



CITY COUNCIL Regular Meeting

March 3, 2025

6:00 PM, Council Chambers - 111 E. Maple Ave.

To view a Council meeting agenda, visit <https://independencemo.portal.civicclerk.com/> and select 'Most Recent Council Agenda'.

INVOCATION

1. The invocation will be given by Ken Truax, Elder with the East Independence Church of Christ

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

PRESENTATION RESOLUTIONS

1. 25-725 A Resolution recognizing Brandie Gardner, Property Maintenance Officer, in the Community Development Department as the ISTAR recipient for March 2025.
Passes 7-0 Res. No. 7105

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Approval of minutes for the Regular Meetings on February 4th and February 17th 2025 **Approved**
2. Council approval is requested to expend \$136,641.86 to the Mid-America Regional Council (MARC) for the City of Independence's participation in the Intergovernmental

Agreement related to the disposal of Household Hazardous Waste (HHW) by the Municipal Services Department. **Approved**

3. Council approval is requested to expend \$246,670.52 with Graybar Electric for failing 15KV distribution switchgear cabinets, also called Desert Storm Cabinets, for the Power & Light Department. **Approved**
4. Council approval is requested for a change order to Purchase Order 25000778 to acquire an additional Freightliner single-axle dump truck chassis from PTG Premier Truck Group for \$109,483. This purchase is for the Street Maintenance Division of the Municipal Services Department. The total expenditure will increase to \$218,966. **Approved**
5. Council approval is requested to authorize an additional \$100,000 in expenditures with Ozark Kenworth for heavy equipment fleet repairs at the Central Garage of the Municipal Services Department. This adjustment will bring the total authorized expenditures to \$300,000. **Approved**
6. Council approval is requested to authorize the City Manager to approve Purchase Order Change Order #1 to the design contract (PO#25000852) with Alfred Benesch & Company, increasing the total contract amount to \$124,290. Additionally, authorization is requested for future change orders not to exceed \$12,429 for the E. Kentucky Road Bridge over Mill Creek portion of the Emergency Transportation Project (No. 112203-2). **Item Passes 7-0**
7. Council action is requested to authorize the City Manager to approve a construction contract with Linaweaver Construction, Inc. for an amount not to exceed \$3,447,758. This authorization includes future minor change orders not to exceed \$344,775.80 and any necessary time extensions as part of the Leslie to Crane at Hereford Stormwater Project (No. 132201). **Item Passes 7-0**
8. Council action is requested to approve a revised Video Broadcast Agreement with the Independence School District to allow for School Board meetings to be broadcast on City7 and the City's YouTube channel. **Item Fails 3-4**

RESOLUTIONS

1. 25-715 A Resolution accepting the City of Independence Bicycle and Pedestrian Plan. *Postponed from 2/3/25* **Item Passes 6-1 Res. No. 7106**
2. 25-726 A Resolution appointing Hayley Woods and Deputy Chief Michelle Sumstad to the Truman Memorial Scholarship Fund Candidate Selection Committee **Approved Res. No. 7107**

3. 25-727 A Resolution appointing Laura Garcia-Siegfried to the Japanese Sister City Committee **Approved Res. No. 7108**
4. 25-728 A Resolution appointing Caleb Holder as an alternate to the Board of Adjustment **Approved Res. No. 7109**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 2000 N. Elsea Smith Road from R-A, Residential-Agricultural, to R-4, Single Family Residential Low Density. ***New Information Only.***

25-008 **2R** An ordinance approving a rezoning from District R-A (Residential-Agricultural) to District R-4 (Single-Family Residential Low Density) for the property at 2000 N. Elsea Smith Road. **2R Item Fails 0-7**

2. A public hearing for the application to rezone the property at 9408 E. Winner Road from O-1, Office-Residential, to R-6, Single-Family Residential, and the properties located at 715 & 717 S. Brookside, 812, 818 & 820 S. Glenwood, 9306 & 9310 E. 9th Street S, and 9400, 9402, 9404 & 9406 E. Winner Road from R-30/PUD, High Density Residential/Planned Unit Development, to R-6, Single-Family Residential. ***New Information Only.***

