



Airport Board Meeting

Wednesday, June 3, 2026 at 5:00 PM
Airport Terminal Meeting Room - 1684 230th
Street
Agenda

Meeting Opening

The Airport Board's mission is to advise the Council in developing the future of Independence aviation.

1. Roll Call
2. Approve the Agenda
The agenda may be amended to remove items during this time, but no items may be added to the agenda.
3. Approve Minutes
4. Public Comment (Welcome to Visitors: 5 minute time limitation for speaking, no profanity will be tolerated, and no personal attacks against Board Members or City Staff will be allowed. The Airport Board is unable to respond or take any action at this time. Please state your name and address before addressing the Board for the official record.)

New Business

5. Engineer Update
6. Chairman/City Manager Update
7. Airport Manager Update
8. Commercial Building Findings and Research
9. Commercial building requirements 2026
10. July 1st meeting
11. Revenues and Expenses to date – *Information Only*

Adjournment

This agenda is subject to change.



Airport Board Memorandum

To: Airport Board

From: Brett Soukup, Airport Director

Date of Meeting: June 3, 2026

Item Title: Approve Minutes

Recommendation:

Motion to approve the meeting minutes from the May 6, 2026, Airport Board Meeting.

Attachments:

1. May 6 2026 Minutes



**Wednesday, May 6, 2026
Airport Board minutes**

Airport Terminal Meeting Room – 1684 230th St, Independence, IA 50644

"The Airport Board's mission is to advise the Council in developing the future of Independence aviation."

Call to Order:

Meeting called to order at 5:00 pm by Chair, Vicki Pilcher

Roll Call:

Present – Janet Payne, Merritt Jones, Brad Lichty, Jeff Rottinghaus, and Vicki Pilcher

Others in attendance – Airport Director Brett Soukup, City Manager Matthew Schmitz

Approve the Agenda:

Following discussion among board members, a consensus was reached to amend the agenda and move Clint Spearman to the beginning to accommodate scheduling considerations.

Motion – Lichty Second – Jones Ayes – All

Clint Spearman update: Clint attended via video conference to provide a brief update regarding the ongoing progress of the contract negotiations with the city, as well as his anticipated timeline for arriving and beginning work as a mechanic at the airport. Clint stated that his plan is to be fully present and operational beginning August 1. Board members discussed whether he expected to be fully up and running by that date. Clint indicated that this remains his plan and that he intends to gradually move equipment and operations into place beforehand so he will be prepared to take on his first project on August 1.

Public Comment: None

Approval of Minutes:

Motion – Jones Second – Payne Ayes – All

Approval Special Meeting Minutes:

Motion – Jones Second – Payne Ayes – All

New Business

Engineer update: Brett provided a brief update regarding the SRE snow removal equipment project, stating that progress is continuing to move forward. He noted that the proper documentation has been prepared and is ready to go out for bid to contractors for the project, and that everything has been submitted to the FAA

Chairman/City manager update: No update at this time.

Development inquiry- Airport property: A potential building was proposed for construction on airport property. More information and specifications will be recommended by the Airport Director for presentation at the next meeting.

Airport Manager update: Part-time summer help was hired for mowing and miscellaneous duties. Brett also gave an update on the split of full-time staff between the airport and City Hall, stating that they're awaiting candidates so they can begin interviews.

Revenues and Expenses:

The budget report was reviewed for revenues and expenses to date.

Adjournment:

Meeting adjourned at 5:58 pm

Motion – Lichy Second – Rottinghaus Ayes – All

Submitted by: Brad Lichy, Secretary



Airport Board Memorandum

To: Airport Board

From: Brett Soukup, Airport Director

Date of Meeting: June 3, 2026

Item Title: Airport Manager Update

Background:

Fuel Sales

- **100LL:** 428.50 gallons
- **Jet A:** 1,453.50 gallons

Equipment

We completed several repairs on the large bifold mower this month to keep it operational and ready for continued field maintenance. In addition, the mower blades show noticeable wear, and we will need to begin planning to purchase replacement blades in the near future to ensure safe and efficient operation.

Miscellaneous

We experienced intermittent issues with the AWOS phone line this month, resulting in reports of users being unable to connect. I contacted the state about the problem, and a service ticket has been opened with CenturyLink to investigate and resolve it.

Mowing operations continued regularly throughout the month as part of ongoing airfield and grounds maintenance.

This month also involved extensive research into commercial building policy procedures and associated operational requirements.

I have also remained in continued contact with Spearman Aviation regarding ongoing discussions related to the contract.

Community Engagement

We participated in the Independence Community Schools career fair again this year. This remains a valuable opportunity to engage with students, discuss aviation careers, and strengthen community relationships. The event was well-received, and we appreciate the

opportunity to continue participating in this annual program.

