



City Council Study Session Minutes

November 25, 2024 6:00 PM

Council Chambers - 111 E. Maple Ave.

PRESENTATIONS

1. General Obligation Bond Discussion

City Manager Zach Walker gave a presentation regarding the General Obligation Bond and, if passed, what the money would pay for.

A General Obligation Bond is authorized by Missouri Constitution and State Statute as a means to borrow money to generate revenue for construction projects. It is secured by full faith, credit and taxing power of a municipality and repaid through property taxes up to 20 years. It can only be used for capital improvement projects.

Research for this bond started 8 years ago. In August, 2024, Council approved Resolution 7031 appointing 21 individuals to the Independence General Obligation Bond Committee. That committee met six times between August and November of 2024. The Committee presented recommendations to the Council on November 12, 2024. The Council met in open session to determine final bond projects and amounts.

Justice Center - \$127M

\$123M Justice center + \$4M current IPD HQ remediation (built in a 1.5% increase for every quarter between now and 2026 - 9% increase total)

Close 4 facilities. Properties would be sold for redevelopment

All operational divisions would be consolidated into one location on the Justice Center Campus

The size would account for an additional 86 employees over the next 50 years

Justice Center Cuts

- On-site fuel station and vehicle maintenance
- Parking garage
- Virtual training simulator
- Driving course
- Ground source HVAC
- Duty bag storage/locker area
- Photo processing room
- Dedicated SWAT locker room

Altered to include

- Shared detective work space
- Morton buildings for SWAT, Accident Investigation/Bomb Squad, and fleet
- Deferred training building

Animal Shelter - \$3M

The building is currently owned by Jackson County

the land is currently owned by Independence

Outstanding debt owed by Jackson County is \$3.34M

The City would buy the building and pay for repairs that include fire suppression, artificial turf replacement, plumbing, HVAC, fencing, door closers and roof leaks.

Street Reconstruction & Overlay - \$30M

\$430M in deferred maintenance currently

\$30M over 5 years

Sidewalks - \$10M

ISD Priorities:

- Fairmount Elementary
- Cassel Park Elementary
- Blackburn Elementary
- Ott Elementary
- Mill Creek Elementary

Ft. Osage Priorities:

- Elm Grove Elementary
- Claremont Elementary

Bridges & Culverts - \$15M

- 4 bridges currently closed due to condition
- 9 additional bridges must be repaired or replaced within the next 7 years or be closed
- \$15M will repair or replace all 13 bridges and culverts

Historic Sites - \$7M

- Vaile Mansion: \$2,231,631
- Bingham Waggoner: \$3,799,531
- Truman Memorial Building: \$969,108

Independence Athletic Complex - \$5M

Renovate and add amenities such as field renovations, a splash pad, dog park, restrooms, concession, etc.

An ordinance requesting this be placed on the ballot in the April 2025 election is scheduled for its first reading on the City Council agenda on December 2nd. Second reading will be December 16th.

Items will be put into 3 questions.

Question 1 will cover the Justice Center, Animal Shelter and demolition of existing police headquarters.

Question 2 will cover Street reconstruction & overlay, sidewalks and bridges & culverts

Question 3 will cover the Independence Athletic Complex and historic sites

City Manager Walker suggests a resolution adopting the Square Master Plan which will be on the December 2nd agenda. He also suggests a resolution forming a Recreation Center Advisory Committee which will be on the December 16th agenda. He also suggests the Council begin updating the Parks Master Plan.

The amount set is what the City would be limited to borrowing. If the City determines they don't need the full amount, they won't borrow the full amount. If question 1 passes, the money borrowed for those projects can only be used for those projects. If there is excess money, it cannot be used on anything other than the items listed in the question.

Amy Wooten-Jordan discussed the campaign of the General Obligation Bond.

IndeGO Bond Communications will have electronic communications through a website that is being created, social media, a story map and videos and pictures. There will also be targeted outreach events. There will also be a utility bill insert.

INFORMATION ONLY

1. **Please Note:** *In accordance with RSMo. 610.021, the City Council may convene in an Executive Session during or after the meeting, in the Council Chambers and move to Conference Room D for the closed meeting, on matters of litigation, legal action, and/or attorney client communications, as permitted by Sec. 610.021(1), on matters of personnel, as permitted by Sec. 610.021(3) and personnel records, as permitted by 610.021(13), on matters of contracts, as permitted by 610.021(12), on matters of real estate, as permitted by 610.021(2) and/or matters of labor negotiations, as permitted by 610.021(9).*