25-009 **2R** An ordinance approving a rezoning from District O-1 (Office-Residential) and District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) for the properties along Winner Road, Brookside Boulevard, Glenwood Avenue and 9th Street S in Independence, Missouri. **2R Item Passes 7-0 Ord. No. 19655**

3. A public hearing for the application to rezone the properties located at 1420, 1422, 1424 & 1426 S. Liberty Street from R-30/PUD, High Density Residential/Planned Unit Development, to R-6, Single-Family Residential. ***New Information Only.***

25-010 **2R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) for the properties along Liberty Street South of 23rd Street in Independence, Missouri. **2R Item Passes 7-0 Ord. No. 19656**

4. A full public hearing for a Retail Selling of Intoxicating Liquor of all kinds in the original package for Galaxy Liquors that will be located at 2321 S. Lee's Summit Rd. ***Full Public Hearing.***

Council action is requested on the application received from KC Galaxy, LLC for Retail Selling of Intoxicating Liquor of all kinds in the original package for Galaxy Liquors that will be located at 2321 S. Lee's Summit Rd. **Item Fails 0-7**

5. A full public hearing for a Retail Selling of Intoxicating Liquor of all kinds in the original package for Fast Zone 8 located at 2561 S. M 291 Hwy. **Full Public Hearing.**

Council action is requested on the application received from KC Stores, LLC for Retail Selling of Intoxicating Liquor of all kinds in the original package for Fast Zone 8 located at 2561 S. M 291 Hwy. **Item Passes 7-0**

ORDINANCES

1. 25-011 **2R** An ordinance vacating an existing electric easement, utility easement, sanitary sewer easement, and general utility easement, all of which are part of 18785 E. 39th Street South, lying in, on, and across Tracts 4 & 5 of Independence Center, a subdivision of Independence, Jackson County, Missouri. **2R Item Passes 7-0 Ord. No. 19657**
2. 25-012 **2R** An ordinance authorizing the award of funds to Burns & McDonnell, Inc. and AspenTech OSI totaling \$841,711 for a six-year project to fulfill the Federal Energy Regulatory Commission (FERC) Order No. 881; further authorizing Council action to issue purchase orders for fiscal year 2025 to Burns & McDonnell in the amount of \$309,225 and AspenTech in the amount of \$99,470 for a total of \$408,695 for the Power and Light Department; and authorizing future change orders not to exceed 10% of the entire six-year project, \$84,171.10; and appropriating \$408,695 from the Power & Light reserve fund balance to fund the fiscal year 2025 portion of the project. **2R Item Passes 7-0 Ord. No. 19658**

FIRST READING(S)

1. 25-013 **1R** An ordinance approving a Final Plat for Timber Creek Ranch - 5th Plat generally located north of Bundschu and Old Mill Road in Independence, Jackson County, Missouri. **1R Read**
2. 25-014 **1R** An ordinance approving a rezoning from Districts I-1 (Industrial), C-2 (General Commercial), and R-12 (Two-Family Residential) to District I-1 (Industrial) for the property at 10900 East Truman Road. **1R Read**
3. 25-015 **1R** An ordinance approving a rezoning from District I-1 (Industrial) to District R-6 (Single-Family Residential) for the property at 336 N. Hocker Avenue. **1R Read**

INFORMATION ONLY

1. Case 25-100-03, a request by Dustin Ferrell to rezone the property located at 10900 E. Truman Road from I-1 (Industrial), C-2 (General Commercial), and R-12 (Two-Family Residential) to I-1 (Industrial), was advertised for a new information only public hearing at the March 3, 2025, City Council meeting. As this case was continued by the Planning Commission, the new information only public hearing will be held at the March 17, 2025, City Council meeting.
2. ***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).

COUNCILMEMBER COMMENTS

ADJOURNMENT