
EMS MANAGEMENT & CONSULTANTS	CODED EMS TRIPS	09/26/2025	EMS-018462	72276	\$50.00
ENDURA	CCA SIGNS	09/26/2025	41049	72277	\$570.00
EVERGY	ELECTRIC SERVICE	09/26/2025	092625EVERGY	72278	\$4,040.07
GRABER ACE HARDWARE	POCKET PK LIGHT BOLT	09/26/2025	K94774	72279	\$17.90
HARVEY COUNTY JAIL	PRISONER HOUSING	09/26/2025	092625JAIL	72280	\$35.00
PITNEY BOWES GLOBAL FINANCIAL S	PITNEY POSTAGE	09/26/2025	092625PITNEY	72281	\$700.00
PURPLE WAVE, INC.	2017 CH EXPLORER	09/26/2025	092625CH2017EXP	72282	\$10,560.00
QUIK PRINT	BUSINESS CARDS-KYLE	09/26/2025	32487	72283	\$55.00
UNIFIED SCHOOL DISTRICT 439	GAME CONCESSIONS	09/26/2025	092625GAMECONC	72284	\$44.00

Total Direct Expense:	\$18,224.72
Total Immediate Payments:	\$18,224.72

Report Summary

	Report Selection Criteria	
Report Type:	Detailed	
	Start	End
Transaction Number:	Start	End

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City of Sedgwick (SEDGKS)
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Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
1	360 LEASE / 360 DOCUMENT SOLUTIONS	9/26/2025	9/26/2025	592356289	\$719.95
1	01-01-60-6200 PRINTER COPIER LEASE			0.5 \$719.9300	\$359.97
2	01-03-60-6200 PRINTER COPIER LEASE			0.1 \$719.9500	\$72.00
3	01-05-60-6200 PRINTER COPIER LEASE			0.1 \$719.9500	\$72.00
4	10-00-60-6200 PRINTER COPIER LEASE			0.2 \$719.9500	\$107.99
5	13-00-60-6200 PRINTER COPIER LEASE			0.2 \$719.9500	\$107.99
2	7M / 7M EXCAVATING	9/26/2025	9/26/2025	202402	\$1,380.00
1	01-10-70-7230 ROAD GRAVEL-WASH ST			1.0 \$1,380.0000	\$1,380.00
3	COLUMN / COLUMN SOFTWARE PBC	9/26/2025	9/26/2025	35740584-0051	\$52.80
1	01-01-60-6290 CCA ORD 915 LEGAL NOTICE			1.0 \$52.8000	\$52.80
4	EMS MC / EMS MANAGEMENT & CONSULTANTS, INC	9/26/2025	9/26/2025	EMS-018462	\$50.00
1	01-02-60-6290 CODED EMS TRIPS			2.0 \$25.0000	\$50.00
5	ENDURA / ENDURA	9/26/2025	9/26/2025	41049	\$570.00
1	01-10-70-7130 CCA SIGNS			1.0 \$570.0000	\$570.00

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City of Sedgwick (SEDGKS)
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Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
6	EVERGY / EVERGY	9/26/2025	9/26/2025	092625EVERGY	\$4,040.07
1	01-10-60-6180	0009908927 - 505 N MADISON SCHOOL ZONE	1.0	\$27.3000	\$27.30
2	01-03-60-6180	659714280 - PD BLDG	1.0	\$136.1300	\$136.13
3	01-10-60-6180	1062940882 - 804 N MADISON ST POLE	1.0	\$40.0000	\$40.00
4	01-10-60-6180	1761794880 - 103 W 5TH ELECT AT POLE	1.0	\$26.6000	\$26.60
5	01-10-60-6180	2464686086 - 310 N MADISON AVE SCHOOL ZONE	1.0	\$27.0200	\$27.02
6	01-10-60-6180	3002790064 - 100 WHEATLAND DR STREET POLE	1.0	\$28.8000	\$28.80
7	01-10-60-6180	3175824328 - 502 N COMM STREET ELECT AT POLE	1.0	\$28.9900	\$28.99
8	10-00-60-6180	3731495616 - 404 N HARRISON EAST WATER TOWER	1.0	\$144.6200	\$144.62
9	13-00-60-6180	3738109015 - 1900 N WASH WWTP	1.0	\$1,311.5900	\$1,311.59
10	01-04-60-6180	3742938337 - 316 N WASH FIRE BLDG	1.0	\$123.8600	\$123.86
11	01-08-60-6180	3748198293 - 204 W 4TH PARK LIGHTS	1.0	\$81.0700	\$81.07
12	01-06-60-6180	4920122509 - 403 N FRANKLIN POOL	1.0	\$112.8000	\$112.80
13	01-01-60-6180	5043441260 - 107 W 5TH SR CTR	1.0	\$479.0300	\$479.03
14	01-01-60-6180	5111455161 - CITY HALL	1.0	\$257.8800	\$257.88
15	13-00-60-6180	7277816660 - 402 N HARRISON EAST LIFT	1.0	\$97.4300	\$97.43
16	01-10-60-6180	7610673523 - 100 INDUSTRIAL DR STREET POLE	1.0	\$28.6900	\$28.69
17	10-00-60-6180	7852345322 - 501 WELLHOUSE RD, WATER	1.0	\$26.5500	\$26.55
18	01-10-60-6180	8514115281 - 413 W 4TH SCHOOL ZONE	1.0	\$28.0000	\$28.00
19	01-10-60-6180	8574522122 - 302 W 4TH SCHOOL ZONE	1.0	\$27.2900	\$27.29
20	10-00-60-6180	1282677544 - 205 W 5TH WEST WATER TOWER	1.0	\$235.0300	\$235.03
21	13-00-60-6180	3728481135 - 402 S COMM SOUTH LIFT	1.0	\$65.9600	\$65.96
22	13-00-60-6180	3742907574 - 308 N WASH MAIN LIFT	1.0	\$255.5600	\$255.56
23	10-00-60-6180	3749459455 - 518 W 5TH WEST WELL HOUSE	1.0	\$102.9200	\$102.92
24	01-11-60-6180	7510510077 - 200 E IND MAINT SHOP	1.0	\$310.5400	\$310.54
25	01-03-60-6180	8053113041 - 505 N COMM PD GARAGE	1.0	\$36.4100	\$36.41
7	GRABER / GRABER ACE HARDWARE	9/26/2025	9/26/2025	K94774	\$17.90
1	01-08-70-7110	POCKET PARK LIGHTS EYE BOLTS	1.0	\$17.9000	\$17.90
8	HRVY CO SHERIFF / HARVEY COUNTY JAIL	9/26/2025	9/26/2025	092625JAIL	\$35.00
1	01-05-60-6320	PRISONER HOUSING	1.0	\$35.0000	\$35.00