Recommendation:

N/A

Attachments:

None



Airport Board Memorandum

To: Airport Board

From: Brett Soukup, Airport Director

Date of Meeting: June 3, 2026

Item Title: Commercial Building Findings and Research

Background:

During the May Airport Board meeting, the Board discussed the need to establish clearer guidance and expectations for current and future commercial development activities at the airport. The discussion included the desire to establish consistent guidance for future hangar and commercial building development.

The Board directed airport staff to review practices, minimum standards, development policies, and practices used by other airports throughout Iowa, particularly general aviation airports, to determine which standards and guidance may be appropriate for the Independence Municipal Airport.

Recommendation:

Staff recommends discussing this topic.

Attachments:

1. Commercial Building Findings 2026

Iowa Enhanced Service Airports

Comparative Review of Hangar & Building Development Standards

Recommended Minimum Standards Additions for Independence Municipal Airport (KIIB)

Purpose

This document summarizes common building, hangar, and airport development standards utilized at Enhanced Service Airports and comparable public-use airports throughout Iowa and the Midwest. The purpose of this review is to identify:

- Common airport construction requirements;
- Exterior architectural standards;
- Structural material requirements;
- Site development expectations;
- Operational and safety-related restrictions;
- Recommended standards for incorporation into Independence Municipal Airport Minimum Standards and development policies.

This review focuses specifically on:

- Privately developed hangars,
- Commercial aviation buildings,
- Ground lease development,
- Aeronautical-use structures.

Executive Summary

The review found that most airports do not leave building construction entirely unrestricted. While FAA regulations primarily focus on safety and airspace protection, many airports adopt local minimum standards requiring consistency in:

- Exterior appearance;
- Construction materials;
- Structural quality;
- Drainage;
- Utilities;
- Access;
- Fire protection;
- Long-term maintenance;
- Aeronautical use compliance.

The most common trend among airports is:

Airports generally allow flexibility in interior layouts and operational use, but impose stricter controls on exterior appearance, structural materials, and long-term compatibility with airport development goals.

Common Categories of Airport Building Standards

The following categories appeared repeatedly among airport development standards reviewed.

| Category | Commonly Regulated |
|---------------------------------|---------------------------|
| Building materials | Yes |
| Exterior appearance | Yes |
| Roof materials/colors | Yes |
| Structural type (steel vs wood) | Frequently |
| Hangar door standards | Frequently |
| Drainage | Yes |
| Utilities | Yes |
| Landscaping | Sometimes |
| Security/access | Yes |
| Fire suppression | Frequently |
| Interior finish requirements | Rare |
| Architectural matching | Sometimes |
| Aircraft occupancy/use | Frequently |

Common Exterior Construction Requirements

1. Metal Construction Requirements

Many airports strongly prefer or require:

- Steel frame construction;
- Pre-engineered metal buildings;
- Metal wall panels;
- Metal roofing systems.

Common Language:

- “All framing shall be metal.”
- “Wood frame structures prohibited.”
- “Pre-engineered steel structures required.”

Purpose:

- Fire resistance;
- Durability;
- Consistent appearance;
- Reduced maintenance;
- Wind/snow load performance.

2. Restrictions on Wood Construction

Many airports prohibit or heavily restrict:

- Wood siding;
- Wood-framed hangars;
- Composite exterior products;
- Exposed untreated wood.

Common Standards:

- No wood exterior siding;
- No untreated wood framing;
- Limited decorative wood accents only.

Exception:

Some airports allow:

- Stick-built interiors,
- Office mezzanines,
- Interior partition walls.

3. Exterior Material Standards

Most airports require durable industrial-grade exterior materials.

Common Approved Materials:

- Prefinished steel;
- Aluminum panels;
- CMU block;
- Concrete;
- Masonry accents;
- Insulated metal panels.

Commonly Prohibited:

- Residential vinyl siding;
- Asphalt shingles;
- T1-11 siding;
- Corrugated galvanized steel;
- Unfinished materials.

4. Exterior Color Requirements

Several airports regulate building colors to maintain visual consistency.

Typical Requirements:

- Earth tones;
- Neutral colors;
- Airport-approved color palette;
- FAA-compatible non-reflective finishes.

Common Restrictions:

- Bright reflective finishes;
- Mirror-like metal;
- Unpainted galvanized steel.

5. Architectural Compatibility Requirements

Some airports require:

- Structures to generally match surrounding airport development;
- Consistent roof pitches; Common pitch 4:12
- Similar hangar door styles;
- Uniform façade appearance.

Common Language:

“Buildings shall be aesthetically compatible with existing airport development.”

