



CITY COUNCIL Regular Meeting

May 5, 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. Zac Harmon-McLaughlin, Dean of the Community of Christ Seminary, will give the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

PRESENTATION RESOLUTIONS

1. 25-746 A Resolution recognizing James Walton, Engineer III, Municipal Services Department, as the ISTAR Award recipient for May 2025.

PROCLAMATIONS

1. A Proclamation recognizing the month of May as National Historic Preservation Month

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Approval of minutes for the Regular Meetings on April 7th and April 21st 2025.
2. Approval is requested to authorize an additional \$200,000 in expenditures to Davenport Construction LLC (Davenport) for asphalt street cut repairs for the Municipal Services Department. This increase will bring the total contract amount to

\$1,100,000.00

3. Council action is requested to authorize the City Manager to execute a construction contract with Vance Brothers, Inc., in an amount not to exceed \$3,947,904.63, for the Pavement Preventative Maintenance Operations Project (Project No. 112201-10). This authorization includes approval for future minor change orders not to exceed \$394,790.46 and/or time extensions, as necessary, to complete roadway sealing activities.

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone properties on Zaun Avenue and Hocker Avenue from I-1, Industrial, to R-6, Single Family Residential. ***New Information Only.***

25-023 **2R** An Ordinance approving a rezoning from District I-1 (Industrial) to District R-6 (Single-Family Residential) for the property located along Zaun Avenue and Hocker Avenue, north of Truman Road. **2R**

2. A public hearing for the application to rezone the properties at 20201 & 20221 E. Jackson Drive from O-1, Office Residential, to C-2, General Commercial. ***New Information Only.***

25-024 **2R** An Ordinance approving a rezoning from District O-1 (Office Residential) to District C-2 (General Commercial) for the property located at 20201 and 20221 E. Jackson Drive. **2R**

3. A public hearing for the street name change application to rename Necessary Road to Pop Warner Drive. ***New Information Only.***

25-025 **2R** An Ordinance changing the name of a segment of "Necessary Road" to "S. Pop Warner Drive." **2R**

ORDINANCES

1. 25-026 **2R** An Ordinance finding, determining, and declaring the necessity of acquiring temporary construction easements for the Sidewalks Program Phase 2 Project (Project No. 112209); authorizing negotiation with property owners and the initiation of eminent domain proceedings, if necessary; approving the plans and specifications for the project; authorizing the use of experts, as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in connection with the project. **2R**

FIRST READING(S)

1. 25-027 **1R** An ordinance finding, determining, and declaring the necessity of acquiring general utility easements and temporary construction easements for the Nickell Avenue Culvert Replacement Project (Project No. 132404); authorizing negotiations and, if necessary, the initiation of eminent domain proceedings; authorizing the use of experts as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in conjunction with the project. **1R**
2. 25-028 **1R** An ordinance amending Section 4.01.003 "Dangerous Buildings" of the Independence City Code. **1R**
3. 25-029 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R**
4. 25-030 **1R** An ordinance amending Chapter 2 of the City Code, "Alcoholic Beverages". **1R**
5. 25-031 **1R** An ordinance declaring the results of the bond election held in the City of Independence, Missouri on April 8, 2025. **1R**

INFORMATION ONLY

1. Noland Road Community Improvement District Budget FY 25-26
2. ***Please Note:*** *In accordance with RSMo. 610.021, the City Council may convene in an Executive Session during or after the 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



A GREAT AMERICAN STORY

City Council Regular Meeting Minutes

April 7, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Rob Douglas, Elder at the East Independence Church of Christ, will give the invocation

Rob Douglas, Elder at the East Independence Church of Christ, gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Rory Rowland, Presiding Officer of the City Council, called the meeting to order. Upon roll call, the following members were present: Rory Rowland, Jared Fears, Brice Stewart, Bridget McCandless, Jennie Vaught, John Perkins and Heather Wiley. Absent – None.

Councilmember Perkins moved to do the ISTAR Award out of order. Motion seconded by Councilmember McCandless.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Motion passes 7-0

CITIZEN REQUESTS

Lois McDonald spoke and handed out a letter to the council regarding the Mayor's performance in his role.

Lynn Baker spoke about the GO Bond.

Lucy Young spoke about the GO Bond.

Doug Blodgett spoke on behalf of the Independence Police Officers present regarding the GO Bond.

Mike Viet spoke on behalf of the Independence Fire Fighters present regarding the GO Bond.

PRESENTATION RESOLUTIONS

1. 25-732 A Resolution recognizing Charles R. Harvey, III, Administrative Support Supervisor in the Municipal Services Department, as the ISTAR recipient for April 2025. **Passes 7-0 Res. No. 7113**

Councilmember Fears moved to approve this item. Motion seconded by Councilmember McCandless.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item Passes 7-0

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to the item as presented. Motion seconded by Councilmember Vaught.

Items pulled for special consideration:

Item #2 pulled by Councilmember McCandless

Items #4-7 pulled by Councilmember Fears

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Items #1 and #3 passes 7-0

1. Approval of minutes for the Regular Meetings on March 3rd and March 24th 2025
Approved
2. Council action is requested to authorize the City Manager to issue a purchase order to Insituform Technologies, Inc. in the amount of \$504,422.80 for the purchase and installation of Cured-In-Place Piping (CIPP) as part of the Stormwater and Sanitary

Sewer Trenchless Technology projects (No. 130508 & No. 9757). Additionally, Council is requested to authorize future minor change orders not to exceed \$50,442.28.

Item passes 7-0

This item was pulled for special consideration by Councilmember McCandless.

Councilmember McCandless moved to Approve the item as presented. Motion seconded by Councilmember Perkins.

CIPP is cured in place, which is a liner that goes into the existing pipe. It extends the life of the pipe that is in the ground without having to excavate it. It assists in renewing the full life of the pipe. This is a proactive measure to help save funds down the road.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

3. Council action is requested to authorize the City Manager to issue a purchase order to Wiedenmann Construction, Inc. for an amount not to exceed \$96,126 and to authorize future minor change orders and/or time extensions not to exceed \$9,612.60 for stormwater infrastructure repairs in the Saddlebrook Subdivision as part of the Emergency Stormwater Project (No. 131802). **Approved**

4. Council action is requested to approve the Construction Manager at Risk (CMAR) agreement with McCownGordon Construction for the Independence Justice Center project, located at 17221 East 23rd St S, Independence, MO 64057. **Item passes 7-0**

This item was pulled for special consideration by Councilmember Fears. He asked the City Manager to address this item with the others he pulled (4-7) collectively. Jennifer Gurlock from Project Advocates addressed this item. An at-risk agreement puts the risk on the contractor.

There will be a guaranteed final price amendment, which the contractor will not be allowed to charge over that amount. They look for who is best suited to build the projects with the best value. They can come in under budget. To address the possibility of an increase in costs, they recommend that their clients be prepared for a 1.5% increase per quarter for each project for escalation costs. There is nothing out of the ordinary in any of the contracts. She is confident all buildings can be completed within budget. The City is only authorized to borrow a certain amount and cannot go beyond that. There is a \$1.4M increase because the buildings were separated and because they are being built closer together instead of spreading them out through 2 years. Costs are just going to increase so the longer the project waits, the higher the cost will be.

Councilmember Fears moved to Approve the item as presented. Motion seconded by Councilmember Perkins.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

5. Council action is requested to approve the AIA G802 Amendment to Professional Services Agreement with WSKF, Inc, for additional design services for the New and Replacement Fire Station Projects. **Item passes 7-0**

Councilmember Fears moved to Approve the item as presented. Motion seconded by Councilmember Vaught.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

6. Council action is requested to approve Amendment #1 to Project Advocates, LLC for Consulting Services for the Fire Station Projects. **Item passes 7-0**

Councilmember Fears moved to Approve the item as presented. Motion seconded by Councilmember Perkins.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

7. Council action is requested to approve the Construction Manager at Risk agreement with Turner Construction Company on the Independence Fire Station 5, 8 & 11 projects. **Item passes 7-0**

Councilmember Fears moved to Approve the item as presented. Motion seconded by Councilmember Wiley.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

RESOLUTIONS

1. 25-733 A Resolution appointing Councilmember John Perkins to the Independence

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 1009 N. Kiger Road from R-12, Two Family Residential, to R-6, Single Family Residential. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director presented this time.

This item was considered by the Planning Commission on February 11 of this year. They voted to approve. This rezoning combines two residential properties into one to build a single-family home. It would all be an R6 rezoning.

25-019 2R An ordinance approving a rezoning from Districts R-12 (Two-Family Residential) to District R-6 (Single-Family Residential) for the property at 1009 North Kiger Road. **2R Passes 7-0 Ord. No. 19665**

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

ORDINANCES

1. 25-016 2R An ordinance authorizing the borrowing of not to exceed \$50,000,000 from the Missouri Development Finance Board to finance certain project costs for the City; approving the form of and authorizing the execution of a Financing Agreement with the Missouri Development Finance Board; and prescribing other matters relating thereto. **2R Passes 6-0 (Mayor absent for vote) Ord. No. 19662**

The City has been approved for a loan of up to \$50M. If approved, they will proceed with the bond sales to investors in the bond market. The majority of these will be funded through the fire safety sales tax. Voter approval of the increase in that sales tax in 2021 authorized half to be utilized for personnel expenses and the other half for facilities and equipment.

The current projected sales tax can pay for the bond. There has been a healthy reserve in that fund that would help if the sales tax dropped. Projects will also be managed in such a way as to make sure the revenue is there for them. Weighted average maturity means it is representative of the time it takes to pay down the principal. They are expecting 20 years or less for it to amortize. The City can elect to pay off the bonds if interest rates become lower. Retail investors can purchase the bonds. They are hoping for an interest rate in the low 5%.

The Mayor left the dais during this vote.

AYES (6): Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 6-0 (Mayor not present to vote)

2. 25-017 **2R** An ordinance authorizing the acceptance of a monetary donation to the George Owens Nature Park (GONP) to establish a butterfly garden and adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **2R Passes 7-0 Ord. No. 19663**

There will be minimal maintenance costs for the City after the three-year period. The main cost is in the set up of the garden.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

3. 25-018 **2R** An ordinance authorizing the acceptance of funding from the US Department of Agriculture's Gus Schumacher Nutrition Incentive Program, through a recipient award from the Mid-America Regional Council (MARC) and sub-recipient Cultivate KC, which allocates \$11,992.50 to the City of Independence, Missouri, for nutrition incentives for the Double Up Food Bucks Program and adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by ordinance NO. 19561. **2R Passes 7-0 Ord. No. 19664**

This is a program that the Health Forward program brought to the KC area 15 years ago.

They partner with SNAP to help incentivize people to buy fresh food and it can be used at Farmer's Markets.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 7-0

FIRST READING(S)

1. 25-020 1R An ordinance amending articles of Chapter 11 of the Code of the City of Independence, Missouri, pertaining to food establishment and retail sanitation and adopting the sections of the Food and Drug Administration Model Food Code, 2022 Edition, as the food establishment and retail sanitation code. **Read**
2. 25-021 1R An ordinance approving a rezoning from District C-2 (General Commercial) to District I-1 (Industrial) for the property at 420 S M-291 Highway. **1R Read**
3. 25-022 1R An ordinance amending the Independence City Code Chapter 3 Animals and Fowl **1R Read**

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).*

COUNCILMEMBER COMMENTS

Councilmember Fears spoke about the General Obligation Bond vote and what a historical event it is. The City has moved forward on a number of economic development initiatives, retained police officers that we were at risk of losing and even hired several new ones. Tonight the Council passed an ordinance to build three new fire stations and remodel the IUC for the police department to move into. One of the contracts includes a major national construction company that has never done business in the City before. He hopes that tomorrow's election will continue to help the City move forward.

Councilmember Vaught thanked the first responders and gave a fire safety reminder that the fire department offers to go to your home and install up to two smoke detectors for free. You can all fire prevention at 816-325-7123 to schedule a time.

Councilmember Wiley talked about the First Responders breakfast. The Chamber gave out awards for dedication, bravery, leadership, and heroism to firefighters and the police department. She thanked everyone for all they do. She also attended the Employee Service Recognition Dinner at the Uptown Market for many years. She also has spent the last several weeks knocking on doors to talk about the GO Bond. She has had really good conversations with constituents. She is appreciative to everyone for their time and the conversations she had with them.

Councilmember McCandless seconded what Councilmember Wiley said. She is very proud of Independence. It is okay to not agree but there were great conversations and have lots of future conversations that will need to be had.

Councilmember Perkins said the First Responder breakfast was very humbling. it is wonderful that they put their lives on the line to do the things they do. The dispatchers also have such an important job and sometimes have horrible things they have to hear. He feels the Council has done everything they can to lay the groundwork for the vote tomorrow. They have attended over 35 meetings and is proud and excited for the outcome. He hears people talk around the metro area about Independence and it's positive talk.

Mayor Rowland thanked the first responders for their work. The breakfast was inspiring and challenging. Not only were officers and firefighters acknowledged but it was nice to see PO Cody Allen's wife as well. He continues to do videos at the shelter and thanked everyone for their assistance in the videos.

ADJOURNMENT

Councilmember Perkins made a motion to go into Executive Session under RSMo. 610.021 legal matters, matters of personnel and personnel records. Seconded by Councilmember Fears.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Motion passes

Mayor Rowland raised an issue with where the meeting was going to take place. The notice said conference room D, but the council was going to adjourn to conference room A. The acting City Attorney stated that it is not required under the Sunshine Law to say where the meeting will take place as long as there is a place for attendees to stay while the executive session is in progress.

Meeting adjourned to closed executive session at 7:25 p.m.



Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:


City Clerk



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Approval is requested to authorize an additional \$200,000 in expenditures to Davenport Construction LLC (Davenport) for asphalt street cut repairs for the Municipal Services Department. This increase will bring the total contract amount to \$1,100,000.00

Recommendations:

Staff recommends approval.

Background:

Asphalt repairs are required due to damage to streets and roadways resulting from water main breaks and other system maintenance activities. On June 21, 2021, Council approved a multi-year contract with Davenport Construction LLC (Davenport) to perform street cut repairs.

This request seeks additional funding to address ongoing asphalt repair needs related to water main leak repairs and other maintenance activities conducted by the Water Construction/Repair Division for Fiscal Year 2025.

On September 16, 2024, Council approved \$800,000 in expenditures, along with an additional 10% contingency for change orders. A purchase order was issued for the full amount, inclusive of the change order allowance, totaling \$880,000.

Due to the unpredictable nature and volume of water main breaks and the extent of roadway damage they cause, staff anticipates increased repair work for Davenport. As such, an additional \$200,000 in expenditures is being requested, bringing the new total to \$1,100,000.

Approval of this item will also authorize change orders of up to an additional 10% of the revised purchase order total, subject to available appropriations.

Emergency Justification:**Fiscal Impact:**

The fiscal impact to the City is \$220,000 including contingency, bringing the total contract amount to \$1,100,000.00. Funding for this request is accounted for in the Fiscal Year 2025 budget (Page 190, Account Number: 0404840-5212, Water Fund, Maintenance-Other).

Council Action:

Department / Contact	Municipal Services /
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REVIEWERS

Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

None

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to authorize the City Manager to execute a construction contract with Vance Brothers, Inc., in an amount not to exceed \$3,947,904.63, for the Pavement Preventative Maintenance Operations Project (Project No. 112201-10). This authorization includes approval for future minor change orders not to exceed \$394,790.46 and/or time extensions, as necessary, to complete roadway sealing activities.

Recommendations:

Council approval is recommended.

Background:

This contract covers the roadway sealing component of the annual Pavement Maintenance Program.

One construction bid was received for this project:

- Vance Brothers, Inc. \$3,947,904.63

Vance Brothers, Inc. has previously completed similar projects for the City in a successful and satisfactory manner. Based on their experience and past performance, their bid is recommended for approval.

The Pavement Maintenance Operations Project (Project No. 112201) provides annual funding for contracted pavement maintenance activities, including overlay, sealing, and crack-filling on designated streets throughout the City.

Emergency Justification:**Fiscal Impact:**

The total fiscal impact to the City is \$4,342,695.09, which includes a contingency allowance. Funding for the Pavement Preventative Maintenance Operations Project (Project No. 112201) is included in the FY 2025 budget (page 203), under Account No. 112201-C-0517051-5406.

Council Action:

REVIEWERS

Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Official Bid Tab Summary - ITB#25012 - FY 25 Roadway Seals - 112201-10
2. Construction Contract - Vance Brothers - FY 25 Seals Project (No. 112201-10)
3. Management Analyst Roadway Seals Memo - Project No. 112201-10

Invitation to Bid #25012 - Bid Tabulation Results	
FY25 Pavement Maintenance - Roadway Seals	
CITY PROJECT NO. 112201-10	
10-Apr-25	
Contractor	Base Bid
Vance Brothers	\$ 3,947,904.63

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of May of 2025, by and between the CITY OF INDEPENDENCE, MISSOURI, acting through the City Manager, thereunto duly authorized to do so, Party of the First Part and hereinafter called the Owner; and
Vance Brothers, Inc.,
a Corporation of the State of Missouri, Party of the Second Part hereinafter called the Contractor, WITNESSETH:

THAT WHEREAS the Owner has caused to be prepared, in accordance with the law, specifications, plans and other contract documents for the work herein described, and has approved and adopted said documents, and has caused to be published in the manner for the time required by law, an advertisement for and in connection with the construction of items in accordance with the terms of this contract known as FY 25 Roadway Seals - Pavement Maintenance Operations Project (No. 112201-10); and,

Whereas the said Contractor, in response to such advertisement, has submitted to the Owner in the manner and at the time specified, a sealed Proposal in accordance with the terms of said advertisement; and,

Whereas the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the Proposals submitted in response to the published invitation therefore, and as a result of such canvass has determined and declared the aforesaid Contractor to be the lowest or best bidder for the said work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's Proposal, a copy therefore being attached to and made a part of this contract agreement.

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the Parties to these presents have agreed and hereby agree, the Owner for itself and it's successors, and the Contractor for itself or themselves, or it's, or their successors and assigns, or it's or their executors and administrators, as follows:

ARTICLE 1. That the Contractor shall

- a. furnish all tools, equipment, supplies, insurance, superintendence, transportation and other construction accessories, services and facilities;
- b. furnish all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work;
- c. provide and perform the necessary labor and, in a good, substantial and workmanlike manner, in accordance with the general provisions and technical specifications of this contract, which are attached hereto and made a part hereof, and in conformity with the contract plans and specifications designated and identified therein;

- d. make payment of all wages in conformance with the official schedule of wage rates as determined by the Labor and Industrial Relations Commission of the Missouri Department of Labor and Industrial Relations, and in compliance with the Prevailing Wage Law of Missouri, all as set forth in the general provisions which are attached hereto and made a part hereof by reference, perform and observe all of the terms, agreements, requirements and conditions contained in the general provisions and technical specifications which are attached hereto and made a part hereof by reference;
- e. execute, construct and complete all work included in and covered by the Owner's official award of this contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's Proposal (or part thereof if Owner so elects).

ARTICLE 2. That the Owner shall pay to the Contractor for the performance of the work embraced in this contract, and the Contractor will accept as full compensation therefore, a sum (subject to change orders approved by the City Council) not to exceed Three million, nine-hundred forty-seven thousand, nine-hundred four and 63/100 Dollars (\$ 3,947,904.63) for all work covered by and included in the contract award and designated in the foregoing Article 1; payment thereof to be made in the manner provided in the general provisions hereto attached.

ARTICLE 3. That the Contractor shall start work on, or within ten (10) days following the date of a written order from the Owner to the Contractor to proceed with the work to be performed under the provisions of this contract, or on a subsequent date designated and authorized by the Owner in said order, and that the Contractor shall complete said work within (60) working days from and after the date of, or subsequent date authorized in, said order by the Owner to proceed.

ARTICLE 4. This Contract Agreement shall be governed by the laws of the State of Missouri. The Owner and the Contractor agree that performance of this Contract Agreement will be deemed to have occurred in the State of Missouri and that Contractor's performance under this Contract Agreement will be deemed the transaction of business in Missouri. Jurisdiction and venue for any claim or cause of action arising under this Contract Agreement shall be exclusively in the Sixteenth Judicial Circuit of Missouri and the Contractor submits to personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to, that court.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year

first above written.

CITY OF INDEPENDENCE MISSOURI

Party of the First Part (Owner)

By _____
Zachary Walker, City Manager

ATTEST:

Susanne Holland, City Clerk

Party of the Second Part
(Contractor)

By _____

SEAL:

Address

ATTEST:

City & State

Corporate Secretary

The foregoing contract and bond(s) are in due form according to law and are hereby approved.

ATTORNEY FOR OWNER:

Jeremy Cover, City Counselor



MEMORANDUM

DATE: April 22nd, 2025
TO: Honorable Mayor & Members of the City Council
FROM: Andrew R. Frazier, Management Analyst
SUBJECT: Roadway Seals - Preventative Pavement Maintenance Project



I have reviewed the contract information to ensure compliance with the contracting process per Section 1.43.007(D) of the City Code: The Management Analyst shall audit all proposed City contracts anticipated to cost in excess of \$2,000,000.00 or scheduled to be in effect for more than 12 months and anticipated to cost in excess of \$500,000.00 prior to the proposed contracts being submitted to the City Council.

Before you is a consent item on the Agenda that authorizes the City Manager to enter into agreements with Vance Brothers Inc, in the amount of \$3,947,904.63 as part of the Roadway Seals Preventative Pavement Maintenance Project. The extent of work includes mobilization, site preparation, cape seal, asphalt pavement patch, concrete work, sodding, and all appurtenant work associated with this project.

City staff have provided me with all relevant documentation under the bidding process, including verifying actions related to the bidding process. This agreement is satisfactory, and all parties have fulfilled their obligations as required.

Per Section 34.040 of the Missouri Revised Statutes regarding Competitive Bidding and Chapter 8, Article 6 of the Independence Code, the Municipal Services received only one bid after being published on the public purchase website for 30 days. Municipal Services staff reviewed the firm's qualifications and decided to pursue the complete Vance Brothers Inc bid of \$3,947,904.63.

Vance Brothers Inc is headquartered in Kansas City, MO. They have provided professional references, personnel qualifications, a list of past projects (to include projects in or around the City of Independence), certificate documentation of authority allowing business in Missouri, OSHA Safety Program affidavit, and bid bond.

All bid documents have been reviewed, and I find no provision that would be considered harmful



or unacceptable to the City.

Please let me know if you should have any further questions regarding this matter.

Respectfully,

Andrew R. Frazier, MPA,
Management Analyst

- C. Zachary Walker, City Manager
- Lisa Reynolds, Director of Municipal Services
- Susanne Holland, City Clerk

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

A public hearing for the application to rezone properties on Zaun Avenue and Hocker Avenue from I-1, Industrial, to R-6, Single Family Residential. ***New Information Only.***

Recommendations:**Background:****Emergency Justification:****Fiscal Impact:****Council Action:**

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. 3-25-25 Public Notice Proof

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Examiner** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(816) 254-8600**.

Notice ID: 6jY3Y2ygb80UhaD8PzgT | **Proof Updated: Mar. 04, 2025 at 09:34am CST**
Notice Name: PC 03.25.25

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

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Je'nai Moulon
jmoulon@indepmo.org
(816) 325-7109

FILING FOR

Examiner

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 8.88

Number of Lines: 71

03/08/2025: Other 120.03

Subtotal	\$120.03
Tax	\$0.00
Processing Fee	\$0.00
Total	\$120.03

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, March 25, 2025, and by the Independence **City Council** at 6 p.m., Monday, May 5, 2025, in the Independence City Hall City Council Chambers (lower level, north entrance) 111 E. Maple Avenue, in Independence, Missouri on the following matter(s):

Case 25-100-10 – Rezoning – 301, 305, 307, 309, 401 E. Zaun Avenue & 323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 609, 610 & 611 N. Hocker Avenue – A request by the City to rezone the properties from I-1 (Industrial) to R-6 (Single Family Residential).

Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).

Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

The Planning Commission will conduct full public hearing on these applications. The City Council will only hear new information that was not presented at the Planning Commission's public hearing if such facts were not reasonably available at the time of the Planning Commission hearing. Any new information proposed to be presented to the City Council must be submitted in writing to the Community Development Department and Law Department at least seven (7) days prior to the City Council meeting.

Witness my hand this 4th day of March, 2025.