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City of Sedgwick (SEDGKS)
Batch: AAACCI

9/25/2025 11:53:40 AM

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Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice	
9	PITNEY B / PITNEY BOWES GLOBAL FINANCIAL SERVI	9/26/2025	9/26/2025	092625PITNEY	\$700.00	
1	01-01-70-7020	PITNEY POSTAGE		0.2	\$700.0000	\$140.00
2	01-03-70-7020	PITNEY POSTAGE		0.1	\$700.0000	\$35.00
3	01-05-70-7020	PITNEY POSTAGE		0.1	\$700.0000	\$35.00
4	01-09-70-7020	PITNEY POSTAGE		0.1	\$700.0000	\$35.00
5	10-00-70-7020	PITNEY POSTAGE		0.3	\$700.0000	\$210.00
6	12-00-70-7020	PITNEY POSTAGE		0.1	\$700.0000	\$35.00
7	13-00-70-7020	PITNEY POSTAGE		0.3	\$700.0000	\$210.00
12	PURPLE WAVE, INC / PURPLE WAVE, INC.	9/26/2025	9/26/2025	092625CH2017EXP	\$10,560.00	
1	40-13-00-8210	2017 CH EXPLORER		0.5	\$10,560.0000	\$5,280.00
2	40-14-00-8210	2017 CH EXPLORER		0.5	\$10,560.0000	\$5,280.00
13	QUIK / QUIK PRINT	9/26/2025	9/26/2025	32487	\$55.00	
1	01-01-70-7010	BUSINESS CARDS-KYLE N		1.0	\$55.0000	\$55.00
14	USD439 / UNIFIED SCHOOL DISTRICT 439	9/26/2025	9/26/2025	092625GAMECONC	\$44.00	
1	01-03-60-6400	GAME CONCESSIONS-\$1 TICKETS		44.0	\$1.0000	\$44.00

Grand Totals

Total Direct Expense: \$18,224.72
Total Immediate Payments: \$18,224.72

Report Summary

Report Selection Criteria
 Report Type: Detailed
 Start End
 Transaction Number: Start End

AP Bank Reconciliation Posting Audit Report

City of Sedgwick (SEDGKS)

09/25/2025 01:07:43 PM

Batch: AAACCJ

User ID: SHELIA

Page 1

Bank Code: CKG LEGACY BANK

Vendor Tran#	Document #	Date	Type	User ID	Posting Reference	Total Amount
AETNA						
1	72285	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$105.34
Description:						
BCBS OF KANSAS						
2	72286	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$6,681.34
Description:						
CARL B DAVIS, CHAPTER 13 TRUSTEE						
3	72287	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$668.31
Description:						
LEGACY BANK						
4	72288	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$10,502.45
Description:						
EMPOWER RETIREMENT						
5	72289	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$1,000.00
Description:						
KP&F						
6	72290	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$2,090.13
Description:						
KP&F98 POLICE						
7	72291	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$2,489.69
Description:						
KPERS						
8	72292	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$3,131.13
Description:						
KS DEPT OF LABOR						
9	72293	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$336.46
Description:						
KANSAS STATE WITHHOLDING TAX						
10	72294	09/26/2025	Check	SHELIA	AP0000001416AAACCJ	\$1,815.03
Description:						