This is especially common at:

- Corporate aviation airports,
- Enhanced service airports,
- Business aviation facilities.

Interior Building Standards

Most airports impose few restrictions on interior design, unless safety-related.

Common Interior Requirements

Offices & Mezzanines

Often allowed if:

- Secondary to aeronautical use;
- Fire code compliant;
- Approved through permit review.

Plumbing

Usually permitted subject to:

- Local plumbing code;
- Oil/water separation requirements;
- Environmental compliance.

Heating Systems

Generally allowed but regulated for:

- Fire safety;
- Ventilation;
- Fuel storage.

Common Interior Restrictions

Residential Use Prohibited

Nearly every airport reviewed prohibits:

- Residential occupancy;
- Sleeping quarters;
- Apartments in hangars.

Typical Language:

“No hangar shall be used as a residence.”

Non-Aeronautical Storage Restrictions

Many airports prohibit hangars from being used primarily for:

- Household storage;
- RV storage;
- Commercial warehousing;
- Non-aviation vehicle storage.

FAA hangar-use policy strongly influences these restrictions.

Structural & Site Development Standards

1. Concrete Floor Requirements

Most airports require:

- Reinforced concrete floors;
- Minimum slab thickness;
- Aircraft load-rated concrete.

Common Standards:

- 5”–6” reinforced concrete minimum;
- Broom finish on exterior aprons.

2. Drainage Requirements

Nearly universal requirement.

Typical standards:

- Positive drainage away from structures;
- Stormwater management compliance;
- Oil/water separators for maintenance facilities.

3. Utility Requirements

Most airports require:

- Underground electrical service;
- Underground communications;
- Utility coordination approval.

4. Fire Protection Requirements

Frequently required:

- Fire extinguishers;
- Fire separation walls;
- NFPA compliance;
- Sprinklers for larger structures.

FAA & Airspace Coordination Requirements

Nearly all airports require:

- FAA Form 7460-1 filing when applicable;
- Compliance with FAR Part 77;
- Height review;
- Airspace obstruction review.

Common Administrative Requirements

Most airports require:

- Airport manager approval;
- Site plan review;
- Construction drawing review;
- Ground lease approval;
- City permit approval;
- Insurance requirements;
- Construction bonding.

Common Operational Restrictions

Aircraft Storage Requirement

Many airports require hangars to:

- Primarily house aircraft;
- Maintain active aeronautical use.

Common Policies:

- Aircraft ownership verification;
- Restrictions on “storage-only” hangars.

Experimental Aircraft Build Restrictions

Some airports limit:

- Long-term kit builds;
- Hobby workshops;
- Extended non-operational projects.

Common approaches:

- Time limits;
- Progress requirements;
- Proof of active construction.

Key Findings Relevant to Independence Municipal Airport

The review indicates Independence currently has:

- Strong zoning and airspace protections;
- Limited architectural/development standards;
- Limited construction-specific standards;
- Limited aesthetic guidance.

Most comparable airports supplement zoning ordinances with:

- Airport development standards;
- Hangar construction standards;
- Architectural review policies;
- Ground lease development requirements.

Recommended Additions for Independence Minimum Standards

The following provisions are commonly used and would strengthen KIIB's long-term airport development standards.

Recommended Exterior Standards

Structural Materials

Require:

- Steel frame or engineered construction;
- Commercial-grade materials.

Limit:

- Wood exterior siding;
- Residential-grade materials.

Exterior Appearance

Require:

- Neutral or approved colors;
- Consistent architectural appearance;
- Non-reflective exterior finishes.

Roofing Standards

Require:

- Commercial-grade metal roofing;
- Minimum gauge standards;
- Factory-finished roofing systems.

Prohibit:

- Asphalt shingles;
- Unfinished galvanized roofing.

Recommended Site Standards

Drainage

Require:

- Positive drainage plans;
- Stormwater compliance;
- Oil/water separators where applicable.

Utilities

Require:

- Underground utility installation;
 - Utility coordination approval.
-

Recommended Operational Standards

Aeronautical Use Requirement

Require hangars to:

- Primarily support aviation activity;
- House operational aircraft or active aeronautical projects.

Residential Prohibition

Explicitly prohibit:

- Residential occupancy;
- Overnight habitation.

Non-Aviation Storage Limits

Restrict:

- Household storage;
- ~~Commercial warehousing;~~
- Excessive vehicle storage

Recommended Architectural Standards

Compatibility Clause

Add language such as:

“All proposed structures shall be aesthetically compatible with existing and planned airport development.”

Airport Review Authority

Allow airport management authority to review:

- Exterior colors;
- Materials;
- Roof systems;
- Door types;
- Site appearance.