Tom Scannell, Community Development Director
The City of Independence, Missouri is an Equal Opportunity Employer/Contractor/MFD

Published in the Examiner, Mar 8, 2025

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-023 **2R** An Ordinance approving a rezoning from District I-1 (Industrial) to District R-6 (Single-Family Residential) for the property located along Zaun Avenue and Hocker Avenue, north of Truman Road. **2R**

Recommendations:

Commissioner Nesbitt made a motion to recommend approval to rezone properties along Zaun Avenue and Hocker Avenue from I-1 (Industrial) to R-6 (Single-Family Residential). A second was made by Commissioner O'Neill. The Independence Planning Commission voted as follows:

Commissioner Nesbitt – Yes
Commissioner Ferguson – Yes
Commissioner Ashbaugh – Yes
Commissioner Wiley – Yes
Commissioner O'Neill – Yes
Commissioner Torres – Absent
Commissioner Young – Yes

The motion passed, and such application is forwarded to the City Council for its consideration. Staff recommends approval of this application.

Background:

A request by the City of Independence to rezone properties along Zaun Avenue and Hocker Avenue from I-1 (Industrial) to R-6 (Single-Family Residential).

PROPERTY'S HISTORY:

This area was annexed by Independence in 1851. The properties included in this application to be rezoned were platted on September 3, 1867 (Johnson's Addition, 2nd Plat) and August 10, 1910 (Lexington Heights). The church-owned property has never been platted.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, all of the properties were designated M-1 (Industrial). The city adopted its Unified Development Ordinance (UDO) (Ordinance No. 17339) in 2009, and these properties were converted to I-1 (Industrial).

PROPOSAL:

The city seeks to rezone the residential lots that are part of this application to R-6 to better conform with the existing land use and character of the nearby neighborhood to the north.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

Residences in this existing commercial zoning district vary in era from the early 1900's to 1960's. The single-family homes in this district are of similar size and design.

CHARACTERISTICS OF THE AREA:

This residential zoning district encompasses lots along Hocker Avenue and Zaun Avenue north of Truman Road. The surrounding homes in this area are a mix of sizes, ages, and designs. An apartment complex flanks on the east and south. Commercial and industrial properties lie to the west.

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, the Strategic Plan's objective, "Stabilize and revitalize neighborhoods." Rezoning these properties will ensure they remain residential in use.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Residential Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of...properties."

Construction of this neighborhood took place in the last half of the nineteenth century and the first half of the twentieth century. Rezoning these properties retains the character of the neighborhood by aligning their zoning with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:

These properties are not located within any sub-area plan.

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the properties are zoned 1-1 (Industrial), a zoning classification that allows for warehousing, wholesaling, vehicle repair, small engine repair, vehicle storage, office use, government facilities, utilities and manufacturing.

Historic and Archeological Sites:

Although the structures on some properties are quite old, there are no apparent historic or archeological issues with these properties.

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

There are no federal flood plains or city-designated stream buffers in the area of the rezoning.

CIP Investments:

There are no CIP Investments planned for this area at this time.

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Residential Established Neighborhood for the area. Staff feels single-family residential zoning is appropriate given the development pattern of the area, particularly to the north.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

The properties are not within a sub-area plan area.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

There are nearby R-6 and R-12 zoned properties and single and two-family homes to the north.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed R-6 zoning is compatible with the area's existing housing stock.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The I-1 (Industrial) zoning is not compatible with existing housing stock and uses in the area.

6. The length of time the subject property has remained vacant as zoned.

The properties with structures are occupied, but many vacant lots have been present for decades.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning should have no detrimental effect on area properties.

8. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of the denial of the application.

*If rezoning is denied, the property owners and buyers may have trouble obtaining mortgages and making improvements. In addition, rezoning this area will reduce nonconformity, in accordance with City Code **Article 8, Chapter 14**.*

Draft Planning Commission minutes are attached.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact	Community Development /
---------------------------------	-------------------------

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CD Draft Ordinance 25-100-10
2. Rezoning Staff Report 25-100-10
3. Planning and Zoning Application
4. Notification Letters External
5. Notification Letters Internal
6. Notification Addresses External
7. Notification Addresses Internal
8. Notification Area Map
9. Notification Affidavit 25-100-10 External
10. Notification Affidavit 25-100-10 Internal
11. Comprehensive Plan Map
12. Zoning Map
13. Planning Commission Meeting Minutes 03-25-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING FROM DISTRICT I-1 (INDUSTRIAL) TO DISTRICT R-6 (SINGLE-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED ALONG ZAUN AVENUE AND HOCKER AVENUE, NORTH OF TRUMAN ROAD.

WHEREAS, a request by the City of Independence to rezone the properties located along Zaun Avenue and Hocker Avenue, north of Truman Road, from District I-1 (Industrial) to District R-6 (Single-Family Residential) was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on March 25, 2025, and rendered a report to the City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing and rendered a decision recommending that the rezoning be approved by a vote of 6-0; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the rezoning was consistent with the review criteria in Section 14-701-02; and,

WHEREAS, no legal protests were signed, acknowledged, and presented for the application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the following addressed properties are hereby rezoned from District I-1 (Industrial) to District R-6 (Single-Family Residential) and shall be subject to the regulations of said district:

301 E. Zaun Avenue, 305 E. Zaun Avenue, 307 E. Zaun Avenue, 309 E. Zaun Avenue, 401 E. Zaun Avenue, 323 N. Hocker Avenue, 338 N. Hocker Avenue, 400 N. Hocker Avenue, 408 N. Hocker Avenue, 414 N. Hocker Avenue, 417 N. Hocker Avenue, 418 N. Hocker Avenue, 419 N. Hocker Avenue, 421 N. Hocker Avenue, 423 N. Hocker Avenue, 424 N. Hocker Avenue, 503 N. Hocker Avenue, 508 N. Hocker Avenue, 509 N. Hocker Avenue, 510 N. Hocker Avenue, 512 N. Hocker Avenue, 515 N. Hocker Avenue, 516 N. Hocker Avenue, 517 N. Hocker Avenue, 518 N. Hocker Avenue, 519 N. Hocker Avenue, 520 N. Hocker Avenue, 605 N. Hocker Avenue, 606 N. Hocker Avenue, 607 N. Hocker Avenue, 609 N. Hocker Avenue, 610 N. Hocker Avenue

and 611 N. Hocker Avenue

SECTION 2. That the following legally described properties are hereby rezoned from District I-1 (Industrial) to District R-6 (Single-Family Residential) and shall be subject to the regulations of said district:

JOHNSONS 2ND PLAT; All parts of Lots 7, 9, 10, 11, 12, 13, 14, 15 and 16; and Lot 5 except the South 30 feet, the South 60 feet of Lot 6, the South 70 feet of Lot 17 and the South 50 feet of the North 100 feet of Lot 18.

SEC 2 TWP 49 RNG 32; W 15 AC OF S 30 AC OF E 1/2 OF NE (EX TRS TO MONTGOMERY; LEWIS AND THE HOUSING AUTHORITY)

LEXINGTON HEIGHTS; Lots 15, 16, 17, 18 and 19.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially, and inseparable connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgement on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgement.

SECTION 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Counselor, may be corrected with the endorsement of the City Manager without the need to come before City Council.

SECTION 5. That failure to comply with all the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 14, the Unified Development Ordinance, of the Code of the City of Independence, Missouri.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

MEETING DATE: March 25, 2025,

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Zaun and Hocker Avenue Rezoning

CASE NUMBER/REQUEST: **Case 25-100-10 – Rezoning – Zaun and Hocker Ave** – A request by the City of Independence to rezone the properties located along Zaun Avenue and Hocker Avenue north of Truman Road from I-1 (Industrial) to R-6 (Single Family Residential).

APPLICANT: City of Independence

PROPERTY LOCATIONS: 301, 305, 307, 309, 401 E. Zaun Avenue and 323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 609, 610 & 611 N. Hocker Avenue

SURROUNDING ZONINGS/LAND USES:

- North:** R-6 (Single-Family Residential) and R-12 (Two-Family Residential)...single and two-family residences
- South:** R-30/PUD (High Density Residential/Planned Unit Development) and R-6 (Single-Family Residential)...single-family home and apartment complex
- East:** R-30/PUD (High Density Residential/Planned Unit Development)...church property
- West:** C-3/HL (Service Commercial/Historic Landmark) and I-1 (Industrial) ...construction supplier and other commercial uses

PUBLIC NOTICE:

- Letters to property owners – March 6, 2025
- Public Notice published in the Independence Examiner – March 4, 2025
- Signs posted on property – March 7, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on April 21, 2025 and the public hearing/second reading on May 5, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A city initiated rezoning for these properties from I-1 (Industrial) to R-6 (Single-Family Residential).

Current Zoning: I-1 (Industrial)

Proposed Zoning: R-6 (Single-Family Residential)

Current/Continued Uses: Single-Family Residential and vacant lots

Zoning History:

This area was annexed by Independence in 1851. The properties included in this application to be rezoned were platted on September 3, 1867 (Johnson's Addition, 2nd Plat) and August 10, 1910 (Lexington Heights). The church owned property has never been platted.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, all of the properties were designated M-1 (Industrial). The city adopted its Unified Development Ordinance (UDO) (Ordinance No. 17339) in 2009, and these properties were converted to I-1 (Industrial).

Proposal:

The city seeks to rezone the residential lots that are part of this application to R-6 to better conform with the existing land use and character of the nearby neighborhood to the north.

Physical Characteristics of Properties:

Residences in this existing commercial zoning district vary in era from the early 1900's to 1960's. The single-family homes in this district are of similar size and design.

Characteristics of the Area:

This residential zoning district encompasses lots along Hocker Avenue and Zaun Avenue north of Truman Road. The surrounding homes in this area are a mix of sizes, ages, and designs. An apartment complex flanks on the east and south. Commercial and industrial properties lie to the west.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan's objective, "Stabilize and revitalize neighborhoods." Rezoning these properties will ensure they remain residential in use.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Residential Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of...properties."

Construction of this neighborhood predominantly took place in the first half of the twentieth century. Rezoning these properties retains the character of the neighborhood by aligning their zoning with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:

These properties are not located within any sub-area plan.

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the properties are zoned I-1 (Industrial), a zoning classification that allows for warehousing, wholesaling, vehicle repair, small engine repair, vehicle storage, office use, government facilities, utilities and manufacturing.

Historic and Archeological Sites:

Although the structures on some properties are quite old, there are no apparent historic or archeological issues with these properties.

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

There are no federal flood plains or city designated stream buffers in the area of the rezoning.

CIP Investments:

There are no CIP Investments planned for this area at this time.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Residential Established Neighborhood for the area. Staff feels single-family residential zoning is appropriate given the development pattern of the area, particularly to the north.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

The properties are not within a sub-area plan area.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

There are nearby R-6 and R-12 zoned properties and single and two-family homes to the north.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed R-6 zoning is compatible with the area's existing housing stock.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The I-1 (Industrial) zoning is not compatible with existing housing stock and uses in the area.

6. The length of time the subject property has remained vacant as zoned.

The properties with structures are occupied, but many vacant lots have been present for decades.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning should have no detrimental effect on area properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

*If rezoning is denied, the property owners and buyers may have trouble obtaining mortgages and making improvements. In addition, rezoning this area will reduce nonconformity, in accordance with City Code **Article 8, Chapter 14**.*

EXHIBITS

1. Application
2. Notification Letter External
3. Notification Letter Internal
4. Address List External
5. Address List Internal
6. Notification Area Map
7. Affidavit External
8. Affidavit Internal
9. Comprehensive Plan map
10. Zoning map

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

323, 338 ,400, 408 ,414, 417, 418, 419, 421, 423, 424, 503, 508, 509 ,510 ,512, 515, 516, 517, 518, 519,

Project Name

520, 605, 606, 607, 610 and 611 N. Hocker Avenue and 301, 305, 307, 309 and 401 E. Zaun Avenue

Project Address/Location

		31	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
I-1 (Industrial)	R-6 (Single-Family)	single-family & vacant land	single-family residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☐ Completed & Signed Application Form ☐ Application Fee ☐ Cover Letter Describing Details of Project	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☐ One PDF copy of a plat map or site plan ☐ Legal Description of the property in question
---	---

Contact Information

Applicant

City of Independence

Name	Company
111 E. Maple Avenue	
Address	
816-325-7823	bharker@indepmo.org
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

Owner

Name	Company
Address	
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

The applicant hereby agrees that the information provided above is accurate.

2/10/2025

Applicant's Signature

Date

Owner's Signature

Date



March 6, 2025

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of properties located along N. Hocker Avenue and E. Zaun Avenue from I-1 (Industrial) to R-6 (Single-Family Residential).

You are receiving this notification because your property has been identified as being within 185 feet of the subject properties for rezoning.

The zoning of the properties listed below is sought to be changed from I-1 (Industrial) to R-6 (Single-Family Residential) to better match the use/zoning of surrounding properties. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

- **323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 610 and 611 N. Hocker Avenue and 301, 305, 307, 309 and 401 E. Zaun Avenue** from I-1 (Industrial) to R-6 (Single-Family Residential).

The lots on the map are presently zoned I-1 (Industrial) have been for many years. The City is proposing to change the zoning of the lots to **R-6 (Single-Family Residential)**, a zoning classification that would allow one (1) single-family home per lot.

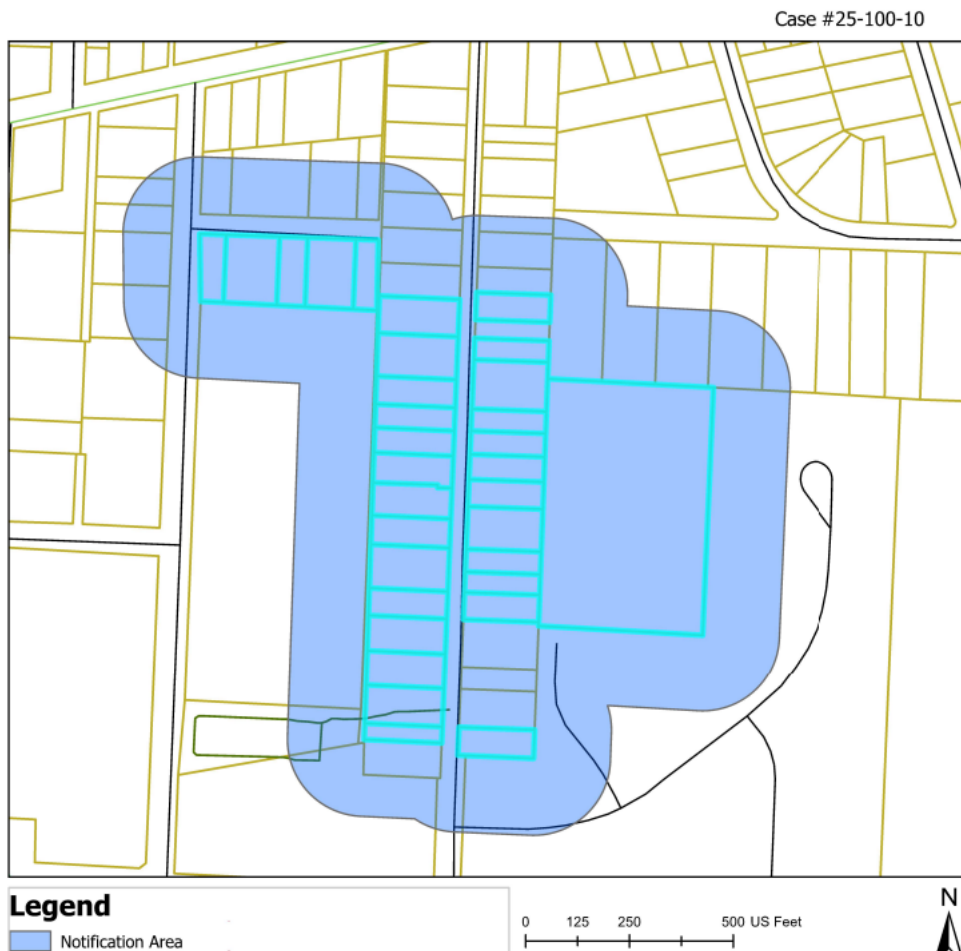
A formal public hearing on this rezoning will be held on **March 25, 2025** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on May 5, 2025.

Property owners surrounding/adjacent to the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

Brian L. Harker
Senior Planner





March 6, 2025

Dear Property Owner:

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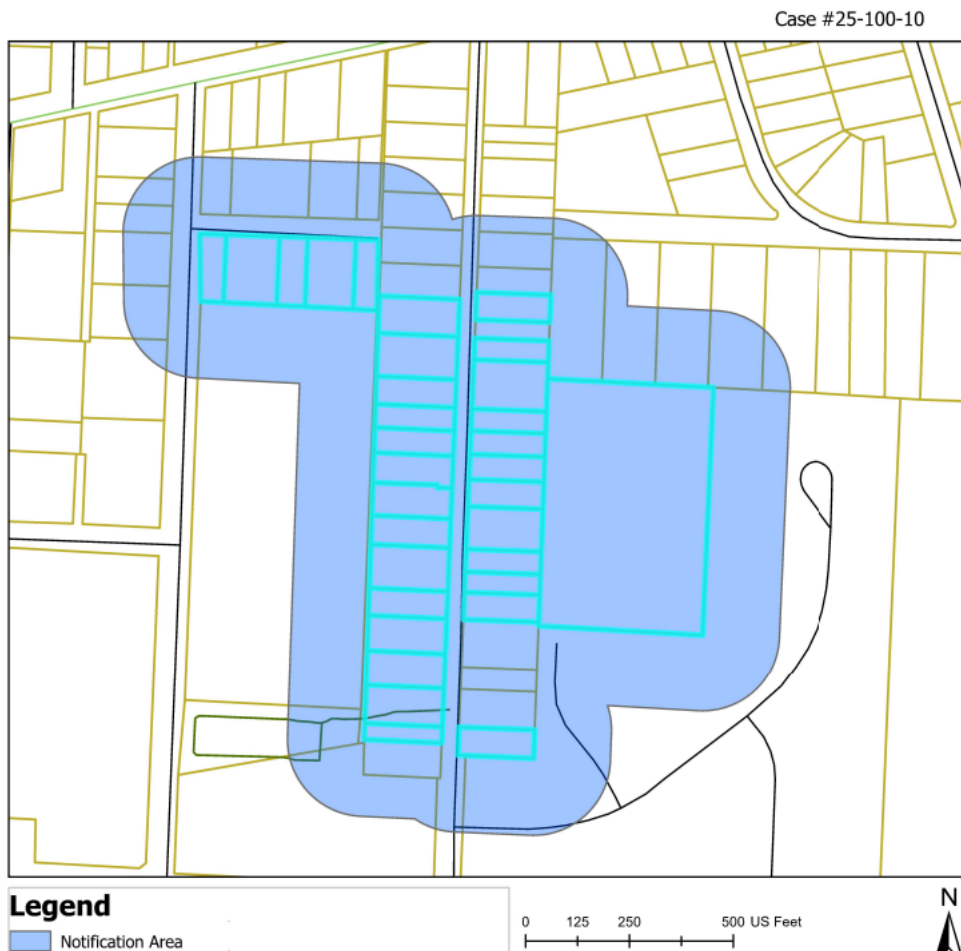
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Property owners included in this rezoning have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

Brian L. Harker
Senior Planner

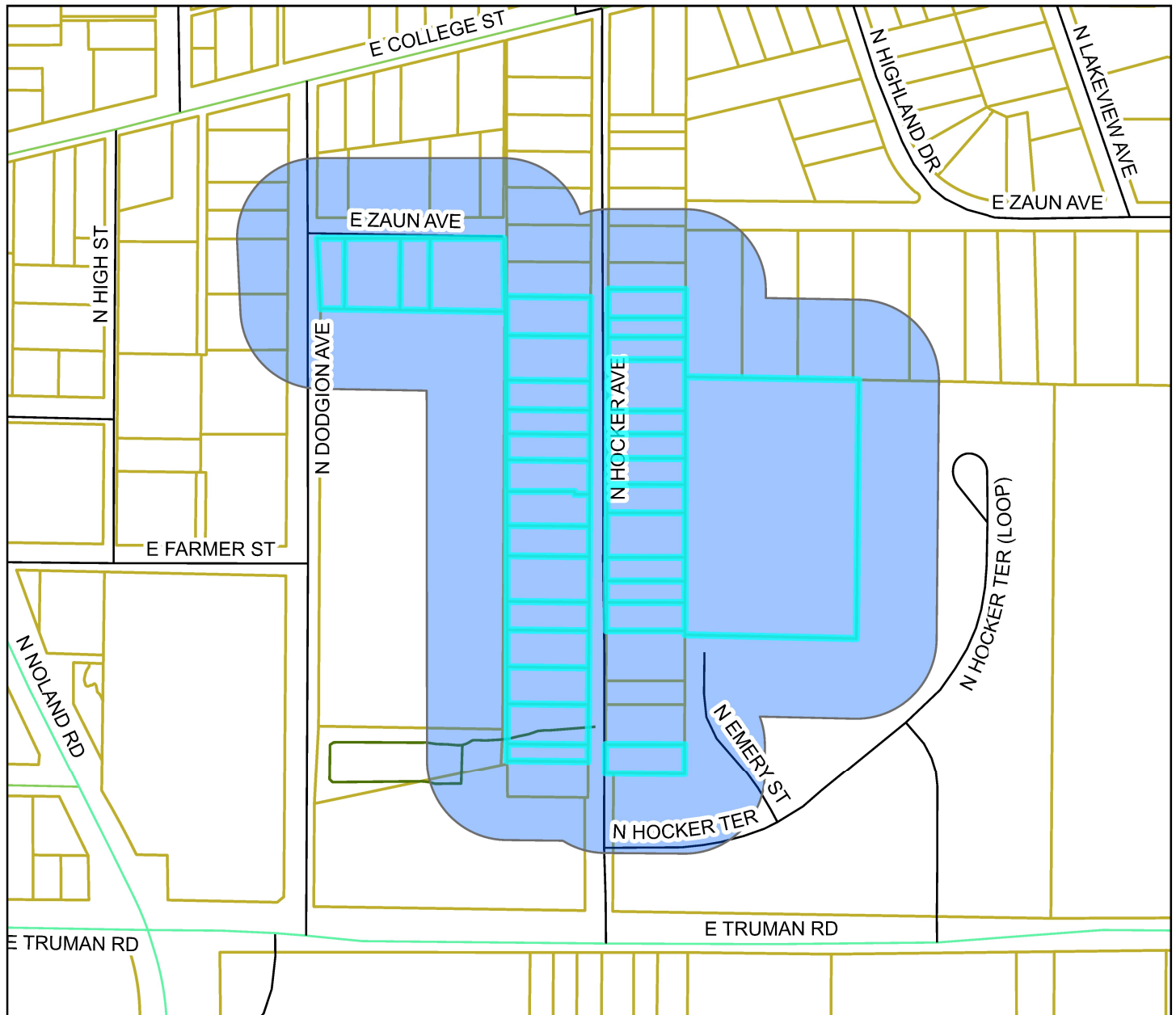


Property Address	Property Owner	Owner Address	City	State	ZIP Code
300 E ZAUN AVE	GLADDEN JUSTIN D	300 E ZAUN AVE	INDEPENDENCE	MO	64050
300 N LESLIE ST	INDEPENDENCE HOUSING AUTHORITY	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
301 N DODGION AVE	INDEPENDENCE HOUSING AUTHORITY	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
304 E ZAUN AVE	MCBEE DAVID L & JULIE A	304 E ZAUN	INDEPENDENCE	MO	64050
309 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050
336 N HOCKER AVE	22 CENTURY INVESTMENTS LLC	7500 W 151ST ST STE 23201	OVERLAND PARK	KS	66283
400 E ZAUN AVE	LOPEZ LARRY L	400 E ZAUN AVE	INDEPENDENCE	MO	64050
401 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
405 N DODGION AVE	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
406 E ZAUN AVE	HAYNES ALLYN L & RUTH M-TRUSTEE	PO BOX 71997	FAIRBANKS	AK	99707
407 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
414 N EMERY ST	INDEPENDENCE HOUSING AUTHORITY	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
501 N DODGION AVE	TRUMAN HERITAGE HABITAT FOR HUMANITY INC	505 N DODGION	INDEPENDENCE	MO	64050
535 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
539 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
543 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
547 E ZAUN AVE	QLQC GROUPS LLC	3840 BENNINGTON AVE	KANSAS CITY	MO	64129
547 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
600 N DODGION AVE	POPPY POINT LLC	1100 PARK AVE APT 11C	NEW YORK	NY	10128
612 N DODGION AVE	POPPY POINT LLC	1100 PARK AVE APT 11C	NEW YORK	NY	10128
612 N HOCKER AVE	ML CROSE FOUNDATION INC	4512 N ALLISON RD	SIBLEY	MO	64088
616 N HOCKER AVE	ML CROSE FOUNDATION INC	4512 N ALLISON RD	SIBLEY	MO	64088
617 N HOCKER AVE	LANDERS RICHARD	1619 TOPPING AVE	KANSAS CITY	MO	64126
618 N DODGION AVE	BAUER FREDRICK MICHAEL-TRUSTEE	1600 HIGHLAND DR	INDEPENDENCE	MO	64057
620 N HOCKER AVE UNIT A	M&M HOMES KS LLC	4000 S PHELPS RD	INDEPENDENCE	MO	64052
621 N HOCKER AVE	KAKURIEV NICHOLAS DELANEY	621 N HOCKER AVE	INDEPENDENCE	MO	64050
623 N HOCKER AVE	ROBINSON LIONEL SR	623 N HOCKER AVE	INDEPENDENCE	MO	64050
630 N DODGION AVE	AMERICAN INVESTMENT PROPERTIES LLC	1498 NW FOXBORO RD	BLUE SPRINGS	MO	64015
630 N HOCKER AVE	STEVENSON CHRISTIAN	630 N HOCKER AVE	INDEPENDENCE	MO	64050
634 N DODGION AVE	AMERICAN INVESTMENT PROPERTIES LLC	1498 NW FOXBORO RD	BLUE SPRINGS	MO	64015

