CITY COUNCIL Regular Meeting

June 2, 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. Laurie Dean Wiley, Chair of God at Center Committee at Truman Heritage Habitat for Humanity, will give the invocation

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

PRESENTATION RESOLUTIONS

1. 25-748 A Resolution recognizing Detective John Roach of the Independence Police Department as the I-STAR Award recipient for the month of June, 2025.

PROCLAMATIONS

PRESENTATION

1. Severe Weather Update

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Approval of minutes for the Regular Meetings on May 5, 2025 and May 19, 2025.
2. Council approval is recommended to amend the Schedule of Fees for the City of Independence effective July 1, 2025.

3. Council action is requested to authorize the City Manager to execute a construction contract with Linaweaver Construction, Inc. for the Vaile Sidewalks Phase 2 Project (No. 112210) and the 31st Street Sidewalk Project (No. 112202), as part of the Sidewalks to Schools & Parks Project (No. 110807). The total contract amount will not exceed $490,694.50. This authorization also includes approval for future minor change orders, not to exceed $49,069.45, and/or time extensions, as necessary, to complete the project.

4. Council action is requested to approve a contract with the Independence Chamber of Commerce for the license of the Independence Square public area for the Santa-Cali-Gon Festival.

RESOLUTIONS

1. 25-749 A resolution approving an agreement between the City of Independence, Missouri, and the Independence Convention and Visitors Bureau, d/b/a Visit Independence, for the operation of the official Destination Marketing Organization (DMO) for Independence.

2. 25-750 A resolution authorizing the City Manager to submit the Missouri Department of Transportation State Transit Assistance Program application for FY 2026 and to execute an agreement with the Missouri Highways and Transportation Commission for the Public Transit Operating Assistance Grant for the period July 1, 2025, through June 30, 2026.

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to motor vehicle repair. ***Full Public Hearing.***

   25-035 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to auto repair and motor vehicle equipment installation. **2R**

2. Fiscal Year 2025-26 Proposed Budget Hearing. ***Full Public Hearing.***

   25-037 **1R** An ordinance adopting the Annual Operating and Capital Budgets of the City of Independence, Missouri, for the Fiscal Year July 1, 2025–June 30, 2026; estimating the revenues for the fiscal year, appropriating sums for the purposes stated in said Budget, establishing Operating Transfers, designating Fund Balance Allocations, establishing the authorized Table of Organization, and designating those who may make a requisition for encumbrances against

appropriations. **1R**

ORDINANCES

1. 25-032 **2R** An Ordinance Amending Chapter 5, Article 10, of the Independence City Code, regarding private security guards. **2R**

2. 25-033 **2R** An Ordinance Amending Chapter 8 Article 6 "PURCHASES AND SALES" Section 3 and Directing the City Manager to amend the Procurement Policy accordingly. *(Sponsored by Councilmember Stewart)* ***2*R**

3. 25-034 **2R** An Ordinance Amending Chapter 13, Article 1, Section 13.01.005 of the Independence City Code to Prohibit Metal Detecting, Prospecting, and Treasure Hunting in City Parks and Public Spaces. **2R**

4. 25-036 **2R** An Ordinance Repealing Chapter 1, Article 40 of the City Code which Outlines the Establishment, Purpose, and Responsibilities of the Tourism Commission of the City of Independence. **2R**

FIRST READING(S)

1. 25-038 **1R** An ordinance terminating tax increment financing within the Santa Fe Trail Redevelopment Area; and authorizing certain actions relating thereto. **1R**

2. 25-039 **1R** An ordinance amending Article 5 of Chapter 5 of the City Code related to solicitors and peddlers. **1R**

3. 25-040 **1R** An ordinance approving the 2025-26 Annual Action Plan for the CDBG and HOME programs, authorizing applications to the Department of Housing and Urban Development; authorizing execution of a written agreement and acceptance of CDBG and HOME program funds; and making the necessary appropriations. **1R**

4. 25-041 **1R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan for the property located at 11601 E. US 24 Highway. **1R**

5. 25-042 **1R** An ordinance approving a Special Use Permit to operate a body art establishment at 18801 East 39th Street, in Independence, Missouri. **1R**

INFORMATION ONLY

1. Trinity Woods CID Fiscal Year Budget Report

2. 23rd and Sterling CID Proposed Budget

3. Marketplace Shopping Center CID Proposed Budget

4. ***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

INDEPENDENCE
* MISSOURI *

A GREAT AMERICAN STORY

City Council Regular Meeting Minutes

May 5, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

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

Zac Harmon-McLaughlin, Dean of the Community of Christ Seminary, gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

Leigh Phillips discussed bullying from the bench.

PRESENTATION RESOLUTIONS

1. 25-746 A Resolution recognizing James Walton, Engineer III, Municipal Services Department, as the ISTAR Award recipient for May 2025. **Item passes 6-0 Res. No. 7127**

Councilmember Wiley moved to approve the item. Motion seconded by Councilmember Perkins.

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

PROCLAMATIONS

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

Wendy Shay
Pam Fulmer was awarded the 2025 Preserve Independence Award for distinguished service
The Proclamation recognizing the month of May as National Historic Preservation Month was read.

CONSENT AGENDA

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

Item(s) pulled for special consideration:
Item number 3 pulled by Councilmember Wiley

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

All items pass 6-0 with the exception of item number 3.

Reports and Recommendations of the City Manager

1. Approval of minutes for the Regular Meetings on April 7th and April 21st 2025. **Approved**

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. **Approved**

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. **Approved**

This item will be funded by the Street Tax.

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

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

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.***

This was presented by Rick Arroyo, Assistant Director to the Community Development Department.

This Rezoning was considered by the Planning Commission on March 25th of this year. The Planning Commission voted in favor of this Rezoning.
This is a city-initiated rezoning of 32 lots along E Zaun Avenue and N Hocker Avenue to correct single family homes zoned I-1 to R-6 Single family to better align with their use. No new information to provide.

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** **Item Passes 6-0**
Ord. No. 19669

No discussion for this item.

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

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.***

This was presented by Rick Arroyo, Assistant Director to the Community Development Department.

This Rezoning was considered by the Planning Commission on March 25th of this year.
The Planning Commission voted in favor of this Rezoning.
This is a city-initiated rezoning of the property at 20201 and 20221 E Jackson Drive from O-1 office to C-2 general commercial to better align with the customer service and public assembly uses on the site and will align with the C-2 zoning of the Hartman Heritage development across Jackson Drive.
No new information to provide.

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** **Item passes 6-0 Ord. No. 19670**

No discussion for this item.

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

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

This was presented by Rick Arroyo, Assistant Director to the Community Development Department.

This is a street name change considered by the Planning Commission on March 25th of this year.
The Planning Commission voted in favor of this name change.
This is an application by Heart of America Pop Warner to rename a segment of Necessary Road between E RD Mize and Little Blue Parkway to Pop Warner Drive.
No new information to provide.

25-025 **2R** An Ordinance changing the name of a segment of "Necessary Road" to "S. Pop Warner Drive." **2R** **Item passes 6-0 Ord. No. 19671**

No discussion for this item.

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

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** **Item passes 6-0 Ord. No. 19672**

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** **Read**

2. 25-028 **1R** An ordinance amending Section 4.01.003 "Dangerous Buildings" of the Independence City Code. **1R** **Read**

3. 25-029 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R** **Read**

4. 25-030 **1R** An ordinance amending Chapter 2 of the City Code, "Alcoholic Beverages". **1R** **Read**

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** **Read**

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

Councilmember Fears said that the new Rental Ready regulations went into effect on May 1. He has heard from our Communications department that the information has received 273 clicks so far.

Councilmember Stewart asked City Manager Zach Walker to discuss an issue that was brought to his attention by a member of the Lager retirees group regarding Medicaid Part D. Zach stated he is looking into the question and has planned a meeting with the leader of the Lager retirees group.
Over the weekend, he attended the Missouri Law Enforcement Memorial event in Jefferson City with Chief Dustman, Deputy Chief Sumstad and Rep. Mike Steinmeyer. While the reason for the gathering was sad, it the outpouring of comfort and support was great.

Councilmember Wiley discussed all the wonderful things going on in the 3rd district. The Independence Center is working on some new development opportunities to help get more foot traffic in the center during the business hours of the week. Vendors will include the driver's testing center for the Missouri State Highway Patrol will go in there along with the Division of Family Services Counseling Center. The Universal Health Services is building a state-of-the-art mental health treatment facility at Little Blue and I-70 (Trinity Woods) which will bring over 200 jobs as well as mental health services for our area. A multi-million dollar expansion is being built at Centerpoint Hospital. The pad site near the new City Hall location is close to being sold which will bring in additional amenities to that area. The $5M cost share grant to improve the I-70 and Little Blue Parkway interchange is almost complete. The Cable Dahmer arena is undergoing a multi-million dollar renovation. A developer is exploring a $30 million dollar renovation of the Hartman Heritage Shopping Center. And, millions of dollars are being spent on residential development in the 3rd District, particularly the housing that is being constructed at RD Mize and Jackson Drive. The ER of Independence at 23rd and Lee's Summit is planning to open the fall of 2025. It will be staffed 24 hours a day, 365 days a year. The shelter did free vaccinations on Friday. On Friday and Saturday was a spay/neuter event. They spayed/neutered 31 animals.

Councilmember McCandless spent several hours with Michelle Carpenter, who is a dispatcher at the dispatch center. She learned some of the most common phone calls that come into 911 that are not 911 calls. People who call 911 asking for a snowplow, asking for them to find a number for them, or asking what was going on because they saw the police somewhere. She reminded everyone how important it is to utilize 911 and the dispatchers for the proper reasons.
Dispatchers took 57,000 calls in the first quarter this year. In that number, they had a 98% success rate of answering the calls within one minute which is at the top of the chart.
She also talked about seeing two serious wrecks on her way into the meeting this evening and encouraged everyone to be safe and attentive.
Truman High School was recognized as one of the top-performing high schools in the Kansas City area due to its graduation rate.
She congratulated City Manager Zach Walker on being elected as President to the Missouri City/County Management Association. She thanked him for doing his job so well.
She also reminded everyone that one of the hardest jobs Zach has is making hard budget decisions and how important that part of his job is.

Councilmember Perkins had the pleasure of volunteering at the Give 'em Hell Harry race. The Winner Road complete street project will be discussed at Van Horn on Tuesday, May 20th. Public participation is encouraged.

The Mayor gave a shout-out to the Parks Dept for earning the Tree City USA status for 2024 for planting and taking care of trees. Also, he went to the Palmer Center to give a proclamation recognizing folks for Older Americans Month for the month of May. Last week he did a ride-along with PO Bishop who was a fantastic officer and a great example for the department.

City Manager Zach Walker invited everyone to tune in next Monday night to watch the budget be officially submitted to the Council for consideration. There will be plenty of opportunities for review and engagement thereafter. There will be two different nights where each department will go into more detail on their budget. We welcome participation and feedback. This week is employee recognition week across the nation. We will celebrate the hard work of our employees this week. Construction is still on track to start in May 2026 for the completion of a new National Parks Visitor's Center.

ADJOURNMENT

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

THE CITY OF INDEPENDENCE MISSOURI

ATTEST:

City Clerk

INDEPENDENCE
* MISSOURI *

A GREAT AMERICAN STORY

City Council Regular Meeting Minutes

May 19, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Laurie Dean Wiley, Chair of God at Center Committee at Truman Heritage Habitat for Humanity will give the invocation.

Laurie Dean Wiley 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: Jared Fears, Brice Stewart, Bridget McCandless, Jennie Vaught, John Perkins, and Heather Wiley.. Absent - None.

CITIZEN REQUESTS

Councilmember McCandless moved to suspend the rules to allow non-residents to speak. Motion seconded by Councilmember Stewart.

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

Mary Tackett spoke about the bus service.
Ranay Robie spoke about the bus service.
Lisa Yewell spoke about the bus service.

Theresa Peterson spoke about trash disposal services.

PROCLAMATIONS

Councilmember Fears moved to do Proclamations out of order. 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):

Motion passes 7-0

1. A proclamation recognizing May 18 - 24, 2025, as Emergency Medical Services Week. **Read and presented**

CONSENT AGENDA

Councilmember Perkins moved to approve the consent agenda. Motion seconded by Councilmember Fears.
Items to be pulled for special consideration:

Resolution number 25-747 pulled by Councilmember Stewart

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

Consent agenda passes 7-0 with the exception of Resolution 25-747.

Reports and Recommendations of the City Manager

1. Council action is requested authorizing a contract with the WHC SAF, LLC for the purpose of providing on-demand micro-transit services for the period of July 1, 2025, through June 30, 2026, in the amount of $804,200.00, and authorizing future minor change orders not to exceed $80,400.00. **Approved**

2. Council action is requested to authorize the City Manager to execute a design contract and issue a purchase order to Renaissance Infrastructure Consulting in an amount not to exceed $139,460, and to authorize future minor change orders and/or time extensions not to exceed $13,946, as part of the Bundschu Regional Detention Basin Project (No. 132501) **Approved**

3. Council action is requested to authorize the City Manager to issue a purchase order to Wiedenmann Construction Inc. in an amount not to exceed $112,518, and to

authorize future minor change orders not to exceed $11,251.80, for emergency stormwater repairs at 45th Street and Noland Road. **Approved**

RESOLUTIONS

1. 25-747 A Resolution formally assigning oversight responsibility for the $55,000,000 General Obligation Bond authorized April 8, 2025, to the Street Improvement Oversight Committee *(Sponsored by Councilmember Stewart)* **Item passes 7-0 Res. No. 7127**

This item was pulled by Councilmember Stewart for special consideration.

Councilmember Stewart made a motion to approve the item. This was seconded by Councilmember McCandless.
This resolution would give oversight to the Street Oversight Committee with regard to the money received through the general ordinance bond that was recently passed. Members of the committee agreed to take this on. This is for transparency of the GO bond. The City Manager is preparing a resolution for the Council to consider broadcasting these meetings.

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

REGULAR AGENDA

ORDINANCES

1. 25-027 **2R** 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. **2R** **Item passes 7-0 Ord. No. 19673**

No discussion for this item.

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

2. 25-028 **2R** An ordinance amending Section 4.01.003 "Dangerous Buildings" of the Independence City Code. **2R** **Item passes 7-0 Ord. No. 19674**

This item is being amended because the owners of dangerous buildings are using a number of legal tactics to delay the demolition of these buildings. We have had an issue establishing a quorum for the Board of Engineering Appeals. The city code requires appeal hearings to be held within a certain period. Not having a quorum keeps these hearings from occurring within the timeframe required. This change will require the property owner to file an appeal through the 16th Judicial Circuit. The owner still gets due process, it just increases the timeline for the decision to be made. There are 21 different criteria that classify a building to be dangerous. The number of those being appealed is about 10. There are about 200 buildings on the demolition list for the city.

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. 25-029 **2R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **2R** **Item passes 7-0 Ord. No. 19675**

No discussion for this item.

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

4. 25-030 **2R** An ordinance amending Chapter 2 of the City Code, "Alcoholic Beverages". **2R** **Item passes 7-0 Ord. No. 19676**

The reason for this amendment is that the last time it was amended, someone accidentally deleted the part where the ordinance requires a person to be 21 years of age to purchase alcohol. This adds that back into the ordinance.

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. 25-031 **2R** An ordinance declaring the results of the bond election held in the City

of Independence, Missouri on April 8, 2025. **2R** **Item passes 7-0 Ord No. 19677**

This is a formality, it is simply a matter of process. If the Council voted no, it would not change the results, it just would not put it officially on the record.

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. 25-032 **1R** An Ordinance Amending Chapter 5, Article 10, of the Independence City Code, regarding private security guards. **1R** **Read**

2. 25-033 **1R** An Ordinance Amending Chapter 8 Article 6 "PURCHASES AND SALES" Section 3 and Directing the City Manager to amend the Procurement Policy accordingly. *(Sponsored by Councilmember Stewart)* **1R** **Read - Proposed motion to amend fails 3 yes; 4 no**

Councilmember Fears moved to amend the item as presented. At the end of B3, he would like to add the phrase, "...when the total amount of said contract exceeds $30,000..."
Motion seconded by Councilmember McCandless.

Councilmember Fears requested to amend this item because he thinks it is more practical to specify the level dollar amount they give to the City Manager. Anything under $30,000 can be decided by the City Manager. Councilmember Stewart says he likes the ordinance the way it is written and will be voting no on the amendment. The City gets approximately five of these a year, so he does not think it will be an undue burden on the Council to vote on these when they come up.
Councilmember Perkins stated he will be voting no on the amendment and will also be voting no on the second reading as he does not feel there is a problem with the procurement policy the way it is now.

AYES (3): Councilmember Fears, Councilmember McCandless, Councilmember Wiley
NAYS (4): Mayor Rowland, Councilmember Stewart, Councilmember Vaught, Councilmember Perkins
ABSENT (0):
Amendment fails with 3 yes votes and 4 no votes.

3. 25-034 **1R** An Ordinance Amending Chapter 13, Article 1, Section 13.01.005 of the Independence City Code to Prohibit Metal Detecting, Prospecting, and Treasure Hunting in City Parks and Public Spaces. **1R** **Read**

4. 25-035 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to auto repair and motor vehicle equipment installation. **1R Read**

5. 25-036 **1R** An Ordinance Repealing Chapter 1, Article 40 of the City Code which Outlines the Establishment, Purpose, and Responsibilities of the Tourism Commission of the City of Independence. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for April 2025

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

COUNCILMEMBER COMMENTS

Councilmember Fears mentioned the Council had begun their meetings and discussions regarding the governance model for IPL. The City's consultant, DKMT, made a recommendation that they evaluate alternative governance models for IPL. The Council recently held a discussion session to begin consideration of important elements and will continue that discussion on June 16th. They are looking for opportunities to visit other municipal utilities to gain additional insight into their models. The PUAB had considerable discussion regarding AMI meters during their meeting last week. This was another recommendation by the consultant last year, and the City has recently completed the process of receiving quotes for a company to help them consider this possibility for IPL. He is bringing this to the citizens' attention early because the Council is very early in this process, and when it was brought up years ago, it caused quite a stir in the community. Staff is currently reviewing the proposals and will likely be bringing this to the Council soon. There is some concern in the community about the ability to opt out of this service. It is fair to say at this point that there should be some form of opt-out from AMI, but it is way too early in the process to determine what this would be like. He is talking about this now because it is important that the rate payers know where they are in the process and they have heard the requests for the ability to opt out loud and clear.
Councilmembers Fears, McCandless and Wiley attended the EMS week celebration at Fire Station 1. He is pleased to report that Chief Walker makes a mean hamburger.

Councilmember Vaught stated that there are some exciting changes coming to Rotary Park as the Parks and Rec crew have updated the equipment at Rotary Park and the splash pad. They are inviting people out to celebrate the renovations in a rededication ceremony on May 28th at 4:00 p.m. Popsicles in the Park events will be starting. It will be held on 6 Tuesdays starting in June

from 6:30 to 8 p.m. This is a free event. Go to the city's website to find out which park will be hosting the event for that week. She is excited to share the progress of the Sonic at 35th and Noland Road. The owners decided to update this site with their new prototype. This will be the first and only Sonic with this feature in the State of Missouri. Hopeful to see them reopen in July. Recently, she and Councilmembers Wiley and McCandless took a trip to Washington DC to meet directly with federal legislators to discuss several key priorities facing our community, including advocating for funding to support overtime costs for our emergency services during the World Cup. While Independence is not the host city, we are just a few miles from Arrowhead Stadium, where matches will take place. Despite our close proximity, we do not anticipate receiving any portion of the host city's designated funding. Meetings helped our legislators better understand the strain this event will place on nearby communities like Independence, including public safety. The World Cup will be a 24/7 event spanning approximately six weeks, bringing 650,000 visitors to our region. That volume of activity will impact Independence and we must be ready to respond to any number of emergencies. All of our first responders, police, fire, EMS, and dispatchers will be essential at this time. We are not asking for extras. We are asking for the resources to make sure our City stays safe, staffed and ready. She received information from Representative Mark Alford's office that the Department of Homeland Security will be authorized to make grants to localities for the security funding. Once that bill has passed and the money is available, they have offered us assistance.

Councilmember Wiley thanked Station 1 for the EMS celebration cookout today. They were also able to tour some of the apparatuses at the station. She also mentioned the police department's memorial service that was held on Friday, May 9th. It was a beautiful day and a very powerful, moving service, honoring all of the fallen officers from Independence and Sugar Creek. The Independence Police Pipes and Drum band made their debut. They have been practicing for about a year. Some of them learned the instruments as they had never played them before. They played Amazing Grace, which was so beautiful. Members of our police department spent the week in DC this week for Police Week to honor Officer Cody Allen who was added to the memorial wall.

Councilmember McCandless appreciated the attention they received from the democratic and republican lawmakers while they were in Washington DC. They talked about a variety of matters, including the World Cup, the availability of transformers for their utility, and the affordability of municipal bonds, which we use to enhance our utilities and infrastructure. Should this change, these would become drastically unaffordable for cities. They also talked about utility assistance, housing funds, and specifically the community development block grant, which gives us $895,000/year to help seniors stay in their homes. it was a well-timed and well-staffed visit. Shout out to Kelly Chris from Municipal Services, who received the Crystal Crucible Award for being Lab Professional of the Year. The second is for Lindsey Gallman, who obtained her certification as a municipal official from the Missouri Municipal League. IPL staff gave her and one of the utility board members a wonderful tour. They spent some time looking at the system that supports the transformers and substations. One of the challenges we have is that if you lose power, you have to get on your phone and call the utility to tell them you have no electricity. This is an inefficient system, as they have to figure out where the outage occurred. The advanced metering that Councilmember Fears talked about will allow them to immediately map where the outage occurred. This is a cost-saving for the city, and it speeds up

restoration services. Almost every other community in the area has it. Shout out to Municipal Services for their drug take-back. They collected over 245 lbs of medicine. Drug take-back is the best way to protect our water resources. The Jackson County Tax Revenue Director will be holding public visits in Independence on May 28th at 3:30 p.m. at the North Independence Branch Library. If you have questions about your personal property tax, this is the person to ask.

Councilmember Perkins reminded everyone that the Winner Road Complete Streets Community engagement is tomorrow from 4 to 6 at Van Horn High School. There will be members there from the design team to answer questions and take feedback. It is about 30-40% complete, so they would like public input. This goes from 24 Highway to Hedges along Winner Road. He asked City Manager Zach Walker to send out an email to the Council regarding mowing cycles and give a brief update on the cycle. Zach will get that put together and also put it on the city-wide newsletter so the community is aware of what that looks like as well. It is not as frequent as years past. Part of that is the strategy of being more environmentally friendly, and part of it is due to staffing.

City Manager Zach Walker reminded everyone that next Tuesday and Wednesday are the budget presentations to the Council. Each city department will give a presentation to the Council on its budget that is being proposed for the fiscal year that begins July 1. Monday is a holiday so Council will not be in session.

ADJOURNMENT

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

ATTEST:

City Clerk

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council approval is recommended to amend the Schedule of Fees for the City of Independence effective July 1, 2025.

Recommendations:

Staff recommends approval.

Background:

The City's Schedule of Fees sets the amount to be charged for various City services other than those set forth in the City Code or established by separate ordinance or resolution. As required by the Missouri State Constitution, the revenues generated from the proposed fee amendments do not exceed the cost of providing the service.

The proposed changes recommended represent routine adjustments to fees to keep pace with inflation and changes in City services. The proposed fees were compared to surrounding jurisdictions to ensure they are in line with regional averages.

The removal of programming, rental, and membership fees from the published Schedule of Fees is intended to streamline the document and reduce redundancy. Additionally, a review of neighboring municipalities' practices indicates that these types of fees are commonly not included in their publicly listed schedules. While these fees are no longer itemized, the City retains the discretion to assess such fees when appropriate, based on the nature and scope of the services provided.

The proposed changes were incorporated into the proposed budget for Fiscal Year 2025-26.

Emergency Justification:

Fiscal Impact:

The implementation of credit card processing fees for Parks & Recreation transactions is projected to generate savings of approximately $10,000 to $11,000 in fiscal year 2025–26. Currently, these fees are absorbed by the department; under the new recommendation, they will be passed on to customers.

The removal of the maximum fee for Business Licenses is estimated to generate an additional $105,000 to $110,000 in revenue each year.

The Lodging Establishment Reinspection Fee is being added to enable the City to make re-inspections more thorough and is expected to generate an additional $2000.00 annually.

The addition of the Residential Expedited Plan Review, Commercial Expedited Plan Review, and Solar Expedited Plan review of building permits is not estimated to generate any revenue at this time, but will be adjusted in the future.

The fee for individual tires is projected to generate a savings of approximately $10,000 in fiscal year 2025-26. Currently, this fee is absorbed by the Municipal Services department.

Council Action:

Department / Contact Finance and Administration /

REVIEWERS

Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Schedule of Fees 7.1.25

SCHEDULE OF FEES

On and after July 1, 2025 the following fees shall be charged for copies and other City services (not otherwise specifically authorized) and reimbursed to the Finance Department for deposit in the appropriate fund as established by the passage of Ordinance No. 15240.

I. Copies
- A. Photocopy
- B. Microfilm Print
- C. Computer Plotting

II. Documents

III. Service of Employee Labor

IV. Electronic Records

V. Planning and Zoning Application

VI. Licenses/Permits
- A. Business and Occupation Licenses
- B. Liquor Licenses
- C. Tow Rotation Call List
- D. Construction Permits
- E. Environmental Health Permit
- F. Health and Safety Permit Fees
- G. Contractor Licensing
- H. Public Works Fee Schedule
- I. Fire Fees

VII. Charges for Services
- A. Animal Services
- B. Health Services

~~**VIII. Admission**~~
- ~~A. Historical Sites~~

~~**IX.**~~ **Parks ~~and~~ & Recreation**

VIII. ~~A. Program Fees~~
- ~~B. National Frontier Trails Museum~~
- ~~C. Facility Rentals~~
- ~~D. Memberships~~
- ~~E. Passes~~
- ~~F. Athletic Fields and Tennis Courts~~
- ~~G. Park Shelters and Pavilions~~
- ~~H. George Owens Nature Park~~

A. ~~I.~~ Woodlawn Cemetery

~~**X.**~~ **False Alarms**

IX. A. Fees
- B. Registration for Residential/Commercial Alarm
- C. Late Fee for non-payment per False Alarm
- D. False Alarm non-registration fee

~~**XI.**~~ **Payment Processing Fees**

X

Fees are subject to applicable sales tax.

I. Copies

Fees for photocopy service (Single copy charge): (If research is required, then in addition to the following fees, the City may charge for services based on the labor rate identified in section III.)

A. Photocopy			
1. 8-1/2" x 11"		$	0.10
2. 8-1/2" x 14"		$	0.10
3. 24" x 36"		$	2.40
4. 30" x 36"		$	3.00
5. 32" x 36"		$	3.20
6. 36" x 36"		$	3.60
7. 60" x 36"		$	6.00
8. 75" x 36" (large wall map size)		$	7.50
9. Other Sizes	Per linear foot	$	1.20
B. Microfilm Print			
1. 10" x 12"		$	0.25
2. 12" x 18"		$	0.25
3. 18" x 24"		$	0.50
C. Computer Plotting			
1. Color Copies/Plain Paper (per page)			
a. 8-1/2" x 11"		$	2.00
b. 11" x 17"		$	3.80
c. 24" x 36"		$	6.20
d. 36" x 48"		$	12.30
2. Color Copies/Glossy Paper (per page)			
a. 8-1/2" x 11"		$	3.50
b. 11" x 17"		$	5.30
c. 24" x 36"		$	7.80
d. 36" x 48"		$	14.40

II. Documents

Fees for documents. (If research is required, then in addition to the following fees, the City may charge for services based on the labor rate identified in section III.)

A. Fees for copying public records	Per page	$	0.10
B. Parade Permit		$	10.00
C. Mailing and handling fee for bulk items, add			Cost of postage
D. Municipal Court Records	Per page	$	0.10
E. Fingerprinting:			
1. w/o Background Check		$	5.00
2. w/Background Check		$	33.25

III. Service of Employee Labor

A. Reimbursement for Employee time spent providing records searches (rate per hour)			
1. Clerical	Per hour	$	15.66-18.98
B. Employee time spent duplicating records	Per hour	$	15.66-18.98
C. Notarization of signature and proper recording		$	2.00
D. Certification of facsimile of document		$	5.00
E. Court appearance at employee's hourly rate times 1.30, plus the City's current mileage reimbursement rate			

IV. Electronic Records

Electronic Records. (If research is required or special preparation is necessary, then in addition to the following fee, the City may charge for services based on the labor rate identified in section III.):

A. City Information distributed on CD	Cost of disk
B. City information distributed on flash drive	Cost of flash drive

V. Planning and Zoning Application

The following application fees will be applied to activities within Chapter 14 of the Code:

A. Board of Adjustment application	$	400.00
B. Rezoning/special use permit – less than 5.00 acres	$	500.00
C. Rezoning/special use permit – 5.01 – 10.00 acres	$	750.00
D. Rezoning/special use permit – 10.01 – 15.00 acres	$	1,000.00
E. Rezoning/special use permit – 15.01 – 20.00 acres	$	1,250.00
F. Rezoning/special use permit involving 20.00+ acres	$	1,500.00
G. Final site plan or final development plan – less than 5.00 acres	$	350.00

H. Final site plan or final development plan – 5.01 – 10.00 acres	$	600.00
I. Final site plan or final development plan – 10.01 – 15.00 acres	$	850.00
J. Final site plan or final development plan – 15.01 – 20.00 acres	$	1,100.00
K. Final site plan or final development plan involving 20.00+ acres	$	1,600.00
L. Home business permit application	$	350.00
M. Street name change application	$	500.00
N. Street/alley vacation application	$	150.00
O. Zoning verification letter/administrative adjustment [1]	$	75.00
P. Minor subdivisions [1]	$200.00, plus $3.00 per lot	
Q. Preliminary plat application	$375.00, plus $3.00 per lot	
R. Final plat application	$225.00, plus $3.00 per lot	
S. Certificates of Appropriateness to Heritage Commission (formerly in Article 1.30)	$	25.00
T. Special Event review fee	$	100.00
U. Special Sign Character Overlay Application	$	100.00
V. Special sign permit application	$	400.00

[1] Application type expanded or modified.

VI. Licenses/Permits

A. Business and Occupation Licenses

The following application fees apply for license for businesses operating in accordance with Chapter 5 of the Code:

1. Itinerant Merchants License not to exceed thirty (30) days	$	100.00
2. Itinerant Merchants License not to exceed one hundred twenty (120) days	$	150.00
3. Itinerant Merchants License not to exceed two hundred ten (210) days	$	200.00
4. Annual Itinerant Merchants License with a Shopping Center (license year)	$	200.00
5. Fireworks. Each license, paid at the time of application	$	400.00
6. Business License Reinstatement Fee	$	30.00
7. Business License Replacement Fee	$	10.00
8. Business License Transfer Fee	$	50.00
9. Occupation Business License Fee	$	75.00
New businesses located in Independence with 10 or fewer employees		
10. Occupation Business License Fee	$	75.00
Per year for the first $25,000.00 in gross receipts, business activity or commission plus $0.31 for each $1,000.00 or fraction thereof in excess of $25,000.00 ~~(Maximum Fee Not To Exceed $50,000)~~.		
11. Rental Business License Fee	$	75.00
Per year for the first $25,000.00 in gross receipts, business activity or commission plus $0.31 for each $1,000.00 or fraction thereof in excess of $25,000.00 (Maximum Fee Not To Exceed $30,000.00).		
12. Occupation Business License Fee - Mobile Food Unit	$	25.00
13. Public Dance License Fee		
a. Per Year	$	60.00
b. Per Event	$	30.00
14. Solicitor or Peddler License Fee	$50.00 per month and/or $300 per year	
15. Juke Box License	Each $	50.00
16. Amusement device	Each $	15.00
17. Coin Operated Pool Table	Each $	10.00
18. Billiard Table	Each $	20.00
19. Game Board	Each $	50.00
20. Drivers Permit (Motor Bus, Taxicab, Jitney, or Sightseeing Vehicle	$	15.00
21. Vehicle Fees (Motor Bus, Refuse Collectors, Taxicabs, Jitneys, Livery Vehicles, and Sightseeing Vehicles)	Per vehicle $	25.00
22. Pawnshop License Investigation Fee	$	500.00
If the applicant is unlicensed at the time of applying for a pawnshop license, or $250.00 if the application involves a second or additional license to an applicant previously licensed for a separate location, or involves substantially identical principals and owners of a licensed pawnshop at a separate location.		

23. Pawnshop License Annual Application Fee		$	500.00
24. Pawnshop Manager's Permit		$	25.00
25. Private Watchguard License Fees			
a. Private Watch Service Employing Not More Than Five Persons	Per year	$	100.00
b. Private Watch Service Employing More Than Five Persons	Per year	$	200.00
c. Private Watchguard	Per year	$	40.00
26. Donation Bin Permit	Per year	$	50.00
B. Liquor Licenses			
1. Package Liquor Licenses			
a. Retail Selling of Intoxicating Liquor of all kinds in the original package (P1)		$	150.00
b. Retail Selling of Beer only in the original package; includes Sunday Sales (P3)		$	150.00
c. Sunday Sales (S)		$	300.00
d. Tasting Permit (T)		$	25.00
2. Drink Licenses			
a. Retail Selling of Intoxicating Liquor by the Drink (T1)		$	450.00
b. Retail Selling of Malt Liquor & Wine by the Drink (T2)		$	150.00
c. Retail Selling of Beer by the Drink includes Sunday Sales (T3)		$	150.00
d. Restaurant Selling Intoxicating Liquor (R1)		$	450.00
e. Restaurant Selling Beer; includes Sunday Sales (R2)		$	150.00
f. Tax Exempt Organizations Selling Intoxicating Liquor (F1)		$	300.00
g. Hotel Selling Intoxicating Liquor		$	450.00
h. Consumption of Intoxicating Liquor (Z1)		$	150.00
i. Sunday Sales (S)		$	300.00
3. Special Licenses			
a. Microbrewery (S1)	Per 100 barrels produced	$	7.50
b. Domestic Winery (S2)	Per 500 gallons produced	$	7.50
c. Picnic 7 Day Intoxicating Liquor by the Drink (S4)	Per day	$	15.00
d. July 4th Celebration Malt Liquor & Light Wine by the Drink (S6)	Per day	$	15.00
e. Caterer Intoxicating Liquor by the Drink - Up to 7 Days (C1)	Per day	$	15.00
f. Caterer Intoxicating Liquor by the Drink - Up to 50 Days (C2)		$	500.00
g. Caterer Intoxicating Liquor by the Drink - Unlimited Days (C3)		$	1,000.00
4. Manufacturing, Distilling, Blending Licenses			
a. Manufacturing, Distilling, Blending Intoxicating Liquor of all kinds (M1)		$	300.00
b. Manufacturing twenty-two (22) percent or less alcohol-content intoxicating liquor (M2)		$	300.00
c. Manufacturing, Brewing Malt Liquor (M3)		$	300.00
5. Wholesale Licenses			
a. Wholesale selling of Intoxicating Liquor of all kinds (W1)		$	300.00
b. Wholesale selling of twenty-two (22) percent or less alcohol-content intoxicating liquor (W2)		$	300.00
c. Wholesale selling of malt liquor (W3)		$	300.00
6. Employee Liquor Permit		$	30.00
7. Expansion of Premise		$	35.00
8. Transfer of Location of Licensed Establishment		$	35.00
9. Change of Ownership		$	50.00
10. Change of Managing Officer		$	50.00
C. Tow Rotation Call List			
1. Monthly Fee		$	550.00
2. Application Fee (Non-Refundable)		$	500.00
D. Construction Permits			
The following Construction Permit and Development Fees apply in accordance with Chapter 4 of the Code:			
1. Building Moving Permit		$	425.00
2. Building Permit - Residential (Value of Work)			
a. $1- $50,000		$	60.00
	Plus $9.25 per each $1,000 valuation or fraction thereof total valuation		

b. $50,001 - $500,000		$	200.00
	Plus $6.50 per each $1,000 valuation or fraction thereof total valuation		
c. More than $500,000		$	700.00
	Plus $5.75 per each $1,000 valuation or fraction thereof total valuation		
3. Building Permit - Commercial (Value of Work)			
a. $1- $50,000		$	90.00
	Plus $13.00 per each $1,000 valuation or fraction thereof total valuation		
b. $50,001 - $500,000		$	345.00
	Plus $8.00 per each $1,000 valuation or fraction thereof total valuation		
c. More than $500,000		$	845.00
	Plus $7.00 per each $1,000 valuation or fraction thereof total valuation		
4. Certificate of Use & Occupancy		$	20.00
5. Demolition or Razing Building Permit			
a. 0 – 500 square feet		$	200.00
b. 501 – 1,000 square feet		$	300.00
c. 1,001 – 5,000 square feet		$	400.00
d. 5,001 and over		$	600.00
6. Health Department Review		$	300.00
7. Home Occupation Permit		$	100.00
8. Residential Low Voltage Permit		$	40.00
9. Plumbing, Electrical, and Mechanical Permit (Value of Work)			
a. $0 - $500		$	50.00
b. $501 - $1,000		$	60.00
c. $1,001 - $5,000		$	70.00
d. $5,001 and over		$	90.00
	First $5,000, plus $13.50 for each additional $1,000 or fraction thereof		
10. Reinspection			
a. 1st		$	20.00
b. 2nd		$	40.00
11. Sign Permit			
a. Temporary or Banner Sign	*	$	75.00
b. Permanent Sign		$	160.00
c. Sign Face Replacement or Change Out		$	80.00
* This fee applies to all commercial and residential applications, except banner signs for churches, schools and other not-for-profit organizations advertising their non-commercial activities and functions, in which case there is no fee.			
12. Swimming Pool Permit			
a. Less than 15,000 gallons		$	140.00
b. More than 15,000 gallons		$	175.00
13. Appeal Fee Board of Building and Engineering Appeals		$	100.00
14. Residential Expedited Plan Review	**50% of the regular building, electrical, mechanical and plumbing permit fees**		
15. Commercial Expedited Plan Review	**50% of the regular building, electrical, mechanical and plumbing permit fees**		
16. Solar Expedited Plan Review	**2 times the regular building and electrical permit fee.**		
E. Environmental Health Permit			
1. New/remodeled Plan Review		$	400.00
2. Food Service Establishments and Mobile Food Units			
a. High Priority		$	750.00
b. Medium Priority		$	450.00
c. Low Priority		$	325.00
d. Mobile Food Units (MFUs)	~~Per inspection~~	$	325.00
*The number of inspections for MFUs will be based on the priority level of the unit			
3. Separate Facility		$	75.00
4. Catering with Another Permit		$	75.00
5. Temporary Food		$	150.00
6. Late Fee for Temporary Food Permit		$	25.00
7. Limited Food		$	200.00
8. Seasonal Permit		$	225.00
9. Bake Sale (non-profit)			No Fee
10. Meat Processing		$	375.00
11. Food Mfg./Warehouse/Dist.		$	450.00
12. Food Stores, Meat Markets, Retail/Convenience Stores	Per checkout device	$	150.00
	(Maximum fee not to exceed $750)		

13. Bakeries in Conjunction with Another Permit	$	300.00
14. Frozen Dessert		
a. One Machine Dispensing Head	$	275.00
b. Each Additional head	$	50.00
15. Reinstatement Fee if They Have a Hearing	$	100.00
16. Re-inspection Fee	$	200.00
17. Replace Lost Permit	$	30.00
18. Late Payment for Invoices $100 and under	$	25.00
19. Late Payment for Invoices over $100	$	75.00
20. Church Kitchens	$	200.00
21. Food Service Manager 3-Year Permit	$	30.00
a. Duplicate Service Manager Permit	$	5.00
22. Food Handler 3-Year Permit	$	25.00
a. Duplicate Handler Permit	$	5.00
b. Food Handler Card Renewal	$	15.00
23. Food Service Manager/Food Handler Transfer	$	5.00
24. Annual Swimming Pool/spa Permit Fee	$	300.00
25. Ice Handler License	$	6.00
26. Ice Handler Duplicate License	$	6.00
27. Food Pantry	$	25.00
28. After hours re-inspection fee for permitted establishments	$	75.00
29. Vending Machines	$	150.00
30. Temporary Event Set-Up Supply Rental		**$15.00**
F. Health and Safety Permit Fees		
1. Long Term Care Facility	$	200.00
2. New Childcare	$	250.00
3. Childcare Renewal ≤ 10 total children	$	150.00
4. Childcare Renewal ≥ 11 total children	$	250.00
5. Childcare Facility Reinspection Fee	$	50.00
6. Childcare Facility Reopening Fee	$	100.00
7. Bath House, Massage Establishment, Massage Therapist or Apprentice Massage Therapist Initial License Application Fee	$	200.00
8. Massage Therapist or Apprentice Massage Therapist License Renewal Fee	$	50.00
9. Massage Establishment Renewal		**$200.00**
10 ~~9.~~ Tattoo or Body Piercing Parlor Application Fee	$	275.00
11 ~~10.~~ Tattoo or Body Piercing Parlor Renewal Fee	$	200.00
12 ~~11.~~ Tattoo Artist Application And Renewal Fee	$	50.00
13 ~~12.~~ Body Piercing Artist Application and Renewal Fee	$	50.00
14 ~~13.~~ Lodging Establishments with 5-10 rooms	$	400.00
15 ~~14.~~ Lodging Establishments with 11 or more rooms	$	600.00
16. Lodging Establishment Reinspection Fee		**$400.00**
G. Contractor Licensing		
1. Class A General Contractor		
a. Application Fee	$	100.00
b. Renewal Fee	$	100.00
2. Class B Building Contractor		
a. Application Fee	$	100.00
b. Renewal Fee	$	100.00
3. Class C Residential Contractor		
a. Application Fee	$	100.00
b. Renewal Fee	$	100.00
4. Class D Mechanical, Electrical, and Plumbing Contractor		
a. Application Fee		
i. Journeyman	$	50.00
ii. Master	$	75.00
b. Renewal Fee		
i. Journeyman	$	50.00
ii. Master	$	75.00
5. Inactive Contractor License (All Classes)	$	50.00
6. Licensing Sponsorship Fee (All Classes)	$	45.00
H. Public Works Fee Schedule		
1. Right of Way Permits		

a. Base fee for each cut or each 200' contiguous feet, whichever is greater; includes final inspection	$	90.00
b. Re-inspection (min. 1/2 hour charge)	$	40.00
c. Inspections outside normal business hours (min. 2 hour charge)	$	60.00
d. Pavement degradation fee (for each cut or each 200' contiguous feet, whichever is greater)	$	40.00
e. Traffic impact		
i. Temporary traffic control authorization/ assessment	$	55.00
ii. Oversize/overweight	$	100.00
2. Right of Way User Agreements		
a. Application fee	$	350.00
b. Annual renewal fee	$	100.00
3. Other Right of Way Fees		
a. License agreement	$	300.00
b. Right-of-way vacation	$	300.00
c. Lease agreement processing	$	150.00
d. Surplus property sales handling	$	300.00
e. Dumpster or other permit	$	30.00
f. Public Works appeals	$	400.00
4. Blasting Permits		
a. 90 days	$	200.00
b. 1 year	$	500.00
c. Variance fee	$	175.00
5. Site Permits		
a. Public Works reviews for site permits		
i. Residential Site Improvement Plan Review	$	30.00
ii. Residential Building Plan Review	$	80.00
iii. Commercial Site Improvement Plan Review	$	80.00
iv. Commercial Building Plan Review		
a) <2,000 sq. ft	$	250.00
b) >2,000 sq. ft	$	450.00
v. Commercial Sign Reviews	$	30.00
vi. Additional Plan Reviews	$	100.00
vii. Grading Plan Review		
a) Tier 1 (0-50 cubic yards)	$	25.00
b) Tier 2 (51 - 2,500 cubic yards)	$	60.00
c) Tier 3 (2,500 + cubic yards, or where plans are necessary)	$	225.00
b. Permit Fees		
i. New Sewer Connection Permit	$	200.00
ii. Sewer Connection when wye is available	$	1,500.00
iii. Private Wastewater Disposal Permit	$	200.00
iv. Floodplain Development Permit	$	120.00
v. Regional Detention Basin Fee (per acre foot)	$	36,925.00
vi. Private Construction of PW Permit		7%
vii. Erosion Control (per acre)		
a) 6 month permit	$	150.00
b) 12 month permit	$	300.00
viii. Grading		
a) 50 cubic yards or less	$	25.00
b) 50 – 100 cubic yards	$	50.00
c) 101 – 1,000 cubic yards	$	100.00
d) 1,001 – 10,000 cubic yards	$	250.00
e) 10,001 – 100,000 cubic yards	$	600.00
f) 100,001 cubic yards or more	$	1,100.00
For every 10,000 cubic yards above 100,000	$	200.00
ix. Grading Permit Renewal	$	50.00
x. Development Plan Review	$	825.00
c. Stockpiled Materials (per cubic yard)	$	10.00
d. Inspection Fees		
i. Building re-inspection fee (per hour - 1/2 hour minimum)	$	50.00

ii. Inspections outside of normal business hours (2 hour minimum)	$	60.00
6. Post-Construction Permit Fee		x2 multiplier
(Any work that begins without an approved permit will be subject to a x2 multiplier at the time of the permit issuance.)		
7. Drop-Off Depot Fees		
a. Car	$	30.00
b. Truck/SUV/Van	$	40.00
c. Trailers (8' and under)	$	50.00
d. Trailers (over 8')	$	60.00
e. Appliances (each)	$	20.00
f. Batteries (vehicle)		No fee
g. Mowers		No fee
h. Tires (5 or less; if more than 5, then vehicle fee applies)		
	$ 5.00 each	~~No fee~~
8. Special Event Permit		
a. Application Fee	$	40.00
b. Deposits		
i. Tier 1 Deposit (waived for block parties)	$	50.00
ii. Tier 2 Deposit	$	250.00
iii. Tier 3 Deposit	$	500.00
iv. Tier 4 Deposit	$	1,000.00
c. Public Property or Greenspace Use Fee	$	50.00
d. Traffic Control Devices		
i. Traffic Assessment Fee (review per hour)	$	55.00
ii. Street Closure Fee (each closure)	$	10.00
iii. Barricade Rental	$	7.00
iv. Barricade Rental Deposit	$	150.00
v. Barricade Drop-off		
a) First drop-off location (deposit)	$	100.00
b) Additional drop-off location (deposit)	$	150.00
vi. Barricade Pick-up	Fees equal to expenses incurred by the City	
vii. Temporary Traffic Sign	$	5.00
viii. Temporary Traffic Sign Deposit	$	150.00
ix. Changeable Message Board Sign	$	250.00
x. Changeable Message Board Sign Deposit	$	500.00
I. Fire Fees		
1. Public Fireworks Exhibition		$300.00