Recommended Administrative Standards

Require:

- Site plan submission;
- Construction drawings;
- FAA coordination documentation;
- Construction timelines;
- Proof of financing;
- Insurance requirements;
- Performance bonding where appropriate.

Recommended Enforcement Provisions

Allow the airport authority to:

- Issue stop-work orders;
- Require correction of non-compliant construction;
- Terminate leases for violations;
- Remove abandoned or non-operational projects.

Overall Conclusion

Enhanced Service Airports and comparable public-use airports commonly adopt standards extending well beyond FAA airspace protections. While FAA regulations focus primarily on safety and obstruction prevention, airport minimum standards frequently regulate:

- Exterior construction quality;
- Structural durability;
- Architectural consistency;
- Aeronautical use;
- Site appearance;
- Utility coordination;
- Operational compatibility.

The strongest trend among airports reviewed is the desire to:

- Protect long-term airport investment,
- Maintain professional airport appearance,
- Prevent substandard or residential-style development,
- Ensure hangars remain aviation-focused facilities.

The addition of formal Hangar Construction & Development Standards would significantly strengthen Independence Municipal Airport's ability to:

- Guide future development,
- Maintain airport aesthetics,
- Protect airport property values,
- Improve compatibility and safety,
- Reduce future conflicts with developers and tenants.

The core group of airports included airports such as:

- Iowa City Municipal Airport
- Ankeny Regional Airport
- Ames Municipal Airport
- Eastern Iowa Airport
- Waterloo Regional Airport
- Spencer Municipal Airport
- Clinton Municipal Airport
- Ottumwa Regional Airport
- Fort Dodge Regional Airport
- Mason City Municipal Airport
- Dubuque Regional Airport
- Sioux Gateway Airport

Recommendation for Chapter 180. “All development, construction, land use, and operational activities at the Independence Municipal Airport shall comply with the adopted Airport Minimum Standards, Development Standards, and all applicable airport rules and regulations as approved by the City.”

Or more specifically:

“Applicants seeking development approval within the Airport Overlay District shall comply with the Independence Municipal Airport Development, Construction, and Zoning Compliance Standards, as adopted and amended by the City.”



Airport Board Memorandum

To: Airport Board

From: Brett Soukup, Airport Director

Date of Meeting: June 3, 2026

Item Title: Commercial building requirements 2026

Background:

The purpose of this policy is to establish clear standards and procedures for the location, construction, development, structural design, and approval of commercial buildings located on airport property. These requirements are intended to ensure public safety, compliance with applicable aviation regulations, consistency in development standards, and protection of airport operations and infrastructure.

This policy shall also establish minimum standards for building materials, construction quality, and structural requirements to ensure all commercial buildings erected on airport property are durable, safe, visually compatible with airport facilities, and capable of meeting applicable building, fire, and engineering codes.

Recommendation:

Staff recommends discussion of the proposed Commercial Building Requirements Policy. If there are no additional revisions, add-ons, or adjustments recommended by the Airport Board, staff further recommends that the policy be forwarded to the Airport Zoning Commission for review and consideration.

Attachments:

1. Commercial Building Requirements 2026

Independence Municipal Airport

Development, Construction, and Zoning Compliance Standards

1. Purpose

These standards establish the requirements for the planning, construction, alteration, and development of facilities at the Independence Municipal Airport to ensure:

- Safe airport operations
- Compatible airport development
- Long-term infrastructure protection
- Compliance with FAA, state, and local zoning requirements
- Consistent architectural and site appearance
- Protection of navigable airspace and airport operations
- Orderly and coordinated airport development

2. Applicability

These standards apply to all development activities occurring on airport property, including but not limited to:

- Hangars
- T-hangars
- Maintenance facilities
- Commercial aviation buildings
- Private-use aviation buildings
- Fuel storage facilities
- Additions and remodels
- Lighting installations
- Towers and antenna structures
- Temporary structures
- Land use changes
- Site improvements and infrastructure projects

3. General Development Requirement

No structure or development may be constructed on airport property without first obtaining approval through the Airport Zoning process and all applicable City permitting procedures.