Property Address	Property Owner	Owner Address	City	State	ZIP Code
301 E ZAUN AVE	HUSTON BARBARA JEAN & RUSH KATHLEEN	301 E ZAUN	INDEPENDENCE	MO	64050
305 E ZAUN AVE	FALETAU NIVE T & SIONE T	305 E ZAUN AVE	INDEPENDENCE	MO	64050
307 E ZAUN AVE	NOLAND MABEL ANN BOWEN	307 E ZAUN	INDEPENDENCE	MO	64050
309 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050
323 N HOCKER AVE	KL INVESTMENT PROPERTIES LLC	1140 S DODGION AVE	INDEPENDENCE	MO	64050
338 N HOCKER AVE	REDMOND YVONNE P	2006 PARK TOWER DR	KANSAS CITY	MO	64126
400 N HOCKER AVE	CITY OF INDEPENDENCE	111 E MAPLE	INDEPENDENCE	MO	64050
401 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050
408 N HOCKER AVE	CITY OF INDEPENDENCE	111 E MAPLE	INDEPENDENCE	MO	64050
414 N HOCKER AVE	CHRISMAN GEORGE W III	424 N HOCKER ST	INDEPENDENCE	MO	64050
417 N HOCKER AVE	GENERAL BAPTIST CONVENTION	4300 E 18TH ST	KANSAS CITY	MO	64127
418 N HOCKER AVE	CHRISMAN GEORGE WILLIAM III	424 N HOCKER ST	INDEPENDENCE	MO	64050
419 N HOCKER AVE	GENERAL BAPTIST CONVENTION	5906 KENWOOD	KANSAS CITY	MO	64110
421 N HOCKER AVE	GENERAL BAPTIST CONVENTION OF MO & KS IN	5906 KENWOOD	KANSAS CITY	MO	64110
423 N HOCKER AVE	CHRISMAN GARY E	423 N HOCKER ST	INDEPENDENCE	MO	64050
424 N HOCKER AVE	CHRISMAN GEORGE W	424 N HOCKER	INDEPENDENCE	MO	64050
503 N HOCKER AVE	PETERSON PRIMALTON H CUSTODIAN FOR	503 N HOCKER ST	INDEPENDENCE	MO	64050
508 N HOCKER AVE	ROBINSON LAMONA	508 N HOCKER ST	INDEPENDENCE	MO	64050
509 N HOCKER AVE	JONES STEVE & STRAKER CAROL A	PO BOX 194	INDEPENDENCE	MO	64051
510 N HOCKER AVE	REYNOLDS ADAM	310 MCKNIGHT RD	NEWBURY PARK	CA	91320
512 N HOCKER AVE	ARAYA MARIELA RUTH PONCE	10005 E 35TH ST S	INDEPENDENCE	MO	64052
515 N HOCKER AVE	JONES STEVE SELESTER	PO BOX 194	INDEPENDENCE	MO	64051
516 N HOCKER AVE	STRAKER CAROL ANN	PO BOX 194	INDEPENDENCE	MO	64051-0194
517 N HOCKER AVE	MORELAND DONNA FAYE	517 N HOCKER ST	INDEPENDENCE	MO	64050
518 N HOCKER AVE	ROBINSON LIONEL L	518 N HOCKER	INDEPENDENCE	MO	64050
519 N HOCKER AVE	KENDALL GLORIA	8729 HIRNING RD	LENEXA	KS	66220
520 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL	KANSAS CITY	MO	64111
605 N HOCKER AVE	KENDALL GLORIA	8729 HIRNING RD	LENEXA	KS	66220
606 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
607 N HOCKER AVE	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
609 N HOCKER AVE	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
610 N HOCKER AVE	LASLEY ELZY & PATRICIA	25404 E BLUE MILLS RD	INDEPENDENCE	MO	64058
611 N HOCKER AVE	WRAY MATHEW & ASHLEY	611 N HOCKER AVE	INDEPENDENCE	MO	64050

Comprehensive Plan Map

Case #25-100-10



 Notification Area

Streets

-  Collector
-  Local
-  Major Arterial

0 200 400 800 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-10 (External)

I, Cheryl Wrisinger, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 6th day of March, 2025.

Cheryl Wrisinger

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 6th day of March, 2025.

Miranda L Rice

Notary Public

March 12, 2028

Commission Expiration Date

MIRANDA L RICE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 12, 2028
Commission Number: 12313615

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-10 (Internal)

I, Cheryl Wrisinger, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

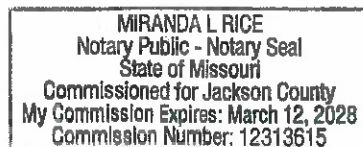
These notices were mailed on the 6th day of March, 2025.

Cheryl Wrisinger
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 6th day of March, 2025.

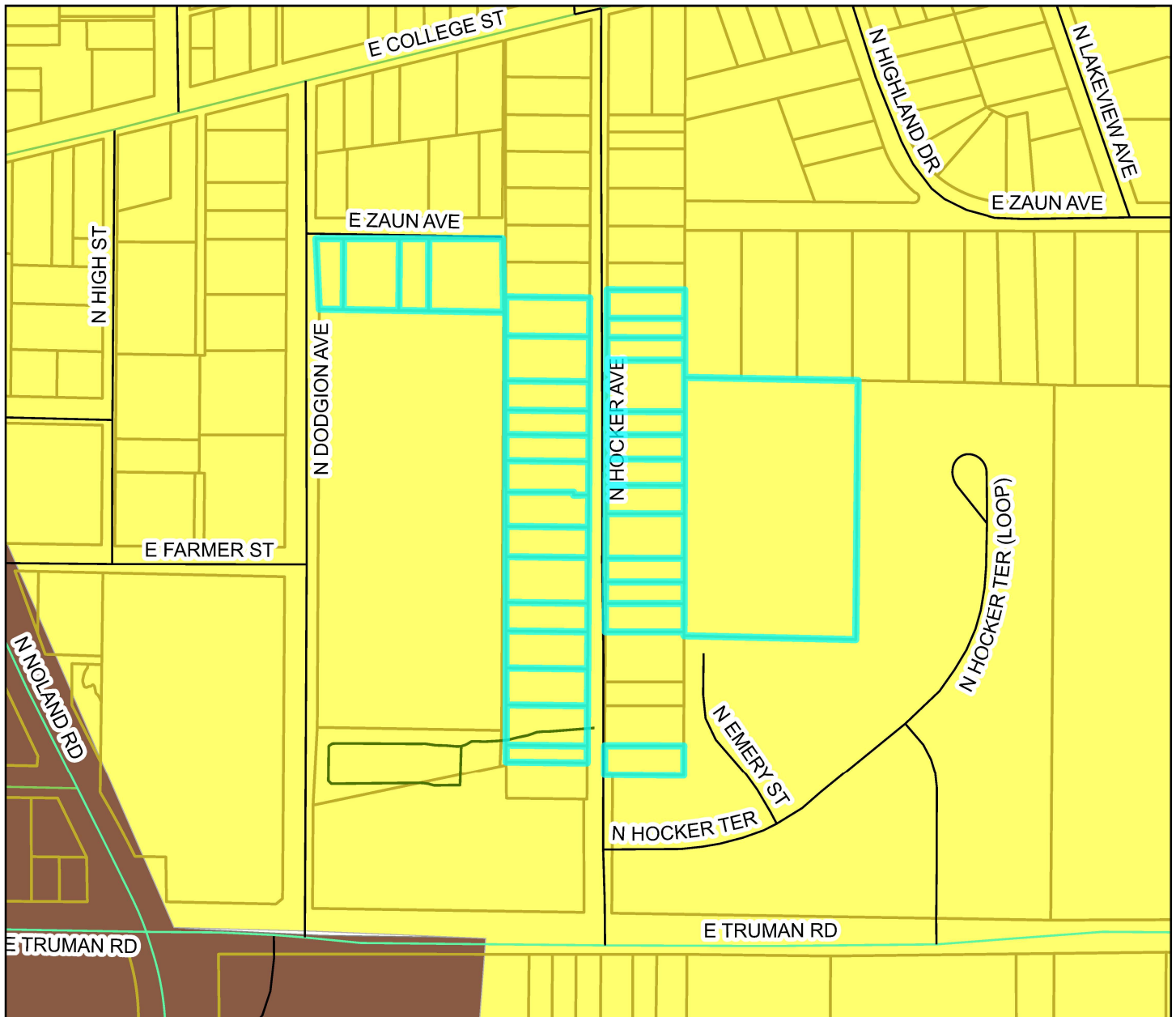
Miranda L Rice
Notary Public

March 12, 2028
Commission Expiration Date



Comprehensive Plan Map

Case #25-100-10



Streets

- Collector
- Local
- Major Arterial

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Mixed Use

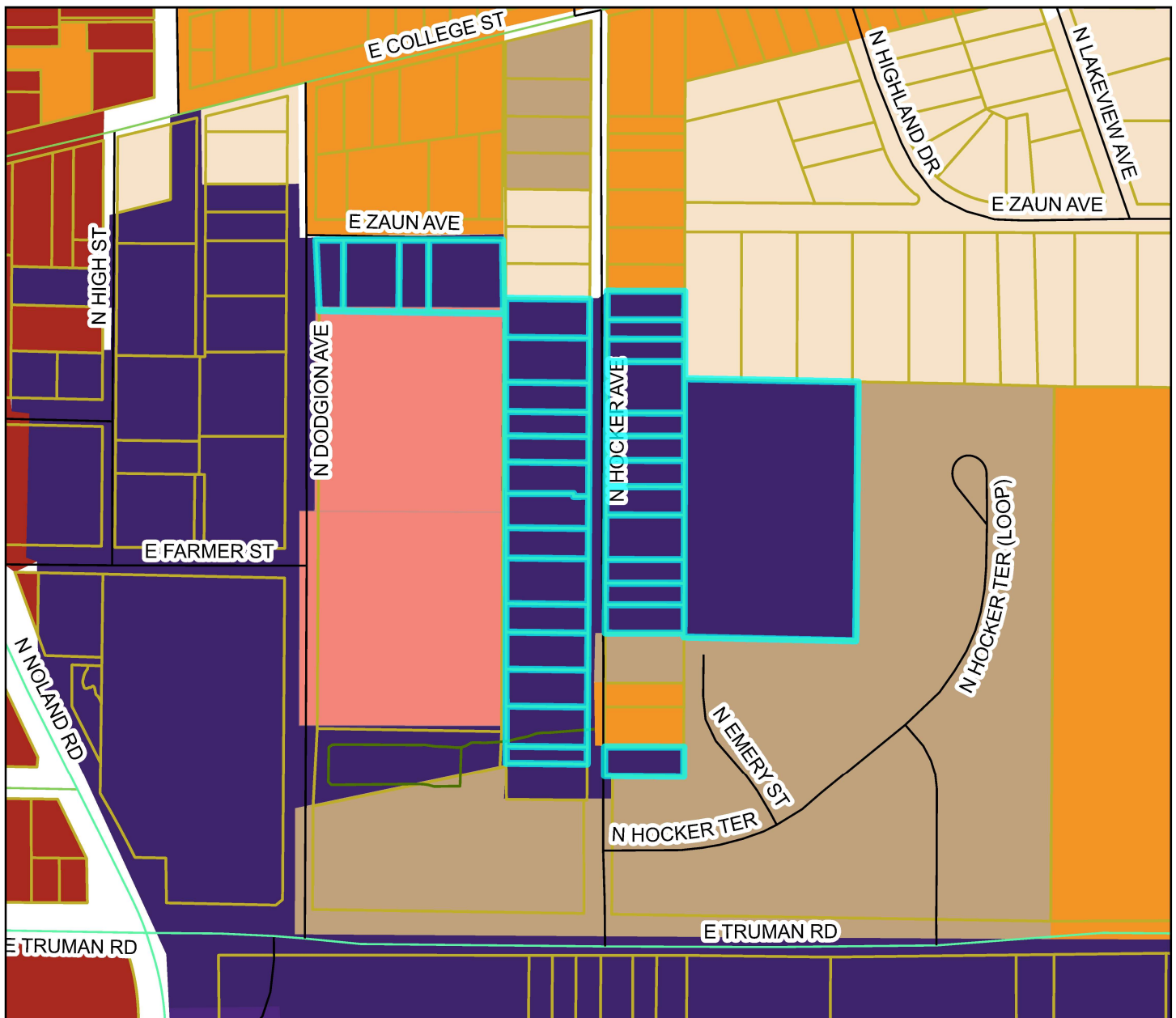
0 200 400 800 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025

Zoning Map

Case #25-100-10



Streets

- Collector
- Local
- Major Arterial

Zoning District

- C-2
- Service Commercial/
Historic Landmark
- I-1
- I-1/HL
- R-6

- R-12
- R-18/PUD

0 200 400 800 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025



Planning Commission Minutes

March 25, 2025 6:00 PM

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 3/25/2025, at 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Michael Young. Absent - Jose Torres.

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. Planning Commission Minutes – March 11, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

PUBLIC HEARINGS

1. **Case 25-100-10 – Rezoning – Zaun Ave & Hocker Ave** – A request by the City to rezone the properties along Zaun Avenue and Hocker Avenue north of Truman Road from I-1 (Industrial) to R-6 (Single Family Residential).

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map,

noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

Kalen Kendall, 519 N. Hocker, questioned how this will affect homeowners in the area. Mr. Harker explained why correcting this zoning is important to the homeowners, including being able to rebuild a single family home if there was a major loss on the property. Mr. Kendall stated in light of this information, he is in favor of this rezoning.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive** – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt noted there are CIP Projects in the area. Mr. Harker stated he would correct his staff report to reflect those projects.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

3. **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

Keith Fogliani, 3312 S. Cochise Ave, provided a brief history of the Pop Warner organization and why they're hoping to rename this street.

Public Comments

No public comments.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Glaser reviewed how much of Necessary Road remains.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING APRIL 15, 2025

ADJOURNMENT

The meeting was adjourned at 6:33 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

A public hearing for the application to rezone the properties at 20201 & 20221 E. Jackson Drive from O-1, Office Residential, to C-2, General Commercial. ***New Information Only.***

Recommendations:**Background:****Emergency Justification:****Fiscal Impact:****Council Action:**

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. 3-25-25 Public Notice Proof

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Examiner** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(816) 254-8600**.

Notice ID: 6jY3Y2ygb80UhaD8PzgT | **Proof Updated: Mar. 04, 2025 at 09:34am CST**
Notice Name: PC 03.25.25

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Je'nai Moulon
jmoulon@indepmo.org
(816) 325-7109

FILING FOR

Examiner

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 8.88

Number of Lines: 71

03/08/2025: Other 120.03

Subtotal	\$120.03
Tax	\$0.00
Processing Fee	\$0.00
Total	\$120.03

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, March 25, 2025, and by the Independence **City Council** at 6 p.m., Monday, May 5, 2025, in the Independence City Hall City Council Chambers (lower level, north entrance) 111 E. Maple Avenue, in Independence, Missouri on the following matter(s):

Case 25-100-10 – Rezoning – 301, 305, 307, 309, 401 E. Zaun Avenue & 323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 609, 610 & 611 N. Hocker Avenue – A request by the City to rezone the properties from I-1 (Industrial) to R-6 (Single Family Residential).

Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).

Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

The Planning Commission will conduct full public hearing on these applications. The City Council will only hear new information that was not presented at the Planning Commission's public hearing if such facts were not reasonably available at the time of the Planning Commission hearing. Any new information proposed to be presented to the City Council must be submitted in writing to the Community Development Department and Law Department at least seven (7) days prior to the City Council meeting.

Witness my hand this 4th day of March, 2025.

Tom Scannell, Community Development Director
The City of Independence, Missouri is an Equal Opportunity Employer/Contractor/MFD

Published in the Examiner, Mar 8, 2025

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-024 **2R** An Ordinance approving a rezoning from District O-1 (Office Residential) to District C-2 (General Commercial) for the property located at 20201 and 20221 E. Jackson Drive. **2R**

Recommendations:

Commissioner O'Neill made a motion to recommend approval to rezone 20201 and 20221 E. Jackson Drive from O-1 (Office Residential) to C-2 (General Commercial). A second was made by Commissioner Nesbitt. The Independence Planning Commission voted as follows:

Commissioner Nesbitt – Yes

Commissioner Ferguson – Yes

Commissioner Ashbaugh – Yes

Commissioner Wiley – Yes

Commissioner O'Neill – Yes

Commissioner Torres – Absent

Commissioner Young – Yes

The motion passed, and such application is forwarded to the City Council for its consideration. Staff recommends approval of this application.

Background:

A request by the City of Independence to rezone 20201 and 20221 E. Jackson Drive from O-1 (Office Residential) to C-2 (General Commercial).

PROPERTY'S HISTORY:

At the time of annexation in 1975, the property was zoned A (Agricultural). The lots to be rezoned were platted on November 5, 1999 as Lots 1 and 2, Hartman Heritage Center First Plat. On May 18, 1998, the property was rezoned to CR-P-1 (Planned Office Residential). The OZ-1 (Southeast Independence Overlay) was created on June 22, 1999. The city adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these lots were converted to the zoning classification of O-1 (Office Residential).

PROPOSAL:

The city seeks to rezone the property, given the uses in the structure will be broader than simple office activities. Rezoning the lots to C-2 will reflect customer service and public assembly uses on the property and will align with the C-2 zoning of Hartman Heritage across Jackson Drive.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The property consists of two lots. Lot 1, located at the southwest corner of Jackson Drive and Little Blue Parkway, is entirely occupied by a landscaped parking lot. Lot 2, to the west,

contains the building situated within a landscaped parking lot. Access to the property is via two (2) driveways off Jackson Drive.

CHARACTERISTICS OF THE AREA:

The vicinity around the new city offices consists primarily of a cluster of restaurants and retail businesses. To the west of the property, along the south side of Jackson Drive further down the corridor, are largely restaurants, but offices (including medical and educational uses) are adjacent to the property. The Hartman Heritage strip center, and associated out lots, lie to the north of Jackson Drive. Northeast of the intersection of Jackson Drive and Little Blue Parkway is a QuikTrip. Across Little Blue Parkway to the east are restaurants fronting a large Menards store.

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan's objective, "Improve Public Infrastructure and Facilities."

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Regional Commercial uses. The relevant 'Tool and Policies' is, "Facilitate development-ready sites."

Sub-Area Plans:

These lots are located within the Little Blue Valley Plan Area.

Zoning:

The O-1 zoning classification allows for some multi-family dwellings, child-care centers, churches, restaurants, offices, banks, schools, government facilities and hair salons. Commercial establishments in the O-1 district may not include more than 5,000 square feet of gross floor area in a single tenant space.

The proposed C-2 (General Commercial) uses include offices, retail shops, hair salons, light auto repair, restaurants, banks, churches, schools, government facilities and various other related uses. No floor area limit applies to commercial establishments in the C-2 district.

Historic and Archeological Sites:

There are no apparent historical or archaeological issues with this property.

Landscaping:

With the new permit for the tenant finish, a drawing of new landscaping near the building entrances was provided.

Parking:

GEHA, the former tenant of the office building on Lot 2, expanded their parking footprint onto Lot 1, roughly doubling their parking capacity. This ensures the city, with a smaller staff onsite, will be provided with adequate parking.

Floodplain/Stream Buffer/Storm Water:

There are no federal flood plains or city-designated stream buffers in the area of the rezoning. Being near the Little Blue River, the property does not have onsite detention.

CIP Investments:

There is a joint MoDOT and City CIP Investment along Little Blue Parkway from Jackson Drive to I-70.

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Regional Commercial uses for the area. The relevant 'Tool and Policies' is, "Facilitate development-ready sites."

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

The property conforms with the Little Blue Valley Plan.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

There are nearby and adjacent office, retail and restaurant uses.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed C-2 zoning will be compatible with the area's existing development pattern.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The O-1 zoning limits the more intense uses of the C-2 district.

6. The length of time the subject property has remained vacant as zoned.

More than two years.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning should have no detrimental effect on other area commercial properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

If rezoning is denied, a future property owner might be more limited in the kinds of commercial and retail uses allowed.

Draft Planning Commission minutes are attached.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CD Draft Ordinance 25-100-11
2. Rezoning Staff Report 25-100-11
3. Application
4. Notification Letter
5. Notification Addresses
6. Notification Area Map
7. Notification Affidavit 25-100-11
8. Site and Landscaping Plan Elevations
9. Comprehensive Plan
10. Zoning Map
11. Planning Commission Meeting Minutes 03-25-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING FROM DISTRICT O-1 (OFFICE RESIDENTIAL) TO DISTRICT C-2 (GENERAL COMMERCIAL) FOR THE PROPERTY LOCATED AT 20201 AND 20221 E. JACKSON DRIVE.

WHEREAS, a request by the City of Independence to rezone the properties located at 20201 E Jackson Drive and 20221 E. Jackson Drive from District O-1 (Office Residential) to District C-2 (General Commercial) was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on March 25, 2025, and rendered a report to the City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing and rendered a decision recommending that the rezoning be approved by a vote of 6-0; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the rezoning was consistent with the review criteria in Section 14-701-02; and,

WHEREAS, no legal protests were signed, acknowledged, and presented for the application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the following legally described property is hereby rezoned from District O-1 (Office Residential) to District C-2 (General Commercial) and shall be subject to the regulations of said district:

Hartman Heritage Center, First Plat – Lots 1 and 2

SECTION 2. Nonseverability. All provisions of this ordinance are so essentially, and inseparable connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgement on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgement.

SECTION 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Counselor, may be corrected with the endorsement of the City Manager without the need to come before City Council.

SECTION 4. That failure to comply with all the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 14, the Unified Development Ordinance, of the Code of the City of Independence, Missouri.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL
OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

MEETING DATE: March 25, 2025 **STAFF:** Brian L. Harker, Senior Planner

PROJECT NAME: Independence Municipal Commons Rezoning

CASE NUMBER/REQUEST: Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive – A request by City of Independence to rezone the property from O-1 (Office Residential) to C-2 (General Commercial).

APPLICANT: City of Independence

PROPERTY LOCATIONS: 20201 & 20221 E. Jackson Drive

SURROUNDING ZONINGS/LAND USES:

North: C-2 ...retail stores and restaurants
South: Interstate 70...freeway right-of-way
East: C-2 (General Commercial)...restaurants
West: O-1 (Office Residential)...office suites

PUBLIC NOTICE:

- Letters to property owners – March 6, 2025
- Public Notice published in the Independence Examiner – March 4, 2025
- Signs posted on property – March 7, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on April 21, 2025 and the public hearing/second reading on March 7, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A rezoning for this property from O-1 (Office Residential) to C-2 (General Commercial).

Current Zoning: O-1 (Office Residential) **Proposed Zoning:** C-2 (General Commercial)

Current Use: vacate office building

Proposed Use: city offices

Zoning History:

At the time annexation in 1975, the property was zoned A (Agricultural). The lots to be rezoned were platted on November 5, 1999 as Lots 1 and 2, Hartman Heritage Center First Plat. On May 18, 1998, the property was rezoned to CR-P-1 (Planned Office Residential). The OZ-1 (Southeast

Independence Overlay) was created on June 22, 1999. The city adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these lots were converted to the zoning classification of O-1 (Office Residential).