VII. Charges for Services

A. Animal Services		
1. Adoption of Animals from Shelter		
a. Dog Adoption (dependent on breed)	$	25.00-450.00
b. Puppy Adoption	$	200.00-450.00
c. Cat Adoption	$	25.00-150.00
d. Kitten Adoption	$	75.00-175.00
e. Small Animal Adoption (dependent on type of animal)	$	25.00-75.00
2. Surrender and Impound Fees		
a. Owner Surrender Fee	$	75.00
b. Litter Surrender Fee	$	100.00
c. Small Animal Surrender Fee	$	30.00
d. Impounded fowl/livestock	Fees equal to expenses incurred by the City	
e. Impounded animals other than fowl/livestock	$	75.00
f. Feeding and care of impounded animals and fowl	Fees equal to expenses incurred by the City	
3. Dead Animals		
a. Dead Animal Disposal	$	15.00
b. Small Dead Animal Pick up	$	50.00
c. Large Dead Animal Pick Up	$	100.00
d. Oversized Dead Animal Pick Up	Fees equal to expenses incurred by the City	
4. Pit Bull Licensing		
a. Initial Pit Bull License	$	150.00
b. Annual Pit Bull Renewal	$	100.00
c. Late Fee for Pit Bull Registration	$	100.00
d. Pit Bull Duplicate Tag	$	20.00
5. Permits		

a. Initial Dangerous Dog Permit	$	75.00
b. Dangerous Dog Permit Renewal	$	50.00
c. Commercial Animal Establishment Permit	$	50.00
d. Performing Animal Exhibition Permit	$	100.00
6. Other Animal Service Fees		
a. Daily Boarding	$	25.00
b. Microchip	$	15.00
c. Rabies Vaccination	$	15.00
d. Rabies Quarantine Release Exam	$	20.00
e. Trap/Neuter/Release	$	25.00
f. Spay/Neuter of Owned Animals	$	20.00-100.00
B. Health Services		
1. Vaccines	Fees equal to expenses incurred by the City	
2. Vaccine Administration	$	20.00
3. Birth Certificates	$	15.00
4. Death Certificates (first)	$	14.00
5. Death Certificates (additional at the same visit)	$	11.00
6. Diagnostic / Screening Test		**$25.00**
7. CPR Class & Card		**$35.00**

~~IX.~~ **Parks~~,~~ & Recreation~~, and Tourism~~**

VIII. ~~A. Program Fees, Rental Fees, Memberships Fees, and Pass Fees will be determined and set by the Director of Parks and Recreation on an individual basis, based on the cost and goal of the program, and approved by the City Manager or his designee.~~

~~B. National Frontier Trails Museum~~		~~Donation~~
~~C. Facility Rentals~~		
~~1. Sermon Center and Palmer Center~~		
~~a. Small Meeting Room (up to 40 people)~~		
~~i. 3 hour minimum Residents/Non Profit Groups~~	~~$~~	~~45.00~~
~~Per additional hour~~	~~$~~	~~15.00~~
~~ii. 3 hour minimum Non Residents/For Profit Group~~	~~$~~	~~60.00~~
~~Per additional hour~~	~~$~~	~~20.00~~
~~iii. Deposit~~	~~$~~	~~125.00~~
~~b. Medium Meeting Room (Up to 100 people)~~		
~~i. 3 hour minimum Residents/Non Profit Groups~~	~~$~~	~~90.00~~
~~Per additional hour~~	~~$~~	~~30.00~~
~~ii. 3 hour minimum Non Residents/For Profit Group~~	~~$~~	~~120.00~~
~~Per additional hour~~	~~$~~	~~40.00~~
~~iii. Deposit~~	~~$~~	~~125.00~~
~~c. Large Meeting Room (up to 200 people)~~		
~~i. 3 hour minimum Residents/Non Profit Groups~~	~~$~~	~~195.00~~
~~Per additional hour~~	~~$~~	~~65.00~~
~~ii. 3 hour minimum Non Residents/For Profit Group~~	~~$~~	~~375.00~~
~~Per additional hour~~	~~$~~	~~125.00~~
~~iii. Deposit~~	~~$~~	~~150.00~~
~~d. Gymnasium for Athletic Practice~~		
~~i. 2 hour minimum rental~~	~~$~~	~~50.00~~
~~Per additional hour~~	~~$~~	~~25.00~~
~~ii. Deposit~~	~~$~~	~~150.00~~
~~e. Gymnasium for Other Event~~		
~~i. 4 hour event Resident/Non Profit Group~~	~~$~~	~~200.00~~
~~Per additional hour~~	~~$~~	~~50.00~~
~~ii, 4 hour event Non Resident/For Profit Group~~	~~$~~	~~400.00~~
~~Per additional hour~~	~~$~~	~~100.00~~
~~iii. Deposit~~	~~$~~	~~150.00~~
~~2. Truman Memorial Building~~		
~~a. Gymnasium for Athletic Practice~~		
~~i. 2 hour minimum~~	~~$~~	~~50.00~~
~~Per additional hour~~	~~$~~	~~25.00~~
~~ii. Deposit~~	~~$~~	~~150.00~~
~~b. Gymnasium for Athletic Games~~		
~~i. 4 hour minimum Resident/Non Profit Group~~	~~$~~	~~200.00~~
~~Per additional hour~~	~~$~~	~~50.00~~
~~ii. 4 hour minimum Non Resident/For Profit Group~~	~~$~~	~~400.00~~
~~Per additional hour~~	~~$~~	~~100.00~~
~~iii. Deposit~~	~~$~~	~~150.00~~
~~c. Stage Area~~		
~~i. 4 hour minimum Resident/Non Profit Group~~	~~$~~	~~100.00~~
~~Per additional hour~~	~~$~~	~~25.00~~

ii. 4 hour minimum Non Resident/For Profit Group $ 200.00
Per additional hour $ 50.00
iii. Deposit $ 150.00
d. Auditorium and Gym Floor
i. 4 hour minimum Resident/Non Profit Group $ 400.00
Per additional hour $ 100.00
ii. 4 hour minimum Non Resident/For Profit Group $ 600.00
Per additional hour $ 150.00
iii. Deposit $ 250.00
e. Auditorium, Stage, Gym Floor, and Concessionary Kitchen
i. 4 hour minimum Resident/Non Profit Group $ 500.00
Per additional hour $ 125.00
ii. 4 hour minimum Non Resident/For Profit Group $ 800.00
Per additional hour $ 200.00
iii. Deposit $ 300.00
f. Concessionary Kitchen - Add on to Rental
i. Hourly rate $ 10.00
ii. Deposit $ 25.00
3. Powerhouse Theatre (within Sermon Center)
a. 4 hours minimum Resident/Non Profit Group $ 200.00
Per additional hour $ 50.00
b. 4 hours minimum Non Resident/For Profit Group $ 400.00
Per additional hour $ 100.00
c. Deposit $ 300.00
4. Independence Uptown Market
a. 4 hours minimum Resident/Non Profit Group $ 400.00
Per additional hour up to 12 hours $ 100.00
b. 12-24 hour rental – Resident/Non Profit Group $ 1,200.00
c. 4 hours minimum Non Resident/For Profit Group $ 500.00
Per additional hour up to 12 hours $ 125.00
d. 12-24 hour rental Non Resident/For Profit Group $ 1,500.00
e. Deposit $ 300.00
5. Facility Rentals for Personal Training Room at Sermon Center
*With correct documentation; personal training certificate and liability insurance the space will be rented for outside use
a. Hourly rate - Non Profit Group $ 50.00
b. Hourly rate - For Profit Group $ 75.00
6. Extended Hour Rentals (outside of normal site hours) Applies to all Rentals. per hour, per employee $ 15.00

D. Memberships
1. Fitness Memberships (Available for Sermon Center and Palmer Center)
a. Adult ages 13 - 59
i. Resident Per year $ 70.00
ii. Non-Resident Per year $ 100.00
b. Adult 60 Plus (includes membership to both Palmer Center & Sermon Center)
i. Resident Per year $ 50.00
ii. Non-Resident Per year $ 80.00
c. Active or Retired Veterans of any age
i. Resident Per year $ 50.00
ii. Non-Resident Per year $ 80.00
d. Family (4 in same household)
i. Resident Per year $ 210.00
ii. Non-Resident Per year $ 300.00
2. Club Membership category is designed to accommodate groups that meet regularly at a Parks and Recreation facility and are not organized or administered by the Department. Club members use only the space assigned to their club.
a. Bridge, Duplicate Bridge, Pinochle, Pitch, Canasta, Wood Carvers, Quilters, Gardening, etc.
i. Resident Per year $ 15.00
ii. Non-Resident Per year $ 30.00
b. Pickleball Membership or Table Tennis Membership
i. Resident Per year $ 30.00
ii. Non-Resident Per year $ 50.00

E. Passes
1. Sermon Center and Palmer Center
a. Fitness Day Pass
i. Resident $ 6.00
ii. Non-Resident $ 7.00
b. 10 Punch Monthly Pass

~~i. Resident~~		~~$ 40.00~~
~~ii. Non-Resident~~		~~$ 45.00~~
~~c. 10 Punch Monthly Pass with Fitness Membership~~		
~~i. Resident~~		~~$ 30.00~~
~~ii. Non-Resident~~		~~$ 35.00~~
~~2. Adventure Oasis~~		
~~a. Adventure Oasis Day Pass - Adult~~		
~~i. Resident~~		~~$ 10.00~~
~~ii. Non-Resident~~		~~$ 15.00~~
~~b. Adventure Oasis Day Pass - Youth 3-12, Senior 65+~~		
~~i. Resident~~		~~$ 9.00~~
~~ii. Non-Resident~~		~~$ 14.00~~
~~c. Twilight Hours (5-8 pm) All Ages~~		
~~i. Resident~~		~~$ 7.00~~
~~ii. Non-Resident~~		~~$ 12.00~~
~~d. Family of Four Day Pass~~		
~~i. Resident~~		~~$ 37.00~~
~~ii. Non-Resident~~		~~$ 50.00~~
~~e. 20 Visit Pass (multi-person)~~		
~~i. Resident~~		~~$ 160.00~~
~~ii. Non-Resident~~		~~$ 185.00~~
~~f. Season Pass All Ages~~		
~~i. Resident~~		~~$ 95.00~~
~~ii. Non-Resident~~		~~$ 135.00~~
~~F. Athletic Fields and Tennis Courts~~		
~~1. Soccer/Football Fields~~		
~~a. Hourly~~		~~$ 25.00~~
~~b. Daily~~		~~$ 100.00~~
~~c. Night (lights)~~		~~$ 75.00~~
~~d. Additional fees per Tourney or League Team Fee~~		
~~e. Deposit~~		~~$ 100.00~~
~~2. Softball/Baseball Fields~~		
~~a. Hourly~~		~~$ 40.00~~
~~b. Daily~~		~~$ 150.00~~
~~c. Night (lights)~~		~~$ 75.00~~
~~d. Additional fees per Tourney or League Team Fee~~		
~~e. Deposit~~		~~$ 100.00~~
~~3. Tennis Courts~~	~~Per hour~~	~~$ 10.00~~
~~4. Excessive Trash Cleanup~~		~~$ 75.00~~
~~G. Park Shelters and Pavilions~~		
~~1. Shelters (6 hours) - Monday - Friday~~		
~~a. Residents~~		~~$ 35.00~~
~~b. Non-residents~~		~~$ 45.00~~
~~2. Pavilions (6 hours) - Monday - Friday~~		
~~a. Residents~~		~~$ 70.00~~
~~b. Non-residents~~		~~$ 90.00~~
~~3. Shelters (6 hours) - Saturday, Sunday & Holidays~~		
~~a. Residents~~		~~$ 50.00~~
~~b. Non-residents~~		~~$ 60.00~~
~~4. Pavilions (6 hours) Saturday, Sunday & Holidays~~		
~~a. Residents~~		~~$ 85.00~~
~~b. Non-residents~~		~~$ 105.00~~
~~H. George Owens Nature Park~~		
~~1. Pavilion for 5 hours - Monday - Friday~~		
~~a. Residents~~		~~$ 70.00~~
~~b. Non-residents~~		~~$ 90.00~~
~~2. Pavilion for 5 hours - Saturday, Sunday, & Holidays~~		
~~a. Residents~~		~~$ 85.00~~
~~b. Non-residents~~		~~$ 105.00~~
~~3. George Owens Nature Campground (24 hour campsite)~~		~~$ 50.00~~
~~a. Security Deposit~~		~~$ 50.00~~
A. ~~I.~~ Woodlawn Cemetery		
1. Opening/Closing Fee Grave Spaces (Monday-Friday)		$ 1,000.00
2. Opening/Closing Fee Grave Spaces (Saturday/Holidays)		$ 1,200.00
3. Opening/Closing Fee Cremation Spaces (Monday-Friday)		$ 500.00
4. Opening/Closing Fee Cremation Spaces (Saturday/Holidays)		$ 600.00

5. Grave Space		$	1,200.00
6. Cremation Garden Spaces		$	1,000.00
7. Double-Depth Lawn Crypts		$	4,850.00
8. Double Cremation Niches		$	2,200.00
9. Final Dates - Monuments & Cremation Niches		$	100.00
10. Monument Vase Sales (depending on vase type)			$60.00 - $150.00

~~X.~~ False Alarms

IX. A. Fees are pursuant to Chapter 12, Article 07 of the Independence Municipal Code			
1. First False Alarm		$	-
2. Second False Alarm (12.07.006 (c), waived upon successful completion of the Alarm User Awareness Class)		$	25.00
3. Third & Fourth False Alarm		$	50.00
4. Fifth and Sixth False Alarm		$	100.00
5. Seventh + False Alarm		$	200.00
B. Registration for Residential/Commercial Alarm		$	-
C. Late Fee for non-payment per False Alarm		$	10.00
D. False Alarm non-registration fee		$	100.00

~~XI.~~ Payment Processing Fees

X. A. Utility Billing Website/Automated Call Line Credit Card Payment (maximum transaction $750)	Per transaction	$	3.50
B. Utility Billing Website/Automated Call Line ACH/ e-Check Payment (maximum transaction $750)	Per transaction	$	2.95
C. Non-Utility Billing Website/Automated Call Line Credit Card Payment (maximum transaction $15,000	Per transaction		2.95%
D. Non-Utility Billing Website/Automated Call Line ACH/ e-Check Payment (maximum transaction $15,000)	Per transaction	$	0.75
Parks & Recreation In-person/Website/Over the phone			
E. Credit/Debit Card Payment	**Per transaction**		**$.25 plus 2.65% of the charge amount**

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to authorize the City Manager to execute a construction contract with Linaweaver Construction, Inc. for the Vaile Sidewalks Phase 2 Project (No. 112210) and the 31st Street Sidewalk Project (No. 112202), as part of the Sidewalks to Schools & Parks Project (No. 110807). The total contract amount will not exceed $490,694.50. This authorization also includes approval for future minor change orders, not to exceed $49,069.45, and/or time extensions, as necessary, to complete the project.

Recommendations:

Council approval is recommended.

Background:

This contract will involve the installation of new and replacement ADA-compliant sidewalks and curb ramps along roadways directly east of the Vaile Mansion property. The work will be performed on W. 2nd St. to N. Main St., along N. Main St. from W. 2nd St. to W. Jones Rd., and along W. Jones Rd. from N. Main St. to N. Liberty St. Additionally, sidewalks and curb ramps will be installed along 31st Street, from Northern Boulevard to Cassell Park Elementary School.

There were 2 construction bids for this contract:

- Linaweaver Construction, Inc. $490,694.50
- SHEDIGS IT, LLC $570,004.00

Linaweaver Construction, Inc. has successfully completed similar projects for the City in the past. Based on their experience and past performance, their bid is recommended for approval.

Construction for this project will be scheduled after the 2025 Strawberry Festival, which is held annually on the Vaile Mansion property.

This is a budgeted capital project.

Emergency Justification:

Fiscal Impact:
The fiscal impact to the City is $539,763.95, which includes a 10% contingency. Funding for the Sidewalks to Schools & Parks Project (No. 110807) is allocated in the FY 2024 adopted budget on page 183, under account No. 110807-C-0517051-5406. All funding from Projects No. 112210 and 112202 has been transferred into this account to support the project.

Council Action:

Department / Contact Municipal Services /

REVIEWERS
Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

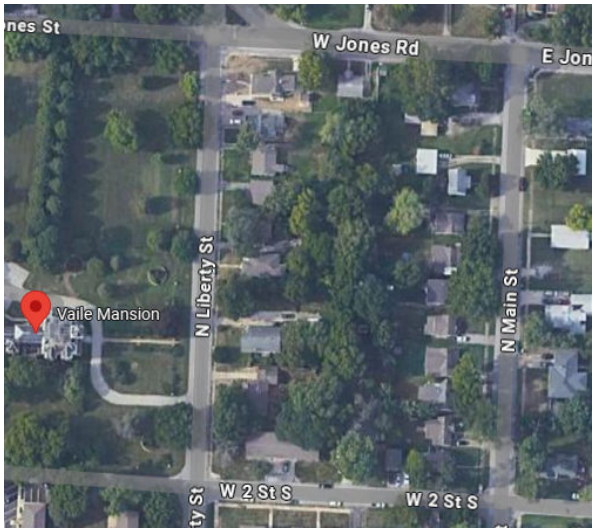
ATTACHMENTS:
1. Official Bid Tab Summary - ITB #25019 - Vaile Sidewalk Ph. 2 & 31st St Sidewalk Improvements - Project No. 110807
2. Project Locations - Vaile Ph. 2 & 31St Sidewalks
3. Construction Contract - Linaweaver - Vaile Sidewalk Ph. 2 and 31st St - Project No. 110807

Invitation to Bid #25019 - Bid Tabulation Summary
Vaile Sidewalks Ph. 2 & 31st St. Sidewalk Improvements
City Project No. 110807
15-May-25

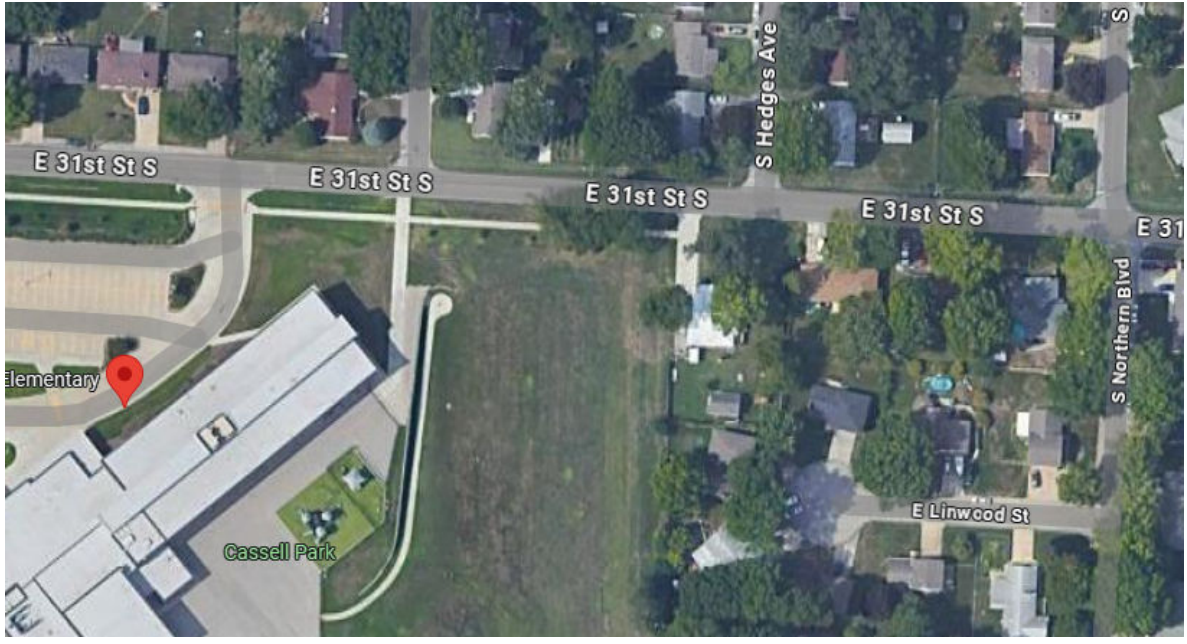
Contractor	Vaile Ph. 2	31ST	Bid Total
Linaweaver Construction, Inc.	$ 365,247.50	$ 124,447.00	$ 490,694.50
*SHEDIGS IT, LLC	$ 456,125.00	$ 113,879.00	$ 570,004.00

*Denotes errors found in submitted bid documentation

Project Location:
Vaile Sidewalks Ph. 2



Project Location:
31st St to Cassell Park Elementary



CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this 2nd day of June 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 Linaweaver Construction, Inc., a Coporation of the State of Kansas, 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 Vaile Sidewalks Ph. 2 & 31st St. Sidewalk Improvements (No 110807); 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 Four-Thousand Ninety, Six-Hundred Ninety-Four and 50/100 Dollars ($ 490,694.50) 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 (90) consecutive calendar 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 Contract 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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to approve a contract with the Independence Chamber of Commerce for the license of the Independence Square public area for the Santa-Cali-Gon Festival.

Recommendations:

Staff recommends approval.

Background:

The City contracts with the Independence Chamber of Commerce on an annual basis for the use of public spaces and resources for the Santa-Cali-Gon Festival. A contract is recommended for the 2025 festival under similar terms and conditions as in prior years. Changes were negotiated to address various operational issues. Key changes to this year's contract include:

- Requirement for the Chamber to provide for grease storage and disposal. With the City's investment in the Square Streetscape project this year, staff felt it was important to have heightened requirements for grease disposal.
- Reduction of City resources towards Main Street 1849. It is estimated that in past years, the City has expended nearly $50,000 of in-kind staff time and supplies for Main Street 1849. This contract requires the City to collaborate with the Independence Square Association, who will take on more of a role of organizing and manning Main Street 1849.
- Requirement for all vendors to receive a temporary City business license. This requirement will help assure that the sales tax required to be collected at this event is properly accounted for and remitted to the City.
- City contribution for marketing increased from $15,000 to $26,667. The Chamber has requested an increase in the City's contribution for marketing from $15,000 to $50,000. The City has proposed increasing it to $50,000 over a three-year period, which is $26,667 for 2025. If the increase were to continue to be increased over the next two years, the proposed contribution in 2026 would be $38,334, and in 2027 it would be $50,000. This contract only locks the City into funding for 2025, and future years would be negotiated/approved in those contracts.

The proposed contract grants the Independence Chamber of Commerce exclusive use of the public areas within the area depicted on Exhibit A for operating the Santa-Cali-Gon Festival. The contract addresses various operating issues associated with conducting the festival, including parking, vendor licensing, trash collection, security, public access, electrical service and use of public spaces for temporary structures. The contract was reviewed by City departments to address various operational issues.

The contract obligates the Chamber to obtain liability insurance and indemnify the City from claims associated with occupancy of the festival grounds. Additionally, the Chamber is responsible for additional security personnel, waste and waste water, fencing, trash and debris, recycling, accessibility, cleaning of the festival area, as well as the costs associated with electrical and water usage during the festival.

Additionally, the City is responsible for providing available barricades, water supply to the festival grounds, lot sweeping for the carnival site as well as conducting public health and safety inspections of vendor booths.

Emergency Justification:

Fiscal Impact:
The agreement is subject to appropriations in the Fiscal Year 2025-26 budget. The City agrees to provide $38,667 for festival sponsorship and marketing and a base level of police protection.

Council Action:

Department / Contact City Manager /

REVIEWERS
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:
1. SantaCaliGon Contract 2025 Draft_CED_0520_2025
2. The Exhibit Map

CONTRACT FOR LICENSE OF INDEPENDENCE SQUARE PUBLIC AREA FOR SANTA-CALI-GON FESTIVAL

THIS CONTRACT, made and entered into this ___, 2025 by and between the **CITY OF INDEPENDENCE, MISSOURI**, a municipal corporation, the **"City"**, party of the first part, and the **INDEPENDENCE CHAMBER OF COMMERCE**, 210 W. Truman Rd., Independence, Missouri, a Missouri corporation, the **"Chamber"**, party of the second part.

WITNESSETH: That the City Council of the City deems it to be in the best interests of the City and its citizens to promote City pride, commerce and tourism through cooperation with the Chamber, in the production of the Santa-Cali-Gon Festival, the "Festival". In order to further this purpose, the City hereby grants permission and authority to the Chamber, upon the terms and subject to the conditions of this contract, to use all of the public areas in and around the area generally known as the Independence Square, which the City presently owns or controls, and contained within the boundaries as shown on the sketch attached hereto as **Exhibit A**, the "Festival grounds", and made a part hereof by reference for the purpose of conducting the Festival from August 30 through September 2 , 2025 inclusive.

SECTION I. In consideration of the granting the use of the "Festival ground," the Chamber, its employees, agents, contractors, vendors, exhibitors, and persons or organizations participating in the operation of the Festival hereby agree and covenant:

A. The Festival grounds shall be used only for the purposes of conducting the Festival, with the following restrictions:

1. Parking Lot – northeast corner of Lexington and Lynn. The Chamber shall refrain from placing any structures or exhibits on the municipal parking lot at the northeast corner of Lexington Street and Lynn Avenue as shown on the sketch attached hereto as **Exhibit B** or otherwise using the lot or interfering with access to it until at least 6:00 p.m. on the Thursday of the Festival. The use of this parking lot will be available to the Chamber until noon on Tuesday following the Festival. Debris shall be removed from this lot in accordance with this contract.

2. Parking Lot – southeast corner of Truman Road and Lynn . At no time during the Festival shall Chamber obstruct the entrances to or access to the parking spaces in the municipal parking lot at the northwest corner of Maple Street and Higashimurayama Avenue as shown on the sketch attached hereto as **Exhibit C**. Dumpsters for trash collection may be used at this location, but access to the parking spaces may not be restricted and the area must be kept free of loose trash and debris. The Chamber will issue permits for parking in this lot.

3. Parking Lot – north side of City Hall. To allow the public to conduct business in City Hall, the Chamber will post signs and provide security personnel to restrict the use of the parking lot north of City Hall as shown on the sketch attached

hereto as **Exhibit D** by Festival participants prior to 5:00 PM on the Friday of the Festival opening.

4. Parking Lot – southeast corner Osage and Maple. The Chamber shall refrain from placing any structures or exhibits on the municipal parking lot at the southeast corner of Osage Street and Maple Street as shown on the sketch attached hereto as **Exhibit E** or otherwise using the lot or interfering with access to it until at least 6:00 p.m. on the Thursday of the Festival. The use of this parking lot will be available to the Chamber until noon on Tuesday following the Festival. Debris shall be removed from this lot in accordance with this contract.

5. Old Jail Museum and the Truman Home Tour Information Center. The Chamber shall maintain the sidewalk immediately in front of the Old Jail Museum and the Truman Home Tour Information Center from a point 10 feet South of the entranceway at 217 N. Main north to Truman Road as shown on the sketch attached hereto as **Exhibit F** free from stages, bleachers, chairs or any other objects whatsoever in order that same remains unobstructed and clear for pedestrian traffic throughout the Festival.

6. Truman Courthouse. The Chamber shall not allow the display or use of anything heavier than a total of 5,400 pounds on the Truman Courthouse area as shown on the sketch attached hereto as **Exhibit G**. Any item over 3,000 pounds per axle shall be prohibited from entering this area.

7. Public Streets and City Parking Lots. The Chamber will neither drill holes nor allow any of its contractors, vendors or exhibitors to drill holes for anchoring or stabilizing any structure or device in any public street or City parking lot. If the installation or erection of any device, structure or exhibit requires the anchoring or stabilizing of such structure by the drilling of holes in the pavement of the public parking lots, such drilling, shall be done by the City or shall be approved by the City. The Chamber will cooperate with the City in the determination of the best location for the anchors. Additionally, the Chamber will pay an amount not to exceed $15.00 each for the material cost of installing the anchors. Drilling in concrete must be approved in advance on a site-by-site basis by City inspectors. There shall be no drilling in brick work.

After such devices, structures and exhibits are removed, the City shall make the necessary repairs to the holes that were drilled and bill the Chamber on a cost of $10.00 per-hole for said repairs. This bill shall include only those holes drilled by Chamber for the current year. Said repairs are to be performed and the Chamber invoiced prior to the end of the calendar year.

Only the use of white chalk location markings on asphalt is authorized. Vendor location markings must be visible until inspections are complete. Markings on the curbs or sidewalks must be removed by 6:00 PM on Tuesday following the close of the Festival.

8. The Chamber, further agrees that upon the termination of the Festival, all booths shall be promptly removed from the Festival grounds not later than 10 pm on the last day of the Festival. Bleachers, tables, and chairs shall be removed in the City Lot shown as **Exhibit B** by 10:00 AM. Tuesday following the Festival. The sidewalks, steps, crosswalks, and other areas of the Festival grounds used for foot traffic shall be cleared prior to 5:00 PM on Monday.

B. To provide for the conduct of the Festival, **CHAMBER** agrees that:

1. Security. The Chamber shall provide necessary security from midnight to 8:00 a.m. each night of the Festival. The Chamber shall assure that the carnival operator provides reasonable and adequate security personnel, in quantity and during hours of operation, as specified by the Chief of Police.

2. Grease, Waste and Waste Water. Chamber shall provide for a system of grease storage/disposal as well as disposal of waste and waste water for the Festival grounds acceptable to the City. The Chamber shall prohibit all vendors and exhibitors from disposing of waste or waste water into the storm sewers.

3. Trash and Debris – Festival Area. The Chamber shall during the course of the Festival, provide on a daily basis, a sufficient number of dumpsters for depositing trash and debris resulting from the Festival and shall further provide for the removal of said trash and debris from said dumpsters on a daily basis. The Chamber shall provide, while the Festival is in operation, sufficient personnel for the removal of trash. Liners for the trash containers shall be provided by the Chamber. The City shall deliver trash containers to the Festival grounds prior to the Festival and remove them following the Festival.

4. Trash and Debris – City Parking Lots and Right-of-Way. Trash and debris, including material (screws and other forms of metal fasteners) left after the dismantling of any performance structure, in the public parking lots and right-of-way in the area of City Hall and the Police Building as shown on the sketch attached hereto as **Exhibit B-D** will be removed by noon on Tuesday following the Festival and will be removed from the remaining area of the Festival grounds by 5:00 p.m. on Tuesday following the Festival. The Chamber will be responsible for any damage to public or private property caused by the failure to comply with this provision of the Contract.

6. Electrical Service. The Chamber shall provide electrical service on the Festival grounds, subject to the following terms and conditions:

a) Chamber shall be responsible for the ordinary and reasonable cost of installation of temporary service meters on the Festival grounds, The temporary service meter cost shall be in addition to the cost of the electrical consumption as described below.

b) Chamber shall use receptacles on the Festival grounds rather than temporary service meters where such receptacles are available and shall pay the amount of $50.00 per receptacle for this use. The $50.00 cost shall be in addition to the cost of electrical consumption as described below.

c) The Chamber, vendors, and exhibitors on the Festival grounds shall be responsible for the cost of electrical consumption at the metered rate as set forth in schedules adopted by the City for the supply of such electric service. (* agreed rate of .16 per KW) If for any reason any meter fails to record the consumption of electricity, the consumption during any such period that the meter is out of service shall be considered to be the same as the consumption for a like period immediately before or immediately after the interruption, as selected by the City.

d) The Chamber agrees that the voltage available and the manner and place of making connections with the above utilities used by the Chamber shall be determined by the City.

e) The installation of temporary electrical service on, in, or adjacent to the sections of streets immediately surrounding the Truman Courthouse (i.e. Lexington between Liberty and Main Streets, Liberty between Maple and Lexington, Maple between Liberty and Main Streets, and Main between Maple and Lexington Streets) will only be allowed during the period from Monday, August 12, 2025 through Saturday, September 7, 2025. For all other areas of the Festival grounds outside of the streets immediately surrounding the Truman Courthouse, electrical service installation to support or facilitate the event may be installed no earlier than Monday, August 12, 2025.

f) The Chamber and the City, through its Community Development Department and Power & Light Department, will work together to ensure the safe delivery of electrical service to the Festival grounds. The City

and IPL shall not be responsible for any Chamber and Chamber vendor facilities.

g) No Chamber or vendor facilities shall be attached to City and/or IPL structures and/or facilities other than stated in Section 6 a) – f) above. Any request for additional attachments must be made in writing to City and/or IPL, before **June 30, 2025.** A written and signed agreement sufficient and with the approval of City and/or IPL will be required to be fully executed before any such attachments are allowed to be physically made.

7. Accessibility. The Chamber shall do all things necessary to assure handicap access to the Festival grounds is maintained. That the Chamber shall provide for handicapped parking in the municipal parking lots at the northeast corner of Lynn Avenue and Kansas Street and the southeast corner of Lynn Avenue and Truman Road as shown on the sketch attached hereto as **Exhibit C and H**. At least one ADA compliant restroom facility shall be made available at every bank of restrooms.

8. Emergency vehicle accessibility: The Chamber shall maintain booth spacing along streets to allow for clear access for emergency vehicles to enter the fairgrounds area. A minimum of 20 feet should remain clear of any obstructions that would inhibit emergency vehicle access.

9. Command Post Vehicles. The Chamber shall provide sufficient space at mutually agreed locations to accommodate Police Department, Fire Department and Emergency Management personnel.

10. Parking for Emergency Management Volunteers. The Chamber shall provide sufficient number of parking spaces for Emergency Management volunteers. The Chamber shall coordinate with Emergency Management staff on determining the number of parking spaces needed as well as location.

11. Handwash or Sanitizer Stations outside of Restroom Facilities. The Chamber shall provide handwash or sanitizer stations outside of the restroom facilities.

12. City Sponsor. The Chamber shall include the name of the City as a sponsor in all media and promotional campaigns the same as any other sponsor. This may include, but is not limited to; pre-program publicity; on the Main Stage Banner, in theme oriented signage, festival t-shirts, information booth signage, festival programs; and other advertisements.

13. Tickets. The Chamber shall provide to the City fourteen V.I.P. armbands each night to be used at the Main Stage for premium seating at all performances during the festival. Armbands must be delivered to the City five (5) days prior to the start of the Festival.

14. Main Street 1849. The Chamber and the City agree to work with the Independence Square Association on its operation of Main Street 1849 and agree to the following:

a) Chamber will collaborate on marketing of Main Street 1849 with the Independnece Square Association and primary exposure will be focused on attendance to the Santa Cali Gon Days Festival.

b) City staff will collaborate with the Independence Square Association on the set up and tear down of Main Street 1849. The City's time to complete this activity will be done during normal City business hours, with set up starting no earlier than the Monday before the beginning of the festival and being completed by 12:00 PM on the Friday of the festival, and tear down beginning no earlier than the Tuesday after the festival and being completed no later than the Friday after the festival.

15. Vendors and Exhibitors Rules and Regulations. All vendors and exhibitors will operate under the rules and regulations of the 2025 Santa Cali Gon Days Festival vendor contract including requirements for inspections by city departments, hours of operation, parking and vehicle restriction inside festival grounds as outlined. Vendors profiting by sales of items or services will be considered to be a regular vendor of the event and must register and pay the Chamber for booth space, electric, insurance and related costs per current SCG vendor contract.

16. Food Service Inspections. The Chamber will provide to the Health Department, at the Chamber building, one (1) golf cart at 12:00p.m. on Thursday, August 28, 2025 for use in inspecting the food service operations associated with the Carnival. The Health Department will return this golf cart to the Chamber building upon the completion of inspections or by 7:00 p.m. on Thursday. Beginning at 8:00 a.m. on Friday, August 29, 2025, the Chamber will provide to the Health Department, at the Chamber building, four (4) golf carts for use in the inspection of vendor booths providing food service to the public. The Health Department staff will return the golf carts to the Chamber building upon the completion of inspections or by 5:30 p.m. on Friday. The Chamber will provide to the Health Department, at the Chamber building, one (1) golf cart beginning at 8:00 a.m. of each subsequent day of the Festival for use in the continuing inspection of vendor booths providing food service to the public. The Health

Department staff will return the golf cart to the Chamber building upon the completion of inspections or by 7:00 p.m. on each subsequent day.

17. Vendor Booth Inspections. The Chamber will provide to the Community Development and Fire departments, at the Chamber building, five (5) golf carts at 8:00 a.m. on Friday, August 29, 2025 for the purpose of conducting electrical, fire and other safety inspections of vendor booths. The Community Development and Fire departments will return these golf carts to the Chamber building upon the completion of the inspections or by 3 pm on Friday. No rider not approved or scheduled by supervisory City staff may accompany inspectors or ride in carts.

18. Post Festival Clean Up. The Chamber shall provide the personnel, equipment and materials necessary to clean the Festival area at the conclusion of the Festival event. Final clean-up shall be complete by 5:00 p.m. Tuesday September 3, 2025. The City's contribution outlined in Section II (A) of this agreement shall be made payable by the City to the Chamber upon satisfactory completion of the post-festival cleanup. For purposes of this agreement, satisfactory completion of post-festival cleanup shall mean the removal of trash and debris in City parking lots of the public right-of-way as defined in Sections I (B) (3) and (4).Such cleanup will also include a good-faith effort to remove grease and other food debris from the festival grounds and public right-of-way.

C. Compliance With Law:

1. Chamber, vendors, and exhibitors shall use and occupy the Festival grounds in a safe and careful manner and shall comply with all applicable municipal, state, and federal laws and rules and regulations pertaining to the carnival, food establishments, exhibits, and temporary structures as prescribed by the City, its employees and agents including those laws or ordinances regarding sale of alcoholic beverages and distribution of pornographic materials. It shall be the responsibility of the Chamber to inspect all temporary installations, tents, other enclosures and structures for suitability and safety. The Chamber shall require any vendor or exhibitor to remove or correct any unsightly or hazardous structure or condition which is so deemed by the City.

The City shall have the power to immediately close or prevent the opening to the public of any vendor or exhibitor which may be in violation of federal or state law or City ordinance. The Chamber and its contractors, vendors and exhibitors agree to abide by the decision of the City in this regard and shall not make any claim or bring any action against the City, or its agents or employees, in regard to any such action taken by the City.

2. City Inspections During the Event. The Chamber agrees that the City shall have the right to designate certain of its employees or agents as inspectors, and Chamber agrees that such inspectors shall have the right at any time, and as often as the City may consider necessary, to inspect any property, and services being rendered, any riding devices, shows, displays, food establishments, or any activities of Chamber or the vendors, or exhibitors located on the Festival grounds, and Chamber, vendors, or exhibitors located on the Festival grounds shall give said inspectors free access to any space used or occupied by them or under their control for the purpose of such inspection and shall, upon request of such inspector, operate or demonstrate any machinery, mechanical devices, or electrical appliances owned, maintained, or in the possession of Chamber, vendors, or exhibitors located on the Festival grounds, or demonstrate or operate any process or activities being carried on by Chamber, vendors, or exhibitors located on the Festival grounds.

The Chamber may request inspection services at hours other than the City's normal business hours. City shall be reimbursed for such inspection services for actual personnel costs, with a minimum service charge of (1) hour.

3. Contractors Permits and Licenses. The Chamber shall require all contractors and subcontractors of the Chamber to obtain all necessary permits and licenses before providing contracted services at the Festival. The Chamber shall submit a list of all contractors and subcontractors to the Regulated Industries Division of the Community Development Department a minimum of thirty (30) days before the Festival. The City reserves the right to immediately cease the operations or prevent the operation of any contractor or subcontractor that has not obtained all necessary permits and licenses required by the City.

All permits shall be obtained and license fees shall be paid prior to use of any device, show or display or food establishment specifically related to the carnival which are required to be obtained or secured.

4. Temporary Health Permits. The Chamber shall provide to all food vendors instructions for obtaining a Temporary Health Permit along with guidelines for operating a food booth. Food service booths operating during the Festival will not be allowed to open until a Temporary Health Permit is obtained, the fee is paid, and a satisfactory inspection has been completed. (To assist with the orderly conduct of the Festival starting in May the Chamber will provide to the Health Department a list of all vendor applicants denoting which ones that will be sampling/serving food. This will include all Square businesses operating outside of their permanent locations and on the Festival grounds during the event. Designated City staff will have online access to all vendors serving or sampling food or beverages and a map of booth locations. (with monthly updates through

July and then during August notification of applicants when received.) The Chamber will provide to the Health Department a minimum of ten (10) days prior to the Festival a location map of the vendor booths providing food service to the public. This location map will be updated by the Chamber as necessary.)

5. Enforcement of Health Code. Health Department staff shall enforce the City's health regulations. The City will take the necessary and appropriate steps for any vendor found to be out of compliance with the City's health regulations.