All development must comply with:

- Airport zoning regulations
- FAA requirements
- Iowa state regulations
- City ordinances and building codes
- Airport operational and safety requirements

4. Approval of Framework

All airport development shall satisfy two parallel approval tracks:

4.1 Land Use Approval

Land use approval may include review or approval by:

- Airport Director and City Manager
- Airport Board recommendation, when applicable
- City Council approval for leases, agreements, or authorizations

4.2 Zoning and Regulatory Approval

Zoning and regulatory approval may include review or approval by:

- Airport Zoning Administrator
- Airport Board of Adjustment
- City Building Department
- FAA and Iowa DOT Aviation, when applicable

5. Required Approval Process

5.1 Pre-Application Coordination

Applicants are strongly encouraged to meet with:

- Airport Director and or City Manager
- City Building Official
- Airport Zoning Administrator

The purpose of pre-application coordination is to:

- Confirm land availability
- Review project feasibility
- Discuss zoning and land-use requirements
- Identify operational or safety concerns

- Review height limitations and airspace impacts
- Discuss infrastructure and utility availability

5.2 Site Control Requirement

Applicants must secure one or more of the following prior to development approval:

- Ground lease
- Development agreement
- Other written authorization from the City

Failure to obtain site control may result in termination of the approval process.

5.3 Airport Zoning Permit Application

Applicants shall submit an Airport Overlay Zoning Permit application and all required supporting materials, including:

- Detailed site plan
- Building elevations
- Utility plans
- Drainage and stormwater plans
- Construction schedule
- Proposed use description
- Building dimensions and height information
- Exterior lighting information
- Compatibility analysis addressing:
 - Safety impacts
 - Lighting impacts
 - Operational impacts

Additional information may be required based on project complexity.

5.4 Administrative Review

The Airport Zoning Administrator shall evaluate applications for:

- Airspace protection and height compliance
- Operational safety
- Land-use compatibility
- Airfield operational impacts
- Compliance with airport zoning regulations

Applications may be:

- Approved
- Approved with conditions
- Denied

5.5 Variances and Appeals

Applicants may request:

- Variances
- Appeals
- Modifications to zoning requirements

The Airport Board of Adjustment may:

- Approve requests
- Deny requests
- Approve requests with conditions
- Modify proposed requests

5.6 External Agency Coordination

Applicants may be required to coordinate with outside agencies, including:

- Federal Aviation Administration (FAA)
- Iowa DOT Aviation Bureau
- Other applicable state or federal agencies

Applicants may be required to:

- File FAA Form 7460-1
- Obtain obstruction evaluation approval
- Coordinate temporary construction activities affecting navigable airspace

FAA review may be required for:

- Tall structures
- Cranes
- Lighting installations
- Temporary construction equipment
- Projects with potential airspace impacts

5.7 City Permitting

Following airport zoning approval, applicants must:

- Obtain all required building permits
- Complete all required inspections
- Comply with City construction requirements and codes

6. Architectural and Building Standards

6.1 Exterior Appearance

Structures shall:

- Maintain a professional aviation appearance
- Use durable exterior materials
- Be compatible with surrounding airport development

The City may require modifications to maintain consistency with airport aesthetics.

6.2 Building Materials

Preferred building materials include:

- Steel-frame construction
- Masonry accents
- Fire-resistant materials
- Metal roofing systems

Temporary or portable structures may be prohibited unless specifically approved.

6.3 Height Restrictions

All structures shall comply with:

- FAA airspace requirements
- Airport zoning limitations
- Obstruction clearance standards

No structure may penetrate protected airspace surfaces.

7. Permitted and Prohibited Uses

7.1 Permitted Uses

Permitted uses may include:

- Aircraft storage
- Aircraft maintenance
- Aviation offices
- Flight planning areas
- Aviation-related storage
- Other airport-compatible aeronautical activities

7.2 Prohibited Uses

Prohibited uses include:

- Residential occupancy
- Permanent living quarters
- Hazardous industrial operations
- Unauthorized non-aeronautical storage
- Activities creating hazards to aviation operations

No structure or activity shall:

- Exceed applicable height limitations
- Interfere with flight operations
- Create glare or visual hazards
- Interfere with communications or navigation systems
- Create wildlife or environmental hazards
- Conflict with airport land-use compatibility
- Adversely impact airport operations

8. Lighting, Signage, and Site Standards

8.1 Lighting Standards

Lighting shall:

- Be shielded downward
- Avoid glare for pilots
- Comply with FAA requirements
- Minimize impacts to airport operations

8.2 Signage

All signage requires approval from the Airport Director and City Manager.

8.3 Drainage and Site Maintenance

Developments shall:

- Maintain positive drainage
- Prevent stormwater runoff impacts
- Control weeds and debris
- Maintain safe and orderly site conditions

9. Construction Requirements

9.1 Contractor Requirements

Contractors shall:

- Maintain required insurance coverage
- Follow airport access and security rules
- Coordinate construction activities with airport staff
- Comply with all applicable safety regulations

9.2 Construction Safety

Construction areas shall:

- Be properly barricaded
- Prevent foreign object debris (FOD)
- Maintain safe airfield operations
- Avoid interference with aircraft movement areas

10. Enforcement

Failure to comply with these standards or approval procedures may result in:

- Permit denial
- Stop-work orders
- Removal or modification of non-compliant structures
- Revocation of approvals or permits
- Additional enforcement actions authorized by ordinance or City Code

11. Final Inspection and Approval

No structure or development may be occupied, operated, or placed into service until:

- Final inspections are completed
- Required permits are issued
- FAA review is completed, if applicable
- Airport approval is granted
- City authorization is issued

12. Compliance with Airport Zoning Regulations

All development at the airport shall comply with applicable airport zoning regulations, including Chapter 180 Airport Zoning regulations and all related federal, state, and local requirements.