Proposal:

The city seeks to rezone the property given the uses in the structure will be broader than simple office activities. Rezoning the lots to C-2 will reflect customer service and public assembly uses on the property and will align with the C-2 zoning of Hartman Heritage across Jackson Drive.

Physical Characteristics of Property:

The property consists of two lots. Lot 1, located at the southwest corner of Jackson Drive and Little Blue Parkway, is entirely occupied by a landscaped parking lot. Lot 2, to the west, contains the building situated within a landscaped parking lot. Access to the property is via two (2) driveways off Jackson Drive.

Characteristics of the Area:

The vicinity around the new city offices consists primarily of a cluster of restaurants and retail businesses. To the west of the property, along the south side of Jackson Drive further down the corridor, are largely restaurants, but offices (including medical and education uses) are adjacent to the property. The Hartman Heritage strip center, and associated out lots, lie to the north of Jackson Drive. Northeast of the intersection of Jackson Drive and Little Blue Parkway is a QuikTrip. Across Little Blue Parkway to the east are restaurants fronting a large Menards store.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan's objective, "Improve Public Infrastructure and Facilities."

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Regional Commercial uses. The relevant 'Tool and Policies' is, "Facilitate development-ready sites."

Sub-Area Plans:

These lots are located within the Little Blue Valley Plan Area.

Zoning:

The O-1 zoning classification allows for some multi-family dwellings, child-care centers, churches, restaurants, offices, banks, schools, government facilities and hair salons. Commercial establishments in the O-1 district may not include more than 5,000 square feet of gross floor area in a single tenant space.

The proposed C-2 (General Commercial) uses include offices, retail shops, hair salons, light auto repair, restaurants, banks, churches, schools, government facilities and various other related uses. No floor area limit applies to commercial establishments in the C-2 district.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Landscaping:

With the new permit for the tenant finish, a drawing of new landscaping near the building entrances was provided.

Parking:

GEHA, the former tenant of the office building on Lot 2, expanded their parking footprint onto Lot 1, roughly doubling their parking capacity. This ensures the city, with a smaller staff onsite, will be provided with adequate parking.

Floodplain/Stream Buffer/Storm Water:

There are no federal flood plains or city designated stream buffers in the area of the rezoning. Being near the Little Blue River, the property does not have onsite detention.

CIP Investments:

There are no CIP Investments planned for this area at this time.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Regional Commercial uses for the area. The relevant 'Tool and Policies' is, "Facilitate development-ready sites."

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

The property conforms with the Little Blue Valley Plan.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

There are nearby and adjacent office, retail and restaurant uses.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed C-2 zoning will be compatible with the area's existing development pattern.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The O-1 zoning limits the more intense uses of the C-2 district.

6. The length of time the subject property has remained vacant as zoned.

More than two years.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning should have no detrimental effect on other area commercial properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

If rezoning is denied, a future property owner might be more limited in the kinds of commercial and retail uses allowed.

EXHIBITS

1. Application
2. Notification letter
3. Address List
4. Notification Area Map
5. Affidavit
6. Sit and Landscape Plan Elevations
7. Comprehensive Plan map
8. Zoning map

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Independence Municipal Commons

Project Name

20201 & 20221 E Jackson Dr

Project Address/Location

96,332	+/- 8	2	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
O-1 (Office-Residential)	C-2 (General Commercial)	Office	Public/Civic
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☐ One PDF copy of a plat map or site plan ☐ Legal Description of the property in question
--	---

Contact Information

Applicant

City of Independence

Name	Company
111 E Maple Ave	
Address	
(816)325-7109	CDPlanning@indepmo.org
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

Owner

City of Independence

Name	Company
111 E Maple Ave	
Address	
(816)325-7109	CDPlanning@indepmo.org
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

The applicant hereby agrees that the information provided above is accurate.

02/28/2025

Applicant's Signature

Date

Owner's Signature

Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: March 4, 2025

Case No. 25-100-11

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: New City Hall Rezoning
Rezone 20201 and 20221 E. Jackson Drive
from O-1 (Office Residential) to C-2 (General Commercial)

Applicant: City of Independence

Location of Property: 20201 and 20221 E. Jackson Drive

Planning Commission Meeting Date: March 25, 2025, at 6:00 p.m.

City Council Meeting Date: May 5, 2025, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.



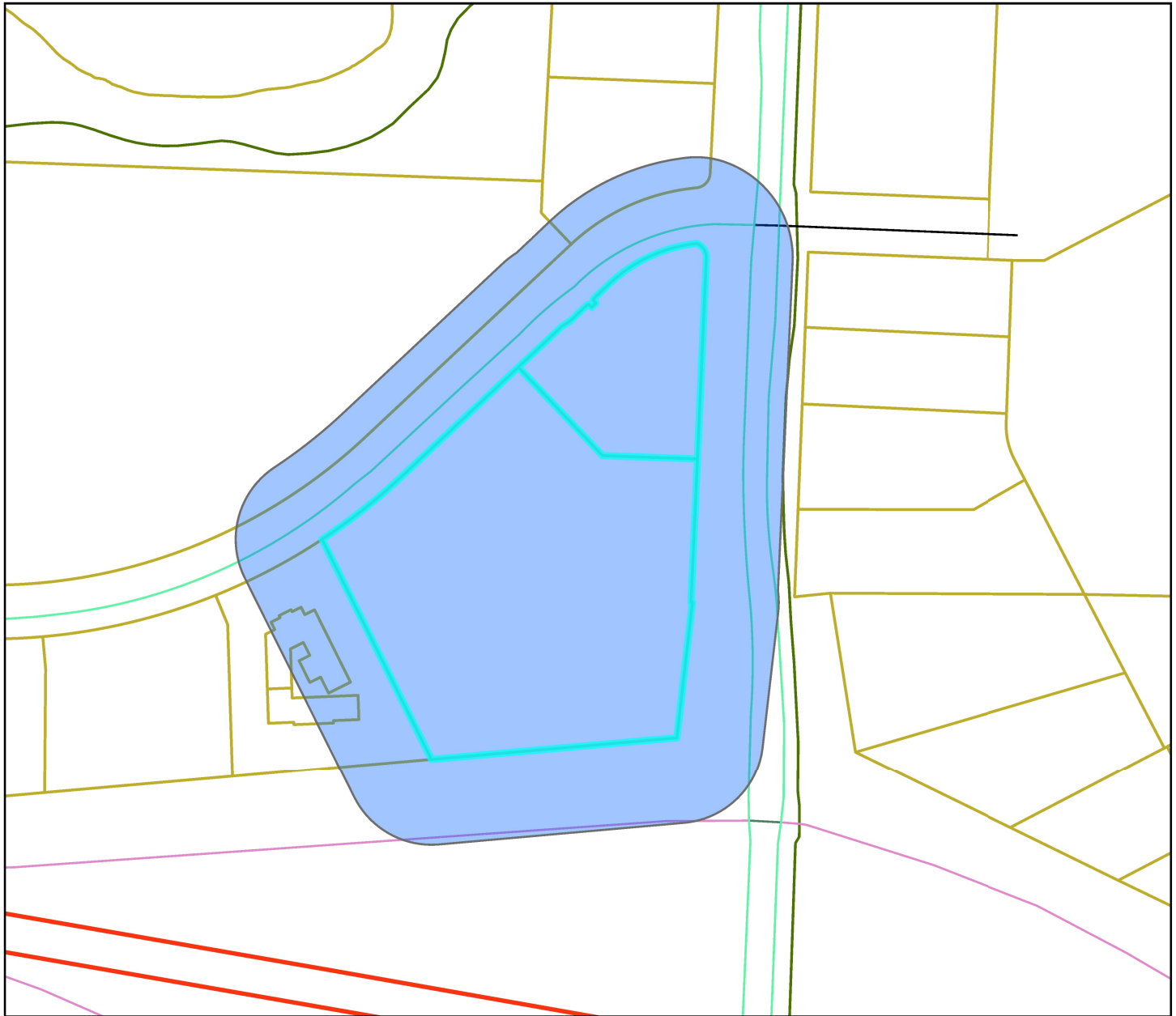
Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
20220 E JACKSON DR	LITTLE BLUE JACKSON INVESTORS LLC	4622 PENNSYLVANIA AVE STE 700	KANSAS CITY	MO	64112
20101 E JACKSON DR UNIT B	SHYNE BRIGHT PROPERTIES LLC	41-580 INOAOLE ST	WAIMANALO	HI	96795-1246
19850 E JACKSON DR	HC INDEPENDENCE LLC	73 WHITE BRIDGE RD STE 103 # 230	NASHVILLE	TN	37205
20221 E JACKSON DR	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050

Notification Area

Case #25-100-11



Legend

 Notification Area

Streets

 Freeway

 Local

 Major Arterial

 Other

 Ramp

 Trails

 Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-11

I, Cheryl Wrisinger, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 6th day of March, 2025.

Cheryl Wrisinger

Signature of Agent, Owner or Attorney

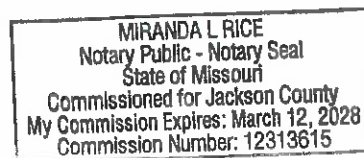
Subscribed and sworn to before me this 6th day of March, 2025.

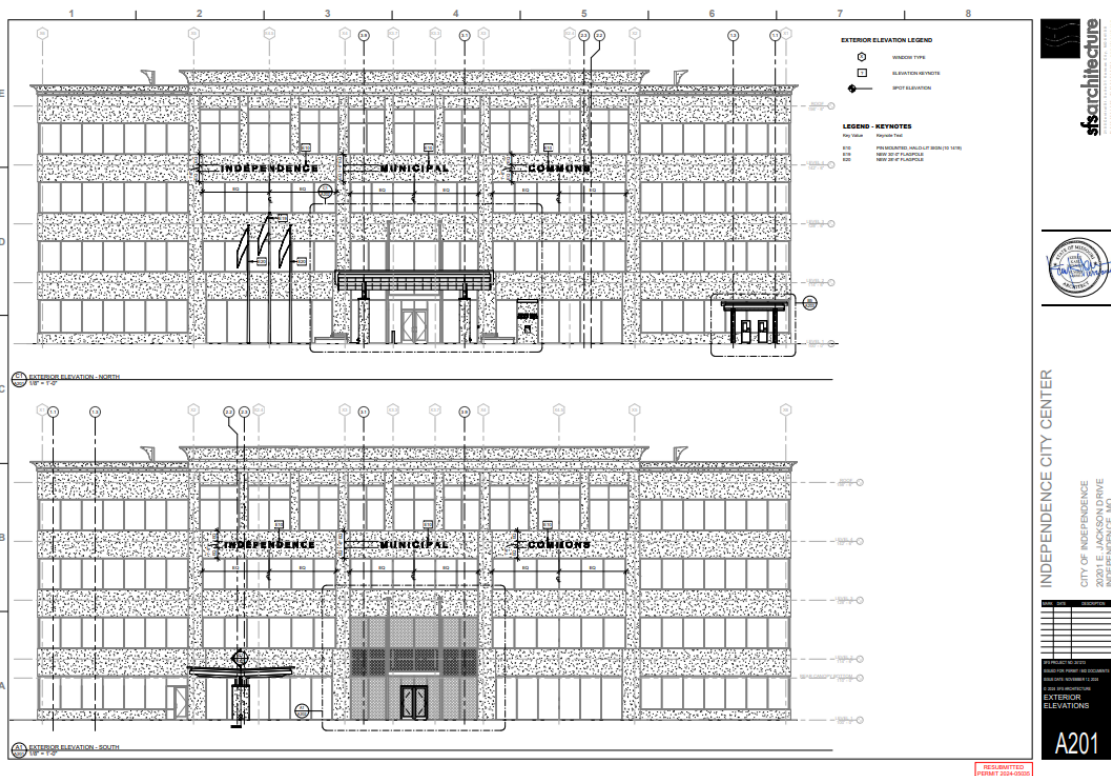
Miranda L Rice

Notary Public

March 12, 2028

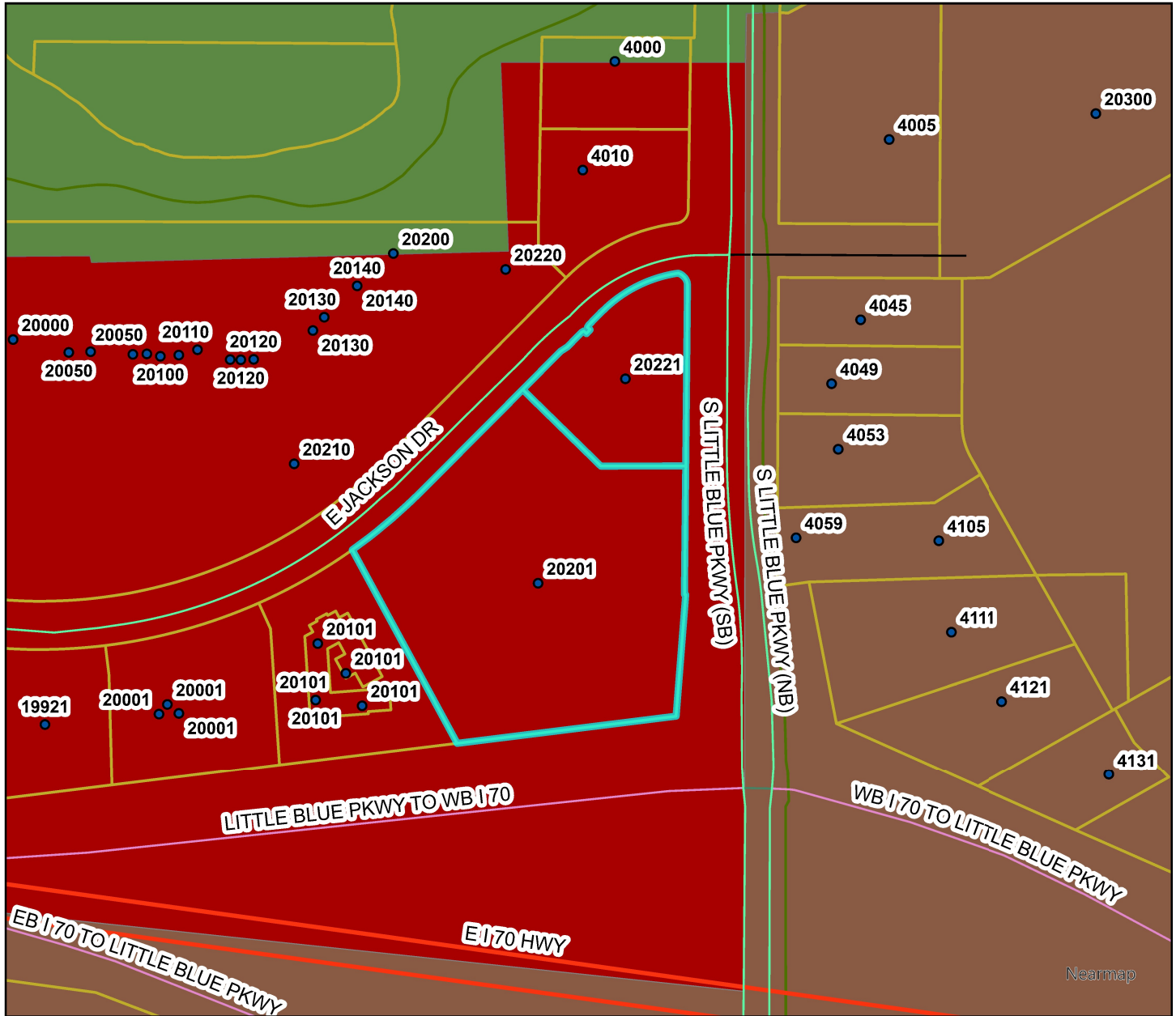
Commission Expiration Date





Comprehensive Plan

Case #25-100-11



Streets

- Freeway
- Local
- Major Arterial
- Other
- Ramp

Proposed Land Use (Comp Plan)

- Mixed Use
- Regional Commercial
- Parks

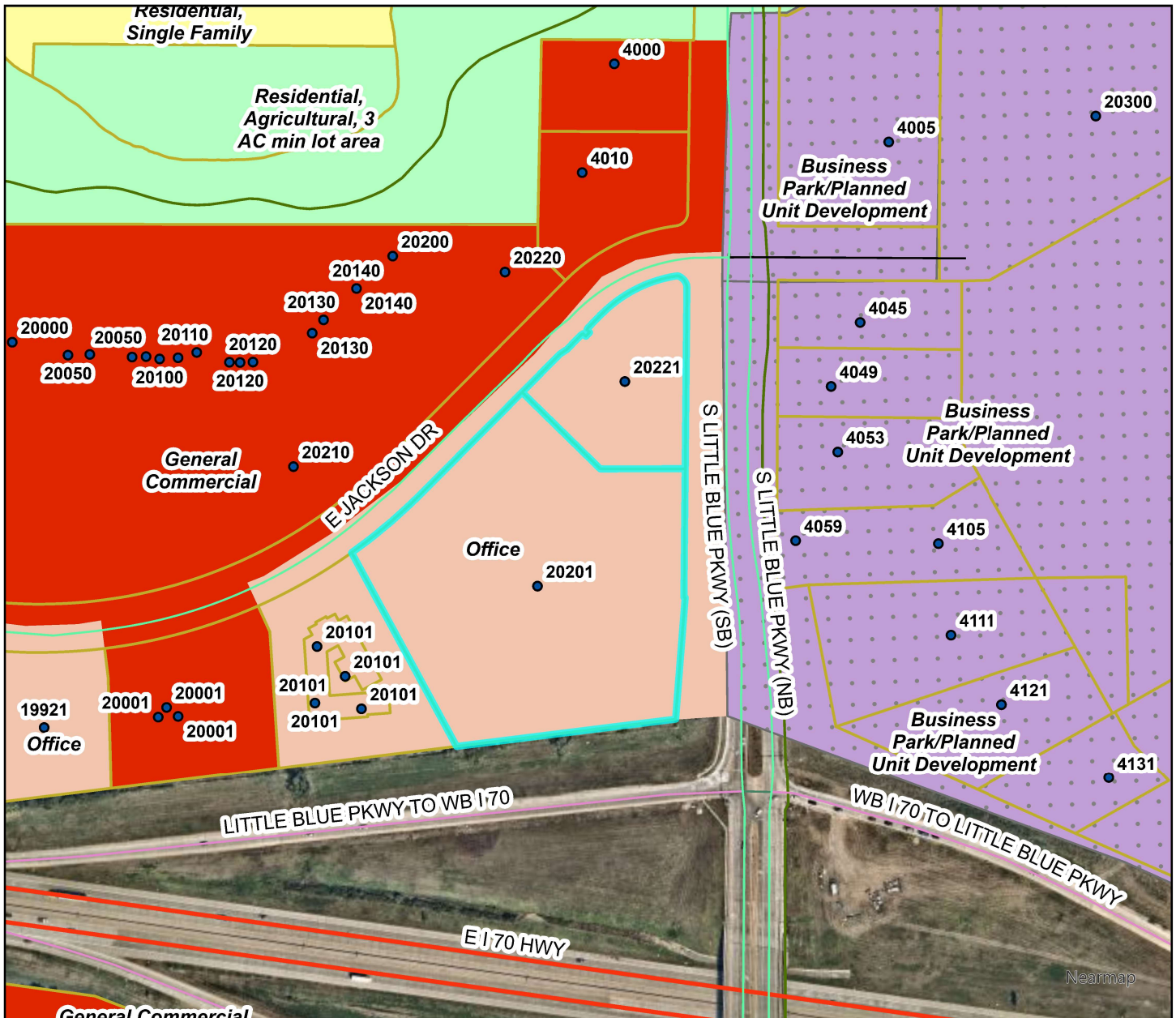
0 200 400 800 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025

Zoning Map

Case #25-100-11



Streets

- Freeway
- Local
- Major Arterial
- Other
- Ramp

Zoning

- Business Park/PUD
- Commercial
- Office
- Single Family Residential
- Residential-Agricultural

0 200 400 800 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025



Planning Commission Minutes

March 25, 2025 6:00 PM

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 3/25/2025, at 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Michael Young. Absent - Jose Torres.

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. Planning Commission Minutes – March 11, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

PUBLIC HEARINGS

1. **Case 25-100-10 – Rezoning – Zaun Ave & Hocker Ave** – A request by the City to rezone the properties along Zaun Avenue and Hocker Avenue north of Truman Road from I-1 (Industrial) to R-6 (Single Family Residential).

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map,

noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

Kalen Kendall, 519 N. Hocker, questioned how this will affect homeowners in the area. Mr. Harker explained why correcting this zoning is important to the homeowners, including being able to rebuild a single family home if there was a major loss on the property. Mr. Kendall stated in light of this information, he is in favor of this rezoning.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive** – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt noted there are CIP Projects in the area. Mr. Harker stated he would correct his staff report to reflect those projects.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

3. **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

Keith Fogliani, 3312 S. Cochise Ave, provided a brief history of the Pop Warner organization and why they're hoping to rename this street.

Public Comments

No public comments.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Glaser reviewed how much of Necessary Road remains.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING APRIL 15, 2025

ADJOURNMENT

The meeting was adjourned at 6:33 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

A public hearing for the street name change application to rename Necessary Road to Pop Warner Drive. ***New Information Only.***

Recommendations:**Background:****Emergency Justification:****Fiscal Impact:****Council Action:**

Department / Contact	Community Development /
---------------------------------	-------------------------

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. 3-25-25 Public Notice Proof

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Examiner** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(816) 254-8600**.

Notice ID: 6jY3Y2ygb80UhaD8PzgT | **Proof Updated: Mar. 04, 2025 at 09:34am CST**
Notice Name: PC 03.25.25

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Je'nai Moulon
jmoulon@indepmo.org
(816) 325-7109

FILING FOR

Examiner

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 8.88

Number of Lines: 71

03/08/2025: Other 120.03

Subtotal	\$120.03
Tax	\$0.00
Processing Fee	\$0.00
Total	\$120.03

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, March 25, 2025, and by the Independence **City Council** at 6 p.m., Monday, May 5, 2025, in the Independence City Hall City Council Chambers (lower level, north entrance) 111 E. Maple Avenue, in Independence, Missouri on the following matter(s):

Case 25-100-10 – Rezoning – 301, 305, 307, 309, 401 E. Zaun Avenue & 323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 609, 610 & 611 N. Hocker Avenue – A request by the City to rezone the properties from I-1 (Industrial) to R-6 (Single Family Residential).

Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).

Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

The Planning Commission will conduct full public hearing on these applications. The City Council will only hear new information that was not presented at the Planning Commission's public hearing if such facts were not reasonably available at the time of the Planning Commission hearing. Any new information proposed to be presented to the City Council must be submitted in writing to the Community Development Department and Law Department at least seven (7) days prior to the City Council meeting.

Witness my hand this 4th day of March, 2025.

Tom Scannell, Community Development Director
The City of Independence, Missouri is an Equal Opportunity Employer/Contractor/MFD

Published in the Examiner, Mar 8, 2025

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-025 **2R** An Ordinance changing the name of a segment of “Necessary Road” to “S. Pop Warner Drive.” **2R**

Recommendations:

Commissioner Nesbitt made a motion to recommend approval of a street name change of a segment of Necessary Road to Pop Warner Drive. A second was made by Commissioner Ferguson. The Independence Planning Commission voted as follows:

Commissioner Nesbitt – Yes

Commissioner Ferguson – Yes

Commissioner Ashbaugh – No

Commissioner Wiley – Yes

Commissioner O’Neill – Yes

Commissioner Torres – Absent

Commissioner Young – Yes

The motion passed, and such application is forwarded to the City Council for its consideration. Staff recommends approval of this application.

Background:

Street name change of Necessary Road to Pop Warner Drive from RD Mize Road to Little Blue Parkway

PROPERTY’S HISTORY:

The subject segment of Necessary Road was annexed into the City of Independence in 1963 (Ord. No. 14868). At that time, Necessary Road ran North from RD Mize and turned into Holke Road, before intersecting with Missouri 78 Highway. This configuration of streets remained until about 2008 when final construction plans were approved for the extension of Little Blue Parkway from RD Mize Road to Necessary Road. The existing configuration of Necessary Road remains as two separate segments bisected by Little Blue Parkway.