	Bank Totals	Items	Total Voids	Items
Checks	(\$28,819.88)	10	\$0.00	0
Deposits	\$0.00	0	\$0.00	0
Deductions	\$0.00	0	\$0.00	0
Additions	\$0.00	0	\$0.00	0
Bank Charges	\$0.00	0	\$0.00	0
Net Activity for CKG:	(\$28,819.88)			

City of Sedgwick
City Council Meeting
October 1, 2025

TO: Mayor and City Council

SUBJECT: Parks Master Plan

INITIATED BY: Administration

AGENDA: New Business

Background: In partnership with the Sedgwick Recreation Commission, the City authorized the commission of the 2025 Parks Master Plan earlier this year to provide both organizations with a 10-year guide for Sedgwick's Parks and Recreation Future.

The 2025 Parks Master Plan can be viewed online at: <https://www.cityofsedgwick.org/media/2651>

Recommended Action: It is recommended that the governing body receive and file the 2025 Parks Master Plan.

Attachments: 2025 Parks Master Plan

**City of Sedgwick
City Council Meeting
October 1, 2025**

TO: Mayor and City Council

SUBJECT: Generator – Station 31

INITIATED BY: Administration

AGENDA: New Business

Background: The Station 31 project has four components that are outside of the GC solicitation; site generator, a/v system, access control system, and a vehicle exhaust removal system. Staff followed BG Consultants' recommendation and obtained quotations from three vendors for the generator. This quotation is for the procurement of the generator, initial start-up and training. The installation will be completed by the building electrician selected for station build. Routine maintenance for the generator will be rolled into our existing annual maintenance agreement.

Analysis: The lead time on the generator is 30 weeks. Due to the long lead time and the unknown stabilization of pricing, staff recommend that we purchase the generator now utilizing the capital improvement fund and reimburse the fund through the bonding process.

Financial Considerations: The cost for the generator will be paid from the capital improvement fund and be reimbursed through the bonding process.

Recommended Action: It is recommended that council approve the bid from Foley Power Solutions for \$48,950.00

Attachments: Bid Tabulation

Bid Tabulation

Station 31 - Generator

Company Name	Bid Price
Foley Power Solutions	\$48,950
Kaye Electric Inc.	\$53,495
CK Power	\$55,325

**City of Sedgwick
City Council Meeting
October 1, 2025**

TO: Mayor and City Council

SUBJECT: Housing Needs Analysis

INITIATED BY: Administration

AGENDA: New Business

Background: The last housing needs analysis was commissioned and completed during the MIH grant process in 2019. The document was drafted to meet the requirements of the grant application at the time but lacks quantitative data and other elements to qualify it for utilization in decision making on housing needs of the community.

As we look toward solving the housing need in the city, it is imperative that we have data to drive those decisions that is accurately and easily portrayed.

Analysis: Staff reached out to neighboring municipalities who have recently undertaken housing needs analysis to identify prospective firms and found that one firm provided a quantitative report that would suit our current needs and work alongside a professionally completed housing needs analysis. This firm utilizes data from ESRI, conversations with local builders, economic development partners, realtors, and U.S. Census information to provide a five-year supply, demand, and gap housing analysis for communities. This analysis shows the future demand for houses, both for sale and rent, that is needed based on household income growth projections in various income brackets as compared with the existing available housing inventory. If approved, the project will be completed within six weeks of contract awarding.

Once completed, this data will be utilized in conjunction with the comprehensive plan to guide future development decisions and market our community to prospective developers.

Financial Considerations: The contract price for the housing analysis is not to exceed \$7,500.

Recommended Action: It is recommended that the governing body approve the proposal as presented.

Attachments: Sample Analysis

Our Recommendations For New Housing Needed Over the Next 5 Years



Next Move Group
We Are Jobs

Our Recommendations

For New Housing Needed Over the Next 5 Years

Next Move Group projects that by 2030, Mayberry County, Kansas, will require 893 new houses, consisting of 647 new homes for sale and 246 units for rent.

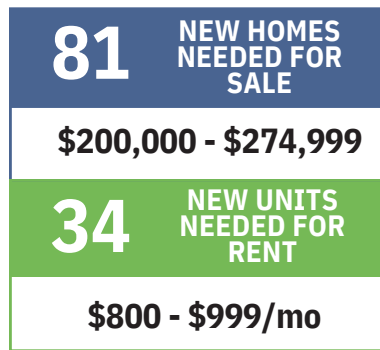
Projections for the five-year housing demand by city:
Mayberry will require 344 new houses, 210 homes for sale and 134 units for rent.

Mayberry will require 94 new houses, 74 homes for sale and 20 units for rent.

For a detailed breakdown, see the analysis on the following pages.