6. Vendor Sales Tax. The State of Missouri and the City of Independence require that all sellers making sales in the state and city, even temporarily, collect sales tax. The Chamber shall inform all vendors of the requirement to have a Missouri Retail Sale Number and the sales tax rate within the Festival area as 9.225%. The Chamber shall collect from all vendors the following information:

- Vendor name, address, and contact information (phone and email address)

The Chamber shall submit this vendor information to the City in an Excel spreadsheet at least ten (10) business days before the Festival. Failure to submit this vendor information to the City will result in the City not performing the inspections or the Chamber paying the City $5,000.

Within ten (10) business days after the Festival, the Chamber shall provide a follow up list to the City in an Excel spreadsheet listing all vendors attending the festival that includes:

- Vendor name, address, and contact information (phone and email address)

Failure to submit this vendor information to the City will result in the the Chamber paying the City $5,000 for lost sales tax revenue.

7. Alcoholic Beverages. The Chamber shall limit the number of temporary vendors that sell alcoholic beverages to no more than two (2) at a maximum of five (5) locations. These vendors must obtain all state and local licenses and shall be restricted to the sale of non-intoxicating or intoxicating beer by the drink, or malt liquor and light wine by the drink as provided for in Chapter 2 of the Code of the City.

The Chamber shall apply for and be approved for the appropriate liquor license. Said license shall define the open carry area if different from the Festival area. Signage must be present at all exits to the Festival area and entrances to the Carnival grounds prohibiting alcohol beyond this point. Only sales from the Chamber and/or authorized vendors may be utilized in the Festival area. All signage must be approved by the City. Any Square business with an existing

liquor license may request approval from the City to be included in the open carry area.

8. Temporary Business License. The Chamber shall provide to all retail sales vendors instructions for obtaining a Missouri Sales Tax ID number and a City of Independence Temporary Business License. Retail sales vendor booths operating during the Festival will not be allowed to open until a Temporary Business License is obtained from the City and the fee is paid. For all retail sales vendors during the Festival, the Temporary Business License fee shall be $25.

D. Liabilities:

1. The Chamber shall secure from each vendor or exhibitor on the Festival grounds, an agreement absolving the City of any liability for theft, loss or damage to property of vendor or exhibitor on the Festival grounds, irrespective of the cause thereof except for liability arising from any occurrence directly involving the gross negligence or intentional act of an employee or agent of the City. Each such agreement to release and waive all rights and claims against the City, and its agents and employees with respect to such theft, loss or damage shall also include release as to any liability for loss to an exhibit or other installation that results from shutdown by the City. Said agreement shall be substantially in the form as attached hereto as **Exhibit L**.

2. If the Festival grounds, or any portion thereof, during the term of this license, shall be damaged by the act, default or negligence of the Chamber, its employees or agents, vendors, exhibitors, or any occupants and users of the Festival grounds. The Chamber shall pay to the City, upon demand, such sum as shall be necessary to restore the Festival grounds to its previous condition. The Chamber hereby assumes full responsibility for the character, acts and conduct of all its employees or any person acting for and on behalf of the Chamber.

3. The Chamber shall obtain "General Liability and Liquor Liability" insurance coverage for the period of Thursday prior to the Festival through the Wednesday following the Festival of at least $1,000,000 aggregate limit for bodily injury and property damage under a Special Event policy issued to Chamber with an owner's protective liability provision to indemnify and save harmless the City, and its agents and employees, from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury, and/or damage to property arising from or out of any occurrence in, upon or at the Festival grounds (except for any occurrence directly involving the gross negligence or intentional act of an employee or agent of the City), or arising out of the occupancy or use of the Festival grounds or any part thereof by the Chamber, its employees or agents, vendors, exhibitors, or any other occupant or

user thereof, or occasioned wholly or in part by any act or omission by the Chamber, its employees and agents, and any other occupant or user of all or any part of the Festival grounds, and their agents, servants, contractors and employees. The Chamber, vendors, exhibitors, and those occupants and users of the Festival grounds, upon receiving written notice thereof, agree to defend such action or proceeding at its own expense by counsel satisfactory to the City. For the purpose of this contract occupants and users shall be limited to those individuals or entities who participate in the Festival by virtue of a contract, license or agreement with the Chamber. Said definition shall not include members of the general public who attend the Festival or individuals who are otherwise on the Festival grounds not as a result of any contract, license or agreement with the Chamber.

4. The Chamber will name the City as an additional insured on all Chamber liability insurance policies. The Chamber will provide the City with a copy of the Chamber's Additional Insured – Owners, Lessee or Contractors' Endorsement for the dates of the festival of August 30, 2025 through September 2, 2025.

E. Notices:

1. The Chamber shall notify all property owners and tenants within the Festival grounds of the dates of the Santa-Cali-Gon Festival.

2. The Chamber shall provide a listing including each vendor and their location on the festival map to the Police Chief, Fire Chief, Community Development Director, Health Department and Director of Municipal Services to assist with regulatory enforcement and public information. The listing should be sent at least two weeks prior to festival set-up.

SECTION II. For its part, the **CITY** agrees to contribute financial support and services as provided below.

A. City Contribution. The City shall contribute $12,000 to the Chamber as its sponsorship of the Santa-Cali-Gon Festival. A portion of these funds will be used by the Chamber to defray the cost of securing the parking lot north of City Hall on the Friday of the Festival opening, as provided in Section I, paragraph A 3.

1. Marketing: The City shall provide $26,667 from the Tourism Fund which will be used for promotion and marketing of the festival to attract additional attendees and increase the economic impact of the Festival. Additional marketing efforts will include promotional advertising, billboards, digital marketing, and video boards at the main

stage area. The City's Public Information Office will have the ability to put digital content promoting the City on the video boards.

B. Police Protection. The City's Police Department shall provide the police protection necessary to handle and govern the conduct of those attending the Festival and to maintain public order during the following hours: Thursday 3:00 p.m. to Friday 1:00 a.m., Friday 8:00 a.m. to Saturday 1:00 a.m., Saturday 8:00 a.m. to Sunday 1:00 a.m., Sunday 8:00 a.m. to Monday 1:00 a.m., and Monday 8:00 a.m. to 12:00 midnight. In addition, the Police Department shall provide the enforcement and traffic control, including that required during the set-up and dismantling of the Festival. The Chamber shall provide to the Police Department, at the Chamber building, four (4) golf carts for the purpose of providing Police protection. The golf carts shall be available for the Police Department each day of the Festival. The Police Department shall pick up golf carts at the Chamber building each day at 12:00 p.m. The Police Department shall return the golf carts to the Chamber building each day of the Festival.

The police protection to be provided shall be determined by the Chief of Police or his designee in consultation with the Chamber. If the Chief of Police or his designee in consultation with the Chamber deem it necessary to provide police protection during the 2025 Festival at the times set forth above and at a staffing level greater than the 2024 Festival, the Chamber agrees to hire additional security personnel or off-duty police officers to assist the City in providing a reasonably safe and secure Festival. If the Chamber utilizes additional security personnel or off-duty police officers for security, the Chamber shall coordinate with the Police Department on their use and the coordination with Police Department staff.

C. Barricades/Traffic Control. Subject to availability, the City shall provide barricades and concrete blocks to the Chamber for the purpose of traffic control for the 2025 Festival. The number and location of the barricades and concrete blocks shall be determined by Municipal Services staff. If additional barricades and concrete blocks are needed as determined by Municipal Services staff, the Chamber shall be responsible to provide acceptable barricades and concrete blocks for the Festival. Barricades and concrete blocks provided by the City shall not be used to limit access to parking areas where a fee to park will be charged. The City reserves the right to remove such barricades immediately.

D. Parking for City Staff. The City shall provide ten (10) reserved spaces generally in the southwest corner of the parking lot north of City Hall as shown on the sketch attached hereto as **Exhibit J** for the parking of vehicles of on-duty City staff (Fire, Police and Health Department personnel) and the staging of taxi cabs.

E. Clean Up Carnival Site. The City shall provide the personnel, equipment and materials necessary to sweep the carnival site after the carnival operator has removed all installations and prepared the lot for the street sweeper. Final clean-up shall be complete by 8:00 a.m. the Wednesday following completion of the Festival

F. Fencing – Main Stage. The City shall provide fencing between City Hall and the west parking lot of City Hall for the safety and security of patrons attending events at the Main Stage located in this parking lot. Fencing shall be ordered by Chamber and billed to City Finance Director.

G. Water Supply. The City shall provide a water supply to the Festival grounds subject to the following terms and conditions:

a) The Chamber shall notify the City, in a timely fashion, of the number and location of temporary water supply stations and of the date needed.

b) The Chamber shall be responsible for the reasonable and ordinary costs of the installation of the supply spigots and the cost of water consumption in accordance to the Rate A Commodity Charge schedule.

c) The Chamber shall be responsible for any damage to the City's water supply equipment assigned to them.

H. Carnival Insurance. City shall acquire and share with the Chamber evidence that the carnival connected with the Festival has liability insurance in compliance with Chapter 5 of the City Code for the period of Monday prior to the Festival through Wednesday following the Festival.

SECTION III. The City and the Chamber further agree to the following:

A. Carnival Site. This contract constitutes the use of the municipal parking lot, and additional area, located between Osage and Liberty Avenues and between Kansas and Walnut Streets as shown on the sketch attached hereto as **Exhibit K** as a carnival site, and as a site for such other uses as the Chamber shall deem appropriate from 6:00 p.m., on the Monday prior to the Festival, until 8:00 a.m., on the Wednesday following the Festival. Chamber shall provide that the carnival operator not locate or park any vehicles or equipment on or near this site prior to the specified date and time. Chamber shall have the Carnival operator notify the Community Development Director and Municipal Services Director prior to setting up the Carnival of any site(s) in the City used by the Carnival operator for

locating mobile residential facilities and other storage. The Carnival shall comply with the Carnival requirements of City Code Chapter 5, Article 16.

B. Temporary Vendors. This contract also grants a right to the businesses located within the Festival grounds to lease private property to temporary vendors for operation during the dates authorized by this contract. It will be the responsibility of the City to inspect and license for the period of the Festival these temporary vendors. The Chamber shall not be billed for these inspections or time.

C. Examination of Records. The Chamber shall, upon request of the City or the City's authorized representative, permit inspection of all books, records or other information that the City deems necessary to determine the receipts and expenses and resulting profits or losses associated with Chamber's production of this and the previous five (5) Santa-Cali-Gon Festivals. The City agrees that any financial or other information obtained during this inspection that does not relate to the Santa-Cali-Gon Festival shall be kept confidential by the City.

D. The Chamber shall have access to the Independence Uptown Farmer's Market beginning at 12 pm on Wednesday, August 28, 2025 through 12pm on Tuesday, September 3, 2025 to be used for vendor booths. The Chamber will not be charged for the use of the Market and will complete the necessary paperwork for this reservation. Upon conclusion of the festival, the Chamber shall clear the building of all debris and the floors shall be swept.

SECTION IV. Contract Termination.

The City and Chamber hereby agree that if the City fails to appropriate the funds necessary to provide the services as identified in the Contract during the fiscal year of the Contract, City shall not be required to provide such services and this Contract shall be terminated effective July 1 after the failure to appropriate the funds for that fiscal year.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

CITY OF INDEPENDENCE, MISSOURI

By:_____
Zachary Walker, City Manager

INDEPENDENCE CHAMBER OF COMMERCE

By:_____
Tom Lesnak, President

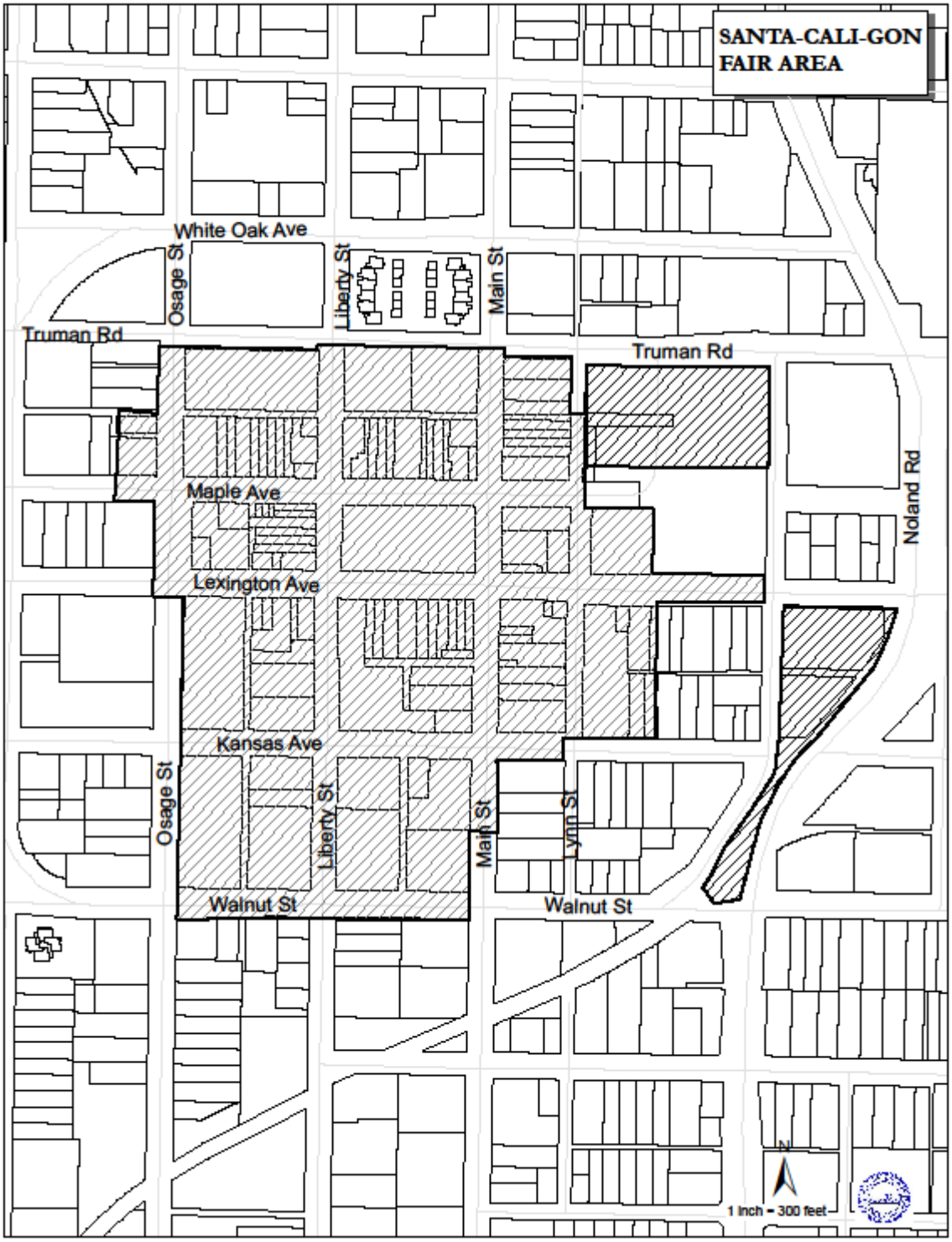
ATTEST:

_____
City Clerk

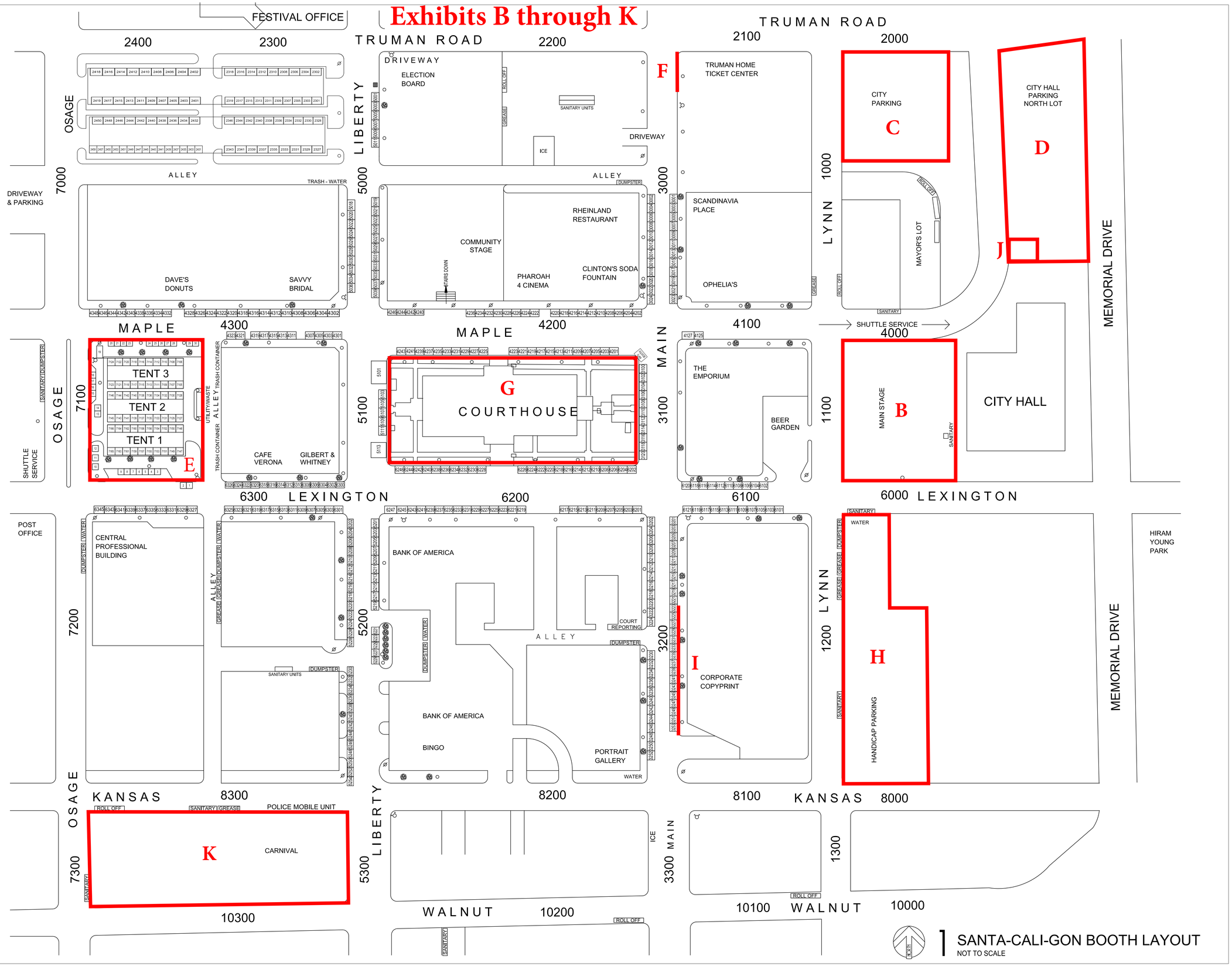
APPROVED AS TO FORM ONLY:

_____
City Counselor

EXHIBIT A Revised



Exhibits B through K



1 SANTA-CALI-GON BOOTH LAYOUT
NOT TO SCALE

3200 S. State Rt. 291, Bldg. 1
Independence, Missouri 64057
816.373.4800
www.PowellCWM.com

Certificates of Authority
Architecture: MO 310 KS 73
Engineering: MO 2001 KS 241
Land Surveying: MO 123 KS 36

POWELL CWM
Architects ▪ Engineers ▪ Surveyors
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Professional Seal

Licensee Name
License Number

CONSULTANTS

PROJECT

Project Name

Santa-Cali-Gon

CLIENT:

Independence Chamber of Commerce

ADDRESS:

210 West Truman Rd.
Indep., MO 64161

REVISIONS

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Project no: 0638.0200
Date:

Booth layout Plan

2018

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-749 A resolution approving an agreement between the City of Independence, Missouri, and the Independence Convention and Visitors Bureau, d/b/a Visit Independence, for the operation of the official Destination Marketing Organization (DMO) for Independence.

Recommendations:

Staff recommends approval.

Background:

Last July, the City's tourism consultant recommended the establishment of a stand-alone 501(c)(6) Independence Visitors Bureau to focus on supporting and promoting tourism activities within Independence. On December 2, 2024, the City Council adopted Resolution 24-796 supporting the establishment of the Independence Convention & Visitors Bureau as a 501(C)(6) Organization. This stand-alone model seeks to address competitive disadvantages, increase funding potential, and align the City's tourism efforts with industry best practices. The outcomes will be enhanced marketing efforts, increased tourism revenues, and stronger partnerships with local businesses and organizations.

Since the adoption of Resolution 24-796, the Independence Convention and Visitors Bureau has become an official organization, using Visit Independence as a fictitious name. By-laws have been approved for the organization, and 13 Board of Directors have been appointed. The Executive Director position has been posted, with a goal of having the position filled within a month, and the successful candidate starting in early July. The Board of Directors has met twice, and at its last meeting, appointed an executive committee, approved its FY 25-26 budget, and discussed ideas for an office location.

This proposed agreement was approved by the Board of Directors at its last meeting. In summary, the agreement stipulates the following:

- Financial contributions from the City of $1,017,000, to be paid from the 6.5% transient guest tax. This amount is equal to 45% of the projected transient guest tax for Fiscal Year 2025-26, and would be paid in twelve consecutive monthly payments of $84,750.
- A one-time $62,000 payment from the City to Visit Independence upon execution of the agreement.
- The City would provide office space for Visit Independence for its first two years of operations, subject to lease negations between the City Manager and Executive Director.
- Reductions in payments from the City to Visit Independence if transient guest tax revenues fall under projections.
- A method for Visit Independence to request additional funding if transient guest tax revenues exceed projections.

- Ability for the agreement to be extended with no more than three one-year renewals.

Emergency Justification:

Fiscal Impact:
The agreement is subject to appropriations in the Fiscal Year 2025-26 budget. The City agrees to provide $1,017,000 for the operation of Visit Independence, to be paid from the 6.5% transient guest tax. This amount is equal to 45% of the projected transient guest tax for Fiscal Year 2025-26, and would be paid in twelve consecutive monthly payments of $84,750. Additionally, the agreement provides for a one-time $62,000 payment from the City to Visit Independence upon execution of the agreement. This funding will come from projected savings in the current Fiscal Year with tourism functions being shifted from the City to Visit Independence.

If, at any time during the term of the Agreement, the City determines Transient Guest Tax revenue is below projections or funds are necessary for City purposes other than the operation of the CVB, the funding and monthly payments described above may be reduced by providing written notice to the Visit Independence at least thirty (30) days before funding reductions.

Council Action:

Department / Contact City Manager /

REVIEWERS
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:
1. City_CVB Agreement Resolution
2. City_CVB Agreement CED 5.20.25

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF INDEPENDENCE, MISSOURI, AND THE INDEPENDENCE CONVENTION AND VISITORS BUREAU, d/b/a VISIT INDEPENDENCE, FOR THE OPERATION OF THE OFFICIAL DESTINATION MARKETING ORGANIZATION (DMO) FOR INDEPENDENCE.

WHEREAS, the tourism industry is a vital contributor to the economic growth and community development of the City of Independence; and

WHEREAS, following the challenges posed by the COVID-19 pandemic, competition for tourism visits has intensified, placing Independence at a competitive disadvantage due to its current structure and limited resources; and

WHEREAS, in July 2024, the City's tourism consultant recommended the establishment of a stand-alone 501(c)(6) Independence Visitors Bureau to focus on supporting and promoting tourism activities; and

WHEREAS, the stand-alone model would address competitive disadvantages, increase funding potential, and align the City's tourism efforts with industry best practices; and

WHEREAS, the City Council recognizes the potential benefits of a dedicated Visitors Bureau, including enhanced marketing efforts, increased tourism revenues, and stronger partnerships with local businesses and organizations;

WHEREAS, on December 2, 2024, the City Council adopted Resolution 24-796 supporting the establishment of the Independence Convention &Visitors Bureau as a 501(C)(6) Organization to promote tourism.

WHEREAS, the City deems it in the public interest to enter into this Agreement and agree to the operation of the Independence Convention and Visitors Bureau for the above stated purposes.

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

Section 1. That the agreement between the City of Independence, Missouri and the Independence Convention and Visitors Bureau for the operation of Visit Independnece is hereby approved.

Section 2. That the City Manager of the City of Independence, Missouri, is hereby authorized and directed to execute, for and on behalf of said City the agreement between the City of Independence, Missouri and the Independence Convention and Visitors Bureau for the operation of Visit Independnece.

PASSED THIS ____ DAY OF JUNE 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

AGREEMENT FOR THE OPERATION OF THE OFFICIAL DESTINATION MARKETING ORGANIZATION (DMO) FOR INDEPENDENCE, MISSOURI, BETWEEN THE CITY OF INDEPENDENCE, MISSOURI, AND THE INDEPENDENCE CONVENTION AND VISITOR'S BUREAU

THIS AGREEMENT ("Agreement") is made and entered into as of July 1, 2025 (the "Effective Date"), by and between the CITY OF INDEPENDENCE, MISSOURI, a chartered Missouri municipal corporation (hereinafter referred to as "City"), and the INDEPENDENCE CONVENTION AND VISITOR'S BUREAU, d/b/a VISIT INDEPENDENCE, a Missouri nonprofit organization (hereinafter referred to as "CVB").

IT IS HEREBY AGREED BY AND BETWEEN CITY AND CVB, as follows:

ARTICLE I: PURPOSE

The purpose of this Agreement is to formalize the partnership between the City and the CVB for the operation of the Independence Convention and Visitors Bureau aimed at promoting the rich history of Independence while marketing and selling Independence as an overnight destination for the economic benefit of the community. This Agreement outlines the terms and conditions for operation of the CVB.

ARTICLE II: ROLES AND RESPONSIBILITIES

2.1 City of Independence. The City agrees to:

a) Provide $62,000 in one time funding upon execution of this contract for the operation of the CVB as described herein for the 2024-2025 fiscal year.
b) Subject to annual appropriation by the City Council, provide funding in the amount of $1,017,000, for the operation of the CVB as described herein for the City's 2025-2026 fiscal year, beginning on July 1, 2025. Each year thereafter, the City and the CVB shall agree upon an amount to fund the operations of the CVB as described herein.
c) Work with the Executive Director of the CVB during budget preparation to estimate Transient Guest Tax revenues.
d) Designate a member of the City Council to serve on the Board of Directors.
e) Designate the City Manager (or designee), Parks and Recreation Director, and Finance Director, to serve on the Board of Directors.
f) Have the City Manager make recommendations on the filling of any vacancy occurring on the Board of Directors.
g) Provide office space for the CVB in its first two (2) fiscal years of operation (July 1, 2025, to June 30, 2027). A lease term shall be negotiated between the City Manager of the City and the Executive Director of the CVB.

2.2 Independence Convention and Visitors Bureau. The CVB agrees to:

a) Hire an Executive Director for the CVB's day-to-day operations.

b) Serve as the official Destination Marketing Organization (DMO) for Independence, Missouri.
c) Showcase the history and uniqueness of the City of Independence as an attraction to tourists, visitors and individuals; and solicit groups, meetings, trade shows, exhibits, expositions and special events to take place in the City of Independence through marketing, publications, and other means of promotion as may be necessary or expedient to attract such tourists, visitors, individuals, groups, meetings, trade shows, exhibits, expositions and special events to the City of Independence.
d) Develop increased civic interest in the City of Independence as a visitor attraction; promote the distinctive history of the City of Independence; and increase the economic contribution of tourism and the collection of tourism-related taxes for the City of Independence.
e) Work with the Finance Director of the City during budget preparation to estimate Transient Guest Tax revenues.
f) Prepare and submit biannual reports on the CVB's marketing and promotion activities to the City Manager after such activities have been approved by the Board of Directors at their September and March meetings annually.
g) Give an annual presentation of the CVB's activities to the Independence City Council no later than 3 months after the end of the CVB's Fiscal Year.
h) Conduct all meetings of the Board of Directors and retain all records in accordance with Chapter 610, RSMo., also known as the Sunshine Law, and the Secretary of State's rules and regulations regarding records retention. The CVB shall provide all notices, agendas, and agenda packets for meetings of the Board of Directors to the City Clerk at least three (3) business days prior to the scheduled meeting. The Parties agree and understand that this requirement shall remain in place until the CVB is no longer subject to the Sunshine Law, as determined by the City.
i) Allow the City to use any products, pictures, logos, advertisements, and any other sort of product derived from the services provided herein in the original form without any payment for royalties, fees or other compensation.

ARTICLE III: GOVERNANCE STRUCTURE

The Independence Convention and Visitors Bureau Board of Directors shall govern the CVB. This Board will:

a) Be governed by a Board of thirteen (13) Directors (hereinafter referred to as "the Board"). Each Director shall be at least twenty-one (21) years of age and a resident of the City of Independence or a representative of the City, a business, community organization, or tourism destination located within the City of Independence. At least one (1) Director shall be a representative of an Independence attraction; at least one (1) Director shall be a representative or owner of a business located within Independence; at least one (1) Director shall be a Independence community leader; at least one (1) Director shall be a representative of a hotel or lodging establishment located within Independence; and at least one (1) Director shall be from the Independence tourism industry. In addition to the

aforementioned requirements, a City Councilmember, the City Manager (or designee), Parks and Recreation Director, and Finance Director shall also serve on the Board of Directors.

b) Have at least three (3) City representatives on the Board of Director's Executive Committee.
c) Have the City's Finance Director serve as the Secretary/Treasurer.

ARTICLE IV: PAYMENTS BY THE CITY

4.1 Payments

a) As consideration for performing and completing the roles and responsibilities herein, the City will provide one-time funding in the amount of $62,000 in one time funding upon execution of this contract for the 2024-2025 fiscal year, and then $1,017,000, for the operation of the CVB as described herein for the City's 2025-2026 fiscal year, beginning on July 1, 2025. Each year thereafter, the City and the CVB shall agree upon an amount to fund the operations of the CVB as described herein. Starting on July 1, 2025, the City will pay the CVB said amount for fiscal year 2025-2026 in twelve consecutive monthly payments of $84,750 on or before the first day of the month. The obligation of the City to make monthly payments is expressly subject to the following conditions: i) the CVB is not in default under the terms of this Agreement at the time of payment; ii) the Agreement has not been terminated; and iii) sufficient funds have been appropriated by the City Council.
b) The City shall not be responsible or liable for any payments to the CVB in excess of the amount provided herein, subject to the terms of this Agreement. If the CVB contracts for or agrees to pay third parties in excess of the funds provided herein, the City shall have no responsibility or duty to pay such third parties on behalf of the CVB.

4.2 Reductions in Payment

a) The CVB understands and agrees that the funding described above is dependent on the funds collected under to the City's Transient Guest Tax and if at any time during the term of the Agreement the City determines Transient Guest Tax revenue is below projections or funds are necessary for City purposes other than the operation of the CVB, the funding and monthly payments described above may be reduced by providing written notice to the CVB at least thirty (30) days before funding reductions.

4.3 Excess Funds

a) Following the close of the City's Fiscal Year, and upon finalization of the City's annual audit, the City shall report any Transient Guest Tax funds in excess of its annual budget projections to the CVB. The City shall provide this report within thirty (30) days of the audit's completion. Within sixty (60) days of receiving said report from the City, the CVB may request a portion of the excess Transient Guest Tax funds from the City. Such a request shall be made in writing to the City's Finance Director, detailing the amount of excess funding requested, and how the excess funds will be utilized. The City shall respond in writing to the request within thirty (30) days of receipt of the request.

ARTICLE V: TERM AND TERMINATION OF AGREEMENT

5.1 Term of Agreement

a) The term of this Agreement shall be for one year, beginning on July 1, 2025, and terminating on June 30, 2026, unless terminated earlier in accordance with this Agreement.
b) This Agreement may be extended with no more than three (3) one-year renewal options. Such agreements to extensions shall be agreed upon by both Parties in writing by the City Manager of the City and the President of the CVB.

5.2 Termination by Mutual Consent.

a) This Agreement may be terminated at any time by mutual written consent of both the City and the CVB. In such case, the City may require the CVB to return any unspent funds appropriated to the CVB under this Agreement.

5.3 Termination for Breach.

a) In the event of a material breach of this Agreement by either party, the non-breaching party may terminate the Agreement by providing written notice of the breach and allowing a thirty (30) day period to cure such breach. In such case, if the City is the non-breaching party, the City will require the CVB to return any unspent funds appropriated to the CVB under this Agreement.

5.4 Obligations Upon Termination.

a) Upon termination of this Agreement, all obligations of both parties will cease, except for any provisions explicitly intended to survive termination, such as confidentiality and indemnification clauses.

ARTICLE VI: HOLD HARMLESS/INDEMNIFICATION

To the extent permitted by law, the CVB agrees to protect, defend, hold harmless and indemnify the City, its City Council, commissions, officers, agents, and employees from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising from the CVB's acts, errors, or omissions with respect to or in any way connected with the work performed by the CVB pursuant to this Agreement.

ARTICLE VII: DISCRIMINATION PROHIBITED

The CVB shall not aid or permit discrimination in employment or in the delivery of programs and services because of age, race, religion, color, sex, disability, national origin, or ancestry. The CVB shall not permit its vendors or subcontractors aid or permit discrimination in the performance of their services.

ARTICLE VIII: INSURANCE

The CVB shall provide and maintain, as well as furnish to the City with proof of insurance policies with coverage(s), amounts and in a form acceptable to the City, which shall include comprehensive general liability insurance, directors' and officers' liability insurance, errors and omissions insurance, and automobile liability insurance in the amounts established by 537.610,

RSMo. and annually updated by the Missouri Department of Insurance. Insurance procured in accordance with this Agreement shall not and shall not be construed to waive and sovereign immunity or any other immunity or defense available to the City, its City Council, appointed and elected officials, employees, agents, or consultants. The Certificate of Insurance shall include the following statement: "Insurance procured shall not and shall not be construed to waive and sovereign immunity or any other immunity or defense available to the City of Independence, its City Council, appointed and elected officials, employees, agents, or consultants."

ARTICLE IX: NONASSIGNMENT

Except as expressly agreed in writing by both Parties, all services required to be rendered hereunder shall be performed by the CVB. The CVB shall not otherwise subcontract or delegate to others the work and promotional activities to be performed under this Agreement.

ARTICLE X: THE CVB IS AN INDEPENDENT CONTRACTOR

The CVB agrees that in performing the work required under this Agreement, it is not an agent or employee of the City but an independent contractor for professional services with full rights to manage its employees subject to all applicable laws, rules, and regulations. All persons employed by or contracted with the CVB to furnish labor and/or materials in connection with the work under this Agreement are not employees of the City in any respect.

ARTICLE XI: MISCELLANEOUS

11.1 Amendments

a) This Agreement may only be amended by written agreement of both parties. Any amendments shall be approved by the Independence City Council and the Independence Convention and Visitors Bureau Board of Directors.

11.2 Governing Law and Jurisdiction

a) This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Should any part of this Agreement be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri.

11.3 Entire Agreement

a) This Agreement constitutes the entire understanding of the parties with respect to its subject matter and supersedes all prior agreements, whether written or oral.

11.4 Third Parties

a) The Services to be performed by the CVB are intended solely for the benefit of the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

11.5 Missouri Immigration Law Affidavit

a) Pursuant to 285.530, RSMo., the CVB shall, by documentation and affidavit, affirm its enrollment and participation in a federal work authorization program with respect to its employees working in connection with the services discussed herein. The CVB shall also,

by affidavit, affirm that it does not knowingly employ any person who is an unauthorized alien in connection with the services discussed herein.

11.6 Anti-Discrimination Against Israel

a) Pursuant to 34.600, RSMo., the CVB, by singing this Agreement, certifies that the CVB is not currently engaged in and shall not, for the duration of this Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.

11.7 Compliance with Laws

a) The CVB agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the services discussed herein.

11.8 Notices

a) Notice provided to the City pursuant to this Agreement shall be provided to: City Manager, 20201 E Jackson Dr., Independence, MO 64057.
b) Notice provided to the CVB pursuant to this Agreement shall be provided to: Independence CVB President, 20201 E Jackson Dr., Independence, MO 64057.
c) All notices required or permitted herein under and required to be in writing may be given by email or by first class mail at the addresses provided. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

City of Independence	**Independence Convention and Visitors Bureau**
By: _____	By: _____
Name: Zachary Walker	Name: Charles E. Dissell
Title: City Manager	Title: President
Date: _____	Date: _____

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-750 A resolution authorizing the City Manager to submit the Missouri Department of Transportation State Transit Assistance Program application for FY 2026 and to execute an agreement with the Missouri Highways and Transportation Commission for the Public Transit Operating Assistance Grant for the period July 1, 2025, through June 30, 2026.

Recommendations:

Staff recommends approval.

Background:

Transit operating assistance from the Missouri Highways and Transportation Commission is a program offered to cities and agencies providing public transit service in their respective service areas. This resolution would authorize the City Manager to submit the State Transit Assistance Program application for FY 2026 and execute any agreement necessary to receive funding.

Emergency Justification:

Fiscal Impact:

There is no fiscal impact.

Council Action:

Department / Contact Community Development /

REVIEWERS

Tom Scannell
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CD.Transit Assistance Resolution 2025

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT THE MISSOURI DEPARTMENT OF TRANSPORTATION STATE TRANSIT ASSISTANCE PROGRAM APPLICATION FOR FY 2026 AND TO EXECUTE AN AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE PUBLIC TRANSIT OPERATING ASSISTANCE GRANT FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026.

WHEREAS, the transit operating assistance from the Missouri Highways and Transportation Commission is a program offered to cities and agencies providing public transit service in their respective service areas; and

WHEREAS, the program requires the submittal of an application and ultimately the execution of an agreement.

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

SECTION 1. That the City Manager of the City of Independence, Missouri, shall be and is hereby authorized to submit the Missouri Department of Transportation State Transit Assistance Program application for FY 2026 and to execute in the name and on behalf of said City a certain agreement with the Missouri Highways and Transportation Commission providing for public transit assistance for the purpose of supporting public transit service for the period of July 1, 2025 through June 30, 2026, to be reimbursed to the City of Independence, Missouri for the operation of IRIS micro-transit service.

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to motor vehicle repair. ***Full Public Hearing.***

Recommendations:

Background:

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Community Development /

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. 4-15-25 Public Notice Proof

Column

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Notice of Public Hearing

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, April 15, 2025, and by the Independence **City Council** at 6 p.m., Monday, June 2, 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 25-175-01 – UDO Amendment #72 – Motor Vehicle Repair – The City proposes Amendment #72 of the Unified Development Ordinance pertaining to motor vehicle repair.

The Planning Commission and City Council will conduct a full public hearing on this case.

Witness my hand this 24th 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 29, 2025

######

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-035 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to auto repair and motor vehicle equipment installation. **2R**

Recommendations:

Commissioner Nesbitt made a motion to recommend approval of the UDO Amendment. A second was made by Commissioner Young. The Independence Planning Commission voted as follows:
Commissioner Nesbitt – Yes
Commissioner Ferguson – Yes
Commissioner Ashbaugh – Absent
Commissioner Wiley – Yes
Commissioner O'Neill – Yes
Commissioner Torres – Yes
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:

PROJECT DESCRIPTION:

The city proposes Amendment #72 to the Unified Development Ordinance (UDO) related to auto repair uses along Noland Road in the area known as "The Miracle Mile."

BACKGROUND & HISTORY:

Noland Road has been a major north/south arterial corridor in Independence since the 1960s when the I-70 interchange was built. The corridor developed as one of the metropolitan's premier locations to purchase new automobiles. With many of the national auto dealers represented on Noland Road, a portion of the corridor was branded as "The Miracle Mile."

The series of automotive dealerships along both sides of Noland Road have created a strong legacy and synergy where additional automotive related uses want to grow and remain. A recent UDO change removed the 750-foot separation requirement for motor vehicle repair uses within the Miracle Mile area, roughly 33rd Street to Aberdeen Street, for properties abutting Noland Road to build off this synergy.
This amendment seeks to make a couple of changes to motor vehicle repair: (1) expand the exception to the 750 foot separation requirement for properties within 1,320 feet of Noland Road between 33rd Street and Aberdeen Street; (2) remove installation services (e.g., car stereo, alarm installation, window tinting, etc.) from the auto repair use description; and (3)

create a new motor vehicle equipment installation use group.

Expansion of the 750-foot separation along the Miricle Mile.
Staff is proposing to expand this exception from the properties abutting Noland Road along the Miracle Mile to include the properties within 1,320 feet of Noland Road along this same stretch. There are a few existing auto repair and body shops located along 31st Street and off 32nd Street; these facilities are used by not only by the dealers along the Miracle Mile but customers as well. This amendment would allow these uses to expand and upgrade, if necessary, in the future. The attached map highlights the area where the 750-foot separation requirement would not apply.

Remove Installation Services from Auto Repair Use Description.
The current description of motor vehicle repair includes such uses as car stereo and alarm installation, window tinting, auto glass installation, etc. Staff believes these uses do not fit within this description as these uses tend to not have the potential effects as auto repair uses and are better served to be in different use group.

Create a new Motor Vehicle Installation Use Group.
As mentioned above, the city proposes a new use group called Motor Vehicle Equipment Installation, which are establishment primarily engaged in the replacement or improvement of existing systems, parts, or components, accessories or adding equipment for specific purposes (e.g., safety features like backup camera or entertainment systems).

This amendment will better assist the existing auto repair facilities to invest and expand along the Miracle Mile. Additionally, this amendment will clarify installation services that do not fit the auto repair classification.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Community Development /

REVIEWERS
Tom Scannell
Jeremy Cover

Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance 25-175-01 Auto Repair Expansion and Motor Vehicle Installation
2. Staff Report Auto Repair UDO Amendment #72
3. 14-200-05 Commercial use group
4. 14-301-03 Commercial Uses
5. 14-302-03 Industrial Uses
6. 14-418-12 Auto Repair Separation from other automotive uses
7. Motor Vehicle Exception Map

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO AUTO REPAIR AND MOTOR VEHICLE EQUIPMENT INSTALLATION.

WHEREAS, the Unified Development Ordinance was approved by the City Council on June 15, 2009, by Ordinance No. 17339 and became effective on July 1, 2009; and,

WHEREAS, after its adoption, policy issues to be addressed were discovered, and it was decided to revise these items; 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 April 15, 2025, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 6-0; and,

WHEREAS, City Council has authority under RSMo. Ch. 89.020 to enact and amend zoning ordinances to promote health, safety, morals, and the general welfare of the community; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on June 2, 2025, and rendered a decision to approve the changes to the Unified Development Ordinance; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request is consistent with the review criteria in Section 14-701-01-F.

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

SECTION 1. That Section 14-200-05 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

14-200-05 Commercial use group

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories:

14-200-05-V. Vehicle Sales and Service. Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

1. **Car Wash/Cleaning Service.** A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space,

water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.

2. **Heavy Equipment Sales/Rentals.** Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.
3. **Light Equipment Sales/Rentals.** Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.
4. **Motor Vehicle Repair.** An establishment primarily engaged in maintenance, repair, servicing, or painting of motor vehicles.
   (a) **Limited Motor Vehicle Repair.** An establishment for passenger cars and light trucks that provides replacement of a part or repair of vehicle parts and wear parts that does not involve body work or painting or require removal of the engine, head or pan, transmission, or differential. Customers generally wait in the vehicle or on the premises while the service is performed; vehicles are not kept overnight. Such services include, but are not limited to: ~~**glass installation,**~~ brake and muffler shops, ~~**auto detailing services, window tinting, radio and stereo installation,**~~ tire and battery stores, tune-up, quick lube and fluid change businesses, and auto diagnostic centers.

   (b) **General Motor Vehicle Repair.** Vehicle repair activity other than those outlined in "Limited Motor Vehicle Service". Examples include, but are not limited to: auto body repair and painting, engine overhaul and replacement, transmission repair and replacement, and the repair or servicing of commercial vehicles or heavy equipment. Customers generally do not wait on the premises for the repair to be completed, and vehicles are usually left over night.