PROPOSAL:

Heart of America Pop Warner has requested the subject segment of Necessary Road be renamed to Pop Warner Drive. The requested street name change will affect properties on the East side of the subject segment. However, as the applicant describes, properties abutting the West side of the subject segment are unaffected. The properties abutting the Western side of the subject segment will be addressed off Little Blue Parkway.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The proposed segment of Necessary Road is ±3,500 feet in length. Necessary Road is classified

as a collector street.

CHARACTERISTICS OF THE AREA:

The subject segment of Necessary Road provides access to Little Blue Trace Trail and Heart of America Pop Warner sports complex. To the West and Northeast of the subject segment are zoned BP/PUD (Business Park/Planned Unit Development) and are part of the Eastgate Commerce Center currently under development.

Consistency with *Independence for All*, Strategic Plan:

The proposed street name change is consistent with Independence For All Strategic Plan's objective to attract and retain quality employees. Heart of America Pop Warner League is the largest and oldest Pop Warner league in Missouri.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive plan provides a guiding principle encouraging the city to celebrate uniqueness and diversity. Approval of this street name change request confirms the identity of the Heart of America Pop Warner league.

Sub-Area Plans:

The subject site is located with the Little Blue Valley Comprehensive Plan Amendment area. The Heart of America Pop Warner league constitutes a cultural asset. Approval of this street name change request is consistent with the Little Blue Valley Comprehensive Plan Amendment's recommendation to preserve cultural assets.

Historic and Archeological Sites:

There are no apparent historical or archaeological issues with this property.

Floodplain/Stream Buffer/Storm Water:

There are identified stream buffers along this portion of Necessary Road. However, the change in roadway name will not impact any streams or culverts.

CIP Investments:

RD Mize Bridge over Trace Trail is planned for fiscal year 2029-2030. This project is located to the South/Southeast of the subject segment of Necessary Road.

Draft Planning Commission minutes are attached.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact	Community Development /
---------------------------------	-------------------------

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CD Draft Ordinance 25-750-01
2. Street Name Change Staff Report 25-750-01
3. Narrative
4. Application New Form
5. Proposed Street Name Change Area
6. Comprehensive Plan Map
7. Zoning Map
8. Planning Commission Meeting Minutes 03-25-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE NAME OF A SEGMENT OF “NECESSARY ROAD” TO “S. POP WARNER DRIVE.”

WHEREAS, a request by Keith Fogliani to rename the segment of S. Necessary Rd. between its intersection with E. RD Mize Rd. and the private drive providing access to the property located at 2500 S. Little Blue Parkway was referred to the Planning Commission; and,

WHEREAS, the Planning Commission held a public hearing for the consideration of the request on March 25, 2025, and rendered a report to the City Council; and,

WHEREAS, this affirmation will not significantly affect the property owners along the street nor the service, utility and public safety providers; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing and rendered a decision recommending that the street name change be approved by a vote of 6-0; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Council deems it expedient to and hereby changes the name of the street to “S. Pop Warner Drive” beginning at the intersection of E. RD Mize Road to its intersection with the private drive providing access to the property located at 2500 S. Little Blue Parkway as shown on the included drawings.

SECTION 2. That the Community Development Department of the City of Independence, Missouri, shall coordinate the street name change, and the lot address changes with the United States Postal Service located in the City of Independence and with the Fire and Police Departments of said City, utility service providers and other interested parties with a copy of the approval ordinance and other pertinent information.

SECTION 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Counselor, may be corrected with the endorsement of the City Manager without the need to come before City Council.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

MEETING DATE: March 25, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Necessary Road Street Name Change

CASE NUMBER/REQUEST: **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

APPLICANT: Keith Fogliani

PROPERTY LOCATION: Necessary Road between RD Mize Road and Little Blue Parkway

SURROUNDING ZONING/LAND USE:

North: R-6 (Single-Family Residential) -- Vacant Land
BP/PUD (Business Park/Planned Unit Development – Warehouse)

East: C-2 (General Commercial) – Pop Warner Football Field
R-6 (Single-Family Residential) – Little Blue Trace Trail

South: R-6 (Single-Family Residential) – Vacant Land
R-A (Residential Agricultural) – Little Blue Trace Trail

West: BP/PUD (Business Park/Planned Unit Development – Vacant Land
R-6 (Single Family Residential) – Vacant Land

PUBLIC NOTICE:

- Letters to property owners – Date
- Public Notice published in the Independence Examiner – March 8, 2025
- Signs posted on property – March 7, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on April 21, 2025 and the public hearing/second reading on May 5, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this street name change request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Street name change of Necessary Road to Pop Warner Drive from RD Mize Road to Little Blue Parkway

Property History: The subject segment of Necessary Road was annexed into the City of Independence in 1963 (Ord. No. 14868). At that time, Necessary Road ran North from RD Mize and turned into Holke Road, before intersecting with Missouri 78 Highway. This configuration of streets remained until about 2008 when final construction plans were approved for the extension

of Little Blue Parkway from RD Mize Road to Necessary Road. The existing configuration of Necessary Road remains as two separate segments bisected by Little Blue Parkway.

Proposal: Heart of America Pop Warner has requested the subject segment of Necessary Road be renamed to Pop Warner Drive. The requested street name change will affect properties on the East side of the subject segment. However, as the applicant describes, properties abutting the West side of the subject segment are unaffected. The properties abutting the Western side of the subject segment will be addressed off Little Blue Parkway.

Physical Characteristics of Property:

The proposed segment of Necessary Road is $\pm 3,500$ feet in length. Necessary Road is classified as a collector street.

Characteristics of the Area:

The subject segment of Necessary Road provides access to Little Blue Trace Trail and Heart of America Pop Warner sports complex. To the West and Northeast of the subject segment are zoned BP/PUD (Business Park/Planned Unit Development) and are part of the Eastgate Commerce Center currently under development.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed street name change is consistent with Independence For All Strategic Plan's objective to attract and retain quality employers. Heart of America Pop Warner league is the largest and oldest Pop Warner league in Missouri.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive plan provides a guiding principle encouraging the city to celebrate uniqueness and diversity. Approval of this street name change request confirms the identity of the Heart of America Pop Warner league.

Sub-Area Plans:

The subject site is located with the Little Blue Valley Comprehensive Plan Amendment area. The Heart of America Pop Warner league constitutes a cultural asset. Approval of this street name change request is consistent with the Little Blue Valley Comprehensive Plan Amendment's recommendation to preserve cultural assets.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Floodplain/Stream Buffer:

There is identified stream buffers along this portion of Necessary Road, however the change in roadway name will not impact any streams or culverts.

CIP Investments:

RD Mize Bridge over Trace Trail is planned for fiscal year 2029-2030. This project is located to the South/Southeast of the subject segment of Necessary Road.

EXHIBITS

1. Narrative
2. Application
3. Proposed Street Name Change Area
4. Comprehensive Plan map
5. Zoning map

Beyond the Horizon (Area M) LLC
Beyond the Horizon III LLC
Pratt NP Holdings LLC

10 February 2025

City of Independence, Missouri

Re: Street Name Change for a Portion of Necessary Road

Dear City Staff:

We have received a request from the Pop Warner football fields association to change the name of the portion of Necessary Road which is adjacent to the Pop Warner football fields (the "Subject Segment") to "Pop Warner Drive". The Subject Segment is outlined in red in Exhibit A to this letter. The Subject Segment would begin at RD Mize Road at the south and would end at the intersection with the larger access road which connects the Little Blue Parkway with the EastGate Commerce Center private road, with the effect that such larger access road would retain the name "Necessary Road".

We note that the City's preference for the address designations within the EastGate Commerce Center to the north and east is to designate building addresses by reference to the Little Blue Parkway and not by reference to Necessary Road or the EastGate Commerce Center private road. We would expect that this preference would also apply for buildings adjacent to "Pop Warner Drive", so that any buildings with frontage on "Pop Warner Drive" would be designate with addresses by reference to the Little Blue Parkway. We would assume that this change of name would have no practical effect on street addresses for future development on land owned by the undersigned Missouri limited liability companies.

On this basis, the undersigned Missouri limited liability companies, which own land adjacent to the Subject Segment, consent to changing the name of the Subject Segment of Necessary Road to "Pop Warner Drive".

All the best,

Beyond the Horizon (Area M) LLC
Beyond the Horizon III LLC
Pratt NP Holdings LLC

A handwritten signature in blue ink, appearing to read "Randall E. Pratt", is written over a large, stylized circular mark.

By:
President

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☐ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☒ Street Name Change ☐ Special Sign Permit

Project Information and Location

Change Name of Necessary Road to Pop Warner Drive

Project Name

Roadway between RD Mize Rd and Little Blue Parkway

Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☐ Application Fee ☒ Cover Letter Describing Details of Project	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☒ One PDF copy of a plat map or site plan ☐ Legal Description of the property in question
---	--

Contact Information

Applicant

Keith Fogliani

Name	Company
3312 S Cochise Ave, Independence MO 64057	
Address	
816-803-5942	kfog@sbcglobal.net
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

Owner

Name	Company
Address	
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

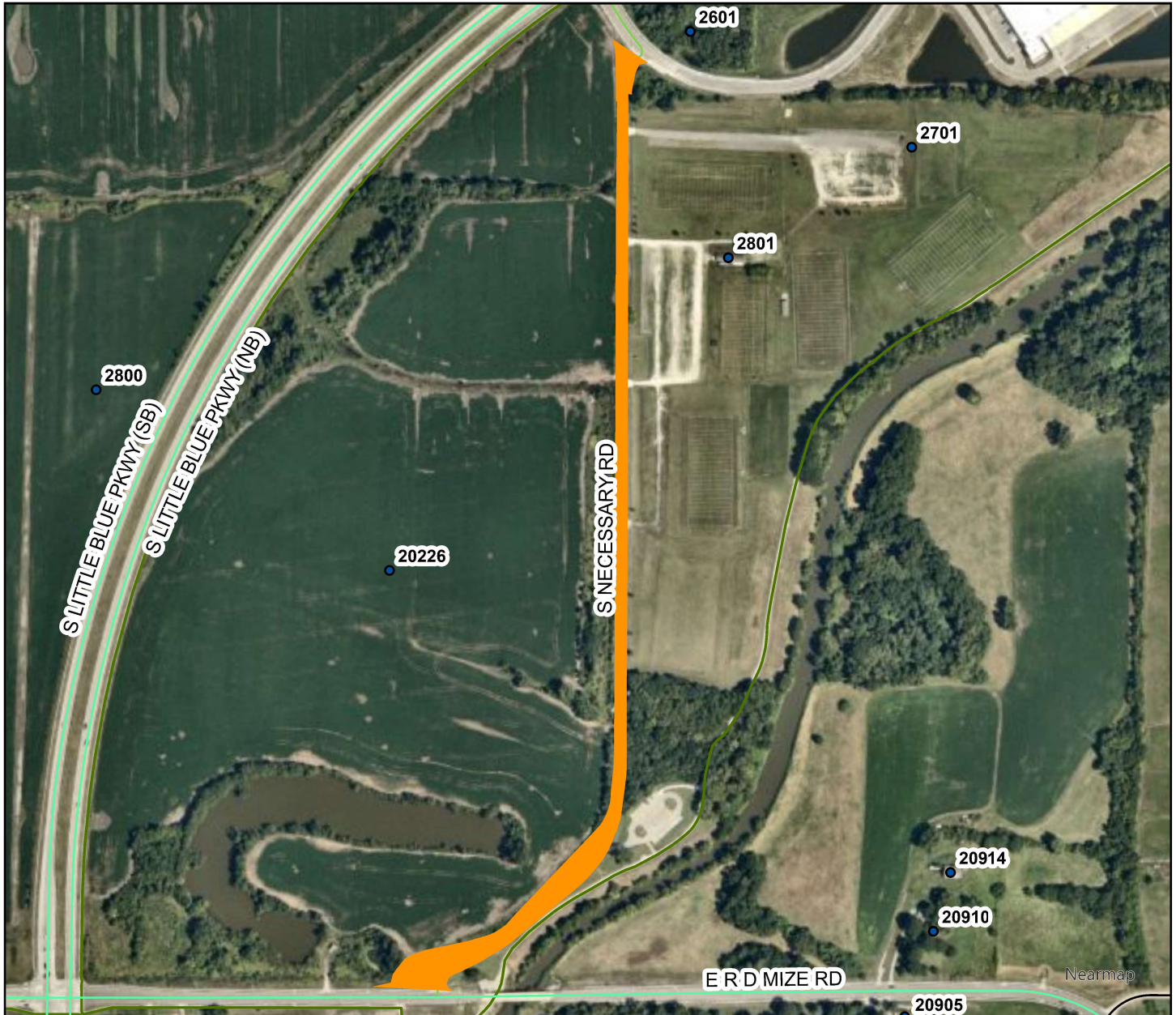
The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____

Street Name Change Area

Case #25-750-01



 Proposed Street Name Change Area

Streets

-  Collector
-  Local
-  Major Arterial

0 250 500 1,000 US Feet



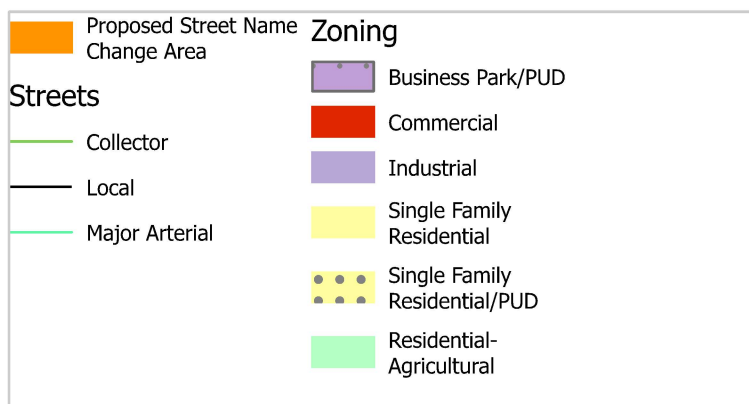
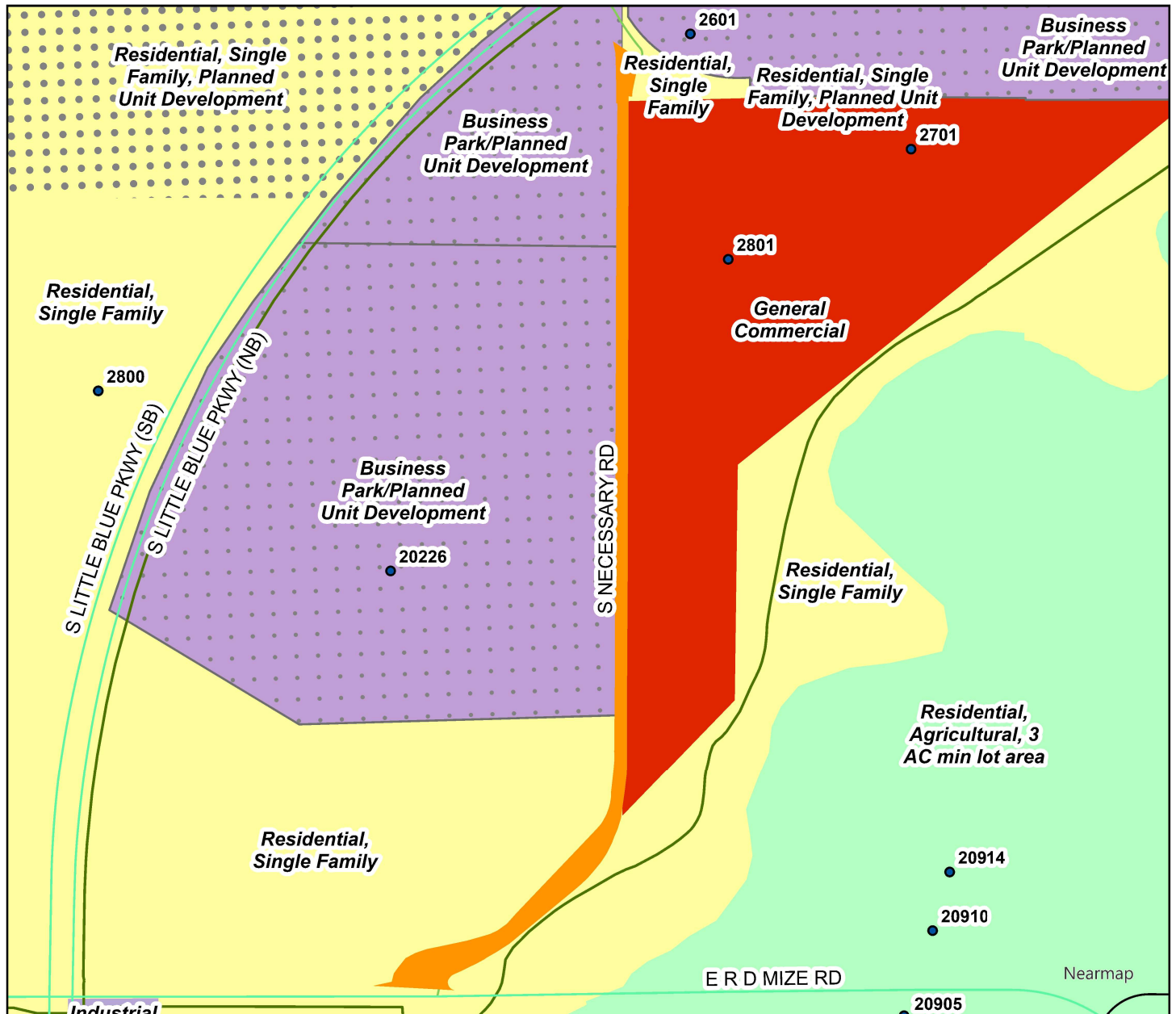
Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Page 90 of 152

Zoning Map

Case #25-750-01



0 250 500 1,000 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: March 25, 2025



Planning Commission Minutes

March 25, 2025 6:00 PM

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 3/25/2025, at 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Michael Young. Absent - Jose Torres.

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. Planning Commission Minutes – March 11, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

PUBLIC HEARINGS

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Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map,

noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

Kalen Kendall, 519 N. Hocker, questioned how this will affect homeowners in the area. Mr. Harker explained why correcting this zoning is important to the homeowners, including being able to rebuild a single family home if there was a major loss on the property. Mr. Kendall stated in light of this information, he is in favor of this rezoning.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive** – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt noted there are CIP Projects in the area. Mr. Harker stated he would correct his staff report to reflect those projects.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

3. **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

Keith Fogliani, 3312 S. Cochise Ave, provided a brief history of the Pop Warner organization and why they're hoping to rename this street.

Public Comments

No public comments.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Glaser reviewed how much of Necessary Road remains.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING APRIL 15, 2025

ADJOURNMENT

The meeting was adjourned at 6:33 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-026 **2R** An Ordinance finding, determining, and declaring the necessity of acquiring temporary construction easements for the Sidewalks Program Phase 2 Project (Project No. 112209); authorizing negotiation with property owners and the initiation of eminent domain proceedings, if necessary; approving the plans and specifications for the project; authorizing the use of experts, as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in connection with the project. **2R**

Recommendations:

Council approval is recommended.

Background:

Approval of this ordinance will authorize City staff to proceed with the acquisition of temporary construction easements necessary for the Sidewalks Program Phase 2 Project (Project No. 112209).

The Sidewalks Program Phase 2 Project (Project No. 112209) is intended to improve pedestrian connectivity by constructing sidewalks in areas of high pedestrian activity where gaps currently exist in the sidewalk network.

Emergency Justification:**Fiscal Impact:**

The potential fiscal impact to the City is approximately \$8,000. Funding for the Sidewalks Program Phase 2 Project (No. 112209) is included in the FY 2023-24 adopted budget, on page number 305, under account number 112209-C-0517051-5406.

Council Action:

Department / Contact	Municipal Services /
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REVIEWERS

Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. MS.Easemenet Ordinance - Sidewalk Program Phase II - No. 112209
2. Proposed Project Locations - Sidewalks Ph. 2 - No. 112209

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE FINDING, DETERMINING AND DECLARING THE NECESSITY OF ACQUIRING TEMPORARY CONSTRUCTION EASEMENTS FOR THE SIDEWALKS PROGRAM PHASE 2 PROJECT (PROJECT NO. 112209); AUTHORIZING THE NEGOTIATION AND EMINENT DOMAIN PROCEEDINGS IF NECESSARY; APPROVING THE PLANS AND SPECIFICATIONS FOR THE PROJECT; AUTHORIZING THE USE OF EXPERTS AS NEEDED; AUTHORIZING AND DIRECTING THE EXECUTION OF DOCUMENTS AND THE PAYMENT OF FUNDS TO PROPERTY OWNERS OR OTHERS HOLDING PROPERTY RIGHTS, IN CONJUNCTION WITH THE PROJECT.

WHEREAS, the City Council of the City of Independence, Missouri, pursuant to advice and recommendation of the Municipal Services Director, deems it necessary, advisable and in the public interest to obtain temporary construction easements in accordance with the plans and specifications as approved for construction, operation and maintenance of Sidewalks Program Phase 2 Project (No.112209), together with all appurtenances, thereto, along, over, under, upon, across and through certain tracts of land within Independence, Jackson County, Missouri; and,

WHEREAS, the City has authority by virtue of Section 82.240 of the Revised Statutes of the State of Missouri, 1969, as amended, and Section 1.3 and 1.4 of the Charter of the City of Independence, Missouri, revised August 8, 1978, to acquire private property by eminent domain proceedings for any public or municipal use, including the uses or purposes stated herein.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That it is hereby found, determined and declared that it is necessary for the purpose of construction, operation and maintenance of improved Sidewalks Program Phase 2 Project (No. 112209) for the City of Independence, Missouri, to acquire by purchase or eminent domain proceedings temporary construction grading easements for such public improvements, including, but not limited to, the right to construct curbs, drives, trails, sidewalks and storm sewers, together with all appurtenances thereunto belonging along, over, under, upon, across and through the following described tracts of land, all of which are situated in Independence, Jackson County, Missouri; to wit:

Tract 1

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land described as Lot 1 in CASEY'S NOLAND ROAD SUBDIVISION, lying in the South Half of the Southwest Quarter of Section 23, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri,

said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The East 5 feet of the north 40 feet of the South 54 feet of said Lot 1, containing 200 feet.

Tract 2:

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land described as PARCEL A in TARGET COMMERCIAL SUBDIVISION, lying in the South Half of the Southwest Quarter of Section 23, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The East 6 feet of the South 28 feet of the North 68.22 feet of said Parcel A, containing 168 squarefeet.

Also the East 17 feet of the North 35 feet of the South 54.71 feet of said Parcel A, containing 595 square feet.

Tract 3:

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land described as Tract 6 in LES BRYON COMMERCIAL SUBDIVISION, lying in the South Half of the Southwest Quarter of Section 23, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The East 5 feet of the South 36 feet of the North 59.65 feet of said Tract 6, containing 180 feet.

Also the East 6 feet of the North 40 feet of the South 62.65 feet of said Tract 6, containing 240 square feet.

Tract 4:

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land in part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 49, Range 32, in Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The West 15 feet of the north 35 feet of the South 51 feet of the following described Tract;
All that part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 49, Range 32, in Independence, Jackson County, Missouri, described as follows: Beginning at a point on the East right-of-way line of Noland Road as now established 383 feet South of the North line of said 1/4, 1/4 Section; thence North 90 degrees 00 minutes 00 seconds East a distance of 205.00 feet; thence South 01 degree 15 minutes 00 seconds East a distance of 130.00 feet; thence South 90 degrees 00 minutes 00 seconds West along the North line of a tract of land described in a certain

memorandum of lease filed for record in the Jackson County Recorder's Office at Independence as Document No. 833113 a distance of 205.00 feet to the East right-of-way line of said Noland Road; thence North 01 degree 15 minutes 00 seconds West along the East right-of-way line of said Noland Road a distance of 130.00 feet to the Point of Beginning.

The described easement contains 525 square feet.

Tract 5

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land described as LOT 2, in a Subdivision called 23RD AND CRYSLER ADDITION, lying in the Northwest Quarter of Section 10, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The South 8.5 feet of the East 41 feet of the West 56.67 feet of said Lot 2, containing 348.5 square feet.

Tract 6

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land described as LOT 1, in a Subdivision called 23RD AND CRYSLER ADDITION, lying in the Northwest Quarter of Section 10, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The South 15 feet of the East 47 feet of the West 73.02 feet of said Lot 1, containing 705 square feet.

Also the South 14 feet of the East 4 feet of said Lot 1, containing 56 square feet.