For New Housing Needed Over the Next 5 Years Mayberry County

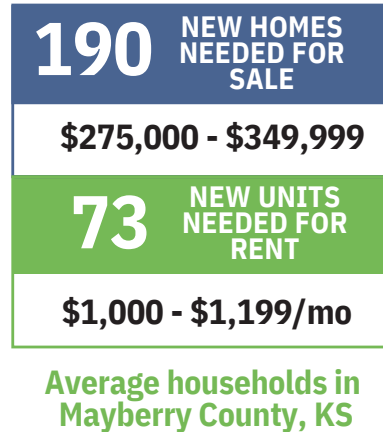


**Average households in
Mayberry County, KS**

Economic projections indicate 110 more households within Mayberry County, Kansas, will make between \$75,000 - \$100,000 in 2030 than in 2025.

- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers for this income bracket.
 - All these homes will not fit this price range and are distributed at various price points in this study. 18 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 128 new homes are needed for this income demographic.
- In Mayberry County, Kansas, the average resident owns 73% of the time and rents 27% of the time.
- Therefore, 93 homes for sale are needed for this demographic and 35 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry County, the average household spends \$1,025.88 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$200,000 to \$274,999 and a rental unit that averages \$800 to \$999 monthly in Mayberry County.
- 12 homes are currently for sale priced between \$200,000 to \$274,999 and 1 rental unit for rent between \$800 to \$999.
- Therefore, Mayberry County needs 81 new homes for sale between \$200,000 to \$274,999 and 34 new rental units for rent between \$800 to \$999.

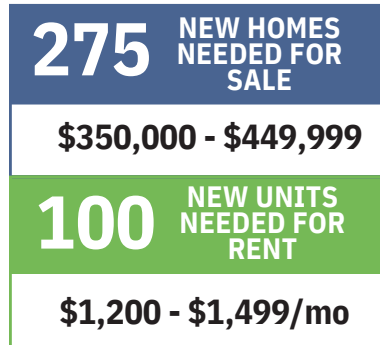
For New Housing Needed Over the Next 5 Years Mayberry County



Economic projections indicate 212 more households within Mayberry County, Kansas, will make between \$100,000 - \$150,000 in 2030 than in 2025. These projections are based on census projections and tax return data by ESRI.

- In addition to the natural growth mentioned above, Panasonic is investing \$4 billion to build a 4,000-person plant (the largest in Kansas history), which will pay almost double local average wages. This sizable project will create additional demand for housing in Mayberry County due to its proximity:
 - Currently, 1.51% of Mayberry County residents' adjusted gross income comes from Johnson County—an adjacent county.
 - Next Move Group projects that 2% of Panasonic's workforce will relocate to Mayberry County, creating demand for 80 additional homes: **40 in the \$100,000-\$150,000 income bracket**, 20 in the \$150,000-\$200,000 bracket, and 20 in the \$200,000+ bracket.
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers for this income bracket.
 - All these homes will not fit this price range and are distributed at various price points in this study. 18 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 270 new homes are needed for this income demographic.
- In Mayberry County, Kansas, the average resident owns 73% of the time and rents 27% of the time.
- Therefore, 197 homes for sale are needed for this demographic and 73 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry County, the average household spends \$1,025.88 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$275,000 to \$349,999 and a rental unit that averages \$1,000 to \$1,199 monthly in Mayberry County.
- 7 homes are currently for sale priced between \$275,000 to \$349,999 and 0 rental units for rent between \$1,000 to \$1,199.
- Therefore, Mayberry County needs 190 new homes for sale between \$275,000 to \$349,999 and 73 new rental units for rent between \$1,000 to \$1,199.

For New Housing Needed Over the Next 5 Years Mayberry County

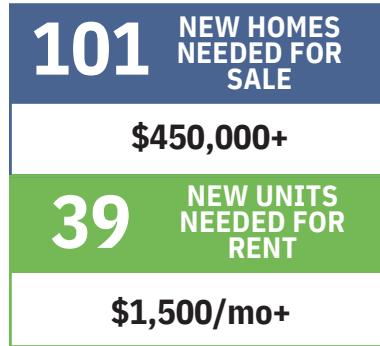


Average households in
Mayberry County, KS

Economic projections indicate 345 more households within Mayberry County, Kansas, will make \$150,000 - \$200,000 in 2030 than in 2025. These projections are based on census projections and tax return data by ESRI.

- In addition to the natural growth mentioned above, Panasonic is investing \$4 billion to build a 4,000-person plant (the largest in Kansas history), which will pay almost double local average wages. This sizable project will create additional demand for housing in Mayberry County due to its proximity:
 - Currently, 1.51% of Mayberry County residents' adjusted gross income comes from Johnson County—an adjacent county.
 - Next Move Group projects that 2% of Panasonic's workforce will relocate to Mayberry County, creating demand for 80 additional homes: 40 in the \$100,000-\$150,000 income bracket, **20 in the \$150,000-\$200,000 bracket**, and 20 in the \$200,000+ bracket.
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers for this income bracket.
 - All these homes will not fit this price range and are distributed at various price points in this study. 18 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 383 new homes are needed for this income demographic.
- In Mayberry County, Kansas, the average resident owns 73% of the time and rents 27% of the time.
- Therefore, 280 homes for sale are needed for this demographic and 103 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry County, the average household spends \$1,025.88 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$350,000 to \$449,999 and typically desires a rental unit, which averages \$1,200 to \$1,499 monthly in Mayberry County.
- 3 homes are currently for sale priced \$350,000 to \$449,999 and 3 rental units for rent between \$1,200 to \$1,499.
- Therefore, Mayberry County needs 275 new homes for sale between \$350,000 to \$449,999 and 100 new rental units for rent between \$1,200 to \$1,499.