5. **Motor Vehicle Equipment Installation. An establishment primarily engaged in integrating a new or replacement part, system, or component into a vehicle after it has been originally manufactured. Installations can involve various items, including: replacement or improvement of existing systems, parts, or components, accessories or additions to the motor vehicle, and adding equipment for specific purposes (e.g., safety features, entertainment systems). Such services include, but are not limited to, auto detailing services, window tinting, radio/stereo/alarm installation, installation of lighting kits, and glass installation.**

SECTION 2. That Section 14-301-03-G of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

14-301-03-G. Use Standards. The "use standards" column of Table 301-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed						
Use Category	Zoning District					Use Standards
Specific use type	O-1	O-2	C-1	C-2	C-3	
COMMERCIAL						
Vehicle Sales and Service						
Car wash/cleaning service	—	—	—	S	S	14-413
Heavy equipment sales/rental	—	—	—	—	S	14-409
Light equipment sales/rental (indoor)	—	—	—	P	P	
Light equipment sales/rental (outdoor)						
Used car lot	**—**	**—**	**—**	**C/S**	**C/S**	**14-409**
Motor vehicle rental agency	**—**	**—**	**—**	**C/S**	**C/S**	**14-409**
Motorcycle/RV/ATV/boat dealer	**—**	**—**	**—**	**C**	**C**	**14-409**
Car dealership	**—**	**—**	**—**	**C**	**C**	**14-409**
Motor vehicle repair, limited	—	—	—	C	C	14-418
Motor vehicle repair, general	—	—	—	—	C	14-418
Motor vehicle equipment installation	**—**	**—**	**—**	**P**	**P**	

SECTION 3. That Section 14-302-03-G of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

14-302-03-G. Use Standards. The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 302-1 Industrial Districts Use Table				
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed				
Use Category	Zoning District			Use Standards
Specific use type	B-P/PUD	I-1	I-2	
COMMERCIAL				
Vehicle Sales and Service				
Car wash/cleaning service	—	P	—	14-413
Heavy equipment sales/rental	—	S	—	14-409
Light equipment sales/rental (indoor)	—	P	—	
Light equipment sales/rental (outdoor)				
Used car lot	—	C/S	—	14-409
Motor vehicle rental agency	—	C/S	—	14-409
Motorcycle/RV/ATV/boat dealer	—	C	—	14-409
Car dealership	—	C	—	14-409
Motor vehicle repair, limited	—	C	—	14-418
Motor vehicle repair, general	—	C	—	14-418
Motor vehicle equipment installation		**P**	**P**	

SECTION 4. That Section 14-418-12 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

14-418-12 Separation from other automotive uses

The property containing a motor vehicle repair shall not be located within 750 feet of a property containing the following uses:

- Used car lot;
- Car wash;
- Motor vehicle repair, limited and general;
- Motor vehicle rental agency;
- Heavy vehicle dealership;
- Vehicle storage/tow lot;
- Tow lot, limited;
- Gasoline and fueling sales.

This separation requirement shall not apply to properties ~~**abutting**~~ **within 1,320 feet of** Noland Road between 33rd Street to Aberdeen Street.

SECTION 5. That all other parts and provisions of the City Code shall be in full force and effect unless previously or subsequently amended or repealed.

SECTION 6. 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 are being removed by this ordinance and words underscored and bolded are being added by this ordinance.

Planning Commission
Staff Report

MEETING DATE: April 15, 2025

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #72

CASE NUMBER / REQUEST: **Case 25-175-01 – UDO Amendment #72 – Motor Vehicle Repair** – The City proposes Amendment #72 of the Unified Development Ordinance pertaining to motor vehicle repair.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – March 25, 2025

FURTHER ACTION:
Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on May 19, 2025 and the public hearing/second reading on June 2, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:
The city proposes Amendment #72 to the Unified Development Ordinance (UDO) related to auto repair uses along Noland Road in the area known as "The Miracle Mile."

BACKGROUND & HISTORY:
Noland Road has been a major north/south arterial corridor in Independence since the 1960s when the I-70 interchange was built. The corridor developed as one of the metropolitan's premier locations to purchase new automobiles. With many of the national auto dealers represented on Noland Road, a portion of the corridor was branded as "The Miracle Mile."

The series of automotive dealerships along both sides of Noland Road have created a strong legacy and synergy where additional automotive related uses want to grow and remain. A recent UDO change removed the 750-foot separation requirement for motor vehicle repair uses within the Miracle Mile area, roughly 33rd Street to Aberdeen Street, for properties abutting Noland Road to build off this synergy.
This amendment seeks to make a couple changes to motor vehicle repair: (1) expand the exception to the 750 foot separation requirement for properties within 1,320 feet of Noland Road between 33rd

Street and Aberdeen Street; (2) remove installation services (e.g., car stereo, alarm installation, window tinting, etc.) from the auto repair use description; and (3) create a new motor vehicle equipment installation use group.

Expansion of the 750-foot separation along the Miricle Mile.
Staff is proposing to expand this exception from the properties abutting Noland Road along the Miracle Mile to include the properties within 1,320 feet of Noland Road along this same stretch. There are a few existing auto repair and body shops located along 31st Street and off 32nd Street; these facilities are used by not only by the dealers along the Miracle Mile but customers as well. This amendment would allow these uses to expand and upgrade, if necessary, in the future. The map below highlights the area where the 750-foot separation requirement would not apply.

Remove Installation Services from Auto Repair Use Description.
The current description of motor vehicle repair includes such uses as car stereo and alarm installation, window tinting, auto glass installation, etc. Staff believes these uses do not fit within this description as these uses tend to not have the potential effects as auto repair uses and are better served to be in different use group.

Create a new Motor Vehicle Installation Use Group.
As mentioned above, the city proposes a new use group called Motor Vehicle Equipment Installation, which are establishment primarily engaged in the replacement or improvement of existing systems, parts, or components, accessories or adding equipment for specific purposes (e.g., safety features like backup camera or entertainment systems).

This amendment will better assist the existing auto repair facilities to invest and expand along the Miracle Mile. Additionally, this amendment will clarify installation services that do not fit the auto repair classification.

EXHIBITS

1. Section 14-200-05 Commercial Use Group definition
2. Section 14-301-03 Commercial Uses
3. Section 14-302-03 Industrial Uses
4. Section 14-418-12 Auto Repair Separation
5. Motor Vehicle Repair Exception Area Map

14-200 USE GROUPS AND CATEGORIES

14-200-05 Commercial use group

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories:

14-200-05-V.Vehicle Sales and Service. Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

1. **Car Wash/Cleaning Service.** A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.

2. **Heavy Equipment Sales/Rentals.** Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

3. **Light Equipment Sales/Rentals.** Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

4. **Motor Vehicle Repair.** An establishment primarily engaged in maintenance, repair, servicing, or painting of motor vehicles.

   (a) **Limited Motor Vehicle Repair.** An establishment for passenger cars and light trucks that provides replacement of a part or repair of vehicle parts and wear parts that does not involve body work or painting or require removal of the engine, head or pan, transmission, or differential. Customers generally wait in the vehicle or on the premises while the service is performed; vehicles are not kept overnight. Such services include, but are not limited to: ~~**glass installation,**~~ brake and muffler shops, ~~**auto detailing services, window tinting, radio and stereo installation,**~~ tire and battery stores, tune-up, quick lube and fluid change businesses, and auto diagnostic centers.

   (b) **General Motor Vehicle Repair.** Vehicle repair activity other than those outlined in "Limited Motor Vehicle Service". Examples include, but are not limited to: auto body repair and painting, engine overhaul and replacement, transmission repair and replacement, and the repair or servicing of commercial vehicles or heavy equipment. Customers generally do not wait on the premises for the repair to be completed, and vehicles are usually left over night.

5. Motor Vehicle Equipment Installation. An establishment primarily engaged in integrating a new or replacement part, system, or component into a vehicle after it has been originally manufactured. Installations can involve various items, including: replacement or improvement of existing systems, parts, or components, accessories or additions to the motor vehicle, and adding equipment for specific purposes (e.g., safety features, entertainment systems). Such services include, but are not limited to, auto detailing services, window tinting, radio/stereo/alarm installation, installation of lighting kits, and glass installation.

14-301-03 Uses

14-301-03-A.Use Table. Uses are allowed in O and C zoning districts in accordance with Table 301-1, below.

14-301-03-B.Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 301-1 lists the groups, categories and types allowed in one or more O/C districts.

14-301-03-C.Permitted Uses. Uses identified with a "P" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-301-03-D.Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of the Table, and all other applicable standards of this development ordinance.

14-301-03-E.Special Uses. Uses identified with an "S" in Table 301-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-301-03-F.Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-301-03-G.Use Standards. The "use standards" column of Table 301-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed						
Use Category	Zoning District					Use Standards
Specific use type	O-1	O-2	C-1	C-2	C-3	
COMMERCIAL						
Vehicle Sales and Service						
Car wash/cleaning service	—	—	—	S	S	14-413
Heavy equipment sales/rental	—	—	—	—	S	14-409
Light equipment sales/rental (indoor)	—	—	—	P	P	
Light equipment sales/rental (outdoor)						
Used car lot	**—**	**—**	**—**	**C/S**	**C/S**	**14-409**
Motor vehicle rental agency	**—**	**—**	**—**	**C/S**	**C/S**	**14-409**
Motorcycle/RV/ATV/boat dealer	**—**	**—**	**—**	**C**	**C**	**14-409**
Car dealership	**—**	**—**	**—**	**C**	**C**	**14-409**
Motor vehicle repair, limited	—	—	—	C	C	14-418
Motor vehicle repair, general	—	—	—	—	C	14-418
Motor vehicle equipment installation	**—**	**—**	**—**	**P**	**P**	

14-302 INDUSTRIAL DISTRICTS

14-302-03 Uses

14-302-03-A.Use Table. Uses are allowed in I zoning districts in accordance with Table 302-1, below.

14-302-03-B.Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 302-1 lists the groups, categories and types allowed in one or more I districts.

14-302-03-C.Permitted Uses. Uses identified with a "P" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-302-03-D.Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of Table 302-1, and all other applicable standards of this development ordinance.

14-302-03-E.Special Uses. Uses identified with an "S" in Table 302-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-302-03-F.Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-302-03-G.Use Standards. The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 302-1 Industrial Districts Use Table				
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed				
Use Category	Zoning District			Use Standards
Specific use type	B-P/PUD	I-1	I-2	
COMMERCIAL				
Vehicle Sales and Service				
Car wash/cleaning service	—	P	—	14-413
Heavy equipment sales/rental	—	S	—	14-409
Light equipment sales/rental (indoor)	—	P	—	
Light equipment sales/rental (outdoor)				
Used car lot	—	C/S	—	14-409
Motor vehicle rental agency	—	C/S	—	14-409
Motorcycle/RV/ATV/boat dealer	—	C	—	14-409
Car dealership	—	C	—	14-409
Motor vehicle repair, limited	—	C	—	14-418
Motor vehicle repair, general	—	C	—	14-418
Motor vehicle equipment installation		**P**	**P**	

14-418 MOTOR VEHICLE REPAIR

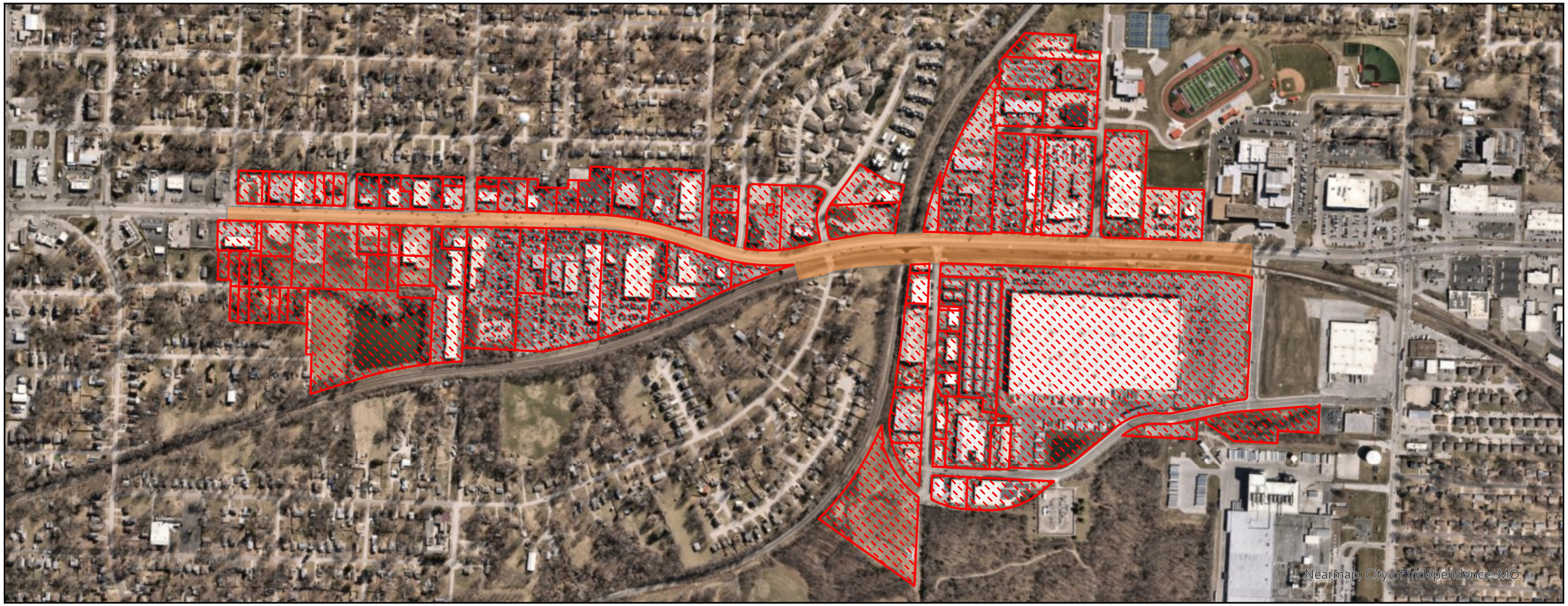
14-418-12 Separation from other automotive uses

The property containing a motor vehicle repair shall not be located within 750 feet of a property containing the following uses:

- Used car lot;
- Car wash;
- Motor vehicle repair, limited and general;
- Motor vehicle rental agency;
- Heavy vehicle dealership;
- Vehicle storage/tow lot;
- Tow lot, limited;
- Gasoline and fueling sales.

This separation requirement shall not apply to properties ~~**abutting**~~ **within 1,320 feet of** Noland Road between 33rd Street to Aberdeen Street.

Motor Vehicle Exception Map



Legend

- Motor Vehicle Exception Area
- Subject ROW Segment

0 500 1,000 2,000 US Feet

N

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 15, 2025

PUBLIC HEARING
CITY OF INDEPENDENCE
PROPOSED BUDGET

A budget hearing is to be conducted by the City Council for all interested citizens of the City of Independence, Missouri.

The hearing will be held on June 2, 2025, at 6:00 p.m. for the purpose of discussing the proposed budget for the July 1, 2025 – June 30, 2026, fiscal year. The meeting will be streamed on City7 and YouTube.

All interested citizens will have the opportunity to give written and oral comments. The proposed budget may be examined after May 12, 2025, between 9:00 a.m. and 5:00 p.m. weekdays, except holidays, at the City Clerk's Office, City Hall, 111 E. Maple. The document will be posted on the City's website - Indepmo.org.

CITY OF INDEPENDENCE
Alex Morgan, Budget Manager
Equal Opportunity
Employer/Contractor/MFD

Date of Publication: May 20, 2025

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-037 **1R** An ordinance adopting the Annual Operating and Capital Budgets of the City of Independence, Missouri, for the Fiscal Year July 1, 2025–June 30, 2026; estimating the revenues for the fiscal year, appropriating sums for the purposes stated in said Budget, establishing Operating Transfers, designating Fund Balance Allocations, establishing the authorized Table of Organization, and designating those who may make a requisition for encumbrances against appropriations. **1R**

Recommendations:

Staff recommends approval of the ordinance.

Background:

In accordance with Section 8.2 of the City Charter, the City Manager's Proposed Budget for the 2025-2026 fiscal year was submitted to the Mayor and City Council on May 12, 2025. An official public hearing is scheduled on June 2, 2025. The total appropriation for the operating and capital budget is $451,848,958. The total General Fund budget appropriation is $85,162,322, including the transfers out to the special revenue funds for Police and Fire Departments and for Capital Expenditures.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact City Manager /

REVIEWERS

Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Proposed budget ordinance FY26

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE ANNUAL OPERATING AND CAPITAL BUDGETS OF THE CITY OF INDEPENDENCE, MISSOURI, FOR THE FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026, ESTIMATING THE REVENUES FOR SAID FISCAL YEAR; APPROPRIATING SUMS FOR THE PURPOSES STATED IN SAID BUDGET, ESTABLISHING OPERATING TRANSFERS, DESIGNATING FUND BALANCE ALLOCATIONS, ESTABLISHING THE AUTHORIZED TABLE OF ORGANIZATION, AND DESIGNATING THOSE WHO MAY MAKE A REQUISITION FOR ENCUMBRANCES AGAINST APPROPRIATIONS.

WHEREAS, in accordance with Section 8.5 of the City Charter, the City Council does hereby adopt the Budget for the 2025-26 Fiscal Year, including estimates of revenues to be received and appropriations for authorized expenditures; and,

WHEREAS, said appropriations and authorizations are not in excess of the estimate of revenues from property taxes, other authorized charges and fees and other available resources set forth in said Budget; and,

WHEREAS, the City Council has held a Public Hearing for public comment and input on June 2, 2025 for the July 1, 2025 - June 30, 2026, Proposed Annual Budget as required by Section 8.4 of the City Charter;

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

SECTION 1. That the statements and schedules hereinafter set forth are hereby adopted for the purposes as set forth in the Budget for the City of Independence, Missouri, for the fiscal year July 1, 2025 - June 30, 2026.

SECTION 2. That upon the recommendation of the City Manager and with the approval of the City Council, supplemental appropriations may be made from unappropriated fund balances. Appropriation transfers of any amounts within any specific appropriation item listed on this ordinance require only the approval of the City Manager.

SECTION 3. That the detailed estimated revenues of the City for the fiscal year July 1, 2025 - June 30, 2026, are set forth in said Budget in budget summary schedules.

SECTION 4. That the attached budget message, budget summaries, and detail of appropriation accounts are hereby made a part of this ordinance, the same as if contained herein in full.

SECTION 5. That the following statement of appropriations, designations and requisitioning authority for the departments/purpose listed below for the General Fund is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

GENERAL FUND (002) APPROPRIATIONS

Department	**Requisitioning Authority**	**Amount**
City Manager	City Manager	$1,800,705
Community Development	Community Development Director	6,995,908
Finance	Finance Director	581,128
Debt Service	Finance Director	1,604,769
Mayor & City Council	City Manager	959,656
Municipal Court	Presiding Judge	1,491,095
Non-Departmental	City Manager	313,390
Parks and Recreation	Parks and Recreation Director	1,851,783
Police	Police Chief	1,310,071
Municipal Services	Municipal Services Director	6,001,594
Trnsfr to Capital Project Fund 057	Finance Director	280,000
Trnsfr to Prop PD Sales Tax Fund 067	City Manager	36,030,362
Trnsfr to Fire Sales Tax Fund 017	City Manager	25,941,861
Total		$85,162,322

SECTION 6. That the following statement of appropriations, designations, and requisitioning authority for the departments/purposes for the Special Revenue Funds listed below is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

TOURISM FUND (004) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Parks|Recreation|Tourism	Parks|Recreation|Tourism Director	$2,166,078
Trnsfr to Capital Project Fund 059	Finance Director	0
	TOTAL TOURISM FUND	$2,166,078

STREET IMPROVEMENTS SALES TAX FUND (011) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Municipal Services	Municipal Services Director	$3,257,068
Trnsfr to Capital Project Fund 051	Finance Director	19,497,011
	TOTAL STREET IMPROVEMENTS SALES TAX FUND	$22,754,079

PARK IMPROVEMENTS SALES TAX FUND (012) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Parks|Precreation|Tourism	Parks|Recreation|Tourism Director	$6,341,712
Trnsfr to Capital Project Fund 059	Finance Director	800,000
	TOTAL PARK IMPROVEMENTS SALES TAX FUND	$7,141,712

STORM WATER IMPROVEMENTS SALES TAX FUND (013) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Municipal Services	Municipal Services Director	$4,258,933
Trnsfr to Capital Project Fund 058	Finance Director	5,990,000
	TOTAL STORM WATER IMPROVEMENTS SALES TAX FUND	$10,248,933

POLICE PUBLIC SAFETY SALES TAX FUND (016) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Police	Police Chief	$2,907,818
Trnsfr to Capital Project Fund 052	Finance Director	0
	TOTAL POLICE PUBLIC SAFETY SALES TAX FUND	$2,907,818

FIRE PUBLIC SAFETY SALES TAX FUND (017) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Fire	Fire Chief	$36,698,326
Debt Service	Finance Director	$2,831,500
Trnsfr to Capital Project Fund 053	Finance Director	10,000,000
	TOTAL FIRE PUBLIC SAFETY SALES TAX FUND	$49,529,826

POLICE USE TAX FUND (018) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Police	Police Chief	$5,707,154
	TOTAL POLICE USE TAX FUND	$5,707,154

PROP PD SALES TAX FUND (067) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Police	Police Chief	$41,983,692
	TOTAL POLICE USE TAX FUND	$41,983,692

MARIJUANA SALES TAX FUND (065) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Community & Emergency Serv.	Comm. & Emerg. Serv. Director	$103,532
Police	Police Chief	100,000
Community Development	Community Development Director	400,000
Debt Services	Director of Finance	330,100
	TOTAL MARIJUANA SALES TAX FUND	$933,632

ANIMAL SHELTER USE TAX FUND (010) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Health & Animal Services	Health & Animal Services Director	$1,139,559
	TOTAL ANIMAL SHELTER USE TAX FUND	$1,139,559

HEALTH & ANIMAL SERVICES FUND (005) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Police Animal Services	Police Chief	$694,856
Health & Animal Services	Health & Animal Services Director	974,747
	TOTAL HEALTH & ANIMAL SERVICES FUND	$1,669,603

PARKS HEALTH & RECREATION LEVY FUND (007) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Health & Animal Services	Health & Animal Services Director	$1,990,562
	TOTAL PARKS HEALTH & RECREATION LEVY FUND	$1,990,562

EVENTS CENTER COMMUNITY IMPROVEMENT DISTRICT (445) APPROPRIATION

Department/Purpose	Requisitioning Authority	Amount
Events Center	Parks|Recreation|Tourism Director	$9,284,698
	TOTAL EVENTS CENTER IMPROVEMENT DISTRICT FUND	$9,284,698

SECTION 7. That the following statement of appropriations, designations and requisitioning authority for the departments/purposes for the Enterprise Funds listed below is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

POWER AND LIGHT FUND (020) APPRIOPRIATION

Department/Purpose	Requisitioning Authority	Amount
Power and Light	Power and Light Director	$158,196,098
Debt Service	Finance Director	8,634,000
Trnsfr to Capital Project Fund 021	Finance Director	24,399,000
	TOTAL POWER AND LIGHT FUND	$191,229,098

SANITARY SEWER FUND (030) APPRIOPRIATION

Department/Purpose	Requisitioning Authority	Amount
Municipal Services	Municipal Services Director	$30,810,758
Debt Service	Finance Director	6,245,000
Trnsfr to Capital Project Fund 031	Finance Director	8,000,000
	TOTAL SANITARY SEWER FUND	$45,055,758

WATER FUND (040) APPRIOPRIATION

Department/Purpose	Requisitioning Authority	Amount
Municipal Services	Municipal Services Director	$32,609,355
Debt Service	Finance Director	2,542,000
Trnsfr to Capital Project Fund 041	Finance Director	9,050,000
	TOTAL WATER FUND	$44,201,355

SECTION 8. That the following statement of appropriations, designations and requisitioning authority for the departments/purposes for the Internal Service Funds listed below is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

CENTRAL GARAGE FUND (090) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Municipal Services	Municipal Services Director	$3,615,044
	TOTAL CENTRAL GARAGE FUND	$3,615,044

STAYWELL HEALTH CARE FUND (091) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Staywell	Finance Director	$24,951,400
	TOTAL STAYWELL HEALTH CARE FUND	$24,951,400

WORKERS COMPENSATION FUND (092) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Workers Comp	Finance Director	$4,678,050
	TOTAL WORKERS COMPENSATION FUND	$4,678,050

RISK MANAGEMENT FUND (093) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
Risk Management	Finance Director	$5,860,214
	TOTAL RISK MANAGEMENT FUND	$5,860,214

ENTERPRISE RESOURCE PLANNING FUND (095) APPROPRIATIONS

Department/Purpose	Requisitioning Authority	Amount
ERP	Finance Director	$14,189,944
Trnsfr to Capital Projects 096	Finance Director	$1,168,334
	TOTAL ENTERPRISE RESOURCE PLANNING FUND	$15,358,278

SECTION 9. That the following statement of appropriations, designations and requisitioning authority for the departments/purposes for the Neighborhood/Community Improvement District Funds listed below is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

EVENTS CENTER APPROPRIATIONS (045)

Department/Purpose	Requisitioning Authority	Amount
Debt Service	Finance Director	$6,197,676
	TOTAL EVENTS CENTER APPROPRIATIONS	$6,197,676

SECTION 10. That the following statement of appropriations, designations and requisitioning authority for the departments/purposes for the Tax Increment Financing Funds listed below is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

SANTA FE TIF (108)

Department/Purpose	Requisitioning Authority	Amount
Debt Service	Finance Director	$531,850
	TOTAL SANTA FE TIF	$531,850

CRACKERNECK CREEK TIF (118)

Department/Purpose	Requisitioning Authority	Amount
Debt Service	Finance Director	$6,565,000
	TOTAL CRACKERNECK CREEK TIF	$6,565,000

CENTERPOINT TIF (122)

Department/Purpose	Requisitioning Authority	Amount
Debt Service	Finance Director	$4,408,700
	TOTAL CENTERPOINT TIF	$4,408,700

SECTION 11. That the following statement of appropriations, designations and requisitioning authority for the Capital Improvement Projects Budget listed below is hereby adopted. The Director of Finance, upon specific authority of the designated Requisitioning Authority, may also make a requisition for encumbrance out of said appropriations.

STREET IMPROVEMENTS CAPITAL FUND (051)

Project Name	Amount
Bridge Program #112502	$150,000
Sidewalks Program - #112503	100,000
Independence Historic Trails Phase I - #112404	1,029,000

Fairmount Loop Trail - #112501	150,000
Emergency Transportation Projects - #112203	200,000
Dump Truck - #112504	350,000
Truck	115,000
Traffic System Improvements - #112602	120,000
Springbranch Garage Complex - #112410	280,000
Winner Rd Complete Streets - #112403	6,992,876
US 24 Hwy Phase I - #111801	2,597,170
23rd St Complete Streets - #112111	1,075,000
23rd St Safety & Mobility Improvements - #112601	1,000,000
Englewood Roundabout & Winner Road Upgrades - #112603	737,965
Pavement Preventative Maintenance Operations - #112201	4,600,000
	$19,497,011

FIRE IMPROVEMENTS CAPITAL FUND (053)

Project Name	Amount
Fire Station(s) Construction	$7,000,000
Fire Pumpers (2)	3,000,000
	$10,000,000

PARK IMPROVEMENTS CAPITAL FUND (059)

Project Name	Amount
Demo Adventure Oasis	$250,000
Replace Mill Creek Park Playground	175,000
Replace Santa Fe Park Playground	175,000
Rock Creek Trail Bridge	200,000
	$800,000

BUILDINGS AND OTHER IMPROVEMENTS CAPITAL FUND (057)

Project Name	Amount
Springbranch Garage Complex	$280,000
	$280,000

STORMWATER IMPROVEMENT CAPITAL FUND (058)

Project Name	Amount
Bundschu Regional Detention Basin - #132501	$900,000
Trenchless Technologies - #130508	250,000
Emergency Projects - #131802	250,000
Springbranch Garage Complex - #132410	280,000
2205 Ellisonway Drainage Improvements - #132601	470,000
Highway 40 & Pittman Drainage Improvements	100,000
Large Utility Tool Truck - #132603	140,000
Leslie to Crane & Hereford - #132201	1,000,000
Rock Creek Watershed Pipe Repair & Replacement - #132402	2,600,000
	$5,990,000

POWER & LIGHT CAPITAL FUND (021)

Project Name	Amount
Fiber Optic Network - #70200828	$125,000
Sub Fiber Optic Network Equip Replacement - #202101	100,000
Substation Modeling - #202109	300,000

Transmission Pole Replacement Program - #202111	100,000
Desert Storm Switchgear Cabinets - #202205	250,000
Traffic Signal Detection Systems - #202208	150,000
IPL Service Center PBX Upgrade to IP Flex - #202210	35,000
Construction of a New Substation S - Phase I 69/13kV Station - #202314	3,000,000
Construct New Transmission Sys to Serve New Sub S - #202315	500,000
Construct 6 New Distribution Feeders - New Sub S - #202316	2,000,000
Purchase Evergy 69kV Line Sub A to New Sub S - #202401	1,000,000
Service Center Upgrades - #202406	500,000
Blue Valley Chimney Demolition - #202504	2,000,000
Substation Battery Charger - #202511	150,000
Service Center Exterior Upgrades - #202512	255,000
161kV Line Terminal & Control Building at Sub A - #202515	800,000
Replace 4 - 100 MVA 161/69kV Substation Transformers - #202602	8,500,000
Emergency Replacement of Transmission Poles - #202605	250,000
Emergent Maintenance Production - #202607	484,000
Substation & Transmission Upgrade & Replacement - #202608	250,000
T&D Road Improvement Projects - #202609	500,000
T&D System Improvements - #202610	500,000
Fleet Vehicle & Equipment 10 Year Replacements - #202614	550,000
DAQ IOE3 Remote Terminal Unit Upgrade (NERC CIP Compliance & EPL) - #202615	100,000
Service Center Data Center Modernization - #202616	300,000
Sub R Country Meadows New 13 kV Feeder - #202617	1,000,000
Sub M Perimeter Fence Replacement - #202618	200,000
City Center Renovation - #202619	500,000
	$24,399,000

SANITARY SEWER CAPITAL FUND (031)

Project Name	Amount
Golden Acres Sanitary Sewer Improvements - #302601	250,000
24th and Scott - #302602	150,000
Dump Truck - #302603	275,000
Lateral Reroute and Replacement Program - #302604	150,000
VFD Replacement at RCPS and SCPS - #302605	350,000
Rock Creek PS Pump Replacement - #302606	835,000
PTB Scraper - #302607	150,000
City Center Renovation - #302608	250,000
Neighborhood Projects - #302004	250,000
Piping Rehabilitation - #302105	200,000
Trenchless Technology - #9757	500,000
Sludge Thickening Process Improvements - #302301	2,000,000
Upper Adair Interceptor - #302201	500,000
Springbranch Garage Complex - #302410	2,140,000
	$8,000,000

WATER CAPITAL FUND (041)

Project Name	Amount
Production Maintenance Building- #401703	$100,000
Sludge House Piping Improvements - #402403	100,000
Backhoe - #402606	125,000
Truck with service body - #402607	175,000

M-291 Wellfield Header - #402504	1,000,000
Basin Drive Improvements - #402108	500,000
Ammonia Feeder Improvements - #402601	500,000
CBP Operation Building Improvements - #402602	500,000
CBP Valve Improvements - #402603	100,000
HSP Overhaul - #402604	400,000
Service Line Upgrades- #402605	160,000
City Center Renovation - #402608	250,000
Future Production Wells - #401003	1,000,000
Springbranch Garage Complex - #402410	2,140,000
Main Replacement Program - #9749	2,000,000
	$9,050,000

EVENTS CENTER CAPITAL FUND (046)

Project Name	Amount
Entry Door Replacements #26-1	$399,780
Annual Landscaping Improvements #26-2	35,000
Upgrade Video Board Controller and Electronics #26-3	266,277
Replace Community Ice Bleachers & Flooring #26-4	170,000
Replace WiFi Components #26-5	175,000
Marquee Replacement #26-6	325,348
Concrete #26-7	100,000
Rock Replacement #26-8	24,400
Power Washing/Rust Removal/Sealing of building #26-9	180,000
Replace Community Ice Scoreboards #26-10	50,000
Upgrade Drink Railings#25-11	98,147
Add Grab & Go on Concourse #26-12	250,000
Replace 15 Pieces of Ice Deck #26-13	5,500
Add 2" Decking for Soccer Goals #26-14	7,000
Replace Rubber Flooring in Comm Ice #26-15	9,000
Net Replacement and Installation (updating to Kevlar) #26-16	33,283
Replace ADA Riser (20 feet ramp from floor to seating) #26-17	70,000
Conference & Hospitality Space Feasibility Study #26-18	85,000
Building Assessment (Update 2022 Assessment) #26-19	65,000
Contingency – 15%	352,310
	$2,701,045

SECTION 12. That the staffing contained within the Budget represents the authorized Table of Organization for the City. Furthermore, the City Manager is authorized to make changes to the authorized Table of Organization provided that said changes do not authorize expenditures in excess of currently approved appropriations.

SECTION 13. That outstanding encumbrances as of the end of the 2024-25 fiscal year are hereby authorized to be reappropriated in the 2025-26 fiscal year for the same purposes as that of the outstanding encumbrance.

SECTION 14. That the balance of unexpended funds in the following accounts in the General Fund are hereby authorized to be reappropriated in the 2025-26 fiscal year to be spent for purposes as previously authorized the City Council:

4513 Police Department Police Forfeitures

SECTION 15. That the balance of unexpended funds authorized by previous City Council action for the Community Development Block Grant and HOME Program Grant are hereby authorized to be reappropriated in the 2025-26 fiscal year to be spent for the same purposes as previously authorized by the City Council.

SECTION 16. That included in the Non-Departmental section of each of the major funds is an amount set aside for a subsequent transfer to applicable operating departments based on actual amounts incurred. These amounts may include employee pay adjustments and periodic payments of accumulated leave time for employees leaving City employment. The Finance Director is hereby authorized to transfer these appropriation amounts to applicable operating departments based on actual expenditures up to the amount designated for each purpose in the approved budget document.

SECTION 17. That the City Council periodically authorizes the acceptance of grants from various entities on behalf of City Operating Departments. Whenever the grant period does not match the City's fiscal year or when expenditures are not incurred in the same time frame as originally anticipated in the grant acceptance document, the Finance Director is hereby authorized to carryover these unexpended grant appropriations (including amounts appropriated as required City matching funds) to the 2025-26 fiscal year with these funds being limited in use for the sole purpose as designated in the original grant acceptance document as approved by prior City Council action.

SECTION 18. That unexpended Capital Budget appropriations are hereby authorized to be carried over to the 2025-26 fiscal year for the individual capital project purposes and from the funding sources as previously authorized by the City Council.

SECTION 19. That a copy of this ordinance shall be kept on file in the office of the City Clerk.

SECTION 20. That all ordinances in conflict herewith are hereby repealed.

SECTION 21. That this ordinance shall go into effect upon the date of its adoption.

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:

_____

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

_____

City Manager

Director of Finance
City of Independence, Missouri

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-032 **2R** An Ordinance Amending Chapter 5, Article 10, of the Independence City Code, regarding private security guards. **2R**

Recommendations:

Staff recommends approval.

Background:

This City Code amendment is being brought at the request of the Independence Police Department to make Chapter 5, Article 10, consistent with applicable Missouri State statutes.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Legal /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. COI Ordinance re. Fingerprints for Security Guards, 5-6-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE 10, OF THE INDEPENDENCE CITY CODE REGARDING PRIVATE SECURITY GUARDS

WHEREAS, the City of Independence desires to receive criminal history record information on applicants and licensees in specified occupations; and

WHEREAS, the City of Independence desires to enact an ordinance to facilitate the receipt of criminal history record information from the Missouri State Highway Patrol central repository and the Federal Bureau of Investigation (FBI) pursuant to Chapter 43, Section 43.535 Revised Statutes of Missouri; and

WHEREAS, the City of Independence desires to enact such a requirement for private security guard applicants to protect the health, safety, and welfare of the City's residents by ensuring all individuals employed as private security guards will not be a risk to public safety.

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

SECTION 1. The City of Independence enacts this ordinance pursuant to Chapter 43, Section 43.535 RSMo. Independence City Code Chapter 5, Article 10, shall be amended to hereafter read as follows and to regulate the following:

ARTICLE 10. – ~~PRIVATE WATCHGUARDS~~ **PRIVATE SECURITY GUARDS**

Sec. 5.10.001. – ~~Watchguard~~ **Private security guard** license ~~required and employment~~ purposes.

***License purposes*. Any individual applying for a private security guard license, issued by the City of Independence, must submit to a fingerprint-based criminal background check for licensure purposes.** ~~No person shall engage in the business of private watchguard security guard, operate a private watch security service or be employed as a security guard for a private watch security service without having first obtained a license to do so as hereinafter provided.~~

Sec. 5.10.002. – Article 1 applies.

The following special provisions for applicants or holders of private ~~watchguard~~ **security guard** licenses shall not be construed as the only requirement of such ~~persons~~ **individuals** under this chapter. Rather, Article 1 shall be applied herein in its entirety, except where specific provisions of this article override the general provisions of Article 1.

Sec. 5.10.003 ~~Watchguard~~ **Private security guard** license application.

A. Any ~~person~~ **individual** ~~operating or~~ intending to **be a** ~~establish the business of~~ private ~~watchguard~~ **security guard**~~, private watch service, or employed or intending to be employed as a guard~~ shall file with the License Officer, **as defined in Section 5.01.003 to this Code**, a written application for a license upon forms provided by the License Officer.

~~B. If the application is for a license for a private watch service it shall indicate the location of its principal office, the names of the owners and operators thereof and the names of the guards to be employed together with such additional information as may be required by the License Officer.~~

~~C. If the application is for a license for a private watchguard security guard it shall indicate the name and address of the applicant, experience in such work together with such additional information as may be required by the License Officer.~~

~~D. If the application is for a license for a security guard it shall indicate the name and address of the applicant, the name and address of the private watch security service employing the applicant and experience in such work together with such additional information as may be required by the License Officer.~~

Sec. 5.10.004. - Investigation, issuance of ~~watchguard~~ **private security guard** license and expiration.

A. All applications for a **private security guard** license ~~for a private watch security service or private watchguard or guard~~ shall be referred to the Chief of Police who shall investigate the fitness of the applicant, experience in such business, the character of service to be performed and the manner in which such business is to be carried on. The Chief of Police shall obtain such other information concerning the applicant as deemed necessary ~~in order~~ to determine the fitness and qualifications of the applicant for the conduct of such business. ~~The Chief of Police shall require the applicant to submit a complete set of fingerprints together with photographs of the applicant of a size and dimension to be prescribed by the Chief of Police.~~ **Any individual seeking a private security guard license to be employed as a private security guard under this Article shall submit fingerprints cards and any required fees to the Missouri State Highway Patrol's central repository. The fingerprints shall be used for searching the state criminal records repository and shall also be forwarded to the Federal Bureau of Investigation for a federal criminal records search under Missouri Revised Statute Section 43.540. The Missouri State Highway Patrol shall notify the City of Independence of any criminal history record information or lack of criminal history record information discovered on the individual. Notwithstanding the provisions of Missouri Revised Statute Section 610.120 to**

the contrary, all records related to any criminal history information discovered shall be accessible and available to the City of Independence.

B. The **City of Independence shall render a fitness determination based upon the results of the criminal background check. In rendering a fitness determination, the City of Independence will decide whether the subject of record has been convicted of or is under pending indictment for (a) a crime which bears upon his/her ability or fitness to serve in that capacity; (b) any felony or misdemeanor which involved force or threat of force, controlled substances, or was a sex-related offense; or (c) enumerated disqualifiers.** ~~License Officer shall review the report of the investigation by the Chief of Police together with the license application.~~ If the License Officer determines that the applicant meets the requirements of this article**,** a license shall be issued. If the License Officer determines that the applicant is not qualified under the provisions of this article**,** the application shall be denied.

C. All licenses so issued shall be renewed annually upon application and payment of the fee as required by this article. All licenses issued under this article shall expire on the last day of the license year, unless renewed by the last day of the first month of the next succeeding license year. The License Officer shall prior to the issuance of any license hereunder affix a photograph of the licensee to the license.

D. A licensee hereunder shall be required to carry the license and to exhibit the same to any duly authorized law enforcement officer or citizen upon request. Failure to comply with this provision shall result in strict enforcement of this chapter.

E. The subject of record may request and receive a copy of his/her criminal history record information from the City of Independence. Should the subject of record seek to amend or correct his/her record, he/she must contact the Missouri State Highway Patrol for a Missouri state record, and the FBI for records from other state jurisdictions maintained in its file.

Sec. 5.10.005. - License fees.

The license fee for a license issued under the provisions of this article shall be outlined in the Schedule of Fees.

Sec. 5.10.006. - Bond requirements.

A. Every private ~~watchguard~~ **security guard** licensed under the provisions of this article ~~and every security guard employed by any private watch security service licensed hereunder~~ shall furnish a bond to the City in the sum of $10,000.00 conditioned upon the faithful performance of such work and the observance of all ordinances of the City and laws of the State of Missouri and of the United States. Such bonds shall be for the use and benefit of the City and of any ~~person~~ **individual** who may have employed such licensee and have been injured by any willful,

malicious or wrongful act of such licensee. The bond required hereunder shall be of a form approved by the City Counselor.

B. In lieu of the bond as provided herein, the applicant may submit a certificate of public liability insurance approved by the City Counselor and Director of Finance. The certificate of insurance shall evidence that the liability insurance policy covers the policy holder and the City named as insured. The insurance shall be the sum of at least $250,000.00 for each ~~person~~ **individual** injured and the sum of at least $500,000.00 for each occurrence, and $50,000.00 for property damage. Such policy shall provide that before it shall be canceled or altered, the License Officer shall be notified of such cancellation or alteration by the insurance carrier within ten days before such cancellation or alteration shall become effective.

Sec. 5.10.007. - Applicability of Article 10.

A. The provisions of this article are not applicable to reserve officers of the City Police Department or the Emergency Preparedness Organization of the City.

B. Private ~~watchguards~~ **security guards** shall not be appointed special members of the City Police Department.

Sec. 5.10.008. - Uniform requirements.

It shall be unlawful for any private ~~watchguard~~ security guard ~~or guard~~ to wear a uniform similar to the uniform worn by the officers of the Police Department of the City. All private ~~watchguards~~ **security guards** ~~and private watch security services~~ shall exhibit to the Chief of Police a sample of the uniform they intend to wear. It shall be the duty of the Chief of Police to approve or disapprove such uniform.

Sec. 5.10.009. – Definitions.

The following terms as used in this section shall be defined as follows:

***Licensee*. An individual licensed as a security guard by the City of Independence.**

***Private Security Guard.* An individual with certain powers to protect life and property on/in a designated area, armed or unarmed, who must be in uniform, and licensed by the City of Independence.**

Secs. 5.10.010—5.10.999. - Reserved

SECTION 2. This Ordinance shall be in full force and effect from and after passage.

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 are being removed by this ordinance and words in bold are being added by this ordinance.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-033 **2R** An Ordinance Amending Chapter 8 Article 6 "PURCHASES AND SALES" Section 3 and Directing the City Manager to amend the Procurement Policy accordingly. *(Sponsored by Councilmember Stewart)* ***2*R**

Recommendations:

Background:

The last revision to the City's Procurement Policy occurred in July 2024. This revision aligned the procurement policy with state statutes as well as increased the City Council approval threshold for procurements from $50,000 to $100,000.