Tract 7

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land described as the East 72 feet of LOT 1, in a Subdivision called 23RD AND CRYSLER ADDITION, lying in the Northwest Quarter of Section 10, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The South 14 feet of the West 26 feet of said part of Lot 1, containing 364 feet.

Tract 8

Temporary Construction Easement

A Temporary Construction Easement in a Tract of land lying in the Northwest Quarter of Section 10, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, said easement being more particularly described by Andrea Weishaubt PLS-2025003640, as follows:

The South 11 feet of the East 53 feet of the West 79.03 feet of the following described Tract; All that part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 49, Range 32, in Independence, Jackson County, Missouri, described as follows: Beginning at a point where the North line of Alton Avenue (known as Twenty-Third Street) intersects the West line of Crysler Avenue, in the City of Independence, Jackson County, Missouri; thence North along the West line of Crysler Avenue a distance of 150 feet; thence West and parallel with the North line of Alton Avenue (now known as Twenty-Third Street) a distance of 90 feet; thence South and parallel to the West line of Crysler Avenue to a point on the North line of said Alton Avenue; thence East along said North line to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way. Said easement contains 583 square feet.

SECTION 2. That the City Manager and his designates are hereby authorized and directed to negotiate with the owners of the properties herein described for the purchase of temporary construction easements relating to said lands.

SECTION 3. That in the event of failure to negotiate the proper compensation to be paid for such temporary construction easements and the acquisition thereof by purchase, the City Counselor and his designates are hereby authorized and directed to institute eminent domain proceedings for the purpose of acquiring such temporary construction easements in the manner provided by law.

SECTION 4. That the City Manager is hereby authorized to request proposals, if required, for surveys, appraisals, and necessary title reports for said property.

SECTION 5. That the improvements herein referred to shall be of the nature described herein and shall be done in accordance with the plans and specifications as completed, hereby approved, and on file in the office of the Municipal Services Director.

SECTION 6. That the City Manager of the City of Independence, Missouri, is hereby authorized and directed to execute necessary documents, to pay and disburse funds, within appropriations authorized for this project, to property owners, others holding property rights and escrow agents pursuant to negotiated agreements for purchase of said temporary construction easements, all in accordance with established acquisition procedure and approved appraisals.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL OF
THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

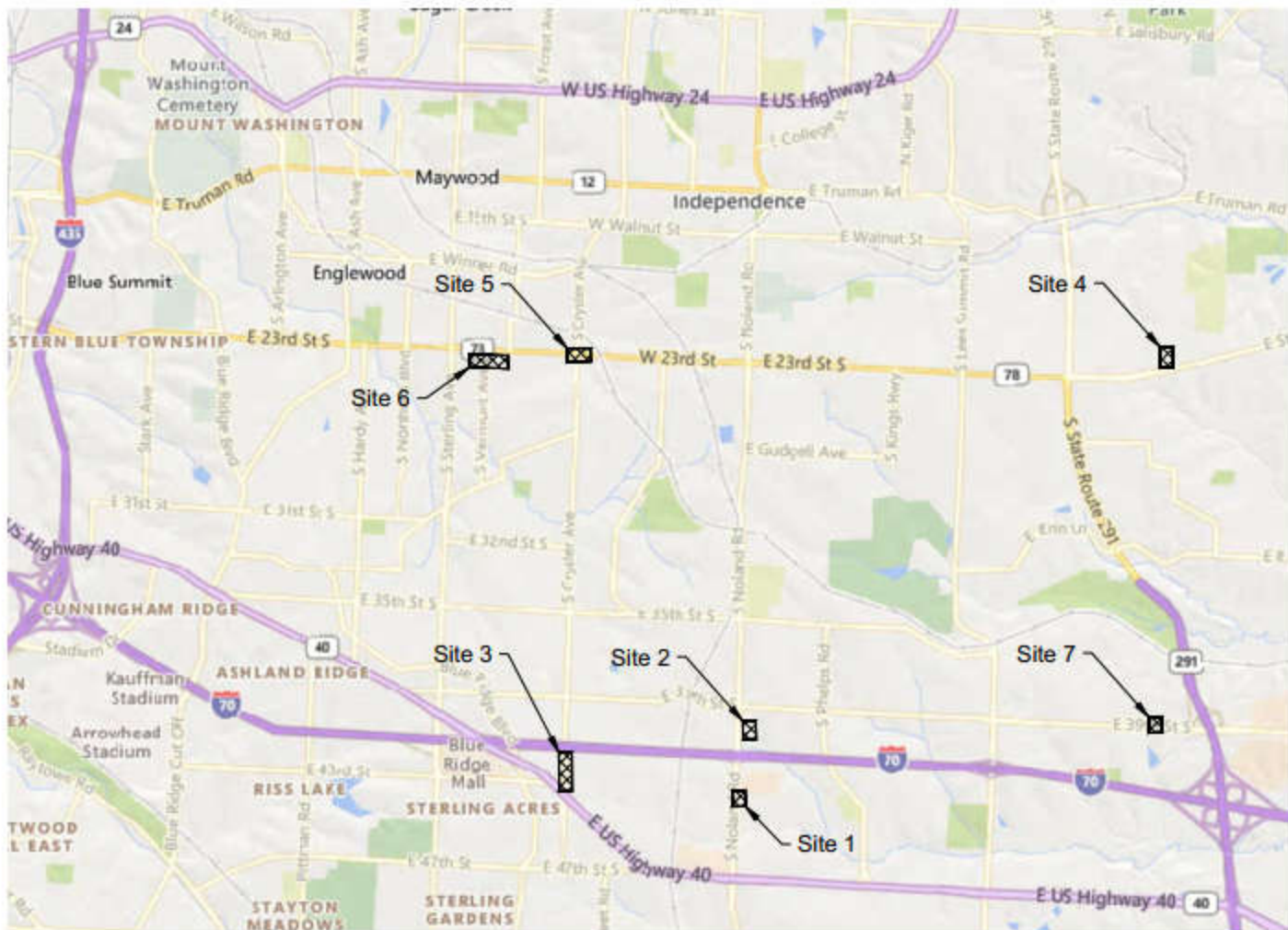
City Clerk

APPROVED – FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager



VICINITY MAP
NOT TO SCALE



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-027 **1R** An ordinance finding, determining, and declaring the necessity of acquiring general utility easements and temporary construction easements for the Nickell Avenue Culvert Replacement Project (Project No. 132404); authorizing negotiations and, if necessary, the initiation of eminent domain proceedings; authorizing the use of experts as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in conjunction with the project. **1R**

Recommendations:

Council approval is recommended.

Background:

Approval of this ordinance will authorize City staff to proceed with the acquisition of easements necessary for the Nickell Avenue Culvert Replacement Project (Project No. 132404).

The project involves replacing a structurally deficient culvert located under W Nickell Avenue, just east of N Union Street, within the Mill Creek Watershed.

Emergency Justification:**Fiscal Impact:**

The estimated fiscal impact to the City for the acquisition of these easements is \$10,000. Funding for the Nickell Avenue Culvert Replacement Project (Project No. 132404) is included in the FY 2024 budget (page 182), under Account No. 132404-C-0587058-5406

Council Action:

**Department /
Contact**

Municipal Services /

REVIEWERS

Richard Kemple

Melissa Cabrera

Jeremy Cover

Zachary Walker

Susanne Holland

ATTACHMENTS:

1. MS.Easement Ordinance - Nickell Ave Culvert - No. 132404

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE FINDING, DETERMINING AND DECLARING THE NECESSITY OF ACQUIRING GENERAL UTILITY EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE NICKELL AVENUE CULVERT REPLACEMENT PROJECT (PROJECT NO.132404); AUTHORIZING THE NEGOTIATION AND EMINENT DOMAIN PROCEEDINGS IF NECESSARY; APPROVING THE PLANS AND SPECIFICATIONS FOR THE PROJECT; AUTHORIZING THE USE OF EXPERTS AS NEEDED; AUTHORIZING AND DIRECTING THE EXECUTION OF DOCUMENTS AND THE PAYMENT OF FUNDS TO PROPERTY OWNERS OR OTHERS HOLDING PROPERTY RIGHTS, IN CONJUNCTION WITH THE PROJECT.

WHEREAS, the City Council of the City of Independence, Missouri, pursuant to advice and recommendation of the Municipal Services Director, deems it necessary, advisable and in the public interest to obtain general utility easements and temporary construction easements in accordance with the plans and specifications as approved for construction, operation and maintenance of Nickell Avenue Culvert Replacement Project (No. 132404), together with all appurtenances, thereto, along, over, under, upon, across and through certain tracts of land within Independence, Jackson County, Missouri; and,

WHEREAS, the City has authority by virtue of Section 82.240 of the Revised Statutes of the State of Missouri, 1969, as amended, and Section 1.3 and 1.4 of the Charter of the City of Independence, Missouri, revised August 8, 1978, to acquire private property by eminent domain proceedings for any public or municipal use, including the uses or purposes stated herein.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That it is hereby found, determined and declared that it is necessary for the purpose of construction, operation and maintenance of improved Nickell Avenue Culvert Replacement Project (No. 132404) for the City of Independence, Missouri, to acquire by purchase or eminent domain proceedings temporary construction easements and general utility easements for such public improvements, including, but not limited to, the right to construct curbs, drives, trails, sidewalks and storm sewers, together with all appurtenances thereunto belonging along, over, under, upon, across and through the following described tracts of land, all of which are situated in Independence, Jackson County, Missouri; to wit:

Tract 1

General Utility Easement

All that part of Lots 32 and 33, River Heights, a subdivision in the City of Independence, Jackson County, Missouri, being more particularly described as follows: beginning at the

southwest corner of said Lot 33; thence North 87 degrees 27 minutes 06 seconds West, with the south line of said Lots 33 and 32, a distance of 27.92 feet; thence North 02 degree 32 minutes 54 seconds East, and no longer with the south line of said Lots 33 and 32, a distance of 60.77 feet; thence South 87 degrees 27 minutes 06 seconds East, a distance of 27.92 feet to a point on the east line of said Lot 33; thence South 02 degrees 32 minutes 54 seconds West, with the east line of said Lot 33, a distance of 60.77 feet to the point of beginning. The above-described tract contains 1,697 square feet, or 0.04 acres.

Temporary Construction Easement

All that part of Lots 32 and 33, River Heights, a subdivision in the City of Independence, Jackson County, Missouri, being more particularly described as follows: commencing at the southwest corner of said Lot 33; thence North 87 degrees 27 minutes 06 seconds West, with the south line of said Lots 33 and 32, a distance of 27.92 feet to the point of beginning; thence continuing North 87 degrees 27 minutes 06 seconds West, with the south line of said Lots 33 and 32, a distance of 15.00 feet; thence North 02 degrees 32 minutes 54 seconds East, and no longer with the south line of said Lots 33 and 32, a distance of 85.77 feet; thence South 87 degrees 27 minutes 06 seconds East, a distance of 42.92 feet to a point on the east line of said Lot 33; thence South 02 degrees 32 minutes 54 seconds West, with the east line of said Lot 33, a distance of 25.00 feet; thence North 87 degrees 27 minutes 06 seconds West, and no longer with the east line of said Lot 33, a distance of 27.92 feet; thence South 02 degrees 32 minutes 54 seconds West, a distance of 60.77 feet to the point of beginning. The above-described tract contains 1,985 square feet, or 0.05 acres.

Tract 2:

General Utility Easement

All that part of Lot 1, North Creek Estates, a subdivision in the City of Independence, Jackson County, Missouri, being more particularly described as follows: beginning at the southwest corner of said Lot 1, thence South 87 degrees 28 minutes 12 seconds East, with the south line of said Lot 1, a distance of 42.19 feet; thence North 02 degree 31 minutes 48 seconds East, and no longer with the south line of said Lot 1, a distance of 60.78 feet; thence North 87 degrees 28 minutes 12 seconds West, a distance of 42.17 feet to a point on the west line of said Lot 1; thence South 02 degrees 32 minutes 54 seconds West, with the west line of said Lot 1, a distance of 60.77 feet to the point of beginning. The above-described tract contains 2,564 square feet, or 0.06 acres.

Temporary Construction Easement

All that part of Lot 1, North Creek Estates, a subdivision in the City of Independence, Jackson County, Missouri, being more particularly described as follows: commencing at the southwest corner of said Lot 1, thence South 87 degrees 28 minutes 12 seconds East, with the south line of said Lot 1, a distance of 42.19 feet to the point of beginning; thence continuing South 87 degrees 28 minutes 12 seconds East, with the south line of said Lot 1, a distance of 54.91 feet; thence North 02 degrees 31 minutes 48 seconds East, and no longer with the south line of said Lot 1, a

distance of 85.80 feet; thence North 87 degrees 28 minutes 12 seconds West, a distance of 97.07 feet to a point on the west line of said Lot 1; thence South 02 degrees 32 minutes 06 seconds West, with the west line of said Lot 1, a distance of 25.00 feet; thence South 87 degrees 28 minutes 12 seconds East, and no longer with the west line of said Lot 1, a distance of 42.17 feet; thence South 02 degree 32 minutes 06 seconds West, a distance of 60.78 feet to the point of beginning. The above-described tract contains 5,765 square feet, or 0.13 acres.

Tract 3:

General Utility Easement

All that part of Lots 1 through 14, Block 2, Roosevelt Park, a subdivision in the City of Independence, Jackson County, Missouri, being more particularly described as follows: beginning at the northwest corner of said Block 2, thence South 87 degrees 28 minutes 12 seconds East, with the north line of said Block 2, a distance of 47.50 feet; thence South 02 degrees 31 minutes 48 seconds West, and no longer with the north line of said Block 2, a distance of 30.00 feet; thence North 87 degrees 28 minutes 12 seconds West, a distance of 48.73 feet to a point on the west line of said Block 2; thence North 04 degrees 59 minutes 16 seconds East, with the west line of said Block 2, a distance of 30.03 feet to the point of beginning. The above-described tract contains 1,444 square feet, or 0.03 acres.

Temporary Construction Easement

All that part of Lots 1 through 14, Block 2, Roosevelt Park, a subdivision in the City of Independence, Jackson County, Missouri, being more particularly described as follows: commencing at the northwest corner of said Block 2, thence South 87 degrees 28 minutes 12 seconds East, with the north line of said Block 2, a distance of 47.50 feet to the point of beginning; thence continuing South 87 degrees 28 minutes 12 seconds East, with the north line of said Block 2, a distance of 165.50 feet; thence South 02 degrees 31 minutes 48 seconds West, and no longer with the north line of said Block 2, a distance of 200.00 feet; thence North 87 degrees 28 minutes 12 seconds West, a distance of 150.00 feet; thence North 02 degrees 31 minutes 48 seconds East, a distance of 160.00 feet; thence North 87 degrees 28 minutes 12 seconds West, a distance of 65.15 feet to a point on the west line of said Block 2; thence North 04 degrees 59 minutes 16 seconds East, with the east line of said Block 2, a distance of 20.02 feet; thence South 87 degrees 28 minutes 12 seconds East, and no longer with the west line of said Block 2, a distance of 48.73 feet; thence North 02 degrees 31 minutes 48 seconds East, a distance of 30.00 feet to the point of beginning. The above-described tract contains 31,759 square feet, or 0.73 acres.

SECTION 2. That the City Manager and his designates are hereby authorized and directed to negotiate with the owners of the properties herein described for the purchase of general utility easements and temporary construction easements relating to said lands.

SECTION 3. That in the event of failure to negotiate the proper compensation to be paid for such general utility easements and temporary construction easements and the acquisition

thereof by purchase, the City Counselor and his designates are hereby authorized and directed to institute eminent domain proceedings for the purpose of acquiring such general utility easements and temporary construction easements in the manner provided by law.

SECTION 4. That the City Manager is hereby authorized to request proposals, if required, for surveys, appraisals, and necessary title reports for said property.

SECTION 5. That the improvements herein referred to shall be of the nature described herein and shall be done in accordance with the plans and specifications as completed, hereby approved, and on file in the office of the Municipal Services Director.

SECTION 6. That the City Manager of the City of Independence, Missouri, is here by authorized and directed to execute necessary documents, to pay and disburse funds, within appropriations authorized for this project, to property owners, others holding property rights and escrow agents pursuant to negotiated agreements for purchase of said general utility easements and temporary construction easements, all in accordance with established acquisition procedure and approved appraisals.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED – FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-028 **1R** An ordinance amending Section 4.01.003 "Dangerous Buildings" of the Independence City Code. **1R**

Recommendations:

Staff recommends approval.

Background:

The City's current dangerous building regulations include an intermediate step where an appeal of the Building Official's decision can be made to the Board of Building and Engineering Appeals before appealing to Jackson County Circuit Court.

The purpose of this board is to determine the acceptability and adequacy of alternate materials, equipment, design, and types of construction; reviews decisions of the Building Official, Director of Public Works, or Fire Chief in interpretation of the building, plumbing, mechanical and electrical code, the Public Works Manual, and Fire Code, etc. Additionally, this Board has the authority to grant exceptions to relieve undue hardships when conformance of intent of the codes can still be maintained.

This amendment would remove the appeal to the Board of Building and Engineering Appeals regarding dangerous buildings thus allowing these appeals to be made directly to Jackson County Circuit Court. The Board will still hear an appeal of the Building Official's decision on construction matters related to acceptability and adequacy of alternate materials as outlined in the paragraph above.

Emergency Justification:**Fiscal Impact:**

There is no fiscal impact.

Council Action:

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance - Dangerous Building Appeals

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 4.01.003 “DANGEROUS BUILDINGS” OF THE INDEPENDENCE CITY CODE.

WHEREAS, the City’s current dangerous building regulations include an intermediate step where an appeal of the Building Official’s decision can be made to the Board of Building and Engineering Appeals before appealing to Jackson County Circuit Court; and

WHEREAS, the purpose of this board is to determine the acceptability and adequacy of alternate materials, equipment, design, and types of construction and has the authority to grant exceptions to relieve undue hardships when conformance of intent can still be maintained; and

WHEREAS, the City Council desires to remove this intermediate step and allow appeals to be made directly to Jackson County Circuit Court.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 4.01.003 of the City Code shall hereby be amended as follows:

“Sec. 4.01.003. Dangerous buildings.

- B. The owner, occupant, lessees, mortgagee, agent, tenant, or any person having an interest in a building or structure, as shown by the land records of the Jackson County Director of Property Records, will be considered as a party within this section.
- I. ~~Except in emergency cases, any party aggrieved by any notice, finding or order may request a hearing before the Board of Building and Engineering Appeals. A~~ After the hearing, any interested party aggrieved by the determination of the Board of Building and Engineering Appeals the final decision of the Building Official and/or that a structure constitutes a “dangerous building” under this section may appeal to the Circuit Court as established in Chapter 536 of the Revised Statutes of Missouri. In emergency cases, there shall be no appeal process.”

SECTION 2. That all other parts and provisions of the City Code not in conflict herewith shall remain in full force and effect unless previously or subsequently amended or repealed.

SECTION 3. That correction of any scriveners’ errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS ____ DAY OF ____, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City
Council of the City of
Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

NOTE: Words struck through are being removed by this ordinance and words underscored and bolded are being added by this ordinance.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-029 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R**

Recommendations:

Staff recommends approval of this item.

Background:

Background information for each individual appropriation adjustment is included in an attached document along with an appropriation adjustment amount, the source of funds for the appropriation adjustment and the location of where the appropriation adjustment will be recorded.

Emergency Justification:**Fiscal Impact:**

Increased appropriations due to increased revenues will result in \$0 net impact. Appropriations from the Unassigned Fund Balance will result in an impact of \$1,504,007.00 for the funds and departments listed below:

Fund	Department	Expense	Revenue	Grand Total
002	Community Development	\$1,032,393.00	-	\$1,032,393.00
002	Police	1,128,169.18	(1,128,169.18)	-
004	PRT	119,430.00	-	119,430.00
007	PRT	2,048.00	-	2,048.00
012	PRT	253,136.00	-	253,136.00
015	Emergency Preparedness	64,559.04	(64,559.04)	-
015	Legal	56,094.40	(56,094.40)	-
015	Health & Animal Services	276,832.66	(276,832.66)	-
015	Police	282,329.38	(282,329.38)	-
015	PRT	1,101.38	(1,101.38)	-
030	Municipal Services	100,000.00	-	100,000.00
031	Municipal Services	(100,000.00)	-	(100,000.00)
090	Municipal Services	97,000.00	-	97,000.00
		\$3,313,093.04	(1,809,086.04)	1,504,007.00

Council Action:

Department / Contact	Finance and Administration /
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REVIEWERS

Melissa Cabrera
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Appropriations Ordinance Q2-3 FY24-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AMENDMENTS TO THE FISCAL YEAR 2024-2025
BUDGET, WHICH WAS APPROVED BY ORDINANCE NO. 19561.

WHEREAS, the adopted Operating and Capital budgets for the 2024-25 fiscal year were approved by the City Council by Ordinance No. 19561; and,

WHEREAS, since that time some circumstances have arisen that necessitate changes to the appropriations established in the adopted budget; and,

WHEREAS, these changes are listed in detail in terms of background, purpose, and funding source in the attached agenda item cover sheet;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. Increased revenues in the amount of \$680,916.86 from grants and donations for various programs and services in the Grants Fund (No. 015) and increased appropriations in the amount of \$680,916.86 for various departments' grants account in the Grants Fund (No. 015).

SECTION 2. Increased revenues in the amount of \$93,026.00 from Police Forfeiture revenues for various Police Department programs and projects in the General Fund (No. 002) and increased appropriations in the amount of \$93,026.00 in the Police Department accounts in the General Fund (No. 002).

SECTION 3. Increased appropriations in the amount of \$1,003,393.00 in the General Fund (No. 002) from the Unassigned Fund Balance for professional services related to transportation services contracts in the Community Development Department.

SECTION 4. Increased appropriations in the amount of \$119,430.00 in the Tourism Fund (No. 004) from the Unassigned Fund Balance for professional services related to development of the Parks and Recreation Master Plan.

SECTION 5. Increased appropriations in the amount of \$253,136.00 in the Parks Improvement Sales Tax Fund (No. 012) from the Unassigned Fund Balance for professional services related to development of the Parks and Recreation Master Plan and consultant fees.

SECTION 6. Increased appropriations in the amount of \$2,048.00 in the Recreation Property Tax Levy Fund (No. 007) from Unassigned Fund Balance for professional services fees.

SECTION 7. Increased appropriations in the amount of \$97,000.00 in the Central Garage Fund (No. 090) from Unassigned Fund Balance for emergency equipment repair.

SECTION 8. Transfer of appropriations in the amount of \$100,000.00 Sanitary Sewer Fund (No. 030) for professional services from transfers out to Capital Projects Fund (no. 031) and decreased appropriations in the amount of \$100,000.00 to the Sanitary Sewer Fund - Capital (No. 031) and decreased transfers-in in the amount of \$100,000 in the Sanitary Sewer Fund – Capital (No. 031).

SECTION 9. Increased appropriations in the amount of \$29,000.00 in the General Fund (No. 002) from the Unassigned Fund Balance for professional services.

SECTION 10. Increased revenues in the amount of \$1,035,143.18 from the American Rescue Plan in the General Fund (No. 002) and increased appropriations in the amount of \$1,035,143.18 in the General (No. 002) for Police Department salary increases.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL OF
THE CITY OF INDEPENDENCE, MISSOURI.

ATTEST:

City Clerk

APPROVED - FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

Presiding Officer of the City Council
of the City of Independence, Missouri

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, sufficient to meet the obligation hereby incurred.

Source is: As Indicated Above

Director of Finance and Administration
City of Independence, Missouri

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-030 **1R** An ordinance amending Chapter 2 of the City Code, "Alcoholic Beverages". **1R**

Recommendations:

Staff recommends approval.

Background:

In March 2021, the City Council approved a major amendment, repealing and replacing Chapter 2 after staff's comprehensive review of the Chapter. In 2022, the City Council amended the Alcoholic beverage code to correct issues discovered after the passage of the 2021 amendment and to bring the code in line with recent state liquor law changes.

This amendment adds a provision that alcoholic beverages shall not be sold or otherwise supplied to any person under the age of twenty-one (21), which is State law. This provision was in prior versions of the Alcoholic Beverage code but was mistakenly removed. The other change updates the appeal process of a liquor license suspension or revocation, so the appeal would be heard by Jackson County Circuit Court instead of the City Council. A similar change was recently made to the Business License code, so appeals were made directly to Jackson County Circuit Court.