For New Housing Needed Over the Next 5 Years Mayberry County

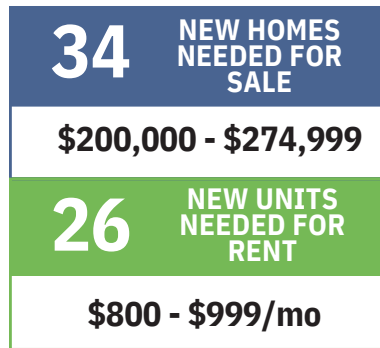


Average households in
Mayberry County, KS

Economic projections indicate 109 more households within Mayberry County, Kansas, will make \$200,000+ in 2030 than in 2025. These projections are based on census projections and tax return data by ESRI.

- In addition to the natural growth mentioned above, Panasonic is investing \$4 billion to build a 4,000-person plant (the largest in Kansas history), which will pay almost double local average wages. This sizable project will create additional demand for housing in Mayberry County due to its proximity:
 - Currently, 1.51% of Mayberry County residents' adjusted gross income comes from Johnson County—an adjacent county.
 - Next Move Group projects that 2% of Panasonic's workforce will relocate to Mayberry County, creating demand for 80 additional homes: 40 in the \$100,000-\$150,000 income bracket, 20 in the \$150,000-\$200,000 bracket, and **20 in the \$200,000+ bracket.**
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers for this income bracket.
 - All these homes will not fit this price range and are distributed at various price points in this study. 19 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 148 new homes are needed for this income demographic.
- In Mayberry County, Kansas, the average resident owns 73% of the time and rents 27% of the time.
- Therefore, 108 homes for sale are needed for this demographic and 40 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry County, the average household spends \$1,025.88 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$450,000+ and typically desires a rental unit, which averages \$1,500+ monthly in Mayberry County.
- 7 homes are currently for sale priced \$450,000+ and 1 rental unit for rent between \$1,500+.
- Therefore, Mayberry County needs 101 new homes for sale \$450,000+ and 39 new rental units for rent \$1,500+.

For New Housing Needed Over the Next 5 Years Mayberry



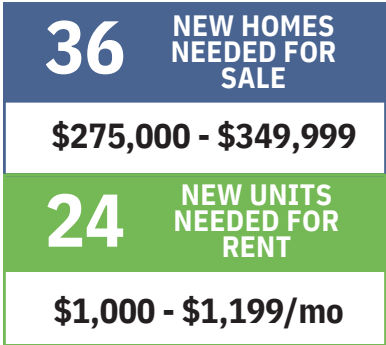
Average households in
Mayberry, KS

Economic projections indicate 60 more households within Mayberry, Kansas, will make between \$75,000 - \$100,000 in 2030 than in 2025.

- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 48% of Mayberry County resides in Mayberry. Therefore, we project 35 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 9 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 69 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 62% of the time and rents 38% of the time.
- Therefore, 43 homes for sale are needed for this demographic and 26 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$949.81 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$200,000 to \$274,999.
- This household income demographic typically desires a rental unit, which averages \$800 to \$999 monthly in Mayberry.
- 9 homes are currently for sale priced between \$200,000 to \$274,999 and 0 rental units for rent between \$800 to \$999.
- Therefore, Mayberry needs 34 new homes for sale between \$200,000 to \$274,999 and 26 new rental units for rent between \$800 to \$999.

Our Recommendation Item 8.

For New Housing Needed Over the Next 5 Years Mayberry

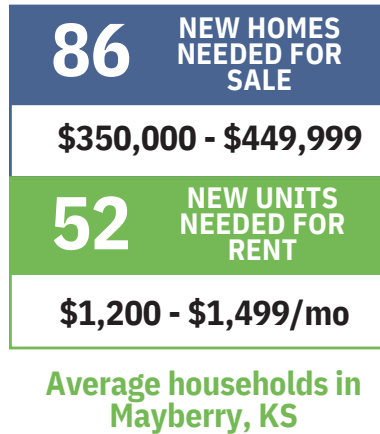


Average households in Mayberry, KS

Economic projections indicate 35 more households within Mayberry, Kansas, will make between \$100,000 - \$150,000 in 2030 than in 2025.