This ordinance will make revisions to Chapter 8, Section 6 of the City Code. This revision requires City Council approval for all high-impact Professional Service contracts (e.g. feasibility studies, strategic planning, master plans, program evaluations) regardless of the amount of the contract.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact City Manager /

REVIEWERS

Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CM Stewart Procurement Ordinance AMENDED

BILL NO. _____

RESOLUTION NO. _____

AN ORDINANCE AMENDING CHAPTER 8 ARTICLE 6 "PURCHASES AND SALES," SECTION 3 OF THE CITY CODE AND DIRECTING THE CITY MANAGER TO AMEND THE PROCUREMENT POLICY ACCORDINGLY (*Sponsored by Councilmember Brice Stewart*)

WHEREAS, the City of Independence is a public agency required to establish and follow formal procurement rules under the City Charter and City Code; and

WHEREAS, on May 20, 2019, the Independence City Council increased the Council approval threshold for procurements from $50,000 to $100,000 (Ordinance 19010); and

WHEREAS, on April 19, 2021, the Council decreased that threshold back to $50,000 (Ordinance 19209); and

WHEREAS, on July 15, 2024, the City Council adopted a comprehensive Procurement Policy aligning thresholds with state statutes; and

WHEREAS, the Council wishes to maintain a $100,000 approval threshold for most professional services, but to require earlier Council review for certain high-impact "study" contracts (e.g., feasibility studies, strategic planning, master plans, program evaluations) regardless of the amount of the contract;

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

SECTION 1. That Section 8.06.003, Paragraph B of the City Code is hereby amended to read in its entirety as follows (additions underlined; deletions struck through):

SEC. 8.06.003. COMPETITIVE BIDDING.

B. Professional Services.

1. **"Professional services" means services provided by firms or individuals holding a State or Federal license or certification, including but not limited to architects, engineers, attorneys, insurance brokers, and similar.**
2. **Competition (RFP/RFQ) is required for all professional services contracts exceeding One Hundred Thousand Dollars ($100,000). RFPs/RFQs shall be announced on the Public Notice Board in City Hall and via appropriate media.**
3. **Study-Type Services. Notwithstanding the above, any single contract for feasibility studies, strategic planning services, master plans, program evaluations, or similar reports or studies shall be submitted to, and require approval by, the City Council prior to award.**
4. **Contracts for professional services under One Hundred Thousand Dollars ($100,000)—except those "study-type" services described in paragraph 3—do not require City Council approval. Examples include, but are not limited to, services performed by architects, engineers, attorneys, insurance brokers, and similar,**
5. **Renewals of existing professional services contracts do not require additional Council approval unless the renewal extends the contract term or scope such that the total contract value—including the renewal—exceeds the thresholds set forth above.**

SECTION 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. All other provisions of the Independence City Code shall remain in full force and effect unless amended or repealed by subsequent 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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-034 **2R** An Ordinance Amending Chapter 13, Article 1, Section 13.01.005 of the Independence City Code to Prohibit Metal Detecting, Prospecting, and Treasure Hunting in City Parks and Public Spaces. **2R**

Recommendations:

Parks, Recreation & Tourism staff recommends approval of the amendment.

Background:

Parks, Recreation and Tourism staff have received increasing numbers of requests for metal detecting and treasure hunting in parks and the grounds of City-owned historic sites. This raises concerns about the preservation of park land, safety issues with unfilled holes, and damage to natural habitat.

The current City Code prohibits any person from “willfully and maliciously” defacing, disfiguring, tampering with, or removing park property, but the ordinance does not specifically address metal detecting, prospecting, or treasure hunting. Other municipalities such as Springfield and Blue Springs have implemented more explicit prohibitions that more directly regulate metal detecting and related activities. The lack of explicit language regarding digging or soil disturbance in the City's current ordinance leaves room for interpretation, which may complicate enforcement efforts.

This amendment creates a clearer and more enforceable regulatory framework that balances the interests of park and public land preservation, public use, and responsible recreational metal detecting, prospecting, and treasure hunting.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Parks, Recreation and Tourism /

REVIEWERS

Morris Heide
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Metal Detecting in Parks - 20250408 Ordinance Amending Section 13.01.005 rev

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, SECTION 13.01.005 OF THE INDEPENDENCE CITY CODE TO PROHIBIT METAL DETECTING, PROSPECTING, AND TREASURE HUNTING IN CITY PARKS AND PUBLIC SPACES.

WHEREAS, the City of Independence, Missouri, is a constitutional charter city with the authority to enact ordinances necessary to preserve peace, protect property, and promote the health, safety, and welfare of its residents; and

WHEREAS, the City Council is authorized by § 82.240, RSMo, and Article VI, Section 19(a) of the Missouri Constitution to regulate and preserve city parks and public spaces; and

WHEREAS, the City Council has determined that metal detecting, prospecting, treasure hunting, and similar activities in city parks and public spaces pose risks to public safety, the preservation of park property, and the integrity of historical or cultural resources; and

WHEREAS, it is in the best interest of the City, its citizens, and visitors to regulate such activities in order to preserve and protect public spaces and ensure the responsible and respectful use of city parks by all residents and visitors; and

WHEREAS, this ordinance will replace the current Chapter 13, Article 1, Section 13.01.005 of the Independence City Code;

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

SECTION 1. Chapter 13, Article 1, Section 13.01.005 of the Independence City Code is hereby amended to read as follows:

Sec. 13.01.005. Parks—Miscellaneous regulations.

A. It shall be unlawful for any person in a park to:

1. Willfully and maliciously mark on, deface, disfigure, tamper with, or remove any park property.

2. Enter any building or structure designated for the opposite sex if such person is older than six years of age.

3. Construct or erect any tent, building, structure, fence, or utility lines, except by permit issued by the Director.

4. Plant, cut, remove, or pick any tree or other plant, except as provided in Article 2 of this chapter.

5. Climb upon, stand upon or sit upon any park property not designated or customarily used for such purposes.

6. Loiter on or around any park property. For the purposes of this subsection, loitering shall include sleeping or being in any state of unconsciousness on any park property including, but not limited to, tables and playground equipment and sleeping or being in any state of unconsciousness in park restrooms.

7. Solicit alms or contributions without obtaining a permit to do so from the Director.

8. Build or attempt to build a fire in any area not designated for such purpose by the Director.

9. Enter any area posted as "Closed to the Public."

10. Go onto any ice on park waters unless a sign is posted indicating the ice as being safe.

11. Fail to exhibit any permit issued to the person from the Director when requested to do so by any authorized person for the purpose of enforcing compliance with the permit.

12. **Operate a metal detector or engage in metal detecting, mining, prospecting, treasure hunting, or any related activity for the purpose of locating artifacts or minerals.**

13. **Alter, cut, dig, disturb, or remove the natural terrain, including plants, rocks, soil, structures, or any other artificial or natural features.**

B. Parks, shelter houses, playing fields and parking lots shall be open for use by the public from 6:00 a.m. to 11:00 p.m. A person commits the offense of trespass in the second degree if he or she enters unlawfully upon park property of the City from the hours of 11:00 p.m. to 6:00 a.m., except when participating in or a spectator at an activity sponsored by or with a special user permit from the Independence Parks Recreation Department. This is an offense of absolute liability. A person who has been convicted of this infraction may be sentenced to pay a fine which does not exceed $200.00.

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 3: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

SECTION 5: 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.

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

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

ATTEST:

_____
City Clerk

APPROVED:

_____
City Counselor

REVIEWED:

_____
City Manager

NOTE: Text added by this ordinance is bolded and underscored.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-036 **2R** An Ordinance Repealing Chapter 1, Article 40 of the City Code which Outlines the Establishment, Purpose, and Responsibilities of the Tourism Commission of the City of Independence. **2R**

Recommendations:

Staff recommends approval of this ordinance.

Background:

The Independence Tourism Advisory Board was established by Ordinance in 1997. The Board became a Commission in 2016 with the mission to serve as an advocate for the tourism industry in Independence, provide avenues for tourism attractions and sites to communicate, form partnerships, and recommend policies and programs that will benefit tourism in Independence to City staff. Initially, the Tourism Commission consisted of 15 members appointed by the City Council. In May 2017, the City Council reduced the number of commissioners from fifteen to nine.

Over time, it was determined that this organizational model differed from the typical tourism industry best practices and placed Independence at a competitive disadvantage for tourism marketing and promotions. Staff explored other operating structures focused on increasing revenue and improving the City's competitive position. On December 2, 2024, the City Council approved Resolution 24-796 supporting the establishment of a Convention and Visitor Bureau (CVB) to serve as the City's Destination Marketing Organization with the purpose of soliciting groups, trade shows, expositions and special events to take place in the City of Independence; to increase civic interest in the City as a visitor attraction; to promote the distinctive history of the City of Independence; and to increase the economic contribution of tourism for the City of Independence.

On December 20, 2024, Articles of Incorporation were filed with the Office of the Missouri Secretary of State to officially create the Independence Convention and Visitors Bureau, which will do business under the name of Visit Independence. Since the Tourism Commission and CVB both currently exist to serve the same purpose, staff recommend dissolving the Tourism Commission to avoid duplication of duties and responsibilities.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Parks, Recreation and Tourism /

REVIEWERS

Morris Heide
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Tourism Commission - 20250502 Ordinance Removing Tourism Commission - Final approved by Legal (002)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REMOVING CHAPTER 1, ARTICLE 40 OF CITY CODE WHICH OUTLINES THE ESTABLISHMENT, PURPOSE, AND RESPONSIBILITIES OF THE TOURISM COMMISSION OF THE CITY OF INDEPENDENCE.

WHEREAS, on December 2, 2024, the City Council of the City of Independence, Missouri adopted Resolution 24-796 supporting the establishment of the Independence Convention and Visitors Bureau as a 501(c)(3) nonprofit corporation to promote tourism and tourism-related activities; and,

WHEREAS, on December 20, 2024, Articles of Incorporation of a Nonprofit Corporation were filed with the Office of the Missouri Secretary of State to officially create the Independence Convention & Visitors Bureau as a 501(c)(3) nonprofit corporation; and,

WHEREAS, on December 20, 2024, a Certificate of Incorporation, number N001698810, for the Independence Convention and Visitors Bureau was created by the Office of the Missouri Secretary of State; and,

WHEREAS, on March 6, 2025, the By-laws for the Independence Convention and Visitors Bureau were adopted which provides for a 13 member Board of Directors to govern the corporation, with at least one (1) Director being an Independence City Councilmember; at least one (1) Director being a representative of an Independence attraction; at least one (1) Director being a representative or owner of a business; at least one (1) Director being a community leader; at least one (1) Director being a representative of a hotel or lodging establishment; and at least one (1) Director being from the tourism industry; and

WHEREAS, on April 16, 2025, the inaugural meeting of the Independence Convention and visitor Bureau Board of Directors took place; and,

WHEREAS, the purpose for which the Independence Convention and Visitors Bureau was organized is to serve as the official Destination Marketing Organization (DMO) for Independence, Missouri; to showcase the history and uniqueness of the City of Independence as an attraction to tourists, visitors and individuals; to solicit groups, meetings, trade shows, exhibits, expositions and special events to take place in the City of Independence through marketing, publications and other means of promotion as may be necessary or expedient to attract such tourists, visitors, individuals, groups, meetings, trade shows, exhibits, expositions and special events to the City of Independence; to develop increased civic interest in the City of Independence as a visitor attraction; to promote the distinctive history of the City of Independence; and to increase the economic contribution of tourism and the collection of tourism-related taxes for the City of Independence; and,

WHEREAS, Article 1, Chapter 40 of City Code currently includes language for the establishment of a nine-member Tourism Commission to act as an advisory and advocacy body to the City Council on matters pertaining to promotion of tourism in the City of Independence and shall, where advisable, cooperate with federal, state, and other municipal agencies and offices and nongovernmental organizations for the purpose of effectuating its general goals; and,

WHEREAS, the duties and responsibilities for overseeing tourism and tourism-related activities have been transferred from the Tourism Commission to the Independence Convention and Visitors Bureau;

WHEREAS, the City Council wishes to express its sincere appreciation for the many years of dedicated service Tourism Commission members have provided to the City of Independence; and,

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

SECTION 1. Chapter 1, Article 40 of the Independence City Code is hereby repealed:

~~ARTICLE 40. TOURISM COMMISSION~~

~~Sec. 1.40.001. Tourism Commission.~~

~~A. There is established and hereby created a Tourism Commission, which shall consist of nine members, designated by the Council, being individuals who live or work in Independence or are on a commission or volunteer at an Independence historic site, who shall serve without compensation, consisting of one individual recommended by the Chamber of Commerce, one by the Independence Square Merchants Association, one by the Independence Economic Development Council, one by the Truman Library, one by the Attractions Coalition, one by the Hotel & Lodging Alliance, one by the Church of Jesus Christ of Latter-Day Saints Visitors' Center, and two interested individuals as At-Large members, all to be appointed by the City Council. The Commission will elect its Chairman, Vice Chairman and Secretary to no more than three one-year terms, using a nominating committee consisting of members of the Tourism Commission. Each of the nine appointments must be approved by an affirmative vote of four Councilmembers and such Council approval shall constitute an appointment to the Commission. All nine members shall be full-working members of the Commission with all of the privileges and obligations attached thereto. Each appointment shall be for a term of three years beginning January 1. There will be no term limits for the Commission members.~~

~~B. Due to the nature of this Commission none of the members of the Tourism Commission will be restricted from serving on another Council appointed board or commission.~~

~~C. Any vacancy shall be filled through the same procedure that was followed for making the initial appointment for the period of the unexpired term. If, within a period of 30 days of notice from the City Clerk of a vacancy, any of the organizations authorized to make recommendations for membership shall fail to make a recommendation, such~~

~~**vacancy may be filled by the Council without further recommendation from said organization.**~~

~~**D. The Tourism Commission shall meet at least quarterly.**~~

~~**E. The Director of Parks, Recreation, and Tourism shall also serve as an ex-officio, non-voting member. Non-voting members of the Tourism Commission may consist of one representative designated by related tourism sites/organizations recommendation by the Tourism Commission.**~~

~~**(Ord. No. 19212, § 1, 5-3-2021)**~~

~~**Sec. 1.40.002. Quorum.**~~

~~**The quorum for the Tourism Commission will be over one-half of the full membership.**~~

~~**(Ord. No. 19212, § 1, 5-3-2021)**~~

~~**Sec. 1.40.003. Purpose.**~~

~~**The Tourism Commission shall act as an advisory and advocacy body to the City Council on matters pertaining to promotion of tourism in the City of Independence and shall, where advisable, cooperate with federal, state, and other municipal agencies and offices and nongovernmental organizations for the purpose of effectuating its general goals.**~~

~~**(Ord. No. 19212, § 1, 5-3-2021)**~~

~~**Sec. 1.40.004. Responsibilities of Commission.**~~

~~**The responsibilities of the Tourism Commission established by this article shall be as follows:**~~

~~**1. To serve as an advocate for the tourism industry in Independence by:**~~

~~**a. Educating residents and businesses of the economic, cultural and historic value of tourism in Independence.**~~

~~**b. Promoting cooperation and communication amongst tourism sites.**~~

~~**c. Addressing issues that affect tourism.**~~

~~**2. To advise and recommend policies, procedures and programs that benefit tourism in Independence by:**~~

~~**a. Helping to develop and support the Tourism Division objectives.**~~

~~**b. Providing regular feedback to the Parks, Recreation, and Tourism Department.**~~

~~**(Ord. No. 19212, § 1, 5-3-2021)**~~

~~**Sec. 1.40.005. Expenditure of funds—City Manager as contracting officer.**~~

~~**In the event that private funds are made available to the Tourism Advisory Commission, the City Manager is authorized, upon recommendation of the Commission and approval of the City Council, to enter into such contract or contracts with private individuals, associations, or groups designed to promote the purposes of said Commission by furnishing funds for said purposes. The City Manager is hereby designated as the contracting officer for said Commission.**~~

~~**(Ord. No. 19212, § 1, 5-3-2021)**~~

~~**Sec. 1.40.006. Budgetary provisions.**~~

~~**In the event that any funds of the City of Independence, Missouri, are to be expended by said Tourism Commission, said funds shall be expended only after Council approval as a part of the budgeting process and after compliance with applicable rules, regulations, and ordinances of the City of Independence, Missouri.**~~

~~**Budgeted funds of less than $1,500.00 may be spent upon authorization of the City Manager while expenditures of $1,500.00, or more, require specific Council approval.**~~

~~**(Ord. No. 19212, § 1, 5-3-2021)**~~

~~**Secs. 1.40.007—1.40.999. Reserved.**~~

SECTION 2: Chapter 1, Article 40, shall be titled “Reserved” and Secs. 1.40.001-1.40.999 shall be titled “Reserved”.

SECTION ~~2~~3: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION ~~3~~4: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

SECTION ~~4~~5: The City Clerk is authorized by this Ordinance to correct any scrivener’s errors identified within this Ordinance.

SECTION ~~5~~6: 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.

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

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

ATTEST:

_____
City Clerk

APPROVED:

_____
City Counselor

REVIEWED:

_____
City Manager

NOTE: Text removed by this ordinance is struck through and bolded.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-038 **1R** An ordinance terminating tax increment financing within the Santa Fe Trail Redevelopment Area; and authorizing certain actions relating thereto. **1R**

Recommendations:

Staff recommends approval of the ordinance.

Background:

The City Council approved the TIF plan on December 22, 1997, and then the redevelopment project was approved on November 6, 2000, for financing and triggering collections under the Tax Increment Finance Plan. The period for collection of revenues under the Redevelopment Project expired on November 5, 2023, and the City has terminated the collection of TIF revenues within the Redevelopment Area.

The project consisted of redevelopment of 29 acres for 86,000 square feet of retail space in phase one, up to an additional 75,000 square feet of retail and commercial space in phase two, and off-site improvements to Noland Road and other public streets and right-of-way improvements.

The revenues for the TIF consisted of 100% of the increase in property tax revenues over the base valuation and 50% of the incremental increase in sales taxes.

There are outstanding debt and liabilities for the Santa Fe TIF which will be paid off in fiscal year 2044-2045.

Emergency Justification:

Fiscal Impact:

Although the TIF is closed and the City will no longer collect other taxing entity's increment, the City will continue to deposit the City's portion of those revenues into the Tax Increment Financing Supplemental Fund, pursuant to the Tax Increment Financing Supplemental Appropriations Policy, approved by the City Council on April 19, 2021 - Resolution #6668. These funds will be used to pay for future debt payments related to the Santa Fe TIF.

Council Action:

Department / Contact Finance and Administration /

REVIEWERS

Melissa Cabrera
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance Terminating TIF - Santa Fe

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TERMINATING TAX INCREMENT FINANCING WITHIN THE SANTA FE TRAIL REDEVELOPMENT AREA; AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), authorizes municipalities to undertake redevelopment projects in blighted or conservation areas, as defined in the Act; and

WHEREAS, on December 22, 1997, the City passed Ordinance No. 13807 which approved the Santa Fe Trail Tax Increment Financing Plan (the "Redevelopment Plan") and designated the redevelopment area described in the Redevelopment Plan (the "Redevelopment Area") as a "redevelopment area" under the Act; and

WHEREAS, on November 6, 2000, the City passed Ordinance No. 14647 approving a redevelopment project (the "Redevelopment Project") and adopting tax increment financing within the Redevelopment Project area described in the Redevelopment Plan; and

WHEREAS, the City Council hereby finds that the Redevelopment Project has been completed and, therefore, it is in the best interest of the City and the other affected taxing districts to terminate tax increment financing within the Redevelopment Area; and

WHEREAS, the period for collection of tax increment financing revenues expired on November 5, 2023 (the "TIF Expiration Date"), making any payments in lieu of taxes and economic activity taxes generated on or after the TIF Expiration Date (referred to herein as the "Over-collected PILOTS" and the "Over-collected EATS") ineligible for application under the Redevelopment Plan, while any payments in lieu of taxes and economic activity taxes generated prior to the TIF Expiration Date (referred to herein as the "PILOTS" and the "EATS") should be applied as described in the Redevelopment Plan and related agreements; and

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

Section 1. The City Council hereby terminates tax increment financing within the Redevelopment Area.

Section 2. All remaining PILOTS and EATS on deposit in the Special Allocation Fund accounts established for the Redevelopment Project shall be applied to debt service on bonds issued for the Redevelopment Project or costs of administering the Redevelopment Plan.

Section 3. The City Council hereby declares as surplus all Over-collected PILOTS and Over-collected EATS on deposit in the Special Allocation Fund created for the Redevelopment Project (the "Special Allocation Fund"). The Over-collected EATS shall be paid to the taxing districts from which they originate, as provided in Section 99.820.1(12) of the Act with respect to the distribution of surplus. The Over-collected PILOTS shall be paid, refused or otherwise returned to the County Collector or other appropriate office for distribution to the appropriate taxing districts in the manner provided in the

Act. If the County declines to make such distribution, the City shall make such distribution in accordance with Section 99.820.1(12) of the Act.

Section 4. Upon distribution of all funds described in Section 2 and Section 3, above, the Special Allocation Fund accounts established for the Redevelopment Project shall be dissolved.

Section 5. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such necessary steps as they deem necessary and advisable to carry out and perform the purpose of this Ordinance.

Section 6. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones, unless the court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. This Ordinance shall take effect and be in full force in accordance with the provisions of the City Charter.

PASSED THIS _____ DAY OF _____, 202__, 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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-039 **1R** An ordinance amending Article 5 of Chapter 5 of the City Code related to solicitors and peddlers. **1R**

Recommendations:

Staff recommends approval.

Background:

This amendment would add the ability for City residents to register their property on a solicitor and peddler no-call list. As outlined in ordnance, when a solicitor or peddler is issued a license, this no-call list will be provided to the solicitor and peddler. No solicitor or peddler shall not enter or remain on private property when a residence is placed on the no-call list with the City. It is anticipated that residents can register their property to be added to the no-call list via the City's website.

Emergency Justification:

Fiscal Impact:

There is no fiscal impact.

Council Action:

Department / Contact Community Development /

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance Amending Chapter 5 Solicitors and Peddlers
2. ARTICLE 5. SOLICITORS AND PEDDLERS

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 5 OF CHAPTER 5 OF THE CITY CODE RELATED TO SOLICITORS AND PEDDLERS.

WHEREAS, Article 1 of Chapter 5 of the City Code requires a business license for any solicitors and peddlers before engaging in the activity in the City; and

WHEREAS, this amendment would make it possible for Independence residents to add their address to the no call list; and

WHEREAS, the no call list will be provided to solicitors and peddlers when their business license is approved; and

WHEREAS, a solicitor or peddler shall not enter or remain on private property when a residence is placed on the no call list with the City.

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

SECTION 1. That Section 5.05.008 of the City Code is hereby amended as follows:

Sec. 5.05.008. Restrictions.

A. No peddler or solicitor or anyone on their behalf shall sell or solicit anything from any person at any property designated by a sign conspicuously posted at the front door of the property, indicating "No Solicitation," "No Solicitors," "No Peddlers," or other similar language expressing the unwillingness of occupants at the property to accept peddler or solicitors.

B. No peddler or solicitor or anyone in their behalf shall shout or use any sound device in any public place, including but not limited to streets, alleys, sidewalks or parks or upon any private premises where a sound of sufficient volume is emitted therefrom capable of being plainly heard in such public places for the purpose of attracting attention to any merchandise which such peddler proposes to sell.

C. No peddler or solicitor shall have any exclusive right to any location in the public streets. Such persons shall not be permitted a stationary location or be permitted to operate in any congested area where operations might impede or inconvenience the public. For the purpose of this article. the judgment of the Police Chief shall be deemed conclusive as to whether the area is congested or the public is impeded or inconvenienced.

D. Activities of peddlers and solicitors shall be limited to the hours between 9:00 a.m. and 6:00 p.m. No peddler or solicitor shall return to the same occupied residence a second time in less than six months unless previously authorized by an occupant of the residence at the time of the first call.

E. No peddler or solicitor shall enter or remain on private property where he/she has reason to believe that the residents thereof have indicated the solicitor or peddler is not welcome either by placing the residence on the "no call" list with the City of Independence.

SECTION 2. That Section 5.05.008 of the City Code is hereby amended as follows:

Sec. 5.05.010. No call list.

Any resident of the City may list his/her property with the City, and direct that his/her property is not to be entered by any solicitor or peddler. This list shall be available for public inspection. Upon the issuance of any solicitor or peddler's license, a copy of the list shall be provided with each card. No card holder may enter the private property nor contact any person so listed. Such listing shall continue indefinitely, unless a listee requests removal, at which time the listing shall be removed.

SECTION 3. That all other parts and provisions of the City Code 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.

ARTICLE 5. SOLICITORS AND PEDDLERS

Sec. 5.05.008. Restrictions.

A. No peddler or solicitor or anyone on their behalf shall sell or solicit anything from any person at any property designated by a sign conspicuously posted at the front door of the property, indicating "No Solicitation," "No Solicitors," "No Peddlers," or other similar language expressing the unwillingness of occupants at the property to accept peddler or solicitors.

B. No peddler or solicitor or anyone in their behalf shall shout or use any sound device in any public place, including but not limited to streets, alleys, sidewalks or parks or upon any private premises where a sound of sufficient volume is emitted therefrom capable of being plainly heard in such public places for the purpose of attracting attention to any merchandise which such peddler proposes to sell.

C. No peddler or solicitor shall have any exclusive right to any location in the public streets. Such persons shall not be permitted a stationary location or be permitted to operate in any congested area where operations might impede or inconvenience the public. For the purpose of this article. the judgment of the Police Chief shall be deemed conclusive as to whether the area is congested or the public is impeded or inconvenienced.

D. Activities of peddlers and solicitors shall be limited to the hours between 9:00 a.m. and 6:00 p.m. No peddler or solicitor shall return to the same occupied residence a second time in less than six months unless previously authorized by an occupant of the residence at the time of the first call.

E. No peddler or solicitor shall enter or remain on private property where he/she has reason to believe that the residents thereof have indicated the solicitor or peddler is not welcome either by placing the residence on the "no call" list with the City of Independence.

Sec. 5.05.010. No call list.

Any resident of the City may list his/her property with the City, and direct that his/her property is not to be entered by any solicitor or peddler. This list shall be available for public inspection. Upon the issuance of any solicitor or peddler's license, a copy of the list shall be provided with each card. No card holder may enter the private property nor contact any person so listed. Such listing shall continue indefinitely, unless a listee requests removal, at which time the listing shall be removed.

Secs. 5.05.011 ~~0~~—5.05.999. Reserved.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-040 **1R** An ordinance approving the 2025-26 Annual Action Plan for the CDBG and HOME programs, authorizing applications to the Department of Housing and Urban Development; authorizing execution of a written agreement and acceptance of CDBG and HOME program funds; and making the necessary appropriations. **1R**

Recommendations:

Staff recommends approval of this item.

Background:

This ordinance allocates the CDBG and HOME Program funds, authorizes the City Manager to make an application to HUD for the available funds and execute a written agreement for the expenditure of these funds, and allows necessary appropriations to be made.

The City of Independence is entering its 51st year as a CDBG Entitlement community designated by HUD; and its 31st year as a HOME Program Participating Jurisdiction (PJ). As an Entitlement/PJ, the City receives the annual federal allocation to the CDBG and HOME Programs as determined through the federal formula calculation.

The City received notice that it will receive approximately $911,277.00 in CDBG Program funds and approximately $527,798.18 in HOME Program funds from the Department of Housing and Urban Development (HUD) to support housing and community service programs during the 2025-26 fiscal year. In addition to the annual appropriations, the City will utilize $4,623.70 of 2023-24 CDBG funds. The 2023-24 CDBG funds have been included in the Minor Home Repair Program.

The City developed the Annual Action Plan (AAP) following HUD's prescribed citizen participation plan. The AAP advances the 2022-26 Consolidated Plan and focuses on priorities identified in the development of the Consolidated Plan.

In the Housing category, the needs identified for funding are activities for low- and moderate-income neighborhood code compliance, minor home repair services for low-income homeowners, and rehabilitation/infill residential units for low- to moderate-income households. In the Public Service category, needs identified for funding are senior and disabled services, subsistence services for the very low-income and homeless, and emergency rent and utility assistance.

CDBG:

1. Program Administration – $182,255.40 (Cost Center 6601) (Maximum 20% of allocation)
2. Housing - Property Maintenance Code Compliance – $195,000.00 (Account 6604.5226.102)

3. Minor Home Repair – $401,953.75 (Account 6604-5226-602)
4. Public Services (social services and assistance programs) – $136,691.55 (Maximum 15% of allocation) (Cost Center 6603.5226)

HOME
1. Program Administration – $52,779.81 (Cost Center 6802) (Maximum 10% of allocation)
2. Community Housing Development Organization (CHDO) – $79,169.72 (Account 6805.5406.700)
3. CHDO Operating Funds – $26,389.90 (Account 6805.5226.700) (Maximum 5% of allocation)
4. Single & Multi-Family Housing Projects – $369,458.75 (Account 6803.5406.505)

Emergency Justification:

Fiscal Impact:
See background.

Council Action:

Department / Contact Community Development /

REVIEWERS
Tom Scannell
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:
1. 2025-26 AAP Ordinance Final
2. 2025-26 Annual Action Plan IDIS - FINAL

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE 2025-26 ANNUAL ACTION PLAN FOR THE CDBG AND HOME PROGRAMS, AUTHORIZING APPLICATIONS TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING EXECUTION OF A WRITTEN AGREEMENT AND ACCEPTANCE OF CDBG AND HOME PROGRAM FUNDS; AND MAKING THE NECESSARY APPROPRIATIONS.

WHEREAS, the City Council of the City of Independence, Missouri, has indicated an intent to submit an application to the Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) Program funds; and,

WHEREAS, the City Council agrees to conform to and comply with the regulations of the Housing and Community Development Act of 1974, and other pertinent federal regulations; and,

WHEREAS, the City Council has authorized and required public hearings to secure citizen input and formulated a reasoned application for available funding by applying for approximately $911,277.00 in CDBG funds and approximately $527,798.18 in HOME funds; and,

WHEREAS, in addition to the annual allocations, the City will utilize $4,623.70 of 2023-24 Program Year CDBG funds and,

WHEREAS, the required 2025-26 Annual Action Plan has been formulated; and,

WHEREAS, the activities and programs initiated and undertaken through the CDBG and HOME Programs will benefit the citizens of Independence, will promote a more viable and healthful community; and are deemed by the City Council to be in the best interest of the citizens of this City;

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

SECTION 1. That the City Manager is hereby authorized and directed to make application for funding to the Department of Housing and Urban Development (HUD) for Community Development Program (CDBG) and HOME Investment Partnership Act (HOME) Program funds, to be submitted with the City's 2025-26 Annual Action Plan and recommending the following projects and programs:

CDBG PROGRAM – FY 2025-26

CDBG	
Administration	$182,255.40
Housing- Code Compliance	$195,000.00
Public Service Programs	$136,691.55
Minor Home Repair	$401,953.75*
Total	$915,900.70

HOME PROGRAM – FY 2025-26
HOME

Administration	$ 52,779.81
Community Housing Development Organization (CHDO)	$ 79,169.72
CHDO Operating Funds	$ 26,389.90
Single & Multi-Family Housing Projects	$ 369,458.75
Total	$ 527,798.18

* Denotes $4,623.70 of 2023-24 Program Year CDBG funds added.

SECTION 2. That upon HUD's acceptance of the City's application, the City Manager is authorized to exercise any and all necessary powers available to him to obtain CDBG and HOME Program funding, and to implement those projects listed in the Annual Action Plan, including execution of HUD funding agreements and sub-grant Agreements for the administration of said projects.

SECTION 3. That upon the final execution of funding agreements between the City and HUD, appropriations are hereby authorized to be increased for the purposes and from the sources listed on 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

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
City of Independence, Missouri

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Independence, Missouri is an entitlement grantee that receives annual Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). These funds support efforts to create strong, sustainable, and inclusive communities while expanding access to quality, affordable housing.

As a condition of receiving these funds, the City is required to develop and submit a Five-Year Consolidated Plan to HUD. This plan assesses local needs, incorporates citizen feedback, and serves as both an application for funding and a strategic guide for federally funded programs. The City's current 2022-2026 Consolidated Plan, approved in 2022, outlines key priorities and funding strategies for this period.

Each year, the City develops an Annual Action Plan (AAP) to outline planned activities and funding allocations for the upcoming program year. The FY25 AAP, covering July 1, 2025 – June 30, 2026, marks the fourth year of the 2022-2026 Consolidated Plan. Guided by citizen participation, this plan details how CDBG and HOME funds will be used to address community needs and local priorities.

The FY25 AAP identifies funding sources, planned projects, and implementation strategies for the program year. All funded activities are aligned with the 2022-2026 Consolidated Plan, ensuring resources are effectively allocated to support community development and housing initiatives.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The FY25 Annual Action Plan (AAP) will address high-priority community needs by implementing key affordable housing and community development strategies outlined in the 2022-2026 Consolidated Plan. These strategies focus on expanding affordable housing opportunities, providing homeless assistance, and enhancing supportive services, including:

1. Housing – Increase the supply of new housing and rehabilitate existing housing stock to ensure affordability for low-income qualified individuals.

2. Supportive Services – Continue supporting nonprofit applications from social service agencies to expand essential services for homeless individuals, non-homeless populations, elderly and individuals with a disability.
3. Quality of Life Improvements – Promote the well-being of low-income residents, seniors, and individuals with disabilities through support services and minor home repairs.
4. Code Enforcement – Restore neighborhoods and preserve property values by removing blighting conditions and enhancing community safety.

Each of these strategies aligns with the City's long-term commitment to building stronger, more inclusive communities through targeted federal funding and local partnerships.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has made significant progress toward the goals and objectives outlined in the 2022-2026 Consolidated Plan. During the 2024-25 Program Year, CDBG and HOME Program funding was utilized for administration and oversight, code enforcement, and public service programs that support critical community needs. These programs provided meals, transitional and emergency shelter, child abuse prevention services, rent and utility assistance, and affordable housing development. Additionally, funding was allocated for public facility and infrastructure improvements to enhance the quality of life for residents.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To further engage the public, the City held two public hearings on November 13, 2024, and February 20, 2025, providing opportunities for residents to share input on housing and community development needs ensuring transparent and inclusive public engagement throughout the planning process.

The City adhered to its adopted Citizens Participation Plan (CPP) as part of the 2022-2026 Consolidated Plan. To encourage citizen participation, City staff provided public notices through multiple channels. In addition to publishing announcements in The Examiner, the City directly notified organizations and individuals interested in housing and community development needs for low-income, homeless, and special needs populations.

The public meetings were also advertised on the City's website, inviting residents to submit ideas and feedback via email. Notices included information on free language interpretation and accessibility support to ensure broad community participation. The City also conducted consultations with local

community development corporations, neighborhood associations, and organizations dedicated to improving housing, services, and economic opportunities for low-income residents.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the two public meetings held in November 2024 & February 2025, attendees highlighted several critical community needs, particularly regarding housing, homelessness, and supportive services. Key concerns raised included:

Growing need for rental & utility assistance with many expressing that existing programs are inaccessible to those who need them most.

Food insecurity (lack of access to safe and nutritious food), particularly in areas where residents have limited or no transportation to reach food pantries.

Increased demand for critical and minor home repair programs, especially for seniors, who also face transportation barriers in accessing assistance.

Code enforcement efforts to address blight and deteriorating properties in neighborhoods.

The need for safe, affordable housing, as well as emergency housing and homeless shelters.

Limited emergency shelter options for individuals requiring medical assistance or support for daily living activities and individuals with disabilities .

A significant shortage of emergency shelters for domestic violence victims, despite the urgent need.

These concerns will help shape the City's housing and community development strategies to better address these pressing issues.

6. Summary of comments or views not accepted and the reasons for not accepting them

The public comment period was open from March 25 through April 24. All comments received during this time have been reviewed and incorporated into the Annual Action Plan.

7. Summary

The City of Independence's 2022-2026 Consolidated Plan outlines goals, objectives, and strategies to address the community's housing and development needs. These priorities were identified through a

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comprehensive citizen participation process, engaging residents, service providers, and community partners.

The Consolidated Plan serves as a guide for the allocation of CDBG and HOME Program resources, ensuring that safe and decent housing, a suitable living environment, and expanded economic opportunities are accessible to low- and moderate-income residents.

As the City enters the fourth year of its Consolidated Plan, it remains committed to these goals by funding and supporting:

- New construction (HOME) to revitalize the neighborhoods
- Services for non-homeless, elderly and special needs populations
- Neighborhood stabilization and public improvements
- Partnerships with public and homeless service providers

The accomplishments achieved to date reflect the growing demand for these resources and the City's ongoing efforts to meet the community's needs.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	INDEPENDENCE	Community Development Department
HOME Administrator	INDEPENDENCE	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency responsible for the development of this Action Plan 2025-2026 is the City's Community Development Department. The Community Development staff is also responsible for the administration of the City's CDBG and HOME funds.

Consolidated Plan Public Contact Information

Community Development Department

City of Independence

111 E. Maple Ave.

Independence, Mo 64050

816-325-7398

cdbg@indepmo.org

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Office Hours: M-F 8:00 a.m.-5:00 p.m.

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The 2025-26 Annual Action Plan was developed by the Community Development Department in collaboration with Independence residents. The plan's priorities were shaped by community feedback gathered through an extensive engagement process in alignment with the 2022-26 Citizen Participation Plan.

Throughout the year, the City's departments engage with local agencies and regional planning organizations on matters related to the Comprehensive Plan and Annual Action Plan. One key partner, the Mid-America Regional Council (MARC), facilitates discussions on regional challenges such as transportation, homelessness, and public health. Independence's involvement in MARC's First Suburbs Coalition and Community for All Ages programs provides valuable insights that contribute to the 2025-26 Action Plan.

Additionally, the City consults with organizations like the Greater Kansas City Coalition to End Homelessness (HUD Continuum of Care) and the Independence Housing Authority. During the development of the 2022-26 Consolidated Plan, the City analyzed housing needs and conditions using data from sources such as the American Community Survey, U.S. Census, Comprehensive Housing Affordability Strategy (CHAS), Housing Authority of Independence, Independence Council for Economic Development, the Continuum of Care, and Local Investment Commission (LINC).

This data-driven approach ensures the Annual Action Plan effectively addresses housing and special population needs within the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Independence benefits from a mature network of regional public and assisted housing providers and private and governmental health, mental health and service agencies that are connected in the delivery of services and programs through the use of Case-worthy (formerly MAACLink) a Homeless Management Information System (HMIS) and social service software suite developed and maintained by the Mid-America Regional Council, serving as the lead agency. The system contains vital information regarding services provided to individuals throughout the community. Access to this information helps service agencies manage limited resources more efficiently by: Minimizing duplication of services; Capturing information about unmet community needs; and Identifying households that could benefit from more comprehensive case management or support services.

The Regions' service coordination is further enhanced through local agency participation in the Kansas City region's Continuum of Care that focus on serving the unmet housing and social service needs of our regions' homeless and at-risk homeless populations.

Finally, the Kansas City Metropolitan Area Emergency Support Function (ESF-6) is designed to:

- Facilitate the exchange of information among jurisdictions during incidents of a regional nature involving mass care, emergency assistance, temporary housing and human services activities.
- Assist the jurisdictions in the metropolitan area in considering multi-jurisdictional issues when accomplishing local mass care, emergency assistance, temporary housing and human services activities.
- Promote a coordinated regional approach to providing mass care, emergency assistance, temporary housing and human services assistance when the needs of the event impact, tax or overwhelm existing local capabilities.