Emergency Justification:**Fiscal Impact:****Council Action:**

Department / Contact	Community Development /
---------------------------------	-------------------------

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance Amending Chapter 2 Alcoholic Beverage - Sales to Minor and Appeal Process

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 2 OF THE CITY CODE, “ALCOHOLIC BEVERAGES”.

WHEREAS, on March 1, 2021, the City Council approved Ordinance No. 19197 updating Chapter 2 Alcoholic Beverages of the City Code; and,

WHEREAS, in September 2022, the City Council approved Ordinance No. 19369 amending Chapter 2 of the City Code to correct several issues discovered after the passage of the previous amendment and to bring the alcoholic beverage code in line with recent state liquor law changes, and

WHEREAS, the City seeks to amend the alcoholic beverage code to add the provision regarding selling to minors and updates the appeal process of a liquor license suspension or revocation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 2.01.024 of the City Code is hereby amended to read as follows:

“Sec. 2.01.024. Sales to minors, certain other persons prohibited.

- A. Except as otherwise provided in this section, it shall be unlawful for any person under the age of 21 years to sell or assist in the sale or dispensing of alcoholic beverages, as provided in RSMo 311.300.
- B. In any place of business licensed in accordance with this chapter, where at least 50 percent of the gross sales made consists of goods, merchandise or commodities other than alcoholic beverages in the original package, persons at least 18 years of age may stock, arrange displays, accept payment for and sack for carryout alcoholic beverages. Delivery of alcoholic beverages away from the licensed business premises shall not be performed by anyone under the age of 21 years.
- C. In any distillery, warehouse, wholesale distributorship or similar place of business which stores or distributes alcoholic beverages, but which does not sell alcoholic beverages at retail, persons at least 18 years of age may be employed and their duties may include the handling of alcoholic beverages for all purposes except consumption, sale at retail or dispensing for consumption or sale at retail.
- D. Persons 18 years of age or older may, when acting in the capacity of a waiter or waitress, accept payment for or serve alcoholic beverages in places of business which sell food for consumption on the premises if at least 50 percent of all sales in those places consists of

food; provided, that nothing in this section shall authorize persons under 21 years of age to mix or serve across the bar intoxicating beverages or nonintoxicating beer.

E. Alcoholic beverages shall not be sold or otherwise supplied to any person under the age of twenty-one (21), except as otherwise set out in this Chapter.”

SECTION 2. That Section 2.07.004 of the City Code is hereby amended to read as follows:

“Sec. 2.07.004. Appeal process.

- A. **An applicant may appeal the decision of the City made in accordance with this Chapter to Jackson County Circuit Court as established under RSMo 536. All decisions of the City shall be final decisions 30 days after the mailing or personal service of the decision. Any license applicant, licensee or permittee aggrieved by the decision of the Liquor License Officer to suspend or revoke a liquor license or to deny, suspend or revoke an employee's permit shall have the right to appeal such action to the City Council by filing a written appeal with the City Clerk within five days after notice of the decision is served on the permittee. No licensee or permittee shall have the right to appeal the decision of the Liquor License Officer unless said licensee or permittee has requested a hearing as provided in Section 2.07.002.C or Section 2.08.011.E of this chapter.**
- ~~B. Such written appeal shall set out a copy of the order or decision being appealed, shall include a statement of the facts concerning the order, and shall state wherein the license was wrongfully suspended or revoked or the permit was wrongfully denied, suspended or revoked. At the time of filing any such appeal a copy thereof shall be filed by the appellant with the Liquor License Officer.~~
- ~~C. The City Council shall fix a time and place for hearing the appeal and shall direct a written notice to be served, as provided in Section 2.07.002.B, for service of a notice of suspension or revocation, upon the appellant to provide that information. The City Clerk shall give notice to the Liquor License Officer who shall be entitled to appear in defense of his or her decision.~~
- ~~D. The findings of the City Council shall be final and conclusive and shall be served upon the appellant in the manner provided above for service of notices of suspension or revocation.”~~

SECTION 3. That all other parts and provisions of Chapter 2 shall be in full force and effect unless previously or subsequently amended or repealed.

SECTION 4. That correction of any scriveners’ errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS _____ DAY OF _____, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED - FORM AND LEGALITY:

City Counselor

REVIEWED BY

City Manager

NOTE: Words struck through and bolded are being removed by this ordinance and words underscored and bolded are being added by this ordinance.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-031 **1R** An ordinance declaring the results of the bond election held in the City of Independence, Missouri on April 8, 2025. **1R**

Recommendations:

Staff recommends approval of this item.

Background:

On April 8, 2025, the City of Independence held a public election on three general obligation bond measures:

1. Question 1 - Proposed issuance of \$130 million in bonds for public safety facilities, including a new justice center and animal control facility.

Result: Failed (Yes: 4,803 | No: 5,384)

2. Question 2 - Proposed issuance of \$55 million in bonds for transportation improvements, including streets, roads, sidewalks, and bridges.

Result: Passed (Yes: 6,176 | No: 4,017)

3. Question 3 - Proposed issuance of \$12 million in bonds for renovations to parks and recreation facilities, including historic buildings and an athletic complex.

Result: Failed (Yes: 5,645 | No: 4,540)

Only Question 2 received the constitutionally required 4/7ths majority and was approved. The ordinance includes attachments (A, B, and C) providing the ballot, official vote certification, and proof of election notice publication. The ordinance affirms that the election was lawfully conducted and declares the outcome as official and final.

Emergency Justification:**Fiscal Impact:**

There is no fiscal impact.

Council Action:

**Department /
Contact**

Council and Board /

REVIEWERS

Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance - Recognizing Election Results - with Exhibits 1

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE DECLARING THE RESULTS OF THE BOND ELECTION
HELD IN THE CITY OF INDEPENDENCE, MISSOURI, ON APRIL 8, 2025.

WHEREAS, the City of Independence, Missouri (the “City”) called an election on April 8, 2025 on three ballot measures relating to the issuance of general obligation bonds; and

WHEREAS, the results of such election have been certified by the appropriate election authorities and the City now desires to declare the results of such election;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That it is hereby found and declared that the vote at the bond election held in the City of Independence, Missouri, on Tuesday, April 8, 2025, on the following questions:

GENERAL OBLIGATION BOND QUESTION NO. 1

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$130,000,000 for the purpose of acquiring, constructing, renovating, improving and equipping public safety buildings, facilities and grounds including constructing, improving and equipping a new justice center, demolishing existing law enforcement facilities housing functions that will be moved to the new justice center and preparing such sites for alternative uses, and acquiring, renovating and equipping an animal control facility?

resulted as follows:	<u>Yes</u>	<u>No</u>
	4,803	5,384

GENERAL OBLIGATION BOND QUESTION NO. 2

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$55,000,000 for transportation purposes, including acquiring land and rights of way, and acquiring, constructing, reconstructing, repairing and improving streets, roads, bridges, culverts and sidewalks throughout the City?

resulted as follows:	<u>Yes</u>	<u>No</u>
	6,176	4,017

GENERAL OBLIGATION BOND QUESTION NO. 3

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$12,000,000 for the purpose of renovating, improving and equipping parks and recreation buildings, facilities and grounds, including historic buildings and the independence athletic complex?

resulted as follows:

Yes

No

5,645

4,540

SECTION 2. That it is hereby found and declared that more than the constitutionally required majority (4/7ths) of the qualified voters of the City voting on Question No. 2 at said election voted in favor of said question and it thereby passed. Question No. 1 and No. 3 did not receive the approval of the constitutionally required majority of the qualified voters.

SECTION 3. That attached hereto as Exhibit A is a full, true and correct copy of the ballot used at said election.

SECTION 4. That attached hereto as Exhibit B is a full, true and correct copy of the certification of votes cast at said election received from the Jackson County Board of Election Commissioners, that said certification of votes is the final and last certification of votes for said election, and that said certification of votes constitutes the official returns of the election pursuant to Section 115.507(2) of the Comprehensive Election Act, Revised Statutes of Missouri, as amended. As no registered voters reside within the portion of the City within Clay County, Missouri (as certified by the Clay County Board of Election Commissioners), no election was held within that area.

SECTION 5. That it is further found and declared that notice of said election was duly given by publication in the manner provided by law as evidenced by the affidavits of publication attached hereto as Exhibit C, and that said election was held and conducted in all respects in conformity with the Constitution and laws of the State of Missouri.

SECTION 6. That this Ordinance shall be in full force and effect from and after its passage.

[remainder of page intentionally left blank]

PASSED THIS ____ DAY OF _____, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED - FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

EXHIBIT A

[BALLOT]

JUDGES INITIALS	

OFFICIAL BALLOT
JACKSON COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION
APRIL 8, 2025

STYLE: 1

()

INSTRUCTIONS TO VOTERS

Using blue or black ink, completely fill in the box next to the candidate or question response of your choice like this: 
Fill in the box completely. **DO NOT MARK OUTSIDE OF THE BOX. VOTE BOTH SIDES OF BALLOT, IF APPLICABLE.**

To cast a vote for a write-in, use blue or black ink to fill in the box corresponding to that office. Write in the candidate's name on the write-in line provided. **MUST BE A CERTIFIED WRITE-IN CANDIDATE FOR THE VOTE TO COUNT.**

CITY OF INDEPENDENCE,
MISSOURI

**GENERAL OBLIGATION BOND
QUESTION 1**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$130,000,000 for the purpose of acquiring, constructing, renovating, improving and equipping public safety buildings, facilities and grounds including constructing, improving and equipping a new justice center, demolishing existing law enforcement facilities housing functions that will be moved to the new justice center and preparing such sites for alternative uses, and acquiring, renovating and equipping an animal control facility?

- ☐ YES
☐ NO

**GENERAL OBLIGATION BOND
QUESTION 2**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$55,000,000 for transportation purposes, including acquiring land and rights of way, and acquiring, constructing, reconstructing, repairing and improving streets, roads, bridges, culverts and sidewalks throughout the City?

- ☐ YES
☐ NO

**GENERAL OBLIGATION BOND
QUESTION 3**

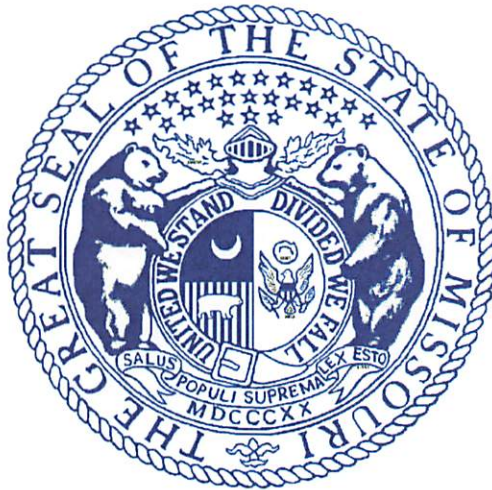
Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$12,000,000 for the purpose of renovating, improving and equipping parks and recreation buildings, facilities and grounds, including historic buildings and the Independence Athletic Complex?

- ☐ YES
☐ NO

EXHIBIT B

[CERTIFICATION OF VOTES]

**OFFICIAL
CERTIFICATION
SPECIAL ELECTION
CITY OF INDEPENDENCE
STATE OF MISSOURI
County of Jackson**



Tuesday, April 8, 2025

**Jackson County Board of Election Commissioners
215 N. Liberty, P.O. Box 296
Independence, Missouri 64051**

Michael K. Whitehead
Chairman

Henry R. Carner
Secretary

Colleen M. Scott
Member

Lyle K. Querry
Member

Tammy L. Brown
Director

Sara A. Zorich
Director

MICHAEL K. WHITEHEAD, CHAIRMAN
HENRY R. CARNER, SECRETARY
COLLEEN M. SCOTT, MEMBER
LYLE K. QUERRY, MEMBER

TAMMY L. BROWN, DIRECTOR
SARA A. ZORICH, DIRECTOR



215 NORTH LIBERTY
POST OFFICE BOX 296
INDEPENDENCE, MISSOURI 64051
(816) 325-4600
FAX (816) 325-4609

<https://jcebmo.org>

OFFICIAL CERTIFICATION FOR APRIL 8, 2025
GENERAL MUNICIPAL ELECTION

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

OFFICIAL ELECTION CERTIFICATION

We, the Jackson County Board of Election Commissioners, hereby certify that the foregoing is a true, correct and complete return of all votes counted in the General Municipal Election held Tuesday, April 8, 2025. IN TESTIMONY THEREOF, we hereunto set our hand and affixed the seal of said Board at its office in Independence, Missouri, this 16th day of April, 2025.

Michael K. Whitehead
Chairman

Michael W. Miller

Henry R. Carner
Secretary

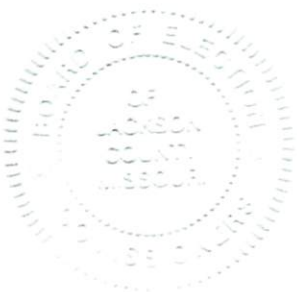
Henry R. Parker

Colleen M. Scott
Member

Colleen M. Scott

Lyle K. Query
Member

Lys K Quincy



Statement of Votes Cast
JACKSON COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION
APRIL 8, 2025
ELECTION DAY
OFFICIAL

Date: 4/16/2025
Time: 8:45:13 AM CDT
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 1

	Reg. Voters	Total Votes	YES		NO	
Jurisdiction Wide						
B101, 02, 03						
Normal	4390	305	107	35.08%	198	64.92%
Absentee	4390	0	0	-	0	-
Provisional	4390	0	0	-	0	-
B1 04						
Normal	1145	104	31	29.81%	73	70.19%
Absentee	1145	0	0	-	0	-
Provisional	1145	0	0	-	0	-
B105, 06, 07, 08, 13, B4 01						
Normal	3	0	0	-	0	-
Absentee	3	0	0	-	0	-
Provisional	3	0	0	-	0	-
B110, 11, B4 02, 03, 04						
Normal	3087	440	211	47.95%	229	52.05%
Absentee	3087	0	0	-	0	-
Provisional	3087	0	0	-	0	-
B2 01						
Normal	2032	236	87	36.86%	149	63.14%
Absentee	2032	0	0	-	0	-
Provisional	2032	0	0	-	0	-
B202, 03, 04						
Normal	3502	345	128	37.10%	217	62.90%
Absentee	3502	0	0	-	0	-
Provisional	3502	0	0	-	0	-
B2 05, B6 03, 04, 05						
Normal	4441	754	293	38.86%	461	61.14%
Absentee	4441	0	0	-	0	-
Provisional	4441	0	0	-	0	-
B2 06, 07						
Normal	2417	223	79	35.43%	144	64.57%
Absentee	2417	0	0	-	0	-
Provisional	2417	0	0	-	0	-
B301						
Normal	2903	295	108	36.61%	187	63.39%
Absentee	2903	0	0	-	0	-
Provisional	2903	0	0	-	0	-

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 1

	Reg. Voters	Total Votes	YES		NO	
B3 02						
Normal	2774	345	130	37.68%	215	62.32%
Absentee	2774	0	0	-	0	-
Provisional	2774	0	0	-	0	-
B4 05, 08, 10						
Normal	2495	238	85	35.71%	153	64.29%
Absentee	2495	0	0	-	0	-
Provisional	2495	0	0	-	0	-
B4 06, 07, 09						
Normal	1927	203	91	44.83%	112	55.17%
Absentee	1927	0	0	-	0	-
Provisional	1927	0	0	-	0	-
B4 11, B5 05						
Normal	3040	485	267	55.05%	218	44.95%
Absentee	3040	0	0	-	0	-
Provisional	3040	0	0	-	0	-
B5 01, 02						
Normal	3538	372	156	41.94%	216	58.06%
Absentee	3538	0	0	-	0	-
Provisional	3538	0	0	-	0	-
B5 03						
Normal	1109	154	54	35.06%	100	64.94%
Absentee	1109	0	0	-	0	-
Provisional	1109	0	0	-	0	-
B5 04						
Normal	2060	285	129	45.26%	156	54.74%
Absentee	2060	0	0	-	0	-
Provisional	2060	0	0	-	0	-
B6 01						
Normal	2681	281	104	37.01%	177	62.99%
Absentee	2681	0	0	-	0	-
Provisional	2681	0	0	-	0	-
B6 02						
Normal	2472	345	168	48.70%	177	51.30%
Absentee	2472	0	0	-	0	-
Provisional	2472	0	0	-	0	-
B701						
Normal	1716	277	131	47.29%	146	52.71%
Absentee	1716	0	0	-	0	-
Provisional	1716	0	0	-	0	-

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 1

	Reg. Voters	Total Votes	YES		NO	
B702						
Normal	2459	314	152	48.41%	162	51.59%
Absentee	2459	0	0	-	0	-
Provisional	2459	0	0	-	0	-
B7 03						
Normal	2418	335	145	43.28%	190	56.72%
Absentee	2418	0	0	-	0	-
Provisional	2418	0	0	-	0	-
B704, 05						
Normal	3288	434	242	55.76%	192	44.24%
Absentee	3288	0	0	-	0	-
Provisional	3288	0	0	-	0	-
B8 01, 02						
Normal	5413	821	419	51.04%	402	48.96%
Absentee	5413	0	0	-	0	-
Provisional	5413	0	0	-	0	-
B8 04						
Normal	2015	308	181	58.77%	127	41.23%
Absentee	2015	0	0	-	0	-
Provisional	2015	0	0	-	0	-
B8 05, 06						
Normal	2426	470	297	63.19%	173	36.81%
Absentee	2426	0	0	-	0	-
Provisional	2426	0	0	-	0	-
FO02, SN 03, 06						
Normal	725	154	46	29.87%	108	70.13%
Absentee	725	0	0	-	0	-
Provisional	725	0	0	-	0	-
PR 01, SN 01, 02						
Normal	1217	88	44	50.00%	44	50.00%
Absentee	1217	0	0	-	0	-
Provisional	1217	0	0	-	0	-
SN 04						
Normal	1252	209	86	41.15%	123	58.85%
Absentee	1252	0	0	-	0	-
Provisional	1252	0	0	-	0	-
SN 05						
Normal	1264	154	67	43.51%	87	56.49%
Absentee	1264	0	0	-	0	-
Provisional	1264	0	0	-	0	-

Statement of Votes Cast
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
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CITY OF INDEPENDENCE - GENERAL
 OBLIGATION BOND QUESTION 1

	Reg. Voters	Total Votes	YES		NO	
ABSENTEE						
Normal	0	0	0	-	0	-
Absentee	0	1213	765	63.07%	448	36.93%
Provisional	0	0	0	-	0	-
Total						
Normal	70209	8974	4038	45.00%	4936	55.00%
Absentee	70209	1213	765	63.07%	448	36.93%
Provisional	70209	0	0	-	0	-
Total	70209	10187	4803	47.15%	5384	52.85%

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 2

	Reg. Voters	Total Votes	YES		NO	
Jurisdiction Wide						
B101, 02, 03						
Normal	4390	304	183	60.20%	121	39.80%
Absentee	4390	0	0	-	0	
Provisional	4390	0	0	-	0	
B1 04						
Normal	1145	104	46	44.23%	58	55.77%
Absentee	1145	0	0	-	0	
Provisional	1145	0	0	-	0	
B105, 06, 07, 08, 13, B4 01						
Normal	3	0	0	-	0	
Absentee	3	0	0	-	0	
Provisional	3	0	0	-	0	
B110, 11, B4 02, 03, 04						
Normal	3087	442	285	64.48%	157	35.52%
Absentee	3087	0	0	-	0	
Provisional	3087	0	0	-	0	
B2 01						
Normal	2032	236	124	52.54%	112	47.46%
Absentee	2032	0	0	-	0	
Provisional	2032	0	0	-	0	
B202, 03, 04						
Normal	3502	346	165	47.69%	181	52.31%
Absentee	3502	0	0	-	0	
Provisional	3502	0	0	-	0	
B2 05, B6 03, 04, 05						
Normal	4441	753	411	54.58%	342	45.42%
Absentee	4441	0	0	-	0	
Provisional	4441	0	0	-	0	
B2 06, 07						
Normal	2417	225	109	48.44%	116	51.56%
Absentee	2417	0	0	-	0	
Provisional	2417	0	0	-	0	
B301						
Normal	2903	296	144	48.65%	152	51.35%
Absentee	2903	0	0	-	0	
Provisional	2903	0	0	-	0	

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION
APRIL 8, 2025
ELECTION DAY
OFFICIAL

Date: 4/16/2025
Time: 8:45:13 AM CDT
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 2

	Reg. Voters	Total Votes	YES		NO	
B3 02						
Normal	2774	346	186	53.76%	160	46.24%
Absentee	2774	0	0	-	0	-
Provisional	2774	0	0	-	0	-
B4 05, 08, 10						
Normal	2495	238	125	52.52%	113	47.48%
Absentee	2495	0	0	-	0	-
Provisional	2495	0	0	-	0	-
B4 06, 07, 09						
Normal	1927	203	125	61.58%	78	38.42%
Absentee	1927	0	0	-	0	-
Provisional	1927	0	0	-	0	-
B4 11, B5 05						
Normal	3040	485	316	65.15%	169	34.85%
Absentee	3040	0	0	-	0	-
Provisional	3040	0	0	-	0	-
B5 01, 02						
Normal	3538	373	216	57.91%	157	42.09%
Absentee	3538	0	0	-	0	-
Provisional	3538	0	0	-	0	-
B5 03						
Normal	1109	154	80	51.95%	74	48.05%
Absentee	1109	0	0	-	0	-
Provisional	1109	0	0	-	0	-
B5 04						
Normal	2060	285	172	60.35%	113	39.65%
Absentee	2060	0	0	-	0	-
Provisional	2060	0	0	-	0	-
B6 01						
Normal	2681	281	149	53.02%	132	46.98%
Absentee	2681	0	0	-	0	-
Provisional	2681	0	0	-	0	-
B6 02						
Normal	2472	346	216	62.43%	130	37.57%
Absentee	2472	0	0	-	0	-
Provisional	2472	0	0	-	0	-
B701						
Normal	1716	277	167	60.29%	110	39.71%
Absentee	1716	0	0	-	0	-
Provisional	1716	0	0	-	0	-

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 2

	Reg. Voters	Total Votes	YES		NO	
B702						
Normal	2459	315	199	63.17%	116	36.83%
Absentee	2459	0	0	-	0	-
Provisional	2459	0	0	-	0	-
B7 03						
Normal	2418	335	201	60.00%	134	40.00%
Absentee	2418	0	0	-	0	-
Provisional	2418	0	0	-	0	-
B704, 05						
Normal	3288	436	300	68.81%	136	31.19%
Absentee	3288	0	0	-	0	-
Provisional	3288	0	0	-	0	-
B8 01, 02						
Normal	5413	821	501	61.02%	320	38.98%
Absentee	5413	0	0	-	0	-
Provisional	5413	0	0	-	0	-
B8 04						
Normal	2015	307	213	69.38%	94	30.62%
Absentee	2015	0	0	-	0	-
Provisional	2015	0	0	-	0	-
B8 05, 06						
Normal	2426	472	338	71.61%	134	28.39%
Absentee	2426	0	0	-	0	-
Provisional	2426	0	0	-	0	-
FO02, SN 03, 06						
Normal	725	154	63	40.91%	91	59.09%
Absentee	725	0	0	-	0	-
Provisional	725	0	0	-	0	-
PR 01, SN 01, 02						
Normal	1217	88	61	69.32%	27	30.68%
Absentee	1217	0	0	-	0	-
Provisional	1217	0	0	-	0	-
SN 04						
Normal	1252	209	118	56.46%	91	43.54%
Absentee	1252	0	0	-	0	-
Provisional	1252	0	0	-	0	-
SN 05						
Normal	1264	155	86	55.48%	69	44.52%
Absentee	1264	0	0	-	0	-
Provisional	1264	0	0	-	0	-

Statement of Votes Cast
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
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CITY OF INDEPENDENCE - GENERAL
 OBLIGATION BOND QUESTION 2

	Reg. Voters	Total Votes	YES		NO	
ABSENTEE						
Normal	0	0	0	-	0	-
Absentee	0	1207	877	72.66%	330	27.34%
Provisional	0	0	0	-	0	-
Total						
Normal	70209	8986	5299	58.97%	3687	41.03%
Absentee	70209	1207	877	72.66%	330	27.34%
Provisional	70209	0	0	-	0	-
Total	70209	10193	6176	60.59%	4017	39.41%