- In addition to the natural growth mentioned above, the Panasonic project is expected to create demand for 80 new homes, and Mayberry can account for 50-75% of that total.
 - This would result in 40 to 60 new homes in Mayberry, so we estimate 50 will need to be built: **24 in the \$100,000-\$150,000 income bracket**, 13 in the \$150,000-\$200,000 bracket, and 13 in the \$200,000+ bracket.
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 48% of Mayberry County resides in Mayberry. Therefore, we project 35 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 9 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 68 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 62% of the time and rents 38% of the time.
- Therefore, 42 homes for sale are needed for this demographic and 26 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$949.81 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$275,000 to \$349,999.
- This household income demographic typically desires a rental unit, which averages \$1,000 to \$1,199 monthly in Mayberry.
- 6 homes are currently for sale priced between \$275,000 to \$349,999, and 2 rental units for rent between \$1,000 to \$1,199.
- Therefore, Mayberry needs 36 new homes for sale between \$275,000 to \$349,999 and 24 new rental units for rent between \$1,000 to \$1,199.

For New Housing Needed Over the Next 5 Years Mayberry

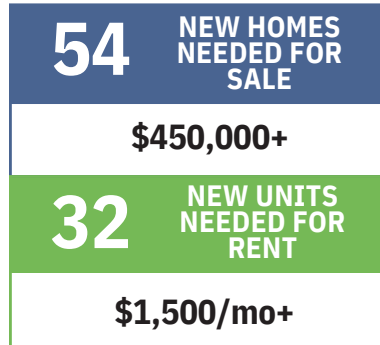


Economic projections indicate 118 more households within Mayberry, Kansas, will make \$150,000 - \$200,000 in 2030 than in 2025.

- In addition to the natural growth mentioned above, the Panasonic project is expected to create demand for 80 new homes, and Mayberry can account for 50-75% of that total.
 - This would result in 40 to 60 new homes in Mayberry, so we estimate 50 will need to be built: 24 in the \$100,000-\$150,000 income bracket, **13 in the \$150,000-\$200,000 bracket**, and 13 in the \$200,000+ bracket.
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 48% of Mayberry County resides in Mayberry. Therefore, we project 35 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 9 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 140 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 62% of the time and rents 38% of the time.
- Therefore, 87 homes for sale are needed for this demographic and 53 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$949.81 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$350,000 to \$449,999 and a rental unit that averages \$1,200 to \$1,499 monthly in Mayberry.
- 1 home is currently for sale priced between \$350,000 to \$449,999 and 1 rental unit for rent between \$1,200 to \$1,499.
- Therefore, Mayberry needs 86 new homes for sale between \$350,000 to \$449,999 and 52 new rental units for rent between \$1,200 to \$1,499.

Our Recommendation Item 8.

For New Housing Needed Over the Next 5 Years Mayberry

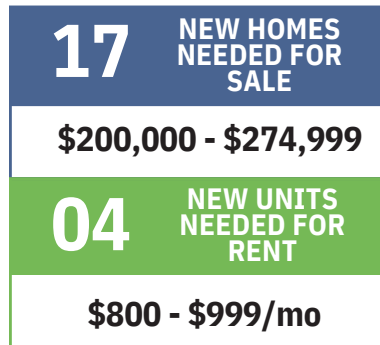


Average households in
Mayberry, KS

Economic projections indicate 65 more households within Mayberry, Kansas, will make \$200,000+ in 2030 than in 2025.

- In addition to the natural growth mentioned above, the Panasonic project is expected to create demand for 80 new homes, and Mayberry can account for 50-75% of that total.
 - This would result in 40 to 60 new homes in Mayberry, so we estimate 50 will need to be built: 24 in the \$100,000-\$150,000 income bracket, 13 in the \$150,000-\$200,000 bracket, and **13 in the \$200,000+ bracket.**
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 48% of Mayberry County resides in Mayberry. Therefore, we project 35 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 9 homes are added at this price point to allocate for these 250 new jobs.
- Based on the above, 87 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 62% of the time and rents 38% of the time.
- Therefore, 54 homes for sale are needed for this demographic and 33 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$949.81 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$450,000+ and typically desires a rental unit which averages \$1,500+ monthly in Mayberry.
- 0 homes are currently for sale priced \$450,000+ and 1 rental unit for rent between \$1,500+.
- Therefore, Mayberry needs 54 new homes for sale \$450,000+ and 32 new rental units for rent \$1,500+.

For New Housing Needed Over the Next 5 Years Mayberry 2



Average households in
Mayberry, KS

Economic projections indicate 22 more households within Mayberry, Kansas, will make between \$75,000 - \$100,000 in 2030 than in 2025.

- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 7% of Mayberry County resides in Mayberry. Therefore, we project 5 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 1 home is added at this price point to allocate for these 250 new jobs.
- Based on the above, 23 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 77% of the time and rents 23% of the time.
- Therefore, 18 homes for sale are needed for this demographic and 5 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$1,024.57 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$200,000 to \$274,999.
- This household income demographic typically desires a rental unit which averages \$800 to \$999 monthly in Mayberry.
- 1 home is currently for sale priced between \$200,000 to \$274,999 and 1 rental unit for rent between \$800 to \$999.
- Therefore, Mayberry needs 17 new homes for sale between \$200,000 to \$274,999 and 4 new rental units for rent between \$800 to \$999.