Compliance with these standards does not eliminate the obligation to obtain any other required permits or approvals.



Airport Board Memorandum

To: Airport Board

From: Brett Soukup, Airport Director

Date of Meeting: June 3, 2026

Item Title: July 1st meeting

Background:

Staff would like to discuss the scheduling of the July 1st, 2026, Airport Board meeting, as the regularly scheduled meeting date falls just a few days before the Fourth of July holiday. The discussion will allow board members to determine whether there is any desire to cancel the meeting or reschedule it to another date within the month of July.

Recommendation:

Staff recommends discussing this topic and requests direction from the Board on whether to keep, cancel, or reschedule the July meeting.

Attachments:

None



Airport Board Memorandum

To: Airport Board

From: Susi Lampe, Assistant City Manager/City Clerk/Treasurer

Date of Meeting: June 3, 2026

Item Title: Revenues and Expenses to date – *Information Only*

Background:

Attached is documentation showing the Revenues and Expenses to date – for the Airport Board’s Information only.

Recommendation:

This item is for informational purposes only, no motion is needed or recommended.

Attachments:

1. Airport 5-27-26



City of Independence
Budget Report
 Airport as of 5/27/2026

Percent of Fiscal YTD 91.6 %

2026 REVENUE REPORT

| | Budget Estimate | MTD Balance | YTD Balance | % Rcvd | Balance |
|---|---------------------|--------------------|---------------------|--------------|---------------------|
| 001 - GENERAL FUND | \$195,549.00 | \$21,897.35 | \$156,651.53 | 80.1% | \$38,897.47 |
| 43 - USE OF MONEY & PROPERTY | | | | | |
| 001-280-4310 - HANGAR RENT | \$28,280.00 | \$4,950.00 | \$26,806.53 | 94.8% | \$1,473.47 |
| 001-280-4311 - FARM LEASE | \$18,998.00 | \$9,499.20 | \$18,998.40 | 100.0% | (\$0.40) |
| 001-280-4312 - FIXED BASED OPERATOR LEASE | \$12,300.00 | \$0.00 | \$3,078.00 | 25.0% | \$9,222.00 |
| 47 - MISCELLANEOUS REVENUE | | | | | |
| 001-280-4710 - REIMBURSEMENTS | \$971.00 | \$0.00 | \$1,796.73 | 185.0% | (\$825.73) |
| 001-280-4750 - MERCHANDISE SALES | \$135,000.00 | \$7,448.15 | \$105,871.87 | 78.4% | \$29,128.13 |
| 001-280-4755 - CONCESSIONS - AIRPORT | \$0.00 | \$0.00 | \$100.00 | 0.0% | \$100.00 |
| 018 - AIRPORT REPLACEMENT FUND | \$0.00 | \$0.00 | \$19.58 | 0.0% | \$19.58 |
| 43 - USE OF MONEY & PROPERTY | | | | | |
| 018-280-4300 - INTEREST | \$0.00 | \$0.00 | \$19.58 | 0.0% | \$19.58 |
| 323 - CAP OUTLAY SAVINGS/LOST | \$451,250.00 | \$0.00 | \$0.00 | 0.0% | \$451,250.00 |
| 44 - INTERGOVERNMENTAL | | | | | |
| 323-280-4400 - FEDERAL GRANTS | \$451,250.00 | \$0.00 | \$0.00 | 0.0% | \$451,250.00 |
| TOTAL REVENUE | \$646,799.00 | \$21,897.35 | \$156,671.11 | 24.2% | \$490,127.89 |