The Temporary Housing component of ESF-6 provides short-term temporary housing to those affected by the incident. Temporary housing options including rental, repair and loan assistance; replacement; factory-built housing; semi-permanent construction; referrals; identification and provision of safe, secure, functional and physically accessible housing; and access to other sources of temporary housing assistance. The Human Services component provides other victim related recovery efforts such as crisis counseling, ongoing support for special populations, and coordinating the provision of local, state and federal disaster assistance.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Independence is a participating member in the Greater Kansas City Coalition to End Homelessness (GKCCEH) which encompasses Kansas City, Independence, Lee's Summit and all unincorporated portions of Jackson County, MO. Coordination of efforts to identify and address the needs of the homeless and at risk homeless is an ongoing effort involving a broad network of local and regional nonprofit and government agencies who are charged with serving the region's homeless. Activities of the CoC include regular membership meetings, planning sessions, plan development, training, service events, funding applications, and completion of the annual Point in Time count that collects information about the regional homeless population that will help to more accurately define the nature and extent of homelessness in the community. Agencies awarded funding through the CoC are called to implement projects and programs that will assist the region in carrying out its coordinated strategy for ending homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Independence does not receive or administer ESG funding. The City participates in the GKCCEH membership meetings, which includes planning sessions, service events and funding application evaluation for ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Housing Authority of Independence
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During consultations with Independence Housing Authority (IHA) Executive Director, Ms. Tina Barlett, the most pressing unmet need identified was the lack of quality affordable housing. Ms. Barlett emphasized the need for more family-oriented affordable housing options, rather than a focus solely on housing for older adults, including developments under the Low-Income Housing Tax Credit (LIHTC) program. At the time of consultation, the IHAs Section 8 waiting list had approximately 2,500 applicants, while the Public Housing waiting list exceeded 400 applicants. The IHA has been unable to fully address the public housing waitlist for over a decade. Rising housing costs have further exacerbated the problem, with many landlords selling their rental properties, and new owners opting not to accept Section 8 vouchers, instead renting at market rates. However, the IHA is beginning to see a slow shift, with more landlords reconsidering Section 8 participation. To address these challenges, all public housing units in Independence are scheduled for a full remodel, ensuring that tenants will have access to updated, quality housing in the near future.
2	**Agency/Group/Organization**	Truman Heritage Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

FINAL

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input from Paul Raddant (Construction Director), Marikate Sears (Home Preservation Program Manager), and Crystal Martinez (Family Services Director) provided valuable insight into the current challenges and future considerations surrounding affordable housing, homelessness, and special needs issues in Independence. Key challenges discussed included: 1. Difficulty securing affordable land for residential development. 2. Rising property taxes and insurance costs, further impacting housing affordability. 3. Increased costs for new construction and rehabilitation, making development and renovation more difficult. 4. The need for expanded homebuyer counseling programs to support low-income buyers from the initial purchase through the first 3-5 years of homeownership. Truman Heritage Habitat for Humanity (THHFH) has seen a growing demand for minor home repairs, largely due to the city's aging housing stock and financial constraints faced by low-income homeowners. Paul mentioned that he would like to see more programs similar to Kansas City neighborhood where the vacant, abandoned homes are not demolished but instead the Homeowner will donate the home to a nonprofit, and in turn they will rehab the home and sell to low income homebuyer. Looking ahead, Truman plans to build two new homes this year, which will be available for purchase by qualified low-income buyers, helping to address some of the demand for affordable housing in the community.
3	**Agency/Group/Organization**	City of Independence Health Department

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	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff facilitates a community collaboration to address gaps in shelter, services, and housing for individuals and families experiencing homelessness. This effort focuses on those unable to secure stable housing due to mental and behavioral health challenges (including substance abuse), chronic health conditions, disabilities, aging-related needs, and medical conditions requiring assistance with daily living. These meetings bring together agencies from multiple towns to share resources, coordinate services, and develop solutions to better support the most vulnerable populations. Through this collaborative approach, the City works to expand access to shelter, healthcare, and long-term housing options for those in need
4	**Agency/Group/Organization**	Independence District 4 Community Improvement Committee
	Agency/Group/Organization Type	Citizens Neighborhood Organization

FINAL

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Economic Development Affordable Housing, Home Repair, Code Enforcement
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input received from Becky Hake. Southwest District 4, There is a need for resources to assist new homeowners who can afford to purchase a home but lack the funds for necessary repairs to pass inspections. Support programs should be available to help cover the cost of essential improvements, such as roof replacements or minor repairs, to bring homes up to code. Additionally, assistance should be provided for seniors to help them age in place safely. Funding for home modifications, including ramps, roof repairs, and other minor improvements, would allow elderly homeowners to remain in their homes while ensuring their safety and accessibility. Expanding these resources would help stabilize homeownership and improve housing conditions for those in need.
5	**Agency/Group/Organization**	HOPE HOUSE
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

FINAL

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Direct contact with Brandie Bair, Director of Grants & Compliance, related to issues on the urgent need for an emergency shelter for women and children escaping domestic violence situations. By providing emergency support, staff are able to be provided a safe place for survivors to transition into permanent housing. Staff provides support, resources and referrals to assist survivors in overcoming their barriers and achieving their goals.
6	**Agency/Group/Organization**	Mid America Regional Council
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Education Services-Employment Service-Fair Housing Services - Broadband Internet Service Providers Publicly Funded Institution/System of Care Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs

FINAL

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Mid-America Regional Council is a nonprofit association of city and county governments and the metropolitan planning organization for the bistate Kansas City region. Governed by a Board of Directors made up of local elected officials, we serve nine counties and 119 cities. They provide a forum for the region to work together to advance social, economic and environmental progress. MARC convenes partners and coordinates planning efforts on a wide range of issues that are important to communities in the metro, including aging services, early learning, health care, community development, homeland security, emergency services, the regional 911 system and much more. They work with cities, counties and other entities to identify common objectives and achieve our collective goals. The City participates in several different committees discussing aging and health, environmental, broadband and digital equity, transportation and economic focus areas.
7	**Agency/Group/Organization**	Xfinity by Comcast - Now Mobile
	Agency/Group/Organization Type	Services - Wireless Phone Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with representatives at Xfinity by Comcast regarding issues related to providing wireless services to low- to moderate-income individuals. Xfinity by Comcast offers affordable pre-paid plans through NOW Mobile available at $25.00 per month for unlimited Talk & text for up to 5 lines. This would give low-to-moderate income households a reliable cell phone service. The City is mostly covered by their service but there are some areas where services were lagging.
8	**Agency/Group/Organization**	Xfinity by Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers

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	What section of the Plan was addressed by Consultation?	Broadband Internet Service Provider
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with Xfinity internet service representatives, regarding the need for affordable Broadband internet services for low income households. Currently, Xfinity is offering their internet Essentials plan for $14.95 a month for up to 75 Mbps, or Internet Essentials Plus at $29.95 for up to 100Mbps. This plan is available to individuals that participate in assistance plans like the Public Housing assistance, National School Lunch program/Head Start, VA Pension, Medicaid, SNAP, and other government plans. The City is mostly covered by this service, but there are some areas where service is lacking. Xfinity is also offering a low cost cell phone plan with the internet plan ($25.00 per month for unlimited Talk & text for 2 phones) and low cost laptops. Their goal is to offer fast, reliable & affordable service for all families to work, learn and stream from home.
9	**Agency/Group/Organization**	MOTHER'S REFUGE
	Agency/Group/Organization Type	Services-homeless Services - Pregnant/Parenting young women
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

FINAL

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input from Kelsi Green provided valuable insight into affordable housing, community development, homelessness, and support for pregnant and parenting young women in Independence, along with key considerations for the future. Discussions highlighted several critical needs, including: Employment and job training programs to help young mothers achieve financial stability. Short- and medium-term financial assistance to address immediate economic challenges. Credit assistance services to support financial literacy and long-term stability. Childcare assistance programs to enable young mothers to work or continue their education. Continued support for homeless shelters and housing initiatives, ensuring that vulnerable populations have access to safe and stable living conditions. The need for transitional apartments for mothers and their babies up to age five, providing a structured and supportive environment for early childhood development. Additionally, Mothers Refuge is currently in the process of converting a building into apartments for new mothers, which will serve as a vital resource for young women in need of stable housing and support services. This initiative aims to create a sustainable pathway for mothers to transition into independent living while ensuring their children have a secure foundation.
10	**Agency/Group/Organization**	Greater Kansas City Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

FINAL

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Greater Kansas City Coalition to End Homelessness (GKCCEH) is the HUD Continuum of Care (CoC) Lead Agency for Jackson County, Missouri and Wyandotte County, Kansas (CoC MO-604). City of Independence attends the monthly Greater Kansas City Homeless Coalition meeting to glean from training opportunities that help us to serve the needs of homeless and underserved residents throughout the region. Our efforts to collaborate with this group foster grant making opportunities and data analysis. Meetings are held every third Wednesday of the month.
11	**Agency/Group/Organization**	CITY OF INDEPENDENCE
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from various City agencies provided insights, planning documents, and other information to create various sections of the plan. The City has officials across the City looking to address the needs of the City. City Council holds meetings and hearings to address public needs and input on various matters.

FINAL

12	**Agency/Group/Organization**	Independence Economic Development Corporation
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Independence Chamber of Commerce represents a partnership of more than 700 member businesses and professionals dedicated to promoting the economic growth of Independence. The City participates in policy development and goal setting. The Chamber recently formed a Housing subcommittee focusing on addressing housing needs throughout the community

Identify any Agency Types not consulted and provide rationale for not consulting

All applicable agency types are in the process of being consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Greater Kansas City Coalition to End Homelessness (GKCCEH)	Plan goals established to serve the unmet needs of the homeless and at-risk homeless in Independence strive to support the regional strategy of the Continuum of Care.
Capital Improvement Program 2024-2030	City of Independence	Where feasible, Plan goals are established to supplement and complement the goals of the City's Capital Improvement Program.

FINAL

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
PHA Annual Plan	Independence Housing Authority	Similar to the ConPlan, the IHA's Annual Plan outlines the Public Housing Authority's measurable goals and objectives for a five-year period. Aligning with the purposes of the CDBG and HOME Programs, the Housing Authority's primary mission is to provide safe, decent, and affordable housing for low- and moderate-income families, including seniors and individuals with disabilities, while also supporting programs that promote economic self-sufficiency.
Community for All Ages	City of Independence	Since 2018, the City has maintained its Community for All Ages Gold Level recognition from the Mid-America Regional Council. This initiative ensures that older adults are valued, respected, and actively involved in shaping and sustaining a high quality of life in their communities. It integrates aging-related opportunities and challenges into all aspects of community life, including infrastructure, programs, services, workforce development, and civic engagement. The City continues to incorporate these principles into its projects, services, and development efforts.
Imagine Independence Comprehensive Plan	City of Independence	The General Plan and Community Plans create a vision for future development activities. The planning process provides an opportunity for residents and stakeholders to participate in creating a vision for the future and sharing their ideas.
CityWide Housing Study	City of Independence	Independence's City-Wide Housing Study was undertaken to create a baseline understanding of what the city's housing needs and challenges are, both currently and for the foreseeable future. The ultimate goal of this study is to help City staff, elected officials, housing partners, and community members understand key aspects of the housing market, as well housing issues that impact the overall health of the City. It is also intended to serve as the basis for future strategies and policy decisions a basis for formulating community specific housing priorities, policy alternatives, and intervention strategies.

FINAL

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2025-26 Independence Annual Action Plan	City of Independence	The Independence City Council developed their newest set of strategic priorities to guide future policy and funding decisions. Considerable effort has been made to develop a strategic plan that includes a purpose, purpose statements, and action items that are based on input following months of collaborative discussions from a wide cross-section of the community.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Independence is focused on providing a wide variety of opportunities for residents to participate in the City's Consolidated Planning and Annual Action Plan process.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City recognizes the importance of citizen participation in the development and implementation of the 2025-26 Annual Action Plan (AAP). To ensure broad community engagement, the City followed its adopted Citizen Participation Plan, which aligns with the Housing and Community Development Act.

During the AAP planning process, the City encouraged public involvement through multiple outreach methods, including:

- Public meetings held on November 13, 2024, and February 20, 2025
- Email outreach and City Website
- Local newspaper advertisements

Public notices were published in The Examiner in both English and Spanish, informing residents about the public meetings and opportunities to submit comments. Additionally, the City made interpretation services available upon request to ensure accessibility for all community members.

Copies of the Annual Action Plan in both English and Spanish were available at several community locations for the purpose of public view during the public comment period (March 25th – April 24th). These locations included the Public Housing Authority of Independence, Mid-Continent Public Library Independence Branches (3), Palmer Senior Center, and the Fairmont Community Center as well as the City's website.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	All Public Meeting and information is posted on the City website. The 25-26 Annual Action Plan was posted to the city website in both English and Spanish during the entirety of their respective public comment periods according to the City's 22-26 Citizen Participation	No Public comments were received	All comments received were considered in the Annual Action Plan	independencemo.gov/cdbghomegrants

FINAL

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Distribution of Plan	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Copies of both the Annual Action Plan in both English and Spanish will be available at several community locations for the purpose of public view during the public comment period. These locations included the Public Housing Authority of Independence, Mid-Continent Public Library Independence Branches (3), Palmer Senior Center, and the Fairmont Community Center.	No Public comments were received	All comments received were considered in the Annual Action Plan.	

OMB Control No: 2506-0117 (exp. 09/30/2021)

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3	Public Meeting	Non-targeted/broad community	General meeting to discuss the Annual Action Plan and needs of the Independence Community were held both virtually/in person at City Hall on November 13, 2024 and February 20, 2025	Topics discussed transportation barriers in accessing assistance. Increased demand for critical and minor home repair programs, especially for seniors and individuals with disabilities, need for rental, utility, food, & medical assistance, with many expressing that existing programs are inaccessible to those who need them most. shortage of shelters for	All comments received were considered in the Annual Action Plan	

FINAL

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				domestic violence victims, emergency housing & homeless shelter, despite the urgent need.		

FINAL

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A Public Notice was published in The Examiner, a newspaper of general circulation, on March 8, 2025, to publicize the 30-day public comment period for the proposed 2025–2026 Annual Action Plan. The public comment period began on March 25, 2025, and concluded on April 24, 2025.	Public Comment period closed on April 24, 2025. No Public Comments were received.		

FINAL

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A Public Notice was run in The Examiner, a newspaper of general circulation on October 29, 2024 and February 1, 2025 to publicize and inform the public of a Annual Action Plan Public Meeting held virtually and at City Hall on November 13, 2024 and February 20, 2025.	No Public comments were received		

Table 4 – Citizen Participation Outreach

FINAL

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Independence receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through its primary allocation programs, CDBG and HOME. Over the five-year Consolidated Plan period (2022-2026), the City expects to allocate approximately $6.75 million through these programs. This Annual Action Plan represents the fourth year of that five-year plan.

The Annual Action Plan details the federal, state, local, and private resources expected to be available to Independence to address priority needs and strategic objectives. For the 2025-26 program year, the City has been awarded $911,277.00 in CDBG funding for a total available of $915,900.70 ($911.277.00 in 2025-26 CDBG Funding Allocation and $4,623.70 reallocation from 2023-24 program year) and $527,798.18 in HOME funding. The SP38 will indicate project funding levels from the allocation amounts.

CDBG funds will support community development activities, including code enforcement, minor home repairs, public services, and program administration. HOME funds will be used to develop affordable housing for low- to moderate-income households.

This section provides an overview of the HOME and CDBG resources available to Independence for FY 2022-26 Consolidated Plan and outlines

FINAL

the funding framework for the upcoming program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	911,277.00	0.00	4,623.70	915,900.70	0.00	For the 2025-26 program year, the City has been awarded $911,277.00 in CDBG funding for a total available of $915,900.70 ($911.277.00 in 2025-26 CDBG Funding Allocation and $4,623.70 reallocation from 2023-24 program year). The SP38 will indicate project funding levels from the allocation amounts. This funding will be invested in preservation of affordable housing units, Minor Home repair, and public services.

FINAL

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	527,798.18	0.00	0.00	527,798.18	0.00	For the 2025-26 program year, the City has been awarded $527,798.18 in HOME funding allocations. The SP38 will indicate project funding levels from the allocation amounts. This funding will be invested in the development and/or rehabilitation of single family and/or multi-family rental housing.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME and CDBG funds are leveraged with City general funds and other local financial resources. Agencies that receive CDBG and HOME funds must provide leverage with other local, state, and federal sources. Target area Code Enforcement includes matching funds from the City's General Fund. Public service activities leverage CDBG funds with a mix of agency funds, grants, state funds, and private foundations as well as donation funding. On average over the last program year, each HUD dollar leveraged approximately $20.79 in other federal, state, local, and private funds.

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The HOME Program requires participating jurisdictions to provide a 25 percent match on most HOME entitlement funds expended each program year. This match is a permanent contribution to affordable housing of non-federal funds. Applicants for HOME-CHDO set-aside funds are encouraged to demonstrate matching funds. Matching funds are reported and approved by the City's Community Development Department annually.

FINAL

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

While the City does own a number of properties, not all properties are suitable for housing projects. The City maintains available city real estate on the City's website and has received interest from private parties. In addition, the Land Trust of Jackson County is a governmental corporation established by state law to sell properties within Jackson County that have failed to sell on the courthouse steps to satisfy unpaid taxes. Land Trust maintains on their website an interactive map showing the location of all available lots in Independence as well as purchase procedure information. Over the last few years, the Land Trust has sold some properties. In addition, the City has worked with a few housing developers who have expressed interest in Land Trust properties in Independence.

Discussion

The City will collaborate with local service provider agencies to enhance its affordable housing and supportive service delivery. The goal of this effort will be maximizing available resources in the leveraging of additional private, local, state, or federal funding sources. The City will continue to use HUD and local funding sources to support a variety of eligible projects to meet high priority needs and goals.

FINAL

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Code Enforcement and Blight Removal	2022	2026	Affordable Housing Non-Homeless Special Needs	CDBG Eligible Area Census Tracts	Code enforcement and blight removal Vacant Property Re-Use Commercial Revitalization Economic Development	CDBG: $195,000.00	Housing Code Enforcement/Foreclosed Property Care: 1800 Household Housing Unit
2	Single & Multi Family Residential Rehabilitation	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Eligible Area Census Tracts	Capacity Building Rehabilitation and Energy Efficient Improvements Vacant Property Re-Use Emergency/Transitional Shelter Support + Services Special Needs Housing & Services Subsistence Housing & Utility Support Fair Housing Support	CDBG: $401,953.75 HOME: $.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community Infrastructure Support	2022	2026	Affordable Housing Non-Housing Community Development	CDBG Eligible Area Census Tracts	Community Infrastructure Vacant Property Re-Use Commercial Revitalization Economic Development	CDBG: $.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
4	Community Facilities Support	2022	2026	Affordable Housing Non-Housing Community Development	CDBG Eligible Area Census Tracts	Community Infrastructure Vacant Property Re-Use Commercial Revitalization Economic Development	CDBG: $.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	Community Public Services For All Types Of Clients	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Eligible Area Census Tracts City-wide	Capacity Building Emergency/Transitional Shelter Support + Services Special Needs Housing & Services Subsistence Housing & Utility Support Economic Development Crime Reduction Public Services Fair Housing Support	CDBG: $136,691.55	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7500 Households Assisted

FINAL

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2022	2026	Non-Housing Community Development	CDBG Eligible Area Census Tracts City-wide	Capacity Building Commercial Revitalization Economic Development	CDBG: $.00	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
7	Development Of New Affordable Housing & Facilities	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Eligible Area Census Tracts City-wide	Capacity Building Vacant Property Re-Use Emergency/Transitional Shelter Support + Services Special Needs Housing & Services Subsistence Housing & Utility Support Fair Housing Support	CDBG: $.00 HOME: $527,798.18	Homeowner Housing Added: 2 Household Housing Unit
8	Homeownership Support	2022	2026	Affordable Housing	CDBG Eligible Area Census Tracts City-wide	Capacity Building Homebuyer Assistance Public Services Fair Housing Support	CDBG: $.00 HOME: $.00	Direct Financial Assistance to Homebuyers: 0 Households Assisted

FINAL

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Capacity Support	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG Eligible Area Census Tracts City-wide	Capacity Building Rehabilitation and Energy Efficient Improvements Homebuyer Assistance Special Needs Housing & Services Public Services	CDBG: $182,255.40 HOME: $52,779.81	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Community Code Enforcement and Blight Removal
	Goal Description	Residential code complaint investigation, inspection, and enforcement in deteriorating areas; addressing blighting conditions in low to moderate income neighborhoods. Strengthen residential code enforcement and blight removal in Independence to foster neighborhood revitalization.
2	**Goal Name**	Single & Multi Family Residential Rehabilitation
	Goal Description	Strengthen housing quality via single- or multi- family rehabilitation with or without acquisition. Clients assisted will be low- and moderate- income persons, homeless persons or persons with special needs. Congregate housing is included in this category for residential use purposes.
3	**Goal Name**	Community Infrastructure Support
	Goal Description	Sidewalk and public facility improvements in low to moderate income neighborhoods and areas to improve access to basic services, public facilities and public transportation.

FINAL

4	**Goal Name**	Community Facilities Support
	Goal Description	Execute targeted public and community facilities support in CDBG eligible tracts and governmentally designated redevelopment areas.
5	**Goal Name**	Community Public Services For All Types Of Clients
	Goal Description	Enhance the availability of public services for lower income residents that improve their livability and access to basic needs. Such service may also assist homeless and special needs clients.
6	**Goal Name**	Economic Development
	Goal Description	Strengthen the creation, retention and expansion of targeted business opportunities in the community.
7	**Goal Name**	Development Of New Affordable Housing & Facilities
	Goal Description	Expand community affordable housing opportunities through new single- or multi- family construction with or without acquisition and/or demolition. Congregate care housing is also included as are homeless facilities and facilities for clients with special needs.
8	**Goal Name**	Homeownership Support
	Goal Description	Foster targeted homeownership opportunities through direct financial assistance.
9	**Goal Name**	Capacity Support
	Goal Description	Strengthen the design, delivery and implementation capacity of public, private and/or non-profit affordable housing, neighborhood revitalization, community and economic development, homeless and special needs endeavors in the community.

FINAL

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects for the 2025-26 program year have been selected based on data from the 2022-26 Consolidated Plan, public meetings, and consultations. These projects aim to expand affordable homeownership opportunities in Independence, support community organizations, address blight in low- to moderate-income neighborhoods, and enhance the quality of life for low-income residents, including seniors and individuals with disabilities.

CDBG funds will support program administration, minor home repairs, code enforcement in eligible areas, and public service programs for nonprofit organizations serving low- and moderate-income residents. HOME funds will be used for program administration, CHDO capacity building, and single-family and multi-family housing projects developed by qualified CHDOs.

The administration of the minor home repair program and all public service projects will follow a competitive Request for Proposal (RFP) process. Funding opportunities for CDBG and HOME will be advertised through the City's website, local newspapers, partner networks, and social media. Applications will be evaluated based on alignment with Consolidated Plan goals, city policies, organizational capacity, financial stability, feasibility, and other qualifications before funds are awarded.

Projects

#	Project Name
1	FY 2025-26 CDBG Project Administration
2	FY 2025-26 CDBG Minor Home Repair Program
3	FY 2025-26 CDBG Public Services Program Assistance
4	FY 2025-26 CDBG Housing Code Enforcement
5	FY 2025-26 HOME Administration
6	FY 2025-26 HOME Community Housing Development Corporations (CHDO Projects)
7	FY 2025-26 HOME Community Housing Development Corporations (CHDO) Operating Funds
8	FY 2025-26 HOME Single & Multi Family Residential Rehabilitation Homeowner Support

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

With the limited funding available, addressing all community needs remains a challenge. However, the City prioritizes allocating resources to assist as many residents as possible, including domestic violence victims, seniors, individuals experiencing homelessness, and people with disabilities. Providing essential

services such as food, mental health care, and supportive programs ensures that critical needs are met.

Additionally, a focus is placed on expanding access to services for underserved populations who face barriers to obtaining basic necessities due to transportation challenges.

FINAL

AP-38 Project Summary

Project Summary Information

FINAL

1	**Project Name**	FY 2025-26 CDBG Project Administration
	Target Area	City-wide
	Goals Supported	Community Code Enforcement and Blight Removal Single & Multi Family Residential Rehabilitation Community Public Services For All Types Of Clients
	Needs Addressed	Capacity Building Code enforcement and blight removal Rehabilitation and Energy Efficient Improvements Community Infrastructure Community Facilities Vacant Property Re-Use Homebuyer Assistance Emergency/Transitional Shelter Support + Services Special Needs Housing & Services Subsistence Housing & Utility Support Public Services Fair Housing Support
	Funding	CDBG: $182,255.40
	Description	CDBG Administration budget will use 20% of CDBG funds necessary for the successful administration of the grant program and to ensure compliance with federal regulations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Administration expenses support all beneficiaries of the program reported throughout the 2025-26 Annual Action Plan.
	Location Description	CityWide administration of the CDBG program.
	Planned Activities	Staff salaries, planning, general administration.
2	**Project Name**	FY 2025-26 CDBG Minor Home Repair Program
	Target Area	City Wide
	Goals Supported	Single & Multi Family Residential Rehabilitation
	Needs Addressed	Rehabilitation and Energy Efficient Improvements Fair Housing Support
	Funding	CDBG: $401,953.75

FINAL

	Description	The City funds a Minor Home Repair Program to assist eligible low-income homeowners in addressing health and safety deficiencies. This program provides grant assistance of up to $25,000 to cover critical repairs, ensuring homes are safe, sanitary, and code-compliant. The goal is to help homeowners maintain secure and healthy living conditions while preserving the community's housing stock and allowing elderly homeowners to age in place. This activity includes $397,330.05 in 2025-26 CDBG funding and $4,623.70 of prior year CDBG funds reallocated from 2023-24 for a total of $401,953.75 funding available.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated at least (10) low-moderate income homeowners will benefit from the proposed activity during the 2025-2026 program year
	Location Description	CDBG Eligible Area Census Tracts City-wide
	Planned Activities	Owner occupied housing Minor Home rehab addressing critical health and safety deficiencies ensuring homes are safe, sanitary, and code-compliant.
3	**Project Name**	FY 2025-26 CDBG Public Services Program Assistance
	Target Area	CityWide
	Goals Supported	Community Public Services For All Types Of Clients
	Needs Addressed	Capacity Building Emergency/Transitional Shelter Support + Services Special Needs Housing & Services Subsistence Housing & Utility Support Crime Reduction Public Services Fair Housing Support
	Funding	CDBG: $136,691.55
	Description	Funding support for local nonprofit service providers offering public services to low- to moderate-income residents and special needs populations, including homeless services and senior support programs.
	Target Date	6/30/2026

FINAL

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6,000 families below the poverty line will be assisted by the network of non-profit public service organizations in the City of Independence.
	Location Description	City Wide
	Planned Activities	Public service programs will offer community-based and home-delivered meals for seniors, safe shelter and support for domestic abuse victims, rent and utility assistance, homeless prevention services, case management, emergency and transitional housing support, and initiatives focused on child abuse prevention and domestic violence intervention.
4	**Project Name**	FY 2025-26 CDBG Housing Code Enforcement
	Target Area	City Wide
	Goals Supported	Community Code Enforcement and Blight Removal
	Needs Addressed	Code enforcement and blight removal
	Funding	CDBG: $195,000.00
	Description	Residential code complaint investigation, inspection, and enforcement in deteriorating areas; addressing blighting conditions in low to moderate income neighborhoods
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,700 housing units will be inspected, violations addressed and re-inspected for compliance with housing property maintenance codes
	Location Description	Focus will be in Council Districts 1, 2 and 4 where the highest concentration of low-mod income census tracts exists. This is the central, northwest, northeast and southwestern areas of Independence in low to moderate income Census Tracts only.
	Planned Activities	Property Maintenance regulation compliance
5	**Project Name**	FY 2025-26 HOME Administration
	Target Area	City Wide

FINAL

	Goals Supported	Single & Multi Family Residential Rehabilitation Homeownership Support
	Needs Addressed	Capacity Building Rehabilitation and Energy Efficient Improvements Vacant Property Re-Use Homebuyer Assistance Fair Housing Support
	Funding	HOME: $52,779.81
	Description	HOME Administration budget will use 10% of HOME funds necessary for the successful administration of the grant program and to ensure compliance with federal regulations. General administration costs for the HOME Affordable Housing Partnership, including staff salaries, planning efforts as well as consulting benefits.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	HOME Administration expenses support all beneficiaries reported throughout the Annual Action Plan.
	Location Description	City Wide
	Planned Activities	Administration of HOME program.
6	**Project Name**	FY 2025-26 HOME Community Housing Development Corporations (CHDO Projects)
	Target Area	City Wide
	Goals Supported	Single & Multi Family Residential Rehabilitation Homeownership Support
	Needs Addressed	Capacity Building Rehabilitation and Energy Efficient Improvements Community Facilities Vacant Property Re-Use Homebuyer Assistance Fair Housing Support
	Funding	HOME: $79,169.72
	Description	Affordable housing development by eligible Community Development Housing Organizations (CHDO) with a focus on Englewood and Council District 4.

FINAL

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two (2) low- to moderate-income families will gain access to safe, quality, and affordable housing through this initiative. These housing opportunities aim to provide stability and improve living conditions for families in need.
	Location Description	City-Wide
	Planned Activities	The HOME Program provides funding for the acquisition, rehabilitation, and new construction of rental housing, as well as the acquisition, rehabilitation, and new construction of homebuyer properties. Additionally, it offers direct financial assistance to purchasers of HOME-assisted housing units. Projects receiving HOME Program funding are selected through a competitive RFP process. This funding supports the development of affordable housing opportunities for low-to-moderate income households across the City while also strengthening the capacity of local Community Housing Development Organizations (CHDOs).
7	**Project Name**	FY 2025-26 HOME Community Housing Development Corporations (CHDO) Operating Funds
	Target Area	City Wide
	Goals Supported	Single & Multi Family Residential Rehabilitation Homeownership Support
	Needs Addressed	Capacity Building Rehabilitation and Energy Efficient Improvements Vacant Property Re-Use Public Services Fair Housing Support
	Funding	HOME: $26,389.90
	Description	Support will be provided to Community Housing Development Organizations (CHDOs) to help establish and maintain the required staffing and capacity. Five percent (5%) of the total HOME funding is allocated to this effort, ensuring CHDOs can effectively develop and manage affordable housing initiatives.
	Target Date	6/30/2026

FINAL

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two (2) ow- to moderate-income families will gain access to safe, quality, and affordable housing through this initiative. These housing opportunities aim to provide stability and improve living conditions for families in need.
	Location Description	City-wide
	Planned Activities	Support will be provided to new or expanding Community Housing Development Organizations (CHDOs) to help establish and maintain the required staffing and capacity. Five percent (5%) of the total HOME funding is allocated to this effort, ensuring CHDOs can effectively develop and manage affordable housing initiatives. Projects receiving HOME Program funding are selected through a competitive RFP process. This funding supports the development of affordable housing opportunities for low-to-moderate income households across the City while also strengthening the capacity of local Community Housing Development Organizations (CHDOs).
8	**Project Name**	FY 2025-26 HOME Single & Multi Family Residential Rehabilitation Homeowner Support
	Target Area	City Wide
	Goals Supported	Single & Multi Family Residential Rehabilitation Homeownership Support
	Needs Addressed	Rehabilitation and Energy Efficient Improvements Vacant Property Re-Use Homebuyer Assistance Fair Housing Support
	Funding	HOME: $369,458.75
	Description	The HOME Program provides funding for acquisition, rehabilitation, and new construction of homebuyer properties. Focus is placed on Council Districts 1 and 4 to coordinate housing investment with other targeted investments.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two (2) low- to moderate-income families will gain access to safe, quality, and affordable housing through this initiative. These housing opportunities aim to provide stability and improve living conditions for families in need.
	Location Description	City-wide

FINAL

	Planned Activities	The City is anticipating two (2) new single family homes to be completed by the end of FY2026. This will allow low- to moderate-income families to gain access to safe, quality, and affordable housing through this initiative. These housing opportunities aim to provide stability and improve living conditions for families in need.

FINAL

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City does not allocate goals and strategies in this Plan based on geography. Instead, funds are distributed according to identified needs and priorities outlined in the 2022-2026 Consolidated Plan.

For FY 2025-26, 40% of CDBG and HOME resources will be allocated, in part, to CDBG-eligible geographic tracts, as detailed in SP-10 of the Consolidated Plan. These areas include neighborhoods where more than 50% of residents are low- to moderate-income.

City departments collaborate with local leaders, service providers, and community advocates to identify urgent needs and direct investments that enhance accessibility, health, and housing stability for at-risk residents. While funding decisions do not require service providers to operate in specific neighborhoods, location is considered based on community conditions, service gaps, and the organization's commitment to inclusivity, equity, and anti-discrimination in serving the City's most vulnerable populations.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Area Census Tracts	40
City-wide	60

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The basis for allocating investments is to focus on deteriorated neighborhoods and areas of private disinvestment. This is determined by census data, identified property value decline and vacancy rates as well as applicable sections of the City's 2022-26 Consolidated Plan

Discussion

The City supports the development of affordable housing in areas that benefit low- to moderate-income residents while avoiding concentration, exclusion, or segregation. HOME-funded affordable housing projects will be considered citywide to affirmatively further fair housing and equitably serve all qualifying households.

CDBG Public service projects selected for funding will directly benefit low- to moderate-income residents across the City. Assistance is targeted to individuals and families earning below 80% of the area median income, including those experiencing homelessness within city limits.

Code enforcement and minor home repair efforts will focus on low- to moderate-income census tracts

to address blight and improve neighborhood conditions. Funding priorities are based on citizen participation feedback and the 2022-2026 Consolidated Plan, which emphasizes a strategic, data-driven approach to resource allocation, particularly in the hardest-hit areas.

The City ensures an equitable funding process through policies such as underwriting standards for housing projects, review committees for CDBG and HOME applications, and citizen participation opportunities. Code enforcement efforts are paired with public and private improvements, rehabilitation projects, and essential services to help stabilize and revitalize struggling neighborhoods.

FINAL

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goals for the City of Independence are based on key indicators and the scope of this year's projects. The City will continue to invest in new housing development and preserve existing housing through the CDBG Minor Home Program and the HOME Program. These efforts aim to support low- to moderate-income households in achieving homeownership and maintaining safe, stable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	4
Total	12

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	12

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's low- to moderate-income neighborhoods primarily consist of older single-family homes on narrow lots, with a mix of moderate- and high-density low-rise multi-family housing and scattered-site rentals, often created through single-family home conversions. Many of these neighborhoods also contain vacant infill lots where housing units once stood.

To address housing needs, the City, in partnership with certified Community Housing Development Organizations (CHDOs), will develop two (2) new construction affordable single family houses . Vacant and abandoned properties will be acquired, rehabilitated, and returned to the market—reducing blight, increasing property values, and restoring these homes to the tax rolls. All funded projects will incorporate Universal Design best practices to support aging in place and improve accessibility for individuals with disabilities.

Through the CDBG Minor Home Repair Program, the City expects to assist approximately ten (10) low- to moderate-income homeowners in addressing health and safety deficiencies and code violations,

ensuring their homes remain safe, sanitary, and compliant.

Additionally, the City will continue its building permit fee waiver program, eliminating fees for new single-family home construction and substantial rehabilitation in low- to moderate-income neighborhoods. The program aims to:

- Encourage infill and redevelopment in distressed areas
- Reduce neighborhood blight
- Promote high-quality, planned redevelopment

These initiatives align with HUD-defined program goals, guiding the allocation of HUD funds to support homelessness prevention, housing stability for low-income households, expansion of affordable and accessible housing, and assistance for first-time low-income homebuyers.

FINAL

AP-60 Public Housing – 91.220(h)

Introduction

During the FY 2025-26 program year, the City will continue its efforts to implement the public housing portion of the Strategic Plan in partnership with the Independence Housing Authority (IHA). The IHA is responsible for managing public housing operations and administering funds in compliance with state laws and federal regulations established by the U.S. Department of Housing and Urban Development (HUD). The IHA will utilize operating and capital funds allocated by HUD, as well as Housing Choice Voucher (HCV) Section 8 funding, to achieve its strategic goals.

The IHA remains committed to executing its Five Year Action Plan, which focuses on addressing the needs of low-income, very low-income, and extremely low-income families. Key objectives include:

- Preserving and increasing the availability of decent, safe, and affordable housing.
- Enhancing community quality of life and economic vitality.
- Promoting self-sufficiency and asset development for families and individuals.
- Ensuring equal housing opportunities in accordance with federal anti-discrimination laws.
- Improving living conditions while maintaining rent affordability. by rehabilitation of all units in the IHA properties.
- Operating a socially and financially sound public housing program that upholds safety and sanitation standards.
- Ensuring compliance with all applicable federal laws and regulations, including Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973.

To further these goals, IHA will implement the following strategies throughout the fiscal year:

- Maintaining a system of checks and balances to safeguard subsidized housing and protect residents.
- Organizing and funding resident engagement opportunities to encourage community participation and peer collaboration.
- Expanding employment opportunities for residents to improve financial stability.
- Strengthening partnerships with local service providers to enhance residents' access to education, job training, healthcare, childcare, and homeownership assistance.

Through these actions, the IHA will continue to support the community's most vulnerable populations while fostering an environment of economic empowerment and long-term housing stability.

Actions planned during the next year to address the needs to public housing

In the upcoming fiscal year, IHA will implement a variety of strategies to address the shortage of

affordable housing. IHA's strategies emanate from the Agency's 5-Year Plan goals and objectives and are aligned with HUD's strategic framework. IHA's Plan is also consistent with the City of Independence's Consolidated Plan and the State of Missouri Consolidated Plan.

Core strategies include: maximizing affordable housing opportunities through continuous program improvements and management efficiencies; leveraging additional resources to replace public housing units and implement mixed-finance, mixed-income redevelopment; and generating new housing opportunities by applying for additional vouchers should they become available – including special purpose vouchers for targeted groups such as the elderly, disabled, veterans, homeless and foster youth.

IHA plans to revise its preferences to include a local preference for applicants who live, work or attend educational or job training in Jackson County. Current preferences for Elderly or Disabled, Homeless, Veteran and Displaced by Natural Disaster will not be removed.

IHA has restarted the Resident Opportunity and Self-Sufficiency program utilizing the remainder of the previous grant. The agency has hired a full-time ROSS Coordinator and is trying to garner additional funding through an upcoming grant that will also cover the position into the RAD Conversion.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Community Services League (CSL), a HUD-Certified Housing Counseling Agency and a key partner of the City of Independence, offers various programs designed to assist low- to moderate-income families with the potential for homeownership. Through these services, CSL provides valuable educational resources to help families navigate the path to becoming new homeowners. The agency's educational services include:

- Pre-purchase counseling
- Financial management and budget counseling
- Homebuyer education workshops
- Fair housing pre-purchase workshops

These programs are available to all low- to moderate-income families and individuals, including those residing in public housing.

In addition to CSL's efforts, the Independence Housing Authority (IHA) continues to administer the HUD Job Plus program for local public housing residents. This program offers a variety of support services, including onsite job search assistance, resume workshops, multi-community agency collaboration, and access to local banking services. IHA also provides financial education opportunities, such as budgeting

classes and first-time homebuyer workshops.

To further engage residents, IHA hosts several events designed to encourage greater involvement in the management of their housing facilities, fostering a sense of community and empowerment among residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

Discussion

The City and IHA will continue to work together as opportunities arise through the consolidated planning and citizen participation process to identify unmet needs and priority objectives; and to leverage resources to the benefit of Independence very low-income community.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Independence, while not a direct service provider, actively collaborates with numerous organizations dedicated to addressing and preventing homelessness. Many of these organizations are members of the Greater Kansas City Coalition to End Homelessness (GKCCEH). Through the Continuum of Care, these groups meet regularly to discuss community challenges, develop collaborative solutions, and allocate funding to combat homelessness. By prioritizing CDBG Public Service funding, the City ensures that funded projects and programs work in tandem, complementing one another and covering all critical eligible services without gaps.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Independence is an active member of the Greater Kansas City Coalition to End Homelessness (GKCCEH) and remains committed to supporting efforts to reduce and ultimately end homelessness in the community. GKCCEH is dedicated to eliminating homelessness across the Greater Kansas City area and serves as the HUD-designated Continuum of Care (CoC) Lead Agency for Jackson County, Missouri. As a CoC membership organization, the City of Independence collaborates closely with GKCCEH, participating in various initiatives designed to combat homelessness and provide comprehensive wraparound services to individuals in need.

The City will continue to engage in the National Point-in-Time Homeless Count, conducted in January and July. During this initiative, volunteers visit libraries, encampments, transit hubs, and other locations to identify individuals and families experiencing homelessness. These efforts enable data collection, interviews, and referrals to essential services.

Since 2023, the City of Independence has supported the Alternative Response for Community Health (ARCH) program, an interdepartmental initiative designed to provide a more tailored response to community health needs. ARCH is a specialized 911 response unit that pairs community paramedics with

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clinical social workers, operating alongside—and sometimes in place of—traditional first responders.

ARCH Program Highlights:

- Connects individuals to appropriate resources and services.
- Provides crisis intervention and mental health assessments on-site.
- Offers immediate support and crisis mitigation with a focus on long-term solutions.
- Conducts follow-up visits to ensure continued care and support.

ARCH serves community members experiencing:

- Homelessness
- Mental health crises
- Economic hardship

By bridging gaps in care, ARCH enhances community health and ensures that essential services reach those who need them most.

Since 2023, the City of Independence and Community Services League (CSL) launched a strategic partnership to help individuals experiencing homelessness transition into stable employment and housing. This pilot program provides meaningful job opportunities, offering temporary employment as a stepping stone toward financial stability.

Key program features:

- Workers earn a minimum wage of $15/hour, with $3/hour deposited into a housing support account.
- CSL provides coaching, job training, and assistance in securing full-time employment.
- Participants are connected to mainstream benefits, resources, and permanent housing opportunities.

This program has been renewed for 2025-26, reinforcing the City's commitment to addressing homelessness through employment and economic empowerment.

By centering the voices of individuals with lived experience and using data-driven program outcomes, the City of Independence continues to build public awareness and inform local policy to better support those experiencing homelessness, disabilities, and aging-related challenges.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Independence will provide CDBG Public Service funding assistance to support critical programs addressing the emergency shelter and transitional housing needs of individuals and families

experiencing homelessness. These efforts aim to ensure access to essential services, prevent homelessness, and facilitate long-term stability.

Funded Programs and Objectives:

Community Services League (CSL) delivers vital outreach, financial assistance, and wraparound support services to address the root causes of homelessness and transition individuals into sustainable housing. This program provides:

- Food, shelter, hygiene kits, and transportation for individuals experiencing homelessness.
- Outreach to unsheltered individuals and families, connecting them to emergency shelter, housing, or critical services.
- Immediate, non-facility-based care for those unable or unwilling to access traditional emergency shelters or healthcare facilities.

Salvation Army Crossroads Emergency Family Shelter - As the only family emergency shelter in Eastern Jackson County, the Crossroads Emergency Family Shelter serves families seeking refuge from homelessness, by offering private apartments for families to have a safe space of their own while receiving the assistance that they need. This program provides stable, temporary housing while connecting families to long-term solutions through their Permanent Supportive Housing programs.

The Salvation Army EA program works to prevent homelessness by assisting program participants with:

- Utility disconnections and rental assistance to prevent eviction.
- Crisis case management with Pathway of Hope to ensure long-term stability and prevent recurring emergencies by working with residents to remove roadblocks to success.
- Ongoing Regional Collaboration with several area agencies

The City of Independence will continue its active participation in the Greater Kansas City Coalition to End Homelessness (GKCCEH), providing a staff liaison for monthly meetings. This engagement ensures the City remains informed about available funding opportunities, contributes to regional policy and program development, and strengthens collaborative efforts to address homelessness effectively.

Through these initiatives, the City reaffirms its commitment to supporting individuals and families in crisis, preventing homelessness, and fostering sustainable housing solutions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The City supports organizations that offer supportive services such as counseling and case management to help individuals experiencing homelessness make the transition from shelter to safe and stable housing CDBG funds. These are made available annually through a competitive grant application process.

- Community Service League's Homeless Outreach & Prevention Program addresses emergency and transitional housing needs, helping homeless persons (especially chronically homeless individuals and families, families, families with children, veterans and their families, and unaccompanied youth) connect to housing resources, and helping low-income individuals and families avoid becoming homeless. This program addresses this priority by working with police on the streets to locate, identify and connect with the growing population of homeless.
- Mother's Refuge provides a shelter for homeless, pregnant, and parenting young ladies, between 12 and 21-years old, along with their babies. The girls served for extremely dysfunctional families and are often victims of abuse or neglect by boyfriends and or family. Individuals are required to attend all in-house educational classes which cover topics including self-improvement, pregnancy, and parenting, health and nutrition, and career and finance building. The young women take part in job readiness courses, interview skills and resume building.
- Metro Lutheran Ministries Housing and Emergency Assistance Program assists approximately 100 Independence residents with rent and or utility assistance each year. This program will provide preventative assistance for those in danger of losing their homes in the form of rent or utility assistance, combined with case management, food pantry and employment counselling during the program year
- Hope House provides comprehensive supportive services to survivors of domestic abuse. An integral part of this support is healthy and nutritious meals for survivors and their dependents who reside at Hope House's residential shelter facilities as well as off-site placement as needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Independence remains committed to working with community partners to develop a strong,

effective system that meets the needs of individuals experiencing homelessness. To support these efforts, the City will provide CDBG funding assistance for programs that help homeless and at-risk individuals transition into and sustain permanent, affordable housing.

CDBG Public Service Funding
The City will allocate CDBG Public Service funding to eligible public service providers through a competitive grant application process. Proposals will be reviewed and scored by the CDBG Grant Advisory Committee to ensure funding supports impactful and effective programs.

Funded Service Providers:

- Hope House, Meals on Wheels, Child Abuse Prevention Association, ReStart Housing, Mother's Refuge, and Salvation Army Crossroads Family Shelter – Each organization serves a distinct target population, including homeless individuals, families, and those with disabilities.
- Community Services League, Metro Lutheran Ministries, and Salvation Army – These organizations provide homeless prevention services, including case management, rental and utility assistance, food support, and job training or referrals.

Affordable Housing Development

The City will provide gap funding for affordable housing development through its HOME allocation. Eligible Community Development Housing Organizations (CHDOs) can apply for funding through a competitive process to:

- Develop affordable single-family housing for homeownership opportunities targeted to families earning below 80% of the area median income (AMI) for the Kansas City metro.
- Support rehabilitation or new construction of single-family homes, expanding homeownership opportunities for families earning up to 50% AMI.

HOME-ARP Allocation Plan

In addition to these efforts, the City will partner with Community Services League (CSL) and Metro Lutheran Ministries to implement the HOME-ARP Allocation Plan. This initiative aims to prevent low-income individuals and families from experiencing homelessness by providing essential support services and housing assistance.

Through these strategic partnerships and targeted funding efforts, the City continues to prioritize long-term housing stability, homelessness prevention, and essential community services for those most in

need.

Discussion

N/A

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Independence is committed to identifying and addressing regulatory barriers that may hinder the development of affordable housing. By proactively evaluating challenges and implementing strategic solutions, the City aims to increase the supply of affordable housing opportunities and improve access for residents in need.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Independence remains dedicated to expanding affordable housing opportunities and reducing regulatory barriers. Through targeted programs and policy updates, the City continues to foster sustainable, inclusive neighborhoods.

Building Permit Fee Waiver Program & Infill Housing, in 2022, the City launched the Building Permit Fee Waiver Program to encourage infill housing and significant rehabilitation projects in low- to moderate-income neighborhoods. Building on this initiative, the City will:

- Implement additional incentives and fee waivers where applicable.
- Expand in-fill housing programs.
- Collaborate with neighboring communities to address regional housing barriers.
- Enforce building codes and update zoning codes as needed.