For New Housing Needed Over the Next 5 Years

Mayberry 2

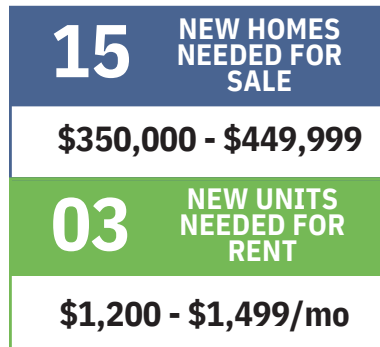


Average households in
Mayberry, KS

Economic projections indicate 17 more households within Mayberry, Kansas, will make between \$100,000 - \$150,000 in 2030 than in 2025.

- In addition to the natural growth mentioned above, the Panasonic project is expected to create demand for 80 new homes, and Mayberry can account for 25-50% of that total.
 - This would result in 20 to 40 new homes in Mayberry, so we estimate 30 will need to be built: **14 in the \$100,000-\$150,000 income bracket**, 8 in the \$150,000-\$200,000 bracket, and 8 in the \$200,000+ bracket.
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 7% of Mayberry County resides in Mayberry. Therefore, we project 5 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 1 home is added at this price point to allocate for these 250 new jobs.
- Based on the above, 32 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 77% of the time and rents 23% of the time.
- Therefore, 25 homes for sale are needed for this demographic and 7 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$1,024.57 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$275,000 to \$349,999.
- This household income demographic typically desires a rental unit which averages \$1,000 to \$1,199 monthly in Mayberry.
- 1 home is currently for sale priced between \$275,000 to \$349,999 and 0 rental units for rent between \$1,000 to \$1,199.
- Therefore, Mayberry needs 24 new homes for sale between \$275,000 to \$349,999 and 7 new rental units for rent between \$1,000 to \$1,199.

For New Housing Needed Over the Next 5 Years Mayberry 2

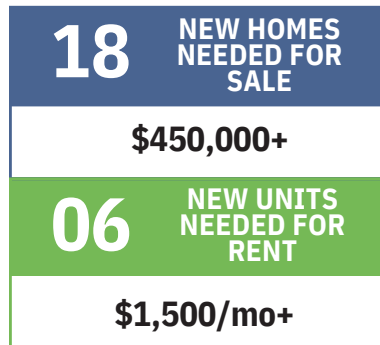


**Average households in
Mayberry, KS**

Economic projections indicate 10 more households within Mayberry, Kansas, will make \$150,000 - \$200,000 in 2030 than in 2025.

- In addition to the natural growth mentioned above, the Panasonic project is expected to create demand for 80 new homes, and Mayberry can account for 25-50% of that total.
 - This would result in 20 to 40 new homes in Mayberry, so we estimate 30 will need to be built: 14 in the \$100,000-\$150,000 income bracket, **8 in the \$150,000-\$200,000 bracket**, and 8 in the \$200,000+ bracket.
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 7% of Mayberry County resides in Mayberry. Therefore, we project 5 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 1 home is added at this price point to allocate for these 250 new jobs.
- Based on the above, 19 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 77% of the time and rents 23% of the time.
- Therefore, 15 homes for sale are needed for this demographic and 4 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$1,024.57 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$350,000 to \$449,999 and typically desires a rental unit which averages \$1,200 to \$1,499 monthly in Mayberry.
- 0 homes are currently for sale priced \$350,000 to \$449,999 and 1 rental unit for rent between \$1,200 to \$1,499.
- Therefore, Mayberry needs 15 new homes for sale between \$350,000 to \$449,999 and 3 new rental units for rent between \$1,200 to \$1,499.

For New Housing Needed Over the Next 5 Years Mayberry 2



Average households in
Mayberry, KS

Economic projections indicate 19 more households within Mayberry, Kansas, will make \$200,000+ in 2030 than in 2025.

- In addition to the natural growth mentioned above, the Panasonic project is expected to create demand for 80 new homes, and Mayberry can account for 25-50% of that total.
 - This would result in 20 to 40 new homes in Mayberry, so we estimate 30 will need to be built: 14 in the \$100,000-\$150,000 income bracket, 8 in the \$150,000-\$200,000 bracket, and **8 in the \$200,000+ bracket.**
- Additionally, over the next 5 years, 250 new jobs are expected to be created in Mayberry County due to economic development efforts. Based on existing ratios of people who both live and work in Mayberry County, we estimate that 44% of these new jobs would likely reside in Mayberry County.
 - This creates an additional demand of 110 new households. The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. Accordingly, an additional 73 housing units need to be added to the base growth numbers. 7% of Mayberry County resides in Mayberry. Therefore, we project 5 additional houses are needed.
 - All these homes will not fit this price range and are distributed at various price points in this study. 1 home is added at this price point to allocate for these 250 new jobs.
- Based on the above, 28 new homes are needed for this income demographic.
- In Mayberry, Kansas, the average resident owns 77% of the time and rents 23% of the time.
- Therefore, 22 homes for sale are needed for this demographic and 6 rental units for rent are needed for this demographic from income demographics alone.
- In Mayberry, the average household spends \$1,024.57 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
- At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.83%.
- Based on the math above, this household income demographic typically desires homes priced at \$450,000+ and typically desires a rental unit, which averages \$1,500+ monthly in Mayberry.
- 4 homes are currently for sale priced \$450,000+ and 0 rental units for rent between \$1,500+.
- Therefore, Mayberry needs 18 new homes for sale \$450,000+ and 6 new rental units for rent \$1,500+.