City of Independence
Budget Report
 Airport as of 5/27/2026

Percent of Fiscal YTD 91.6 %

2026 EXPENSE REPORT

| | Budget Estimate | MTD Balance | YTD Balance | % Expd | Unexpended |
|---|---------------------|-------------------|---------------------|--------------|--------------------|
| 001 - GENERAL FUND | \$341,028.00 | \$5,820.88 | \$249,681.50 | 73.2% | \$91,346.50 |
| 280 - AIRPORT | \$341,028.00 | \$5,820.88 | \$249,681.50 | 73.2% | \$91,346.50 |
| 60 - SALARIES AND WAGES | \$77,448.00 | \$3,145.01 | \$67,772.91 | 87.5% | \$9,675.09 |
| 001-280-6010 - SALARIES - FULL-TIME | \$64,728.00 | \$2,479.20 | \$56,973.65 | 88.0% | \$7,754.35 |
| 001-280-6020 - SALARIES - PART-TIME | \$10,720.00 | \$439.83 | \$8,956.80 | 83.6% | \$1,763.20 |
| 001-280-6030 - HOURLY WAGES - TEMPORARY | \$0.00 | \$156.25 | \$200.00 | 200.0% | \$200.00 |
| 001-280-6040 - WAGES - OVERTIME | \$2,000.00 | \$69.73 | \$1,642.46 | 82.1% | \$357.54 |
| 61 - EMPLOYEE BENEFITS & COSTS | \$1,900.00 | \$76.94 | \$1,478.55 | 77.8% | \$421.45 |
| 001-280-6143 - ICMA RC - CITY SHARE | \$1,000.00 | \$76.94 | \$884.59 | 88.5% | \$115.41 |
| 001-280-6181 - UNIFORM ALLOWANCE | \$300.00 | \$0.00 | \$43.96 | 14.7% | \$256.04 |
| 001-280-6184 - CELL PHONE ALLOWANCES | \$600.00 | \$0.00 | \$550.00 | 91.7% | \$50.00 |
| 62 - STAFF DEVELOPMENT | \$2,500.00 | \$19.00 | \$1,840.04 | 73.6% | \$659.96 |
| 001-280-6230 - TRAINING | \$2,100.00 | \$19.00 | \$1,840.04 | 87.6% | \$259.96 |
| 001-280-6240 - MTGS/CONFERENCES/MILES | \$400.00 | \$0.00 | \$0.00 | 0.0% | \$400.00 |
| 63 - REPAIR, MAINT & UTILITIES | \$58,500.00 | \$1,758.35 | \$45,709.83 | 78.1% | \$12,790.17 |
| 001-280-6310 - BUILDING MAINT & REPAIR | \$5,000.00 | \$108.66 | \$2,861.21 | 57.2% | \$2,138.79 |
| 001-280-6320 - GROUNDS/RUNWAY MAINT & ... | \$10,000.00 | \$584.00 | \$9,251.32 | 92.5% | \$748.68 |



City of Independence
Budget Report
 Airport as of 5/27/2026

Percent of Fiscal YTD 91.6 %

| | Budget Estimate | MTD Balance | YTD Balance | % Expd | Unexpended |
|---|---------------------|-----------------|--------------------|--------------|--------------------|
| 001-280-6331 - VEHICLE OPERATIONS | \$7,000.00 | \$0.00 | \$6,743.99 | 96.3% | \$256.01 |
| 001-280-6332 - VEHICLE REPAIRS | \$7,000.00 | \$204.27 | \$8,235.67 | 117.7% | (\$1,235.67) |
| 001-280-6371 - ELECTRIC/GAS UTILITIES | \$21,000.00 | \$709.58 | \$15,398.06 | 73.3% | \$5,601.94 |
| 001-280-6372 - GARBAGE/RECYCLING | \$3,750.00 | \$0.00 | \$318.70 | 8.5% | \$3,431.30 |
| 001-280-6373 - COMMUNICATIONS ... | \$2,250.00 | \$151.84 | \$2,027.53 | 90.1% | \$222.47 |
| 001-280-6399 - OTHER MAINTENANCE/REPAIR | \$2,500.00 | \$0.00 | \$873.35 | 34.9% | \$1,626.65 |
| 64 - CONTRACTUAL SERVICES | \$74,580.00 | \$0.00 | \$41,492.15 | 55.6% | \$33,087.85 |
| 001-280-6407 - ENGINEERING | \$5,000.00 | \$0.00 | \$0.00 | 0.0% | \$5,000.00 |
| 001-280-6408 - PROPERTY & CASUALTY ... | \$54,930.00 | \$0.00 | \$28,518.44 | 51.9% | \$26,411.56 |
| 001-280-6409 - JANITORIAL | \$1,500.00 | \$0.00 | \$277.39 | 18.5% | \$1,222.61 |
| 001-280-6412 - MEDICAL EXPENSE - DOCTOR | \$50.00 | \$0.00 | \$0.00 | 0.0% | \$50.00 |
| 001-280-6413 - PAYMENTS TO OTHER AGENCIES | \$600.00 | \$0.00 | \$139.00 | 23.2% | \$461.00 |
| 001-280-6498 - REFUNDS | \$0.00 | \$0.00 | \$1,400.00 | 1,400... | \$1,400.00 |
| 001-280-6499 - OTHER CONTRACTUAL SERV | \$12,500.00 | \$0.00 | \$11,157.32 | 89.3% | \$1,342.68 |
| 65 - COMMODITIES | \$126,100.00 | \$821.58 | \$91,388.02 | 72.5% | \$34,711.98 |
| 001-280-6503 - MERCHANDISE FOR RE-SALE | \$120,000.00 | \$65.59 | \$86,038.96 | 71.7% | \$33,961.04 |
| 001-280-6506 - OFFICE SUPPLIES | \$2,500.00 | \$77.80 | \$1,953.13 | 78.1% | \$546.87 |
| 001-280-6507 - OPERATING SUPPLIES | \$3,000.00 | \$315.19 | \$3,032.93 | 101.1% | (\$32.93) |
| 001-280-6510 - SPECIAL & SAFETY EQUIPMENT | \$600.00 | \$363.00 | \$363.00 | 60.5% | \$237.00 |