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 3

	Reg. Voters	Total Votes	YES		NO	
Jurisdiction Wide						
B101, 02, 03						
Normal	4390	305	167	54.75%	138	45.25%
Absentee	4390	0	0	-	0	
Provisional	4390	0	0	-	0	
B1 04						
Normal	1145	104	50	48.08%	54	51.92%
Absentee	1145	0	0	-	0	
Provisional	1145	0	0	-	0	
B105, 06, 07, 08, 13, B4 01						
Normal	3	0	0	-	0	
Absentee	3	0	0	-	0	
Provisional	3	0	0	-	0	
B110, 11, B4 02, 03, 04						
Normal	3087	440	273	62.05%	167	37.95%
Absentee	3087	0	0	-	0	
Provisional	3087	0	0	-	0	
B2 01						
Normal	2032	236	102	43.22%	134	56.78%
Absentee	2032	0	0	-	0	
Provisional	2032	0	0	-	0	
B202, 03, 04						
Normal	3502	345	165	47.83%	180	52.17%
Absentee	3502	0	0	-	0	
Provisional	3502	0	0	-	0	
B2 05, B6 03, 04, 05						
Normal	4441	753	369	49.00%	384	51.00%
Absentee	4441	0	0	-	0	
Provisional	4441	0	0	-	0	
B2 06, 07						
Normal	2417	223	107	47.98%	116	52.02%
Absentee	2417	0	0	-	0	
Provisional	2417	0	0	-	0	
B301						
Normal	2903	295	130	44.07%	165	55.93%
Absentee	2903	0	0	-	0	
Provisional	2903	0	0	-	0	

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 3

	Reg. Voters	Total Votes	YES		NO	
B3 02						
Normal	2774	346	154	44.51%	192	55.49%
Absentee	2774	0	0	-	0	-
Provisional	2774	0	0	-	0	-
B4 05, 08, 10						
Normal	2495	238	127	53.36%	111	46.64%
Absentee	2495	0	0	-	0	-
Provisional	2495	0	0	-	0	-
B4 06, 07, 09						
Normal	1927	203	112	55.17%	91	44.83%
Absentee	1927	0	0	-	0	-
Provisional	1927	0	0	-	0	-
B4 11, B5 05						
Normal	3040	485	287	59.18%	198	40.82%
Absentee	3040	0	0	-	0	-
Provisional	3040	0	0	-	0	-
B5 01, 02						
Normal	3538	372	197	52.96%	175	47.04%
Absentee	3538	0	0	-	0	-
Provisional	3538	0	0	-	0	-
B5 03						
Normal	1109	154	72	46.75%	82	53.25%
Absentee	1109	0	0	-	0	-
Provisional	1109	0	0	-	0	-
B5 04						
Normal	2060	285	168	58.95%	117	41.05%
Absentee	2060	0	0	-	0	-
Provisional	2060	0	0	-	0	-
B6 01						
Normal	2681	283	139	49.12%	144	50.88%
Absentee	2681	0	0	-	0	-
Provisional	2681	0	0	-	0	-
B6 02						
Normal	2472	345	195	56.52%	150	43.48%
Absentee	2472	0	0	-	0	-
Provisional	2472	0	0	-	0	-
B701						
Normal	1716	277	145	52.35%	132	47.65%
Absentee	1716	0	0	-	0	-
Provisional	1716	0	0	-	0	-

Statement of Votes Cast
JACKSON COUNTY, MISSOURI
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CITY OF INDEPENDENCE - GENERAL
OBLIGATION BOND QUESTION 3

	Reg. Voters	Total Votes	YES		NO	
B702						
Normal	2459	316	182	57.59%	134	42.41%
Absentee	2459	0	0	-	0	-
Provisional	2459	0	0	-	0	-
B7 03						
Normal	2418	336	185	55.06%	151	44.94%
Absentee	2418	0	0	-	0	-
Provisional	2418	0	0	-	0	-
B704, 05						
Normal	3288	435	279	64.14%	156	35.86%
Absentee	3288	0	0	-	0	-
Provisional	3288	0	0	-	0	-
B8 01, 02						
Normal	5413	821	468	57.00%	353	43.00%
Absentee	5413	0	0	-	0	-
Provisional	5413	0	0	-	0	-
B8 04						
Normal	2015	306	196	64.05%	110	35.95%
Absentee	2015	0	0	-	0	-
Provisional	2015	0	0	-	0	-
B8 05, 06						
Normal	2426	468	309	66.03%	159	33.97%
Absentee	2426	0	0	-	0	-
Provisional	2426	0	0	-	0	-
FO02, SN 03, 06						
Normal	725	154	53	34.42%	101	65.58%
Absentee	725	0	0	-	0	-
Provisional	725	0	0	-	0	-
PR 01, SN 01, 02						
Normal	1217	88	51	57.95%	37	42.05%
Absentee	1217	0	0	-	0	-
Provisional	1217	0	0	-	0	-
SN 04						
Normal	1252	209	98	46.89%	111	53.11%
Absentee	1252	0	0	-	0	-
Provisional	1252	0	0	-	0	-
SN 05						
Normal	1264	155	82	52.90%	73	47.10%
Absentee	1264	0	0	-	0	-
Provisional	1264	0	0	-	0	-

Statement of Votes Cast
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
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CITY OF INDEPENDENCE - GENERAL
 OBLIGATION BOND QUESTION 3

	Reg. Voters	Total Votes	YES		NO	
ABSENTEE						
Normal	0	0	0	-	0	-
Absentee	0	1208	783	64.82%	425	35.18%
Provisional	0	0	0	-	0	-
Total						
Normal	70209	8977	4862	54.16%	4115	45.84%
Absentee	70209	1208	783	64.82%	425	35.18%
Provisional	70209	0	0	-	0	-
Total	70209	10185	5645	55.42%	4540	44.58%

EXHIBIT C

[AFFIDAVITS OF PUBLICATION]

AFFIDAVIT OF PUBLICATION

THE EXAMINER
PO BOX 1283
HUTCHINSON, KS 67504-1283

STATE OF MISSOURI }
COUNTY OF JACKSON }

SS

Account Number: 557

Ad Number: 3229770, 3229780, 3229790,
3229800

Description: PG-1-4 - Notice of Elect -

SamplAd Cost: \$3,576.00

Sherry Groves, being first duly sworn, says:

That she is the Agent of the The Examiner, a daily newspaper of general circulation, printed and published in Independence, Jackson County, Missouri; that the publication, a copy of which is attached hereto, was published in said newspaper on the following dates:

March 29, 2025
April 5, 2025

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Sherry Groves

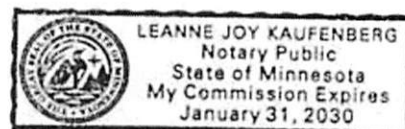
Agent

Subscribed to and sworn to me this 5th day of April 2025.

Leanne Kaufenberg

Leanne Kaufenberg, Notary Public, Redwood County
Minnesota

Jackson County Board Elections
JACKSON COUNTY BOARD ELECTIONS
215 N LIBERTY
INDEPENDENCE, MO 64051



STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**GENERAL MUNICIPAL ELECTION
CITY OF BLUE SPRINGS
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Blue Springs, Missouri, that the City Council of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

**COUNCILMEMBER DISTRICT 1
(VOTE FOR ONE)**
GALEN ERICSON
WRITE-IN

**COUNCILMEMBER DISTRICT 2
(VOTE FOR ONE)**
KATIE THOLEN
DOUGLAS STACER
BYRON CRADDOLPH
WRITE-IN

**COUNCILMEMBER DISTRICT 3
(VOTE FOR ONE)**
JEREMY ROWAN
SUSAN CULPEPPER
WRITE-IN

CHARTER QUESTION NO. 1

Shall the Charter of Blue Springs Sections 3.3, 3.10, and 4.2 be amended to provide that: 1) Councilmembers shall reside in their districts during their terms; 2) when a City Councilmember seat is vacant, the Mayor shall appoint, and the City Council shall approve, a replacement at or before the second regularly scheduled meeting of the City Council after the vacancy occurs, rather than the next meeting of the City Council after the vacancy occurs; 3) when a City Councilmember is appointed to fill a vacancy, such appointment shall last until the term expires, rather than until the next regular municipal election for which the filing period has not closed; and 4) the Mayor shall reside within the City during their term?

YES
NO

CHARTER QUESTION NO. 2

Shall the Charter of Blue Springs Sections 9.2, 9.3, and 9.5 be amended to: 1) clarify that only registered, qualified voters of the City may commence initiative, referendum, or recall proceedings; 2) provide that a Petitioners' Committee shall select a Chairperson for the Committee; 3) provide that a petition shall be signed in ink only, rather than indelible pencil, and shall include the printed name of the person signing the petition; and 4) provide that documents related to a pending petition may be mailed by certified mail, return receipt requested, rather than registered mail, and that documents related to a pending petition may be picked up in person at City Hall with written acknowledgement of the receipt of the documents?

YES
NO

CHARTER QUESTION NO. 3

Shall the Charter of Blue Springs Section 9.2 be amended to provide that: 1) persons who have been convicted of, found guilty of, or pled guilty to an offense involving forgery under the laws of Missouri or an offense under the laws of any other jurisdiction if that offense would have been considered forgery under the laws of Missouri shall not qualify as petition circulators; and 2) after the initial Petitioners' Committee is formed, additional registered, qualified voters of the City may join the Petitioners' Committee by submitting a notarized Affidavit, which shall be signed by the Petitioners' Committee Chair and the additional Petitioners' Committee member, and shall include the additional member's name and address; and that the Affidavit shall be received by the City Clerk's Office prior to the additional member obtaining signatures on a petition?

YES
NO

CHARTER QUESTION NO. 4

Shall the Charter of Blue Springs Section 9.4 be amended to provide that: 1) referendum petitions must be filed within ninety (90) calendar days, rather than sixty (60), after adoption of the ordinance to be reconsidered; and 2) initiative and recall petitions must be filed within ninety (90) days, rather than sixty (60), after issuance of the petition forms to the Petitioners' Committee?

YES
NO

CHARTER QUESTION NO. 5

Shall the Charter of Blue Springs Sections 3.18, 5.4, 6.1, 6.3, 7.5, 7.6, and 7.9 be amended to: 1) provide that the annual audit of City accounts and management report be completed in accordance with the Government Accounting Standards Board accounting principles; 2) provide that the City Administrator's recommended annual operating budget and Capital Improvement Program shall be made available to the public; 3) provide that the City Council may by ordinance establish a City health department; 4) provide that the City Administrator, or their designee, shall prepare a City Comprehensive Plan, which shall be amended from time to time pursuant to State law, rather than every five years; 5) provide that the budget shall be displayed on the City of Blue Springs website, rather than be prominently displayed on the City of Blue Springs website; 6) provide that the budget and capital improvement program shall be made available at City Hall, rather than in suitable places throughout the City; and 7) remove outdated language regarding the computation of taxes?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF BUCKNER
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Buckner, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
MICHAEL NORRIS
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
REUBEN WALCOTT
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
NO CANDIDATE FILED
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF GRAIN VALLEY
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Grain Valley, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
JIM MYERS
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
LISA LUMBERG
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
BRIAN GRAY
WRITE-IN

QUESTION

Shall the City of Grain Valley, Missouri, issue its general obligation bonds in the amount of \$24,600,000 for the purpose of site development and the acquiring, constructing, improving, furnishing, and equipping of a new municipal complex, to include a city hall and a community center?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF GRANDVIEW
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Grandview, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
LEONARD D. JONES, JR.
DAVID ROBINSON
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
SANDRA CHAMPION JONES
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
ANNETTE TURNBAUGH
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
JOHN T. MALONEY
WRITE-IN

MUNICIPAL JUDGE (VOTE FOR ONE)
RONALD E. JOHNSON
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF GREENWOOD
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Greenwood, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
RYAN MURRAY
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JEREMY CAGLE
KERRY J. FULTON
PAUL RADER, II
WRITE-IN

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**SPECIAL ELECTION
CITY OF INDEPENDENCE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Independence, Missouri, that the City Council of said City has called a Special Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

**GENERAL OBLIGATION BOND
QUESTION 1**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$130,000,000 for the purpose of acquiring, constructing, renovating, improving and equipping public safety buildings, facilities and grounds including constructing, improving and equipping a new justice center, demolishing existing law enforcement facilities housing functions that will be moved to the new justice center and preparing such sites for alternative uses, and acquiring, renovating and equipping an animal control facility?

YES
NO

**GENERAL OBLIGATION BOND
QUESTION 2**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$55,000,000 for transportation purposes, including acquiring land and rights of way, and acquiring, constructing, reconstructing, repairing and improving streets, roads, bridges, culverts and sidewalks throughout the City?

YES
NO

**GENERAL OBLIGATION BOND
QUESTION 3**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$12,000,000 for the purpose of renovating, improving and equipping parks and recreation buildings, facilities and grounds, including historic buildings and the Independence Athletic Complex?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF LAKE LOTAWANA
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lake Lotawana, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
TRACY RASMUSSEN
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
PATRICIA HALL
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
GERALD OGILVIE
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
DOUGLAS CARLSON
WRITE-IN

CITY COLLECTOR (VOTE FOR ONE)
TRINA COLE
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF LAKE TAPAWINGO
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lake Tapawingo, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
THOMAS D. RODENBERG
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
TRACI VIA
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JENNIFER WEIGEL
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
JOHN M. NICOL
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF LONE JACK
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lone Jack, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025, the polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
PHILLIP ANDREAS
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
JARED FOX
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
CRAIG KREBBS
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF OAK GROVE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Oak Grove, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
RACHEL KILMER
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
KELLY NADEAU
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
CIERRA FORTNER
TRACEY NEWCOMER
WRITE-IN

**ALDERMAN WARD 3 (UNEXPIRED
TERM) (VOTE FOR ONE)**
MELISSA JOHNSON
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF RAYTOWN
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Raytown, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
THERESA TUSH
DEMONTÉ ROCHESTER
PHILIP D. CONWAY
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
LORETHA HAYDEN
RYAN HOFFMAN
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
MORRIS KELLOY
RYAN MYERS
LATRICE THOMAS
WRITE-IN

ALDERMAN WARD 4 (VOTE FOR ONE)
JOSH MORALES
WILLIAM E. (BILL) VAN BUSKIRK
RODNEY V. FRITZ
WRITE-IN

ALDERMAN WARD 5 (VOTE FOR ONE)
BONNAYE MIMS
WRITE-IN

MUNICIPAL JUDGE (VOTE FOR ONE)
TRACI FANN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF SUGAR CREEK
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Sugar Creek, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
MICHAEL LARSON
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
NANCY GRIEGO
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JOI HAZELRIGG
WRITE-IN

QUESTION

Shall the City of Sugar Creek, Missouri be authorized to sell its water and waste water (sewer) utilities to Missouri American Water Company for the sum of \$5,000,000.00 (five million dollars) with a commitment by Missouri American Water to invest at least an additional \$8,000,000 (eight million dollars) in the systems over the next five years?

YES
NO

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**GENERAL MUNICIPAL ELECTION
VILLAGE OF RIVER BEND
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Village of River Bend, Missouri, that the Board of Trustees of said Village has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR TWO)
MICHAEL SCHNEIDER
STEPHEN RICHARDSON
WRITE-IN
WRITE-IN

TRUSTEE (UNEXPIRED TERM) (VOTE FOR TWO)
NO CANDIDATE FILED
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
TOWN OF SIBLEY
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Town of Sibley, Missouri, that the Board of Trustees of said Town has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR TWO)
FARRON BROOKER
DANIEL JEFFRIES
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
TOWN OF UNITY VILLAGE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Town of Unity Village, Missouri, that the Board of Trustees of said Town has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR FIVE)
GUY BARKER
BRANDI FRENCH
MARK FUSS
LAURA PLACE
JAMES ROBERTS
WRITE-IN
WRITE-IN
WRITE-IN
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 1
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 1 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
BETH BOERGER
VANESSA CLABORN
TRANISE CARTER
TERESA MURPHY
CLIFFORD RAGAN, III
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 2
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 2 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JOE CREAMER
BOBBIE SAULSBERRY
JORDAN JAMERSON
EDNA ADELUSOLA
SAM MADSON
JULES SNEDDON
DAVID HOLMAN
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 6
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 6 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
CAMILLE LUCITO
DAVID MILLER
WRITE-IN
WRITE-IN

QUESTION

Shall the school board of the Lone Jack C6 School District of Jackson County, Missouri, adopt the provisions of Section 171.128, RSMo, utilizing a hybrid of the four-day school week and continue the current school calendar established by the district for the next ten years in the district of Lone Jack C6 School District of Jackson County?

YES
NO

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 1
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 1 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
KELLY K. SCOTT
TIM BROWN
SHARON DANKENBRING
CHRIS MOUSSEAU
GWEN HEFNER
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 5
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 5 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JEFFREY PORTER
MICHAEL CASSIDY
JASON WILLIAMS
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 8
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 8 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 8:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JEFF JENNINGS
BRETT ALLEN HAGER
JOSEPH (JOE) DANIEL GUEVEL
WRITE-IN
WRITE-IN

QUESTION

Shall the Oak Grove R-VI School District of Jackson County, Missouri be authorized to increase the operating tax levy ceiling to \$3.4061 per \$100 of assessed valuation in tax year 2025, to \$3.6061 per \$100 of assessed valuation in tax year 2026 and to \$4.2061 per \$100 of assessed valuation in tax year 2027 and thereafter for general operating expenses of the District, including without limitation increasing compensation to attract and retain quality teachers and staff, to enhance district technology and STEM (science technology, engineering, and mathematics) programs and enhance school safety.

If this question is approved, the operating tax levy of the District is estimated to increase by \$0.50 per \$100 of assessed valuation in tax year 2025, by an additional \$0.40 per \$100 of assessed valuation in tax year 2026 and by an additional \$0.40 per \$100 of assessed valuation in tax year 2027. In connection therewith, the District expects to make reductions to its debt service tax levy of \$0.30 per \$100 of assessed valuation in tax year 2025, \$0.20 per \$100 of assessed valuation in tax year 2026 and \$0.20 per \$100 of assessed valuation in tax year 2027.

Approval of this question would result in the estimated overall tax levy of the District to increase \$0.60 by tax year 2027.

YES
NO

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 7
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 7 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

JENNIFER FOLEY
LEON WEATHERBY
MICHELLE DAWSON
NICKY NICKENS
WRITE-IN
WRITE-IN

QUESTION

Shall Reorganized School District No. 7 of Jackson County, Missouri (Lee's Summit R-7) issue its general obligation bonds in the amount of \$225,000,000, estimated to result in no increase to the District's debt service property tax levy, for the purpose of acquiring, constructing, improving, repairing, renovating, furnishing and equipping new and existing school sites and facilities and the purchase of land?

If this question is approved, the District's debt service property tax levy is estimated to remain unchanged at \$0.87 per \$100 of assessed valuation of real and personal property.

YES
NO

GENERAL MUNICIPAL ELECTION
SNI VALLEY
FIRE PROTECTION DISTRICT
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Sni Valley Fire Protection District of Jackson County, Missouri that the Board of Directors has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

DIRECTOR (VOTE FOR ONE)

CHARLES VINYARD
GARY MARTIN
WRITE-IN

DIRECTOR (UNEXPIRED TERM)
(VOTE FOR ONE)

JEFF SMITH
WRITE-IN

QUESTION

Shall the board of directors of the Sni Valley Fire Protection District be authorized to increase the current rate of levy for operations of the Fire District from \$0.86 to the previously approved rate of \$1.02 on each one hundred dollars of assessed valuation?

YES
NO

SPECIAL ELECTION
SOUTHERN JACKSON COUNTY
FIRE PROTECTION DISTRICT
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Southern Jackson County Fire Protection District of Jackson County, Missouri that the Board of Directors has called a Special Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

QUESTION

Shall Southern Jackson County Fire Protection District impose a sales tax of one-half of one percent for the purpose of providing revenues for the operation of the Southern Jackson County Fire Protection District and the total property tax levy on properties in the Southern Jackson County Fire Protection District shall be reduced annually by an amount which reduces property tax revenues by an amount equal to fifty percent of the previous year's revenue collected from this sales tax?

YES
NO

IN WITNESS WHEREOF, the Jackson County Board of Election Commissioners has caused its name to be hereunto signed and the official seal affixed this 28th day of January, 2025.

INSTRUCTIONS TO VOTERS

Using blue or black ink, completely fill in the box next to the candidate or question response of your choice like this: ☐

Fill in the box completely. Do not mark outside of the box. Vote on both sides of the ballot, if applicable.

JACKSON COUNTY BOARD OF
ELECTION COMMISSIONERS

Michael K. Whitehead, Chairman
Colleen M. Scott, Member
Henry R. Carner, Secretary
Lyle K. Query, Member

Tammy L. Brown, Director
Sara A. Zorich, Director

Attest:

Henry R. Carner, Secretary

NOTICE OF ACCESSIBILITY

Further notice is given that, where a regular polling place has limited accessibility, a disabled or elderly voter may be provided an alternative means of casting his or her ballot. Such means may include reassignment to an accessible polling place, curbside voting, assisted voting or voting by absentee ballot. A voter may apply for an absentee ballot in person or by mail or may have a relative or guardian apply in person on his or her behalf. If an absentee voter is disabled or incapacitated, the notary requirement is waived. In addition, voters requiring assistance may be assisted by a person of the voter's choice.

For a complete poll list go to our website:
WWW.JCEBMO.ORG



Look for your Poll Notification Card
in the mail

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, India Johnston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 18, 2025

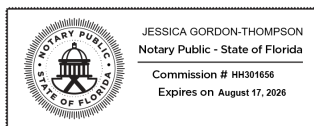
Printer's Fee: \$147.07

India Johnston

Agent

VERIFICATION

State of Florida
County of Orange



Signed or attested before me on this: 03/21/2025

J. R.

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOITCE

The City of Independence, Missouri has certified three general obligation ballot questions for submission to the voters of the City at the April 8, 2025 election. In connection with such election, the Debt Statement below has been prepared and is being published in accordance with the City Charter.

DEBT STATEMENT

The aggregate principal amount of all outstanding general obligation bonds and notes of the City of Independence, Missouri (the "City") is as follows: \$-0-

Deductions, if any, permitted by the state constitution or law: -0-

The amount of the existing net general obligation indebtedness of the City: -0-

The amount of the net general obligation indebtedness of the City after the issuance of the bonds authorized by the bond ordinance authorizing questions for the April 8, 2025 election:	Question 1:	\$130,000,000
	Question 2:	55,000,000
	Question 3:	12,000,000
	Total:	\$197,000,000

The assessed valuation of taxable tangible property within the City as shown by the last completed assessment for state and county purposes:	Jackson County:	\$2,315,184,778
	Clay County:	58,611
	Total:	\$2,315,243,389

The aggregate principal amount of general obligation bonds and notes which the City may issue pursuant to the state constitution and law: \$463,048,677.80

Prepared by the Director of Finance
of the City of Independence, Missouri

Published in the Examiner, Mar 18, 2025

3251670

NOLAND ROAD
COMMUNITY IMPROVEMENT DISTRICT
BUDGET AS PRESENTED TO THE BOARD
FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026

Source of Budget Dollars

Beginning Fund Balance - Estimate

REVENUES

Revenue Funds:

CID Sales Tax Revenues

Interest Revenue

TOTAL REVENUES

Use of Budget dollars

EXPENDITURES

Quarterly Distribution to City for TIF Projects

FUNDS AVAILABLE FOR THE DISTRICT

Operating Expenditures:

Estimated Project Costs

Project costs - 2025-2026

Business Development

Street Signage and Beautification

Façade Improvement

Other Projects

Total Estimated Project Costs

Administrative Costs

Legal fees

Accounting fees

Administration

Other district operating costs

Total Administrative Costs

TOTAL EXPENDITURES

TRANSFERS TO/(FROM) OTHER FUNDS

**EXCESS OF REVENUES OVER
EXPENDITURES AND TRANSFERS**

FUND BALANCE AT THE END OF THE YEAR - Estimate

Proposed Budget		
2025-2026 Budget		
Operating Fund Budget	Debt Service Budget	Project Funds
\$ 6,800,000	-	-
2,000,000	-	-
150,000	-	-
2,150,000	-	-
(250,000)	-	-
8,700,000	-	-
2,500,000	-	-
1,250,000	-	-
300,000	-	-
300,000	-	-
300,000	-	-
4,650,000	-	-
90,000	-	-
45,000	-	-
180,000	-	-
25,000	-	-
340,000	-	-
4,990,000	-	-
-	-	-
(3,090,000)	-	-
3,710,000	-	-