Regulatory Updates & Zoning Reforms, in 2023, the City revised the Unified Development Ordinance (UDO) to update regulations for homeless shelters and transitional housing. Developed in consultation with shelter operators, these amendments streamline and modernize permitting processes.

In 2024, the City continued its City-Initiated Rezonings initiative, identifying and correcting mis-zoned properties in low- to moderate-income neighborhoods. By aligning zoning with actual residential use, this effort helps stabilize communities and protect existing housing.

Ongoing Efforts to Support Affordable Housing, the City is committed to comprehensive strategies that expand affordable housing access, including:

- Amending the Unified Development Ordinance (UDO) to reflect recommendations from the Analysis of Impediments to Fair Housing report.
- Implementing the Independence Comprehensive Plan and City-Wide Housing Study to guide

long-term housing strategies.

- Supporting affordable housing development through CDBG and HOME programs, including the creation and preservation of affordable housing units.
- Partnering with tenant advocacy groups to resolve disputes and enhance tenant protections.
- Issuing Certificates of Consistency for Low-Income Housing Tax Credit (LIHTC) applications and other incentives that align with the City's Consolidated Plan and contribute to affordable housing production.
- Expanding residential rehabilitation and property tax abatement programs to promote quality housing choices in established neighborhoods.
- Funding and operating the Independence city-wide public transportation system, ensuring accessibility and connectivity to the larger Kansas City metro system, supporting a diverse range of affordable housing options.

Through these efforts, the City remains committed to fostering an inclusive housing market, ensuring affordability, and improving the overall quality of life for its residents.

Discussion:

The City will remain proactive in identifying and addressing barriers to affordable housing, ensuring that vulnerable communities receive the support they need during their most critical times.

FINAL

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines the actions the City will undertake during the FY 2025-2026 Annual Action Plan to enhance housing and community development efforts. These actions will focus on:

• Addressing underserved needs by supporting programs and initiatives that assist vulnerable populations.
• Fostering and preserving affordable housing through rehabilitation programs, new construction, and homebuyer assistance.
• Reducing lead-based paint hazards to ensure safe and healthy living conditions.
• Reducing the number of poverty-level families by investing in economic development, job training, and supportive services.

Through these efforts, the City aims to promote sustainable growth, enhance quality of life, and ensure equitable access to resources for all residents.

Actions planned to address obstacles to meeting underserved needs

The City of Independence recognizes the significant challenges in addressing the housing needs of underserved residents. Key obstacles include:

• Lack of Livable Wages – Many residents struggle to afford housing due to stagnant wages that do not keep pace with the rising cost of living.
• Rising Housing Costs – The cost of housing has surged, making affordable housing increasingly scarce.
• Housing Market Constraints – A limited housing supply has driven up prices, making it difficult for residents to afford rent, purchase a home, or maintain existing housing.

Strategic Actions to Overcome Barriers

To address these challenges, the City will:

• Apply for and support partner agency applications for grants and funding opportunities from private, state, and federal sources to advance housing and community development initiatives.
• Continue partnerships with local Community Housing Development Organizations (CHDOs) to rehabilitate existing housing stock and develop new affordable housing for income-eligible buyers.
• Publicize and expand the Building Permit Fee Waiver Program to encourage housing development in low- to moderate-income neighborhoods.
• Explore new CDBG-funded homeownership programs in collaboration with local nonprofit agencies to increase homeownership opportunities.
• Continue City-initiated rezonings to correct zoning inconsistencies in low- to moderate-income neighborhoods, fostering neighborhood stability.

• Amend the Unified Development Ordinance (UDO) to eliminate barriers to affordable housing development.
• Administer residential redevelopment tax abatement programs in areas of greatest need to stimulate investment in multi-family and single-family housing, including both rental and owner-occupied units.
• Enforce the Rental Ready Program, ensuring landlords complete city-approved inspections for basic health and safety compliance when renewing business licenses.
• Maintain enforcement of the Vacant Structure Registration Program to accelerate rehabilitation and re-occupation of vacant properties, reducing neighborhood blight.
• Administer Chapter 353 tax abatement programs to encourage private investment in housing and community development projects.
• Foster collaborative partnerships between City departments, local service providers, and nonprofit housing development agencies to maximize CDBG and HOME program investments while avoiding duplication of efforts.

Through these actions, the City is committed to increasing affordable housing opportunities, stabilizing neighborhoods, and supporting underserved residents in securing safe and sustainable housing.

Actions planned to foster and maintain affordable housing

To sustain and promote affordable housing, the City will continue collaborating with local CHDOs to rehabilitate existing housing and construct new affordable homes for income-eligible buyers. Additionally, the City will:

- Continue promoting the Building Permit Fee Waiver Program to incentivize development in low- and moderate-income neighborhoods.
- Advance City-initiated rezonings to ensure that the zoning in these neighborhoods aligns with current housing needs.
- Amend the Unified Development Ordinance (UDO) to eliminate barriers to affordable housing development.
- Administer residential redevelopment tax abatement incentive programs in areas with the greatest need, encouraging reinvestment in both multi-family and single-family homes, including rental and owner-occupied units.
- Maintain the Rental Ready Program, requiring landlords to hire city-approved inspectors for basic health and safety assessments when renewing their business licenses.
- Enforce the Vacant Structure Registration Program to expedite the rehabilitation and re-occupation of vacant properties.

Through these initiatives, the City aims to continue enhancing the availability of affordable housing and

ensuring the long-term stability of neighborhoods.

Actions planned to reduce lead-based paint hazards

The City of Independence will continue to comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-paint in its housing. The city will approach all pre-1978 units with a presumption of lead-paint hazards and contract with Environmental Protection Agency (EPA) certified lead paint firms for assessment and abatement activities as/if needed. The city will follow the procedures articulated in section SP-65 (LBP Hazards) and the endeavors noted below.

1. All housing programs (rental and owner occupied) funded by the City, including emergency home repair programs, require that the funded housing stock be evaluated for the presence of lead paint hazards and that appropriate action is taken as required by the federal Lead-based Paint Regulation.

2. The City has developed a proactive plan with regard to the Independence HOME Program and lead based paint hazards. This includes a pre-inspection letter to the seller and/or seller's agent advising them of the LBP regulations and that the HQS inspection to follow will be looking specifically for deteriorated paint surfaces. They are also advised that if deteriorated paint surfaces are discovered the owner will be required to correct the deficiencies using lead safe work practices and/or be required to provide testing indicating that the surface is free of LBP. In any case the City will provide occupants and prospective occupants/purchasers of income qualified housing units of potential lead paint hazards and appropriate methods for lead hazard reduction.

3. All housing projects/programs and contracts administered by the City and contracts/projects with sub recipients funded through CDBG or HOME will be in compliance with sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, which is Title X (ten) of the Housing and Community Development Act of 1992, and with regulations as they appear within Title 24 part 35. The City will continue to monitor and evaluate the lead based paint requirements for housing rehabilitation and the activities necessary to reduce LBP hazards and, as new requirements are identified, the city will continue to integrate these into our housing policies and programs.

4. The City will continue to provide general information to landlords, residents, and businesses regarding the hazards of lead-based paint. Efforts to this end include: information in the Landlord-Tenant Guide, posting the EPA's "Protect Your Family From Lead in Your Home" brochure; dissemination of educational materials through public service agencies and community partners.

In addition, Independence will continue to execute the following actions:

• Ensure compliance with applicable provisions of the Lead Safe Housing Rule in administration of the

City's Affordable Housing Investment Plan.

• Distribution of Lead Hazard information to all landlords upon licensing with the City. A Landlord/Tenant Guide, which includes the HUD's lead brochure, is required to be given by landlords to all tenants upon lease.

• Training of CDBG and HOME Programs staff on the Lead Safe Housing Rule and EPA's Repair Renovate and Paint Rule to assist with administration of CDBG & HOME funded housing rehabilitation activities subject to lead hazard assessment and treatment.

• The City offers tax abatement in exchange for rehabilitation, including lead abatement, of residential properties located in target redevelopment areas of the City. These neighborhoods have been targeted for reinvestment in part due to their aging and deteriorated housing stock and growing low-income rental population.

Actions planned to reduce the number of poverty-level families

The City of Independence is committed to promoting economic independence for assisted households in alignment with the Independence Public Housing Agency Plan. Through the strategic investment of CDBG public service resources, the City aims to:

- Reduce poverty by supporting programs that promote economic self-sufficiency.
- Invest in homelessness prevention and rapid re-housing initiatives.
- Sustain commitments to assisted housing and preserve the existing affordable housing supply.
- Execute targeted neighborhood revitalization and redevelopment efforts to create employment opportunities for low- and moderate-income workers.
- Strengthen the economic vitality of key neighborhoods through strategic public investments in infrastructure, facilities, and community improvements.

The City will continue prioritizing CDBG and HOME funds to serve the most vulnerable populations—seniors, individuals with disabilities, domestic violence victims and very low-income households—through the following initiatives:

- CDBG Public Services: Funding will be awarded to programs that provide wraparound services and case management, helping clients increase income, achieve financial stability, and secure permanent housing.
- CDBG Affordable Housing:
- Rehabilitation of homes for low-income homeowners to improve health and safety while preventing displacement. Partnership with local nonprofits to preserve existing multifamily

housing as affordable, ensuring long-term safety and stability for residents.

Partnerships for Sustainable Housing and Community Development

The City's affordable housing and community development programs are implemented through written agreements with local non-profit housing organizations and subrecipients. These agencies play a crucial role in delivering supportive services to low- and moderate-income residents, including those below the poverty line.

Partner organizations provide a comprehensive range of services, including:

- Housing counseling and financial education to prepare residents for sustainable homeownership.
- Emergency financial assistance to prevent evictions and utility shutoffs.
- Community center programs that support workforce development and financial stability.
- Economic development initiatives designed to create job opportunities and enhance community resilience.

Through these strategic investments, partnerships, and targeted initiatives, the City will continue working to expand affordable housing, prevent homelessness, and promote long-term economic stability for its most vulnerable residents.

Actions planned to develop institutional structure

To enhance the City's ability to address housing and community development needs, the following actions will be implemented:

• Support Neighborhood and Community Organizations: Provide technical assistance and resources to grassroots organizations serving low- and moderate-income areas, helping them effectively address community needs.
• Enhance Nonprofit and Service Provider Capacity: Offer technical support to new and existing service providers and nonprofit housing agencies that collaborate with the City in implementing CDBG and HOME program objectives.
• Invest in Professional Development: Pursue ongoing training opportunities for CDBG, HOME, and community development staff to ensure the efficient and effective administration of program resources.
• Develop New City Programs and Incentives: Encourage the creation of innovative City-led initiatives that address unmet community needs and strengthen local housing and economic development efforts.

Through these actions, the City aims to foster a responsive, well-coordinated institutional structure that effectively supports housing affordability, neighborhood revitalization, and community well-being.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City of Independence, along with other Kansas City-area jurisdictions, benefits from a well-established network of regional public and assisted housing providers, health agencies, and social service organizations. These partnerships ensure a coordinated approach to delivering essential services and housing programs to residents in need.

To further strengthen these efforts, the City will:

• Expand Regional Partnerships: Continue collaborating with housing providers, service agencies, and local jurisdictions to enhance neighborhood development and long-term community sustainability.
• Provide Technical Assistance: Offer guidance and resources to community organizations and agencies engaged in housing and neighborhood revitalization efforts.
• Increase Affordable Homeownership Opportunities: Support housing rehabilitation and new construction initiatives aimed at expanding homeownership for income-eligible buyers.

By fostering strong partnerships and investing in housing programs, the City aims to enhance neighborhood stability, improve access to affordable housing, and ensure long-term community resilience

Discussion:

On an ongoing basis, the City of Independence will continue implementing the initiatives outlined herein throughout the FY 2025-26 Action Plan period. These efforts are designed to address critical housing and community development needs, ensuring that resources are effectively allocated to support vulnerable populations, enhance neighborhood stability, and promote economic opportunity.

All of these initiatives align with and reinforce the goals and policies established in the City's 2022-2026 Consolidated Plan, demonstrating the City's continued commitment to sustainable community development, affordable housing, and homelessness prevention.

FINAL

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Enclosed find the program specific requirements requested, and after, attachments to the 2025-26 Annual Action Plan. The following table identifies program income that is available for use that is included in projects to be carried out. The City does not currently have a balance of program income. The City does not plan to receive program income in FY 2025/2026.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

OMB Control No: 2506-0117 (exp. 09/30/2021)

as follows:

HOME funds will not be used for items not described in § 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   If the HOME-assisted housing is transferred, whether voluntarily or involuntarily, during the affordability period, such sale or disposition of the property during the affordability period triggers repayment of the direct HOME subsidy the buyer received when first purchasing the property. Recapture is triggered even if the sale or transfer is to another income eligible household.

   If the original homeowner sells their HOME-assisted housing during the affordability period, the amount of HOME assistance recaptured by the city will be based on a pro rata basis, calculated by the length of time the housing was occupied versus the length of the affordability period. The reduction in the amount due will occur annually on the anniversary of the closing of the loan. The annual reduction will be calculated by dividing one by the number of years in the affordability period
   and reducing the award amount by that amount every year for the term of the loan.

   If the City only provides HOME assistance to develop the unit and HOME funds are not used to lower the purchase price from fair market value to an affordable price, a resale provision will be used. The resale provisions will be consistent with the HOME requirements established at 92.254(a)(5)(i). The resale provision will be enforced through the use of a deed restriction that runs with the land.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The following will serve as the guidelines that will be used for resale or recapture of HOME funds when used to acquire units for affordable housing as required by 24 CFR 92.254(a)(4).
   Same as above. The long term affordability of units acquired with HOME funds under a redevelopment agreement with the City, whether for rental or development of homebuyer opportunities, will be immediately secured through a deed restriction, covenant running with the land, or other HUD-approved mechanism filed with Jackson County Recorder of Deeds in order to insure a minimum Affordability Period required by the HOME Program. The minimum Affordability Period for acquired properties is determined by the level of HOME assistance provided per unit as follows:

   • 5 years when the per unit HOME investment is under $15,000
   • 10 years when the per unit HOME investment is $15,000-40,000

OMB Control No: 2506-0117 (exp. 09/30/2021)

- 15 years when the per unit HOME investment exceeds $40,000
- 20 years for new construction of rental housing

Recapture requirements shall be enforced by an executed agreement between the City and homebuyer. The requirements within shall be triggered upon sale or transfer of the HOME-assisted property, or determination that the HOME-assisted property is out of compliance with requirements for long term affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   N/A

FINAL

The City utilizes a competitive Request for Proposal (RFP) process in soliciting HOME Program Affordable Housing Rehabilitation/Development Projects. To facilitate this process, the City is requesting proposals that align with our housing development objectives delineated by the City's Consolidated Five Year Action Plan, the City's Comprehensive Plan, City's Strategic Plan, input received from community meetings, and the City's Housing Study. Housing objectives include housing preservation that will arrest the deterioration of existing housing stock and newly developed affordable for-sale housing units. Applicants that wish to submit a proposal must comply with the HOME Investment Partnerships Program regulations found at, the 24 Code of Federal Regulations, Part92. For profit, non-profit organizations, and Community Housing Development Organizations (CHDO) are encouraged to submit a proposal.

First, the City holds a Citizen Planning and Participation Public Meeting that allows for comments regarding the use of HOME funds. After this Public Meeting, City staff develops the HOME Program Affordable Housing Rehabilitation/Development Projects RFP. The City publishes a Public Notice of Availability of Home Investment Partnerships Program Funds for the development of affordable housing units at or below 80% of the area median income.

Next, the City publishes the HOME RFP application package. This outlines the Scope of Services (includes available funding for specific activities, HOME Program mandates, application guidelines, and target development areas), includes the detailed application, outlines the Evaluation Criteria, outlines the detailed submission requirements, the Evaluation Process and Contract Award. As part of the RFP process, holds a pre-proposal HOME Funding Terms and Conditions Q&A Workshop for interested parties. After the RFP has closed, an evaluation team will review and rank all proposals individually according to the criteria established in this RFP. The team may contact proposers if any clarification is needed on the proposal.

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City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-041 **1R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan for the property located at 11601 E. US 24 Highway. **1R**

Recommendations:

Commissioner Nesbitt made a motion to recommend **APPROVAL** of this rezoning request, for property located at 11601 E. US 24 Highway, with the following conditions be included with the preliminary development plan:

1. A 6-foot opaque fence shall be provided along the west side of the property within 60 days from approval of this rezoning.
2. A van-accessible handicapped parking space along with the required signage shall be provided.

A second to the motion was made by Commissioner Ashbaugh. The Independence Planning Commission voted as follows:
Commissioner Nesbitt – Yes
Commissioner Wiley – Yes
Commissioner Ashbaugh – Yes
Commissioner Ferguson – Yes
Commissioner Young – Yes
Commissioner Torres - Yes
The motion passed 6-0 and such this application is forwarded to the City Council for its consideration. Staff concurs with the recommendation of the Planning Commission.

Background:

A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a Preliminary Development Plan.

Current and Continued Use: Tiny, single-family, long-term residences
Zoning History 1965 – 1980: R-1 (Single-Family Residential)
1980 - 2009: R-1b (Single-Family Residential)
2009 - Present: R-6 (Single-Family Residential)

Mr. Shane Sparks, owner of the development company, Sparks Real Estate, LLC, purchased the property 11601 E. U.S. Highway 24 approximately six months ago. The location has been known for many years as Queen City Kitchenettes and consists of fifteen buildings, eighteen living units and twenty parking spaces. The property is well-maintained.
The current R-6 (Single-Family Residential) zoning for what had long been a motel/travel lodge

use, is requested to be changed to R-30/PUD (High Density Residential/Planned Unit Development) zoning, given the property's recent use as a long-term, residential complex. The property is perched on a high spot along the south side US 24 Highway corridor. Set above a small retaining wall and behind a black chain-link fence, the complex of small, well-maintained, motor-lodge kitchenettes is close to US Highway 24.
The existing motel/travel lodging use (with existing long-term residential uses) was built decades ago along a portion of the US Highway 24 corridor. The adjacent and nearby uses along the highway are retail, restaurant and service businesses. A single-family residential subdivision lies to the south.

ANALYSIS:
Consistency with *Independence for All*, Strategic Plan:
The objective of the Independence for All Strategic Plan is to 'improve housing affordability.' Although this application does not result in the construction of new housing units, it does seek to preserve the units currently on the tract.
Comprehensive Plan Tools and Policies for the Current Designation:
This site, along with all the properties in the vicinity, is designated for 'Residential Neighborhoods' by the City's Comprehensive Plan. The related, 'Tool and Policy,' would be to, "Encourage locating housing near existing and developing centers of economic activity".
Sub-Area Plans:
The property is located in the '24 Highway Plan Area.'
Zoning:
As noted previously, this site has had single-family zoning since at least 1965. Permitted R-6 (Single-Family Residential) uses include single-family homes, churches, schools, home-based child-care centers, government buildings, parks, cemeteries, home gardens, and field crops. The proposed R-30/PUD (High Density Residential/Planned Unit Development), zoning classification would allow for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions) all on the same lot.
Parking and Driving Surface:
The existing legal nonconforming, driving and parking surfaces are not being expanded or changed, except for one proposed additional parking space. Aside from the 13 standard parking spaces and the one van-accessible parking space, individuals can also park at portions of the drive in-front of the individual units.
Elevations and Building Footprints:
The existing elevations and building footprints are not being expanded or changed. The site contains a mix of different looking single-family units and a couple of multiple-family structures. No new construction is anticipated.
Historic and Archeological Sites:
There are no apparent historic or archeological issues with this property.
Public Utilities:
Water, sanitary sewer, and electrical services are connected to structures on this property.
Floodplain/Stream Buffer:
This property is not in a federally identified flood zone or city designated Stream Buffer zone.
Landscaping/Screening:
The applicant shall provide an opaque fence for a screen along the west side of the

property. An existing fence and retaining wall lie to the east and south. Given no new construction on the property is planned, no additional landscaping will be required.

CIP Investments:

The city does not have any additional capital improvements projects planned near this area. MoDOT has recently completed curb, gutter and sidewalk improvements for this section of the US Highway 24 corridor.

Recommendations and decisions for proposed planned unit development rezoning and its accompanying preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H**:**

1. **The consistency with the Comprehensive Plan.**

The City's Comprehensive Plan envisions, "Residential Neighborhood," uses in this area.

2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**

This type of application is not expressly addressed in this section as it is not a new development, but it could ensure "that development can be conveniently, efficiently and economically served by existing and planned utility services".

3. **The nature and extent of Common Open Space in the PUD.**

The little open space area indicated by this application is not, "common space" in the sense of it being on a separate tract.

4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**

There is no real, "common space," provided with this application, the applicant owns the entire property.

5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**

There is no real, "common space," space provided with this application.

6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services exists or provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

The complex produces little to no adverse effect to traffic or the street network in the vicinity of the project. No changes to the existing site layout is proposed. This rezoning is a mechanism to resolve the nonconforming issue but isn't planning for land development.

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

Since this property has existed for many years, if rezoned, it is not expected that adverse impacts would occur on the neighboring properties.

8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**

The intent of the nonconforming section of the UDO is to place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties and to promote maintenance, reuse and rehabilitation of existing buildings.

9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

The existing situation requires R-30/PUD zoning because R-6 zoning is for single-family residences and R-30/PUD zoning permits a multiple unit property. This rezoning is a mechanism to resolve the nonconforming issue but isn't planning for land development.

10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

This property would continue to be under the same ownership.

Draft Planning Commission minutes are attached to this Council agenda item.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Community Development /

REVIEWERS

Tom Scannell

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Draft Ordinance 25-125-01
2. Staff Report 25-125-01
3. Narrative
4. Application
5. Notification Letter
6. Notification Area
7. Notification Addresses
8. Affidavit
9. Architects Zoning Map and Site Plan
10. Comprehensive Plan
11. Zoning Map
12. Planning Commission Meeting Minutes 04-29-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING FROM DISTRICT R-6 (SINGLE-FAMILY RESIDENTIAL) TO DISTRICT R-30/PUD (HIGH DENSITY RESIDENTIAL/PLANNED UNIT DEVELOPMENT) AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 11601 E. US 24 HIGHWAY.

WHEREAS, the application submitted by Sparks Real Estate, LLC, requesting approval of a rezoning from District R-6 (Single-Family Residential) to District R-30/PUD (High Density Residential/Planned Unit Development) and a preliminary development plan for property located at 11601 E. US 24 Highway 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 and preliminary development plan 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 public hearings for the consideration of the request on April 29, 2025, and rendered a report to the City Council with its vote to recommend approval of this application passed by a vote of 6-0; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the rezoning and preliminary development plan was consistent with the review criteria in Sections 14-701-02 and 14-703-05 respectively; and,

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

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing and rendered a decision to approve the rezoning PUD and preliminary development plan of the said property.

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

SECTION 1. That the following legally described tracts of real estate are hereby rezoned from District R-6 (Single-Family Residential) to District R-30/PUD (High Density Residential/Planned Unit Development) and shall be subject to the regulations of said district:

Range-32, Township-49, Section-03; Part of the Northwest Quarter of the Northwest Quarter defined as follows: Beginning 40 feet South and 582 feet East of the Northwest corner, thence East 200 feet, thence South 185 feet, thence West 200 feet, thence North 185 feet to the Point of Beginning.

SECTION 2. That the Preliminary Development Plan is attached hereto and is incorporated by reference as if fully set out herein, is hereby approved with the following conditions:

1) A 6-foot opaque fence shall be provided along the west side of the property within 60 days from approval of this rezoning.

2) A van-accessible handicapped parking space, along with the required signage, shall be provided.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially, and inseparably 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 are 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 the 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

Planning Commission
Staff Report

MEETING DATE: April 29, 2025 **STAFF:** Brian L. Harker, Senior Planner

PROJECT NAME: Queen City Kitchenettes

CASE NUMBER/REQUEST: **Case 25-125-01 – Rezoning/PUD – 11601 E. US 24 Highway –** A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a preliminary development plan.

APPLICANT/OWNER: Sparks Real Estate, LLC

PROPERTY ADDRESS: 11601 E. US Highway 24

SURROUNDING ZONING/LAND USE:

North: City of Sugar Creek…liquor store/smoke shop and auto body shop
South: R-6 (Single-Family Residential)…single-family residences
East: C-2 (General Commercial)…restaurant
West: C-2 (General Commercial)…laudry mat

PUBLIC NOTICE:

- Letters to adjoining property owners – April 8, 2025
- Public Notice published in the Independence Examiner – April 12, 2025
- Signs posted on property – April 11, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on June 2, 2025 and the public hearing/second reading on June 16, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request and the preliminary development plan.

1. A 6-foot opaque fence shall be provided along the west side of the property within 60 days from approval of this rezoning.
2. A van-accessible handicapped parking space along with the required signage shall be provided.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT REQUEST: – A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a Preliminary Development Plan.

Current Zoning:	R-6 (Single-Family Residential)	**Proposed Zoning:**	R-30/PUD (High Residential/Planned Unit Development)

Current and Continued Use: Tiny, single-family, long-term residences

Zoning History 1965 – 1980: R-1 (Single-Family Residential)
1980 - 2009: R-1b (Single-Family Residential)
2009 - Present: R-6 (Single-Family Residential)

Property History:
Mr. Shane Sparks, owner of the development company, Sparks Real Estate, LLC, purchased the property 11601 E. U.S. Highway 24 approximately six months ago. The location has been known for many years as Queen City Kitchenettes and consists of fifteen buildings, eighteen living units and twenty parking spaces. The property is well-maintained.

Proposal:
The current R-6 (Single-Family Residential) zoning for what had long been a motel/travel lodge use, is requested to be changed to R-30/PUD (High Density Residential/Planned Unit Development) zoning, given the property's recent use as a long-term, residential complex.

Physical Characteristics of Property:
The property is perched on a high spot along the south side US 24 Highway corridor. Set above a small retaining wall and behind a black chain-link fence, the complex of small, well-maintained, motor-lodge kitchenettes sets close to US Highway 24.

Characteristics of the Area:
The existing motel/travel lodging use (with existing long-term residential uses) was built decades ago along a portion of the US Highway 24 corridor. The adjacent and nearby uses along the highway are retail, restaurant and service businesses. A single-family residential subdivision lies to the south.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:
The objective of the Independence for All Strategic Plan is to 'improve housing affordability.' Although this application does not result in the construction of new housing units, it does seek to preserve the units currently on the tract.

Comprehensive Plan Tools and Policies for the Current Designation:
This site, along with all the properties in the vicinity, is designated for 'Residential Neighborhoods' by the City's Comprehensive Plan. The related, 'Tool and Policy,' would be to, "Encourage locating housing near existing and developing centers of economic activity".

Sub-Area Plans:
The property is located in the '24 Highway Plan Area.'

Zoning:
As noted previously, this site has had single-family zoning since at least 1965. Permitted R-6 (Single-Family Residential) uses include single-family homes, churches, schools, home-based child-care centers, government buildings, parks, cemeteries, home gardens, and field crops. The proposed R-30/PUD (High Density Residential/Planned Unit Development), zoning classification would allow for

two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions) all on the same lot.

Parking and Driving Surface:
The existing legal nonconforming, driving and parking surfaces are not being expanded or changed, except for one proposed additional parking space. Aside from the 13 standard parking spaces and the one van-accessible parking space, individuals can also park at portions of the drive in-front of the individual units.

Elevations and Building Footprints:
The existing elevations and building footprints are not being expanded or changed. The site contains a mix of different looking single-family units and a couple of multiple-family structures. No new construction is anticipated.

Historic and Archeological Sites:
There are no apparent historic or archeological issues with this property.

Public Utilities:
Water, sanitary sewer, and electrical services are connected to structures on this property.

Floodplain/Stream Buffer:
This property is not in a federally identified flood zone or city designated Stream Buffer zone.

Landscaping/Screening:
The applicant shall provide an opaque fence for a screen along the west side of the property. An existing fence and retaining wall lie to the east and south. Given no new construction on the property is planned, no additional landscaping will be required.

CIP Investments:
The city does not have any additional capital improvements projects planned near this area. MoDOT has recently completed curb, gutter and sidewalk improvements for this section of the US Highway 24 corridor.

REVIEW CRITERIA

Recommendations and decisions for proposed planned unit development rezoning and its accompanying preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H**:**

1. **The consistency with the Comprehensive Plan.**
   The City's Comprehensive Plan envisions, "Residential Neighborhood," uses in this area.
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
   This type of application is not expressly addressed in this section as it is not a new development, but it could ensure "that development can be conveniently, efficiently and economically served by existing and planned utility services".
3. **The nature and extent of Common Open Space in the PUD.**
   The little open space area indicated by this application is not, "common space" in the sense of it being on a separate tract.

4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
   There is no real, "common space," provided with this application, the applicant owns the entire property.
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
   There is no real, "common space," space provided with this application.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services exists or provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
   The complex produces little to no adverse effect to traffic or the street network in the vicinity of the project. No changes to the existing site layout is proposed. This rezoning is a mechanism to resolve the nonconforming issue but isn't planning for land development.
7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**
   Since this property has existed for many years, if rezoned, it is not expected that adverse impacts would occur on the neighboring properties.
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
   The intent of the nonconforming section of the UDO is to place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties and to promote maintenance, reuse and rehabilitation of existing buildings.
9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**
   The existing situation requires R-30/PUD zoning because R-6 zoning is for single-family residences and R-30/PUD zoning permits a multiple unit property. This rezoning is a mechanism to resolve the nonconforming issue but isn't planning for land development.
10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
    This property would continue to be under the same ownership.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Notification area map
5. Mailing list
6. Mailing affidavit
7. Architects Zoning Map and Site Plan
8. Comprehensive Plan map
9. Zoning map

Rezoning Narrative – 11601 E. US 24 Highway Parcel
Independence, Missouri

Ladies and Gentlemen of the Commission,

Mr. Shane Sparks, owner of the development company, Sparks Real Estate, LLC, purchased the 11601 E. U.S. 24 Highway property approximately six months ago. The location has been known for many, many years as Queen City Kitchenettes and consists of fifteen buildings, eighteen living units, and twenty parking spaces. The property is currently being well maintained, and among other tenants, currently houses a population of approximately seven otherwise homeless people, sometimes in coordination with not-for-profit organizations supporting such activities.

Less than a month ago, the City of Independence's Community Development Department offered to the Independence City Council an ordinance change (subsequently executed) that modified the operation of the recently acquired property; and then the City sent a notification to the new owner. Typically and historically in such matters, Independence and other jurisdictions, when changing zoning rules, permit the continuation of former activities, but then designates such parcels as, "Legally Nonconforming", and allow that title to remain until the property has become empty or abandoned for a designated length of time; only at that time does enforcement of new zoning rules that occur. In this instance, however, the City is requesting that the new owner rezone the property from the current R-6 designation to a R-30/PUD. Please accept this submittal today as the property owner's effort to comply with the City's request.

The project architect, Jim Gamble, and the Owner, Shane Sparks are available to answer any questions regarding the submittal of this PUD site.

Thank you.

Jim Gamble
The Gamble Company, Inc.
816-809-8748
100jwg@gmail.com

INDEPENDENCE
• MISSOURI •

Planning and Zoning
Application Form

Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@indepmo.org

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

Queen City Kitchenettes
Project Name

11601 E. U.S. Highway 24, Independence, MO
Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
15 Buildings	0.776 Ac.	one Tract	

Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
R-6	R-30/PUD	Multipal Units	Same

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

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

Contact Information

Applicant

Sparks Real Estate, LLC
Name / Company

521 N.E. Emerald Dr., Lee's Summit, MO 64064
Address

816-489-5005 shan.sparks.liberty.com
Phone / Email

Owner

Name / Company

Address

Phone / Email

Architect/Engineer/Surveyor/Other: Jim Gamble

The Gamble Company, Inc.
Name / Company

3500 S. Mize Ridge Court, Independence, MO 64057
Address

816-809-8748 100swg@gmail.com
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: 3-11-25

Owner's Signature — Date

May 2022

Property Owner Notification Letter

City of Independence, Missouri

Date: 4-7-2025 Case No. 25-125.01

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: See the attached narrative.

Applicant: Shane Sparks

Location of Property: 11601 E. US 24 Hwy.

Planning Commission Meeting Date: April 29, 2025 at 6:00 p.m.

City Council Meeting Date: June 2, 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).

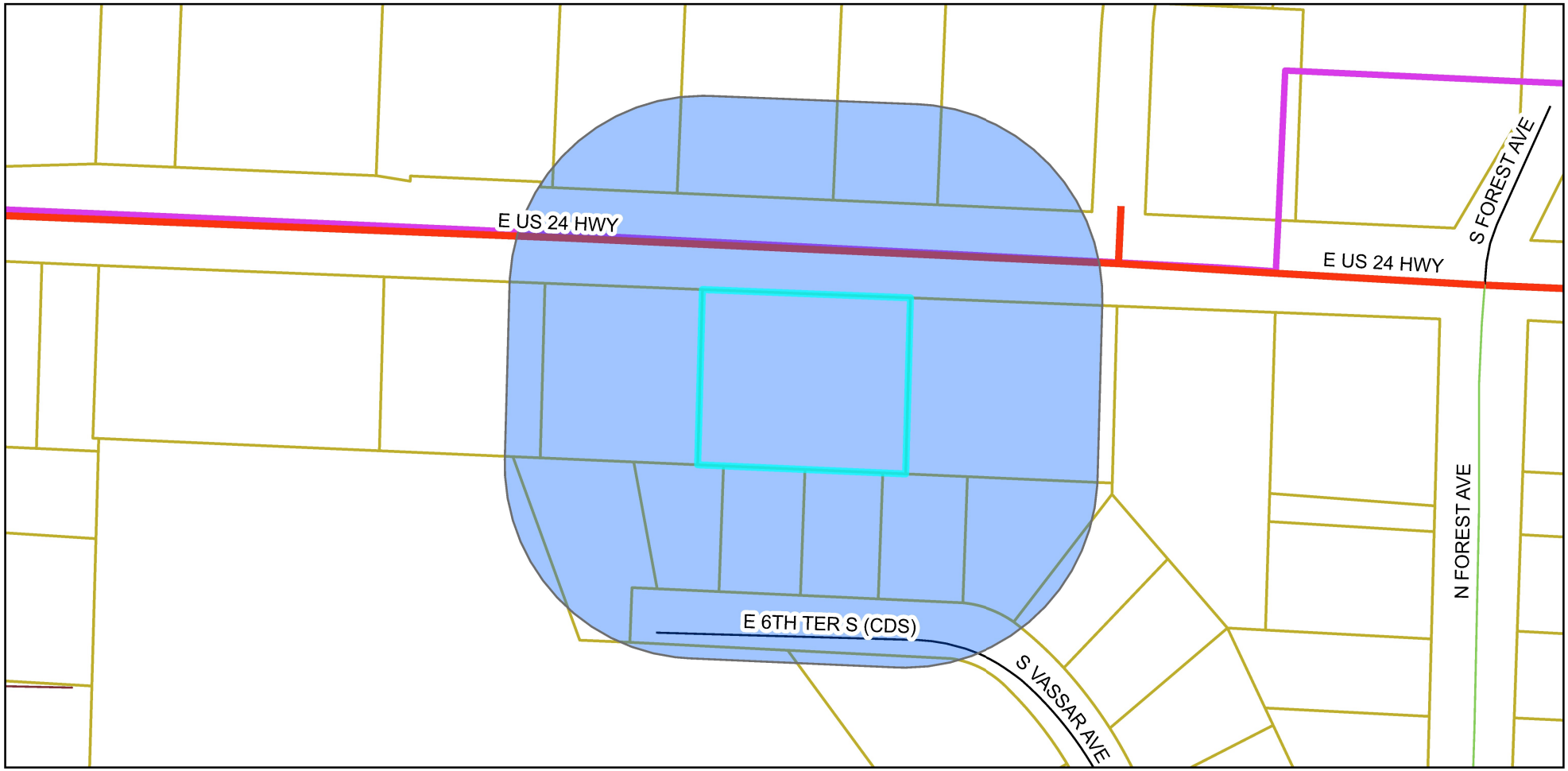
REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

James W. Gamble
Applicant (or Owner/Agent)

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

Notification Area

11601 E US 24 Hwy



Notification Area

City Limits

N

0 125 250 500 Feet

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

Property Address	Property Owner	Owner Address	City	State	ZIP Code
11601 E US 24 HWY	SPARKS REAL ESTATES LLC	521 NE EMERALD DR	LEES SUMMIT	MO	64064
11525 W US 24 HWY	QUARTER KING LLC	410 SW ROUTE ROUTE 7	BLUE SPRINGS	MO	64014
600 S VASSAR AVE	LANDERS CHARLENE A-TRUSTEE	600 S VASSAR AVE	INDEPENDENCE	MO	64054
11504 E 6TH TER S	EMBREE WILLIAM J JR & NIKKI L	11504 E 6TH TERRACE	SOUTH INDEPENDENCE	MO	64054
11508 E 6TH TER S	MORALES LAURIE	11508 E 6TH ST TER S	INDEPENDENCE	MO	64054
11608 E 6TH TER S	DUNCAN CHRISTINA R	11608 E 6TH TER S	INDEPENDENCE	MO	64054
601 S VASSAR AVE	JORGENSEN MARTIN E & PATRICIA	601 VASSAR ST	INDEPENDENCE	MO	64054
11610 E US 24 HWY	UNITY EZ LLC	11045 W 146TH ST	OVERLAND PARK	KS	66221
11600 E 6TH TER S	SMITH ASHLEY S	11600 E 6TH TER S	INDEPENDENCE	MO	64054
11501 W US 24 HWY	FCFS MO INC	1600 W 7TH ST	FORT WORTH	TX	76102
11604 E 6TH TER S	KOVAL OKSANA A	1539 FOUR OAKS CIRCLE	SAN JOSE	CA	95131
11500 E 6TH TER S	EMBREE NIKKI	11500 E 6TH TER S	INDEPENDENCE	MO	64054
11701 W US 24 HWY	ELBEYA PROPERTY LLC	5300 LAKEWOOD ST	KANSAS CITY	KS	66106
11400 E 9TH ST S	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
11620 W US 24 HWY	SAITTA INVESTMENTS LLC	12521 E US 40 HWY STE A	INDEPENDENCE	MO	64055
11424 W US 24 HWY	SUGAR CRK AERIE # 3717 FRAT ORD OF EAGLE	11424 E US 24 HWY	SUGAR CREEK	MO	64054
11622 W US 24 HWY	JAMAL FARRUKH & MOONA	16960 METCALF AVE	STILWELL	KS	66085
11600 E US 24 HWY	OPTIMIST CLUB INTER CY SC	PO BOX 7828	INDEPENDENCE	MO	64053

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-125-01

I, Don Gamble, 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 8TH day of April, 20 25

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this ____ day of _____, 20_____.

Rachael R. Johnston

Notary Public

RACHEAL R. JOHNSTON
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: August 14, 2026
Commission Number: 15633653

August 14, 2026

Commission Expiration Date

Re-Zoning Request
11601 E US Hwy. 24 Independence, Mo. 64054

PROPERTY INFORMATION

Parcel Number: 26-320-05-04-00-0-00-000

Owner Name: Spark Real Estate, L.L.C.
521 NE Emerald Dr.
Lees Summit, Mo. 64064
Phone: 816-489-5005
shan.sparks.liberty.com

Location: 11601 E US Hwy. 24
Independence, Mo. 64054
Independence, Missouri
Jackson, County

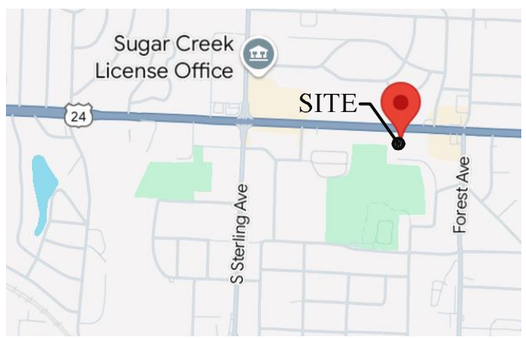
ZONE LEGEND

185' FROM PROPERTY

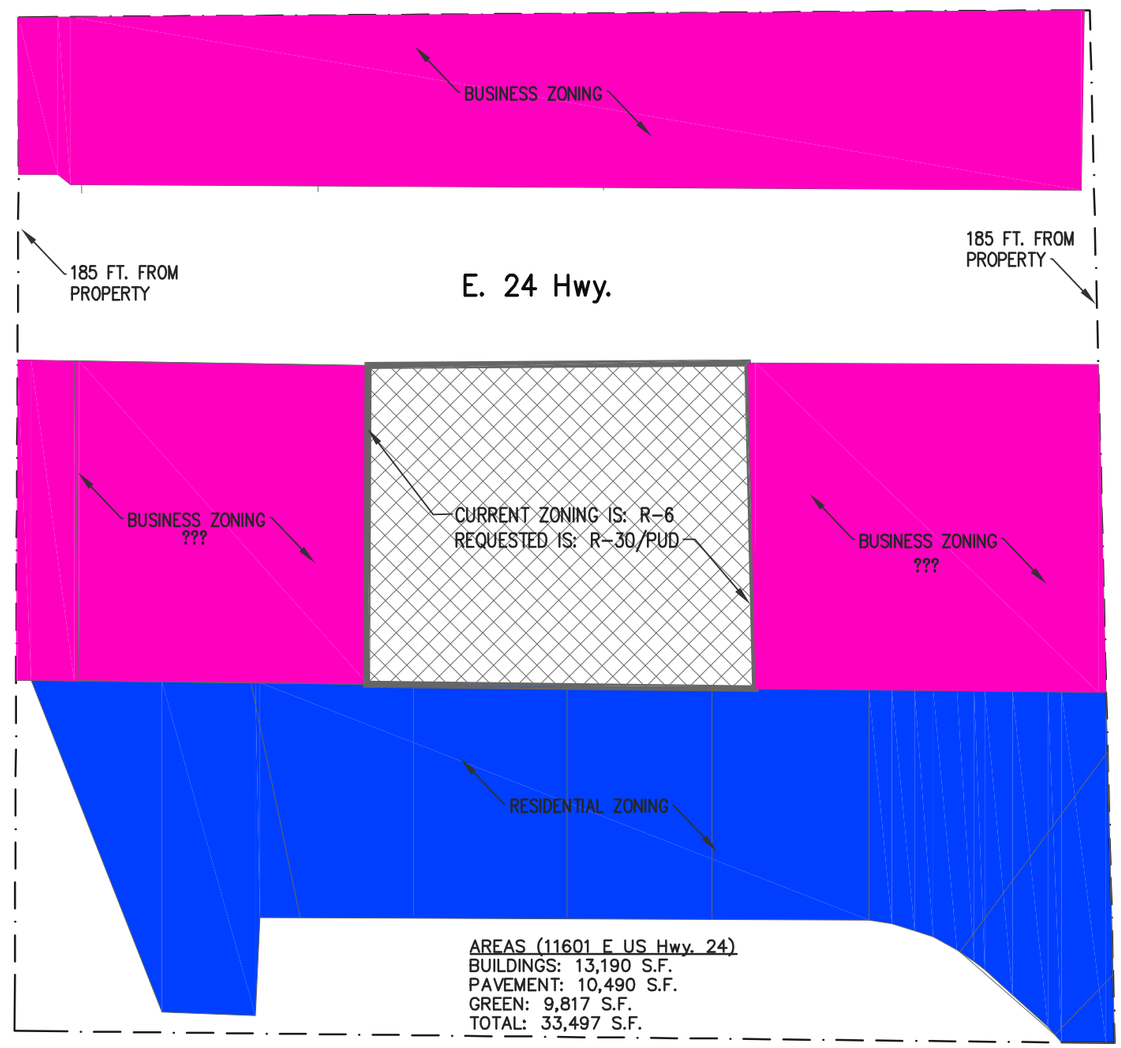
COMMERCIAL

RESIDENTIAL

CURRENT ZONING IS: R-6
REQUESTED IS: R-30/PUD



VICINITY MAP



AREAS (11601 E US Hwy. 24)
BUILDINGS: 13,190 S.F.
PAVEMENT: 10,490 S.F.
GREEN: 9,817 S.F.
TOTAL: 33,497 S.F.