City of Independence
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 Airport as of 5/27/2026

Percent of Fiscal YTD 91.6 %

| | Budget Estimate | MTD Balance | YTD Balance | % Expd | Unexpended |
|--|---------------------|--------------------|---------------------|--------------|---------------------|
| 112 - EMPLOYEE BENEFITS | \$36,128.00 | \$2,214.97 | \$35,460.28 | 98.2% | \$667.72 |
| 280 - AIRPORT | \$36,128.00 | \$2,214.97 | \$35,460.28 | 98.2% | \$667.72 |
| 61 - EMPLOYEE BENEFITS & COSTS | \$36,128.00 | \$2,214.97 | \$35,460.28 | 98.2% | \$667.72 |
| 112-280-6110 - FICA - CITY/AIRPORT | \$5,925.00 | \$234.33 | \$5,049.14 | 85.2% | \$875.86 |
| 112-280-6130 - IPERS - CITY/AIRPORT | \$7,312.00 | \$498.53 | \$6,354.27 | 86.9% | \$957.73 |
| 112-280-6131 - WORKERS COMP/AIRPORT | \$1,289.00 | \$0.00 | \$8.76 | 0.7% | \$1,280.24 |
| 112-280-6150 - GROUP INSURANCE/AIRPORT | \$17,602.00 | \$1,458.12 | \$15,617.76 | 88.7% | \$1,984.24 |
| 112-280-6154 - EMPLOYEE SELF-FUNDING INS/AIR | \$4,000.00 | \$23.99 | \$8,430.35 | 210.8% | (\$4,430.35) |
| 323 - CAP OUTLAY SAVINGS/LOST | \$475,000.00 | \$3,035.00 | \$12,387.00 | 2.6% | \$462,613.00 |
| 280 - AIRPORT | \$475,000.00 | \$3,035.00 | \$12,387.00 | 2.6% | \$462,613.00 |
| 67 - CAPITAL OUTLAY | \$475,000.00 | \$3,035.00 | \$12,387.00 | 2.6% | \$462,613.00 |
| 323-280-6727 - AIRPORT-CAP OUTLAY/EQUIPMENT | \$475,000.00 | \$3,035.00 | \$12,387.00 | 2.6% | \$462,613.00 |
| TOTAL EXPENSE | \$852,156.00 | \$11,070.85 | \$297,528.78 | 34.9% | \$554,627.22 |

| | Net Budget | Net MTD Balance | Net YTD Balance | Net % | Net Balance |
|---------------------------------------|----------------|-----------------|-----------------|-------|---------------|
| 001 - GENERAL FUND | (\$145,479.00) | \$16,076.47 | (\$93,029.97) | 75.7% | (\$52,449.03) |
| 018 - AIRPORT REPLACEMENT FUND | \$0.00 | \$0.00 | \$19.58 | | (\$19.58) |
| 112 - EMPLOYEE BENEFITS | (\$36,128.00) | (\$2,214.97) | (\$35,460.28) | 98.2% | (\$667.72) |



City of Independence
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 Airport as of 5/27/2026

Percent of Fiscal YTD 91.6 %

| | Net Budget | Net MTD Balance | Net YTD Balance | Net % | Net Balance |
|-------------------------------|-----------------------|--------------------|-----------------------|--------------|----------------------|
| 323 - CAP OUTLAY SAVINGS/LOST | (\$23,750.00) | (\$3,035.00) | (\$12,387.00) | 1.3% | (\$11,363.00) |
| TOTAL (REV LESS EXP) | (\$205,357.00) | \$10,826.50 | (\$140,857.67) | 30.3% | (\$64,499.33) |