Our Approach

For New Housing Needed Over the Next 5 Years

Assumptions made for these Recommendations:

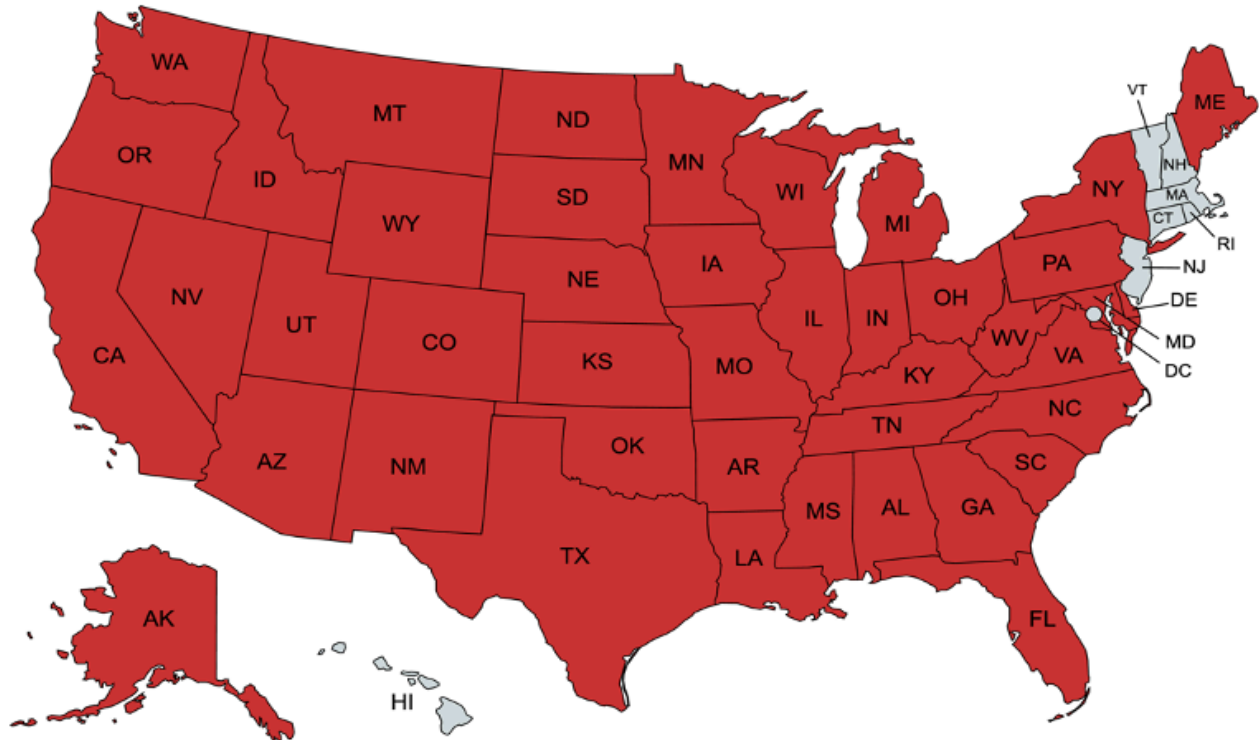
- State: Kansas
- Loan Term: 30-year, fixed
- Interest Rate: 6.83%
- Down Payment: 9%
- Monthly Debts: \$1,025.88 (Mayberry County), \$949.81 (Mayberry), \$1,024.57 (Mayberry 2)
- Payment Being No More Than 35% of Monthly Gross Income

Sources Used for these Recommendations:

- ESRI, ArcGIS
- American Community Survey
- U.S. Census Bureau
- American Planning Association
- Wells Fargo Mortgage Calculator
- Bankrate.com
- National Association of Realtors
- City Data (city-data.com)
- FRED (Federal Reserve Economic Data)
- Zillow, Redfin, Apartments.com, Realtor.com, Facebook Marketplace



WE HAVE SERVICED CLIENTS FROM ALL THE STATES IN BLUE SINCE 2014



About Next Move Group:

Next Move Group is a site selection and economic development firm that has serviced over 800 customers from Kennebec, Maine, to Kennewick, Washington, and all parts in between. Our team includes a graduate of the Goldman Sachs 10,000 Small Businesses Accelerator Program, which helps entrepreneurs create jobs and economic opportunity by providing access to education, capital, and support services.

Next Move Group, LLC
www.nextmovegroup.com
info@nextmovegroup.com
800-764-3105