Drawn By: DP
Checked By: JG
Date Issued: 3/7/25
Dwg. Name:

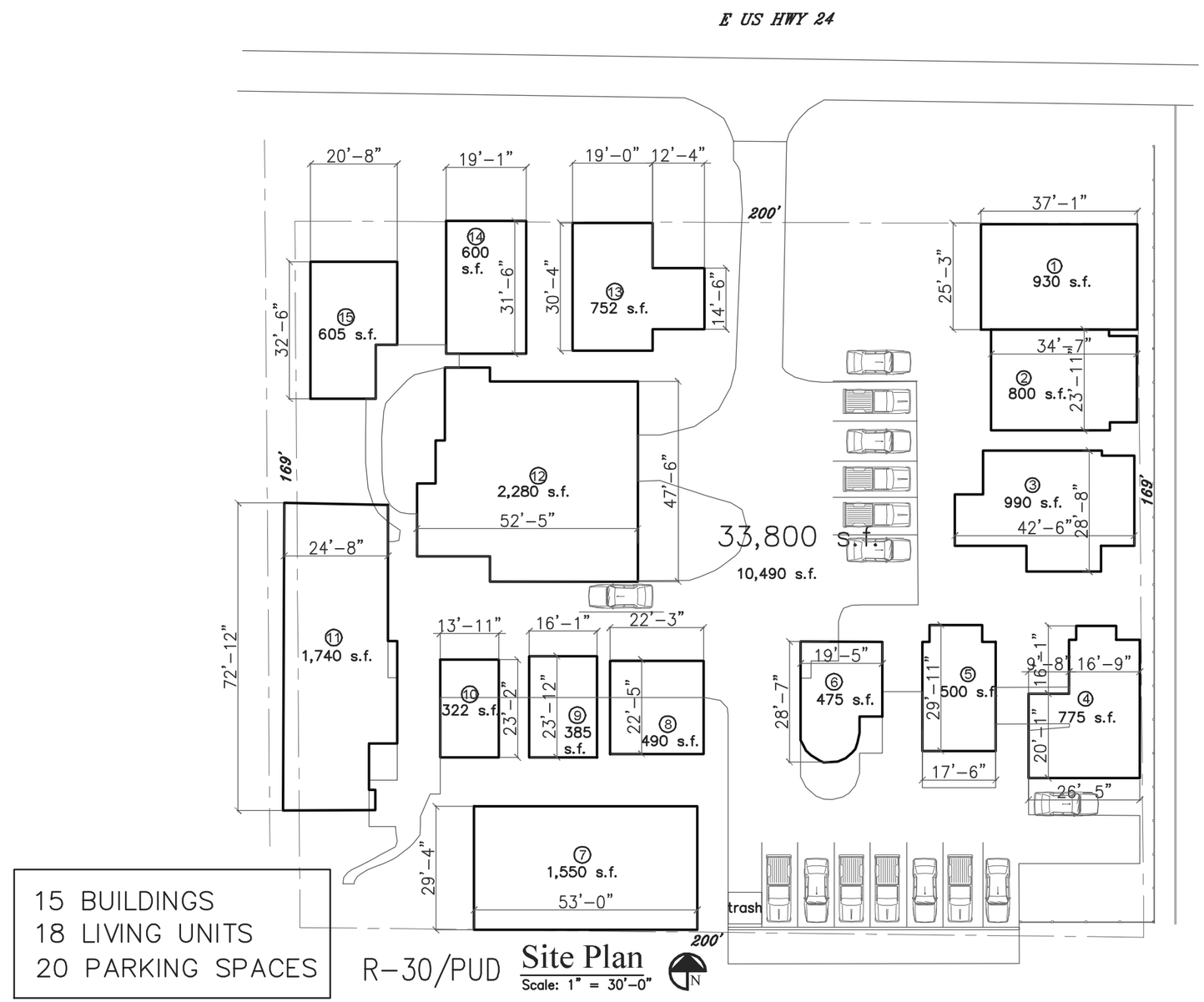
Revisions:

Queen City Kitchenettes
11601 E US Hwy. 24
Independence, Mo. 64054
Phone:
email:

THE GAMBLE CO., INC.
Mo. License Identification Number A-3986
3500 S. Mize Ridge Ct.
Independence, Missouri 64057
Phone: (816) 809-8748
Email:100jwg@gmail.com

Proj. No:
-

Sheet No.
A-1



15 BUILDINGS
18 LIVING UNITS
20 PARKING SPACES

R-30/PUD

Site Plan

Scale: 1" = 30'-0"

Drawn By: DP
Checked By: JG
Date Issued: 3/7/25
Dwg. Name:

Revisions:

Queen City Kitchenettes
11601 E US Hwy. 24
Independence, Mo. 64054
Phone:
email:

THE GAMBLE CO., INC.
Mo. License Identification Number A-3986
3500 S. Mize Ridge Ct.
Independence, Missouri 64057
Phone: (816) 809-8748
Email:100jwg@gmail.com

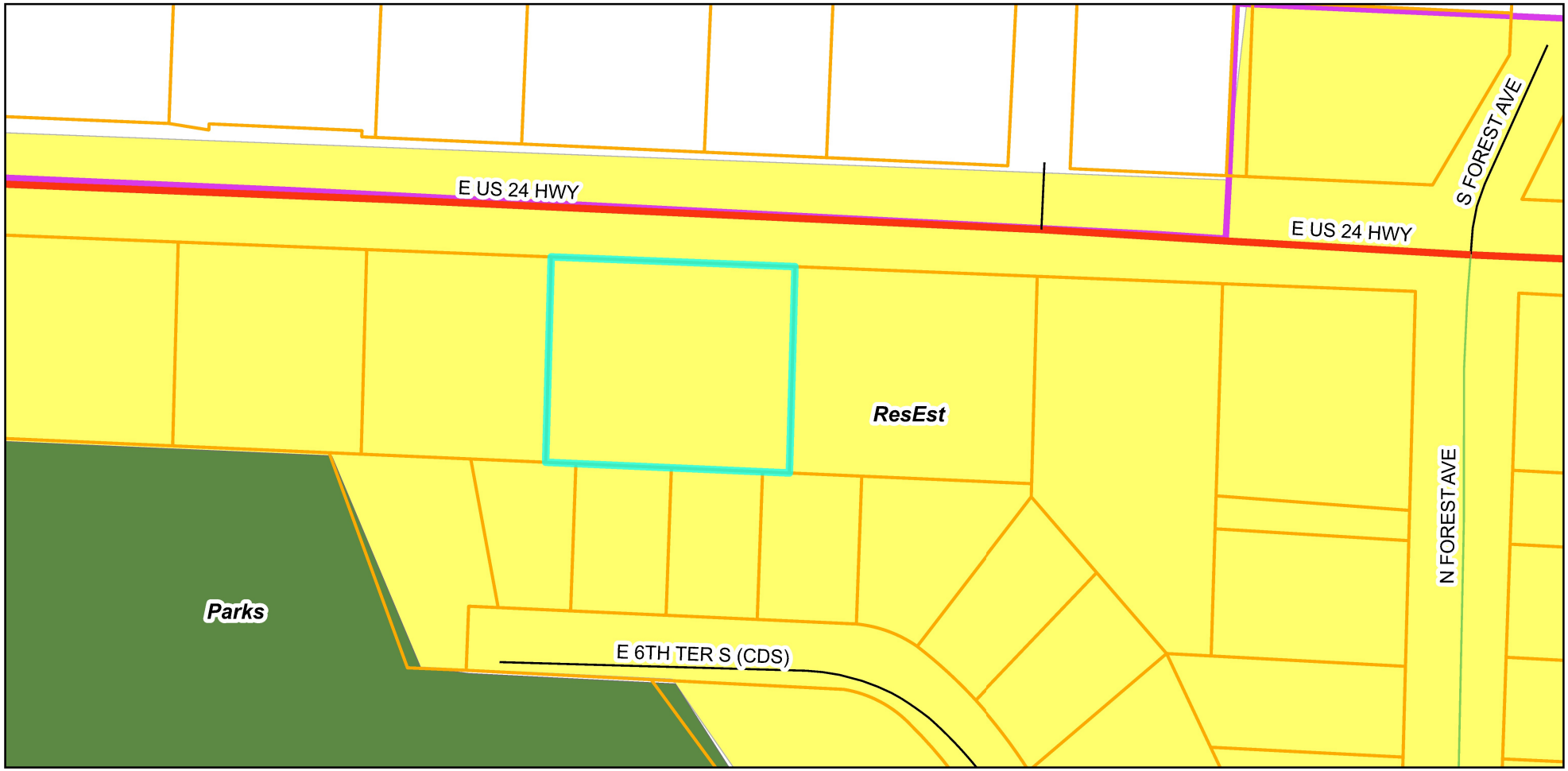
Proj. No:
-

Sheet No.
A-1

Comprehensive Plan

11601 E US 24 Hwy

Case #25-125-01



Legend

- Parcels
- City Limits
- Comprehensive Plan
  - Residential Neighborhoods
  - Parks

0 100 200 400 Feet

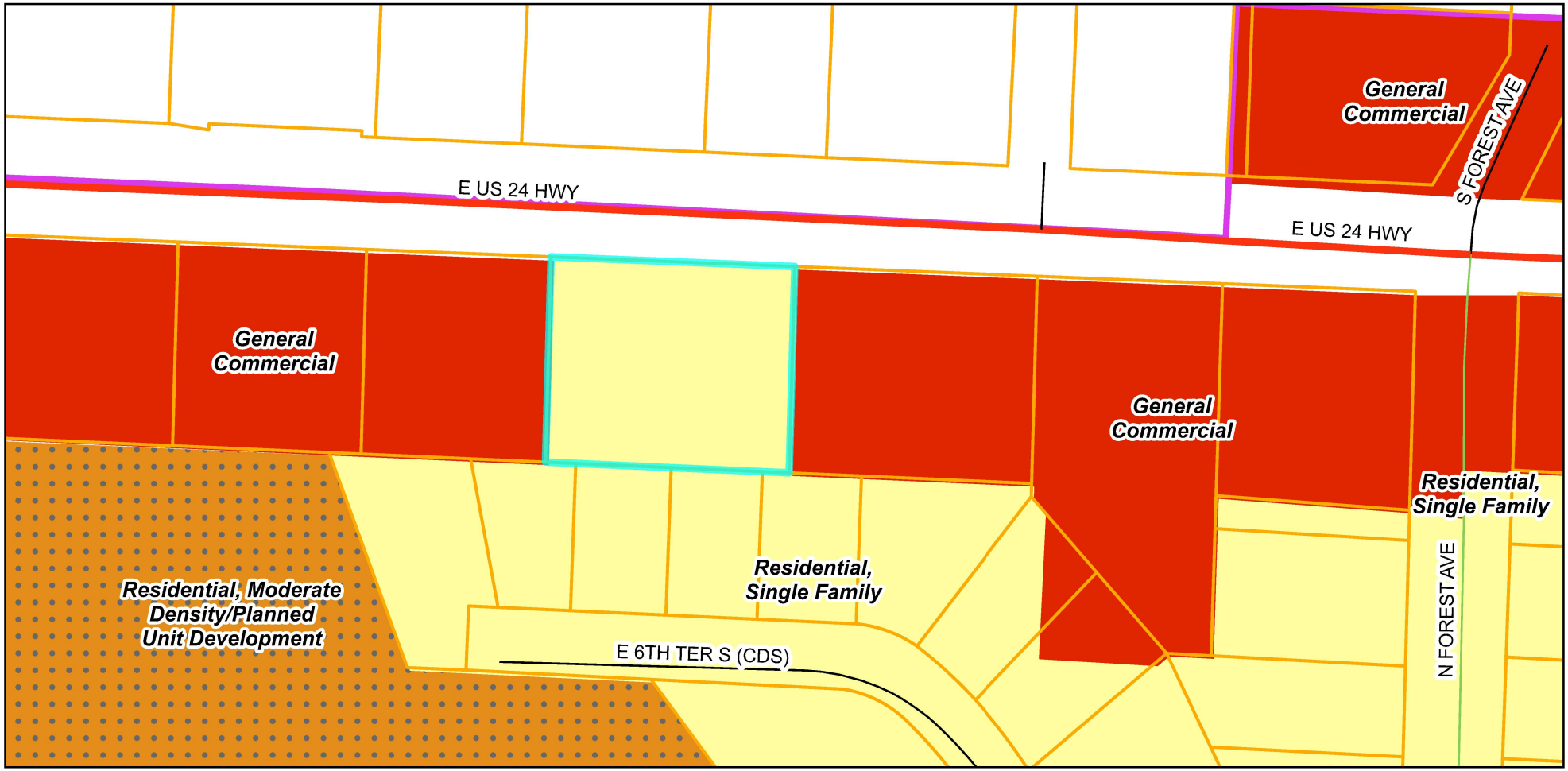
N

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

Zoning Map

11601 E US 24 Hwy

Case #25-125-01



Legend

- Parcels
- City Limits

Zoning District

- C-2
- R-18/PUD
- R-6

0 100 200 400 Feet

N

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

INDEPENDENCE
MISSOURI
A GREAT AMERICAN STORY

Planning Commission Minutes

April 29, 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 4/29/2025, in the 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, Edward Nesbitt, Virginia Ferguson, Jose Torres, Michael Young, *Eric Ashbaugh. Absent - Dan O'Neill.

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 – April 15, 2025**

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

CASES TO BE CONTINUED - Staff requests these cases be continued to the June 10, 2025 meeting.

1. **Case 25-100-12 – Rezoning – 12939 E. US 40 Highway & 4611 S. Norfleet Road –** A request by Ed Reese to rezone the property on 40 Highway from C-2 (General Commercial) to C-3 (Service Commercial) and the property on Norfleet from C-1

(Neighborhood Commercial) to C-3 (Service Commercial).

Motion
Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

2. **Case 24-400-06 – Short-Term Rental – 300 N. Cedar Ave –** A request by William Zhong to operate a Short-Term Rental.

Motion
Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

PUBLIC HEARINGS

1. **Case 25-125-01 – Rezoning/PUD – 11601 E. US 24 Highway –** A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a preliminary development plan.

*Commissioner Ashbaugh entered at 6:09 p.m.

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. Mr. Harker reviewed the conditions of approval.

Applicant Comments
Jim Gamble, 3500 S. Mize Ridge Court, stated Shane Sparks is the owner and developer and is also available for questions. Mr. Gamble reviewed the project and the history of zoning for the lot. He stated he had received a phone call from a neighbor who requested a fence, where the City then added the fence as a condition. Mr. Gamble said Mr. Sparks is okay with the conditions as outlined by staff.

Shane Sparks, 521 NE Emerald Drive, Lee's Summit, stated they currently have 17 tenants who would like to remain living there.

In response to Commissioner Nesbitt's question, Mr. Harker stated this is a PUD, and it could not be torn down and new apartments built.

Public Comments
Angela Wright, 11601 E US 24 Highway, Unit M, stated she's lived there since November, and

it's the nicest place she's ever lived. Ms. Wright said the owner is very responsive and hopes this passes so she can remain a tenant.

Steve Jung, 11601 E US 24 Highway, Unit F, stated he's lived there for a long time, and it's always been well run. He said it's quiet, clean and the new owners are friendly. He stated he's in favor of this passing so he can continue to live there.

Carl Short, 11601 E US 24 Highway, stated he's lived there almost two months, and it's one of the nicest places the VA has helped him get. He said the owner is very responsive to take care of any issues. He said he would like to see this pass so he can stay until the day he dies.

Motion
Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-200-04 – Special Use Permit – 18801 E. 39th Street #D09D –** A request by Distinguished Body Art to operate a Tattoo Shop.

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. Mr. Glaser reviewed the conditions of approval.

In response to Commissioner Nesbitt's question, Mr. Glaser stated the City is not at its limit for tattoo shops.

Applicant Comments
Brandie Karnes, 605 N Austin St #A, Oak Grove, stated they are a family shop and have over 20 years of experience. They will offer body piercings, tattoos, waxing and aftercare, and she reviewed the accolades of their other shops. Mrs. Karnes noted they pierce children with needles and will not have staple guns which are more dangerous and scary for children.

Anthony Karnes, 605 N. Austin St #A, Oak Grove, said they're excited to come to Independence. He said this would be the first mall in Missouri with a tattoo shop. Mr. Karnes said they will have privacy screens on the windows, so people are not able to see in.

In response to Commissioner Nesbitt's question, Mr. Karnes said they will have partitions up when people are getting tattoos or piercings.

In response to Chairwoman Wiley's question, Mrs. Karnes stated the Independence Center ownership was excited about their business.

Public Comments
No public comments.

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

ROUNDTABLE - NEXT MEETING MAY 13, 2025

ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-042 **1R** An ordinance approving a Special Use Permit to operate a body art establishment at 18801 East 39th Street, in Independence, Missouri. **1R**

Recommendations:

Commissioner Nesbitt made a motion to recommend approval of case 25-200-04, an application for a Special Use Permit to allow a body art establishment at 18801 E 39th St S with the following conditions:

1. Business shall obtain an Independence Health Permit and comply with all operational standards and health and sanitary requirements as prescribed by Chapter 11, Article 16 of the City Code.
2. Business shall obtain and maintain and Independence business license and comply with all of the requirements of Chapter 5 of the City Code.

A second to the motion was made by Commissioner Young. The Independence Planning Commission voted as follows:
Commissioner Nesbitt – Yes
Commissioner Ferguson – Yes
Commissioner Ashbaugh– Yes
Commissioner Torres – Yes
Commissioner Young – Yes
Commissioner Wiley – Yes

The motion passed 6-0 and the application is forwarded to the City Council for its consideration. Staff recommends approval of this application.

Background:

PROJECT DESCRIPTION: Request for special use approval for a body art establishment operating out of the Independence Center.
PROPOSAL: Whereas tattoo establishments fall under the definition of a body art service in the City Code, special use permit approval is required for any body art service located less than 500 feet from any residential use.
Distinguished Body Art currently operates a body art service in Oak Grove, Mo. The applicant proposes to expand their operations and open a location within the Independence Center. The proposed location will consist of one tattooing station and two piercing stations. In addition, the applicant will engage in retail sales of piercing jewelry.
PHYSICAL CHARACTERISTICS OF THE PROPERTY: The applicant proposes utilizing suite 1100 for the operations of a tattoo and body art establishment. Suite 1100 is located on the lower level of the Independence Center and is ±2,500 square feet in size mostly consisting of open floor space.

ZONING HISTORY: The subject site was annexed into the City of Independence in 1963. Upon the City's adoption of the Zoning Ordinance, in 1965, the subject site was designated an R-1 (Single Family Residential) zoning district classification. In August of 1972, the City Council passed Ordinance No 3019, changing the zoning district classification for the subject site to C-2. The subject site has been designated C-2 since that time. The Final Plat of Independence Center was approved by City Council, in September of 1974.

CHARACTERISTICS OF THE AREA: A variety of uses encompass the subject site, abutting multi-family residential to the East/Southeast, and general commercial to the North/Northwest. The Independence Center itself offers a variety of general retail, and food establishments.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Independence for All, Strategic Plan 2022-2026 directs the city to increase the economic prosperity of the community. Approval of this special use permit supports this goal by attracting quality employers.

Comprehensive Plan Guiding Land Use Principles:

Imagine Independence, Comprehensive Plan 2040 designates the subject site as a regional commercial classification. The comprehensive plan prescribes a guiding principle to adapt the retail sector to marketplace trends. The proposed body art service establishment will serve local and regional demand, attracting customers from outside of Independence.

Historic and Archeological Sites:

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

Public Utilities:

All utilities are present on the site and operational.

CIP Investments:

The city does not have any capital improvements projects planned near this area.

REVIEW CRITERIA:

Recommendations and decisions on special use permit applications must be based on consideration of all the following criteria:

1. **Compatibility of the proposed use with the character of the neighborhood.**

There are a variety of uses within and surrounding the Independence Center. The proposed use is compatible with the character of the neighborhood.

2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**

The proposed use falls within the permitted uses of the subject site and the surrounding commercial districts. However, special use permit approval is required when the proposed use is located less than 500 feet from any residential use. The Independence Center abuts a multi-family development to the East.

3. **The impact of the proposed use on public facilities.**

The proposed use will not adversely affect public facilities.

4. **The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**

This subject site is suitable for the proposed use. The applicant has a separate commercial building permit application being processed concurrently to establish a new use occupancy category.

5. **The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.**

The proposed use will not detrimentally affect the use and/or enjoyment of property in the area. The applicant is required to comply with all applicable regulations prescribed by Chapter 11 of the City Code related to the Health Department.

6. **The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**

The proposed use will have no adverse environmental impacts.

7. **The extent to which there is a need for the use in the community.**

There is currently no licensed body art service operating out of the Independence Center. The proposed use is unique to the area.

8. **The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.**

The applicant has indicated the willingness and ability to conform with all applicable Health Code regulations.

9. **The extent to which public facilities and services are avaliable and adequate to meet the demand for facilities and services generated by the proposed use.**

Public facilities and services are available and adequate to meet the demand generated by the proposed use.

10. **Conformance of the proposed use to the comprehensive plan and other adopted plans and polices.**

The proposed use is supported by Independence for All, Comprehensive Plan 2040 and its directive for the city to attract and retain business that support the local and regional market.

11. **The extent to which the use will impact sustainability or revitalization of a given area.**

The proposed use will occupy a commercial tenant space of the Independence Center, reducing vacancy and bringing in commercial activity to the area.

Draft Planning Commission minutes are attached to this Council agenda item.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact Community Development /

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Draft Ordinance 24-200-04
2. SUP Staff Report 25-200-04
3. Cover Letter
4. Application
5. Notification Letter
6. Address List
7. Notification Area Map
8. Affidavit
9. Floor Plan
10. Zoning Map
11. Comprehensive Plan
12. Planning Commission Meeting Minutes 04-29-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A BODY ART ESTABLISHMENT AT 18801 EAST 39TH STREET, IN INDEPENDENCE, MISSOURI.

WHEREAS, the application submitted by the City of Independence, requesting approval of a Special Use Permit to allow for the operation of a body art establishment at 18801 E 39th St, was referred to the Planning Commission; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a Special Use Permit by the City 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 April 29, 2025, and rendered a report to the City Council recommending the Special Use Permit be approved by a vote of 6-0; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request was consistent with the review criteria in Section 14-704-09.

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing and rendered a decision to approve the Special Use Permit of the said property.

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

SECTION 1. The following described tract of real estate is hereby declared subject to the Special Use Permit approved by this ordinance. The site is legally described as follows:

INDEPENDENCE CENTER LOTS 6A & 6B---LOT 6B & INDEPENDENCE CENTER--- PT LOT 9 DAF: BEG AT WLY NWCOR OF SD LOT TH S 60 DEG E 164.28’ TH S 29 DEG 55 MIN 54 SEC W 347.40’ TH N 54 DEG 48 MIN 45 SEC W; 165.37’ TH N 30 DEG E 332.44’ TO POB & PT OF LOT 9 DAF: NELY COR SD LOT 9 TH S 30 DEG E 473.65’ TH S 45 DEG W 61.10’ TH ALG CURV RI RAD 678 DEG 52.80’ TH N 30 DEG 00 MIN 1 8SEC W 441.13’ TH S 60 DEG W; 28.50’ TH N 30 DEG 00 MIN 18 SE W 60’ TH N 60 DEG E 139.05’ TO POB

SECTION 2. That the Special Use Permit is hereby approved with the conditions listed below.

1. Business shall obtain an Independence Health Permit and comply with all operational standards and health and sanitary requirements as prescribed by Chapter 11, Article 16 of the City Code.
2. Business shall obtain and maintain and Independence business license and comply with all of the requirements of Chapter 5 of the City Code.

SECTION 3. Any other uses on the property described by Section 1 of this Ordinance shall be governed by the base zoning district and other applicable regulations of the Unified Development Ordinance.

SECTION 4. 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 5. 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 6. 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 - FORM AND LEGALITY:

_____
City Counselor

REVIEWED BY:

_____
City Manager

Planning Commission
Staff Report

MEETING DATE: April 29, 2025 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: Distinguished Body Art

CASE NUMBER/REQUEST: Case 25-200-04 – Special Use Permit – 18801 E. 39th Street #D09D – A request by Distinguished Body Art to operate a Tattoo Shop.

APPLICANT: Anthony & Brandy Karnes

OWNER: Taylor Foster, Operations Manager

PROPERTY ADDRESS: 18801 E 39th St S Unit 1100

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)Financial Institution
Restaurant
General Retail
East: R-18/PUD (Moderate Denisty Residential/Planned Unit Development)Apartments
South: R-18/PUD (Moderate Denisty Residential/Planned Unit Development)Apartments
State Right-of-Way (ROW)I-70/291 Interchange
West: C-2 (General Commercial)General Retail

PUBLIC NOTICE:
- Letters to property owners – April 9, 2025
- Public Notice published in the Independence Examiner – April 12, 2025
- Signs posted on property – April 11, 2025

FURTHER ACTION:
Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on June 2, 2025 and the public hearing/second reading on June 16, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this Special Use Permit request, subject to the following conditions:

1. Business shall obtain an Independence Health Permit and comply with all operational standards and health and santiary requirements as prescribed by Chapter 11, Article 16 of the City Code.
2. Business shall obtain and maintain and Independence business license and comply with all of the requirements of Chapter 5 of the City Code.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Request for special use approval for a body art establishment operating out of the Independence Center.

Current Zoning: C-2 (General Commercial) **Proposed Zoning:** C-2 (General Commercial)

Current Use: Vacant Commercial Suite

Proposed Use: Tattoo and Body Art Establishment

Commercial Suite Sq Ft: 2500

Zoning History:
The subject site was annexed into the City of Independence in 1963. Upon the City's adoption of the Zoning Ordinance, in 1965, the subject site was designated an R-1 (Single Family Residential) zoning district classification. In August of 1972, the City Council passed Ordinance No 3019, changing the zoning district classification for the subject site to C-2. The subject site has been designated C-2 since that time. The Final Plat of Independence Center was approved by City Council, in September of 1974.

Proposal:
Whereas tattoo establishments fall under the definition of a body art service in the City Code, special use permit approval is required for any body art service located less than 500 feet from any residential use.

Distinguished Body Art currently operates a body art service in Oak Grove, Mo. The applicant proposes to expand their operations and open a location within the Independence Center. The proposed location will consist of one tattooing station and two piercing stations. In addition, the applicant will engage in retail sales of piercing jewelry.

Physical Characteristics of Property:
The applicant proposes utilizing suite 1100 for the operations of a tattoo and body art establishment. Suite 1100 is located on the lower level of the Independence Center and is ±2,500 square feet in size mostly consisting of open floor space.

Characteristics of the Area:
A variety of uses encompass the subject site, abutting multi-family residential to the East/Southeast, and general commercial to the North/Northwest. The Independence Center itself offers a variety of general retail, and food establishments.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:
Independence for All, Strategic Plan 2022-2026 directs the City to increase the economic prosperity of the community. Approval of this special use permit supports this goal by attracting quality employers.

Comprehensive Plan Tools and Policies for the Current Designation:
Imagine Independence, Comprehensive Plan 2040 designates the subject site as a regional commercial classification. The comprehensive plan prescribes a guiding principle to adapt the retail sector to marketplace trends. The proposed body art service establishment will serve local and regional demand, attracting customers from outside of Independence.

Historic and Archeological Sites:
There are no apparent historic or archeological issues with this property.

Public Utilities:
All utilities are available on the subject site.

Floodplain/Stream Buffer:
There are no floodplain/stream buffer issues with the subject site.

CIP Investments:
The city does not have any capital improvements projects planned near this area.

REVIEW CRITERIA

Recommendations and decisions on special use permit applications must be based on consideration of all the following criteria:

1. **Compatibility of the proposed use with the character of the neighborhood.**
   There are a variety of uses within and surrounding the Independence Center. The proposed use is compatible with the character of the neighborhood.

2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**
   The proposed use falls within the permitted uses of the subject site and the surrounding commercial districts. However, special use permit approval is required when the proposed use is located less than 500 feet from any residential use. The Independence Center abuts a multi-family development to the East.

3. **The impact of the proposed use on public facilities.**
   The proposed use will not adversely affect public facilities.

4. **The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**
   The subject site is suitable for the proposed use. The applicant has a separate commercial building permit application being processed concurrently to establish a new use occupancy category.

5. **The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.**
   The proposed use will not detrimentally affect the use and/or enjoyment of property in the area. The applicant is required to comply with all applicable regulations prescribed by Chapter 11 of the City Code related to the Health Department.

6. **The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**
   The proposed use will have no adverse environmental impacts

7. **The extent to which there is a need for the use in the community.**
   There is currently no licensed body art service operating out of the Independence Center. The proposed use is unique to the area.

8. **The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.**
   The applicant has indicated the willingness and ability to conform with all applicable Health Code regulations.

9. **The extent to which public facility and services are available and adequate to meet the demand for facilities and services generated by the proposed use.**
   Public facilities and services are available and adequate to meet the demand generated by the proposed use.

10. **Conformance of the proposed use to the comprehensive plan and other adopted plans and polices.**
    The proposed use is supported by Independence for All, Comprehensive Plan 2040 and its directive for the city to attract and retain business that support the local and regional market.

11. **The extent to which the use will impact sustainability or revitalization of a given area.**
    The proposed use will occupy a commercial tenant space of the Independence Center, reducing vacancy and bringing in commercial activity to the area.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Floor Plan
8. Zoning Map
9. Comprehensive Plan Map

Distinguished Body Art LLC

Cover Letter

Hello, my name is Anthony Karnes. My wife, Brandy Karnes, and I are planning on opening the highest grade Piercing and Tattooing establishment in Independance, Missouri. We will be located within the Independance Center Mall. The services provided at this location will be Piercing and Tattooing. We are excited to be the only establishment in Independance that will be APP certified(Association of Professional Piercers). This is the highest standard of cleanliness, service, and customer care within our industry. It will be my wife and I tattooing and piercing for we are both dually licensed. We will also have 2 other piercers from our other shop filling in, as needed. They are both licensed in Missouri and are 1099 independent contractors that pay a percentage of services to us. A total of 4 people at this location with a combined total of over 26 years of experience. Thank you for your consideration. We are extremely excited to be bringing this business to the City of Independance.

(Owner D.B.A) Anthony Karnes

x _____ 3-31-25

(Owner D.B.A) Brandy Karnes

x _____ 3-31-25

INDEPENDENCE
• MISSOURI •

Planning and Zoning
Application Form

Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@indepmo.org

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

Distinguished Body Art
Project Name

18801 E 39th St South unit 1100
Project Address/Location

2500 | | | No
Sq. Ft. of Building | Acreage | Number of Lots/Tracts | Steam 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	☐ One 24" x 36" set of plans for Land Sub. & Site Dev.
☐ Application Fee	☐ One PDF copy of a plat map or site plan
☐ Cover Letter Describing Details of Project	☐ Legal Description of the property in question

Contact Information

Applicant

Anthony Karnes | Distinguished Body
Name | Company

605 N Austin St #A Oak grove, Mo
Address

913-205-4579 | distinguished.bod@gmail
Phone | Email

Owner

Taylor Foster | Capital Cole
Name | Company

18801 E 39th St S, Independence MO 64057
Address

(816) 699-5060 | tfoster@shopindependencecenter.com
Phone | Email

Architect/Engineer/Surveyor/Other:

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.

3-31-25 | 3/31/25
Applicant's Signature | Date | Owner's Signature | Date

May 2022

Property Owner Notification Letter

City of Independence, Missouri

Date: 4.9.25 Case No. 25-200-04

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: An establishment providing beauty + body art services

Applicant: Distinguished Body Art LLC

Location of Property: 18801 E. 39th St S, Independence, MO. 64055

Planning Commission Meeting Date: April 29th, 2025 at 6:00 p.m.

City Council Meeting Date: June 16th, 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.

Brandy J Karnes

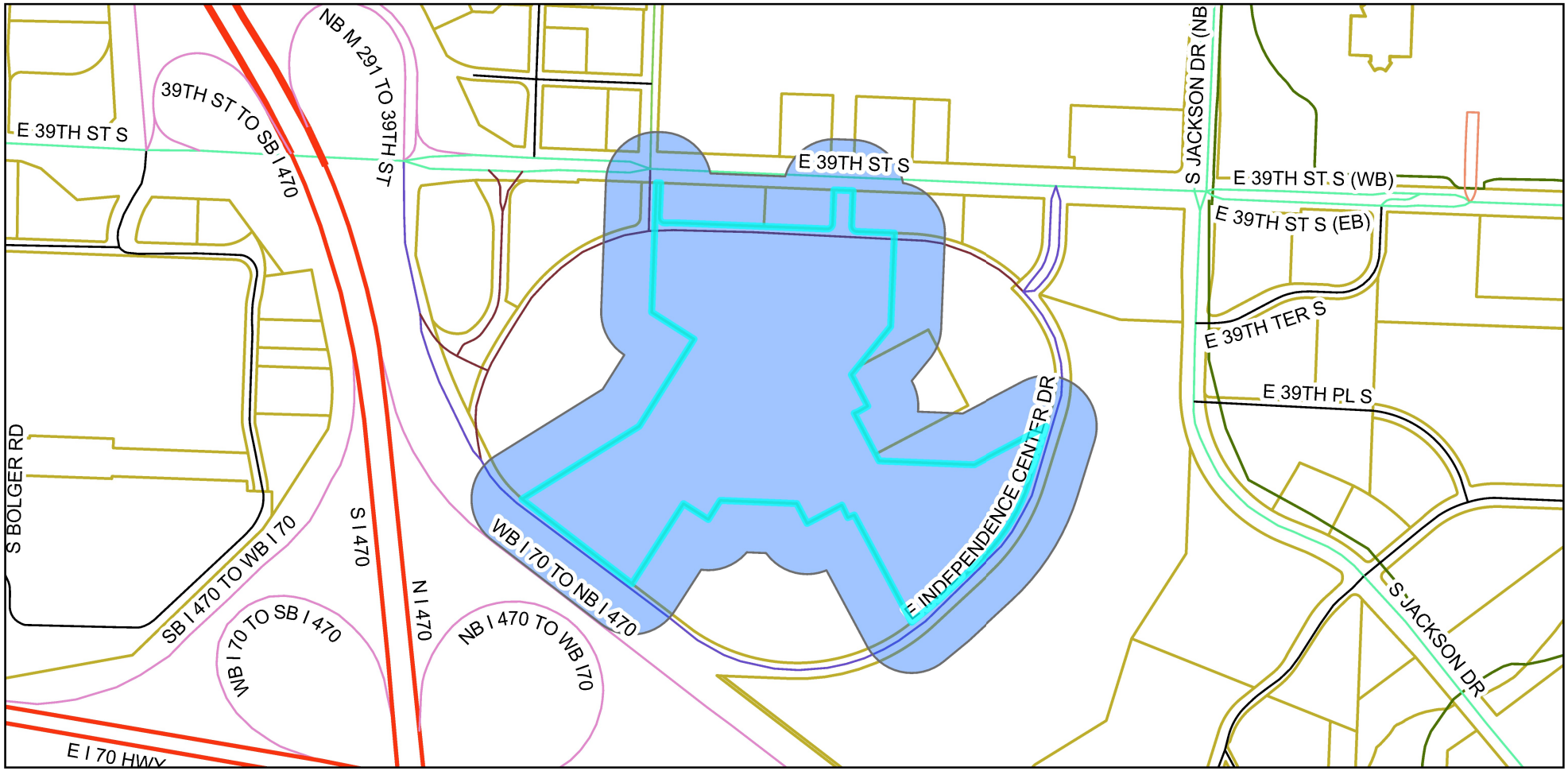
Applicant (or Owner/Agent)

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

Property Address	Property Owner	Owner Address	City	State	ZIP Code
18701 E 39TH ST S	SALFITY REAL ESTATE LLC	PO BOX 411299	KANSAS CITY	MO	64141
18710 E 39TH ST S	CEH HOLDINGS LLC	7909 JEFFERSON CIR	COLLEYVILLE	TX	76034
18777 E 39TH ST S	TF INDEPENDENCE MO LLC	5407 TRILLIUM BLVD STE B120	HOFFMAN ESTATES	IL	60192
18800 E 39TH ST S	DT INDEPENDENCE COMMONS LLC	3300 ENTERPRISE PKWY	BEACHWOOD	OH	44122
18805 E 39TH ST S	DILLARD DEPARTMENT STORES INC	4501 N BEACH ST	FORT WORTH	TX	76137
18809 E 39TH ST S	THE MAY DEPT STORES CO	145 PROGRESS PLACE	CINCINNATI	OH	45246
18900 E 39TH ST S	DANIEL P MCLOUGHLIN REVOCABLE TRUST DATED 7-23-2007	2207 MOUNT VEEDER RD	NAPA	CA	94558
19000 E 39TH ST S	SMOKEHOUSE BBQ INC	104 NE 72ND ST STE J	GLADSTONE	MO	64118-1830
19007 E 39TH ST S	CL INDEPENDENCE POINT MO LLC	3300 ENTERPRISE PKWY	BEACHWOOD	OH	44122
19101 E 39TH ST S	INDEPENDENCE MALL HOLDING LLC	5919 W 3RD ST STE 2B	LOS ANGELES	CA	90036
3950 E JACKSON DR	SEVEN65 CORNERSTONE LLC	37 GRAHAM ST STE 200B	SAN FRANCISCO	CA	94129

Notification Area

18801 E 39th St S



Notification Area

N

0 250 500 1,000 Feet

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-200-04

I, Anthony Barnes 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 10th day of April, 2025.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 10th day of April, 2025.

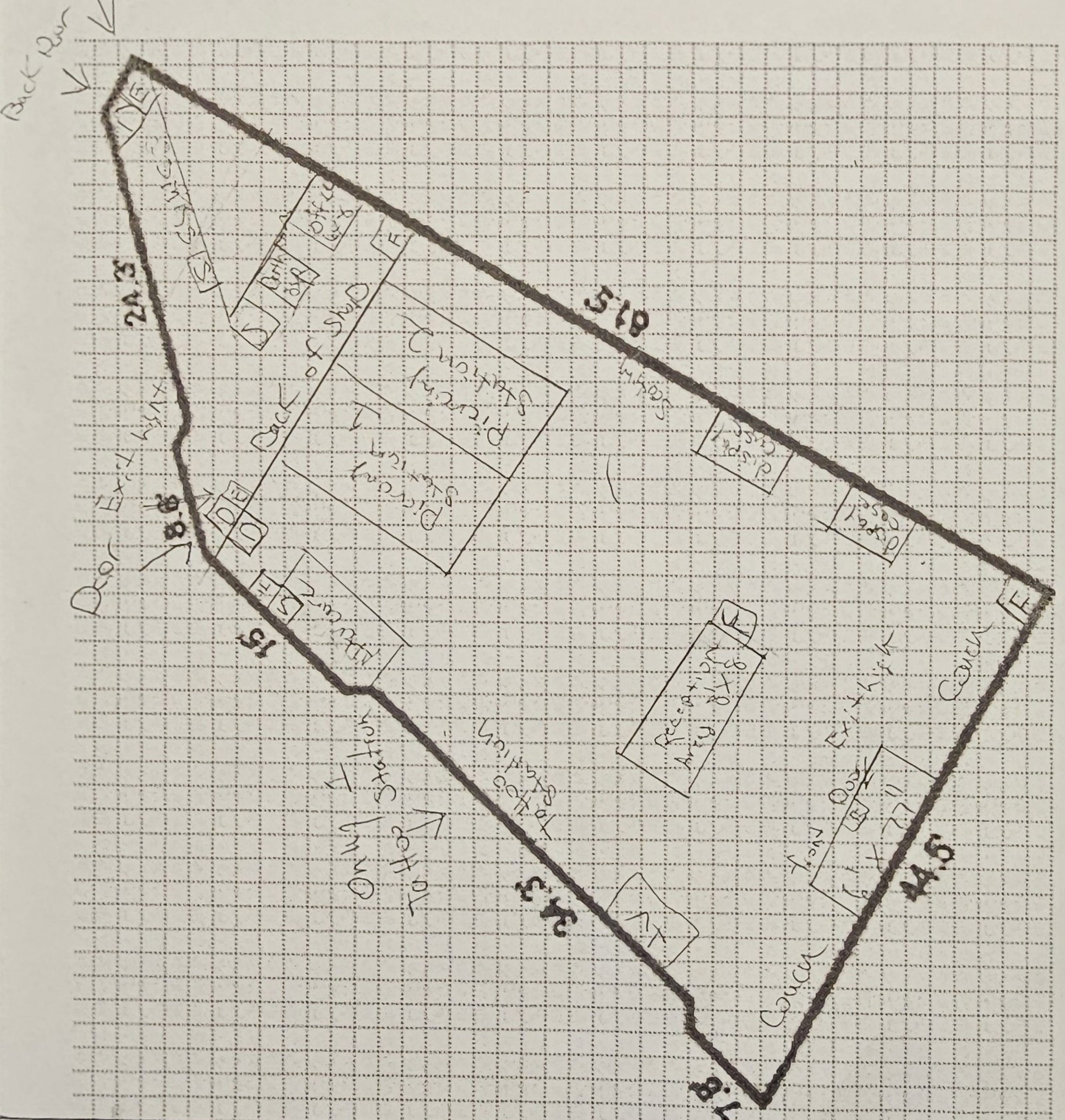
Notary Public

3/18/2028

Commission Expiration Date

YOGINI PATEL
My Commission Expires
03-18-2028
NOTARY SEAL
Jackson
County
Commission # 24343444
NOTARY PUBLIC - STATE OF MISSOURI

Distinguished Body Art 2500 Sq ft
Independance Center
18801 E 39th St South # 1100



Key
F = fire Hidrant
S = Sink
D = Door
E = Exit Sign

Anthony K
4-6-25

Zoning Map

18801 E 39th St S

Case #25-200-04

Legend

- Parcels
- Zoning District
- C-2
- C-2/SUP
- O-1
- R-18/PUD
- R-30/PUD
- R-6
- R-A

0 250 500 1,000 Feet

N

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

Comprehensive Plan

18801 E 39th St S

Case #25-200-04

Legend

- Parcels
- Comprehensive Plan
  - Mixed Use
  - Regional Commercial
  - Parks

0 250 500 1,000 Feet

N

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

INDEPENDENCE
MISSOURI
A GREAT AMERICAN STORY

Planning Commission Minutes

April 29, 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 4/29/2025, in the 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, Edward Nesbitt, Virginia Ferguson, Jose Torres, Michael Young, *Eric Ashbaugh. Absent - Dan O'Neill.

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 – April 15, 2025**

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

CASES TO BE CONTINUED - Staff requests these cases be continued to the June 10, 2025 meeting.

1. **Case 25-100-12 – Rezoning – 12939 E. US 40 Highway & 4611 S. Norfleet Road –** A request by Ed Reese to rezone the property on 40 Highway from C-2 (General Commercial) to C-3 (Service Commercial) and the property on Norfleet from C-1

(Neighborhood Commercial) to C-3 (Service Commercial).

Motion
Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

2. **Case 24-400-06 – Short-Term Rental – 300 N. Cedar Ave –** A request by William Zhong to operate a Short-Term Rental.

Motion
Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

PUBLIC HEARINGS

1. **Case 25-125-01 – Rezoning/PUD – 11601 E. US 24 Highway –** A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a preliminary development plan.

*Commissioner Ashbaugh entered at 6:09 p.m.

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. Mr. Harker reviewed the conditions of approval.

Applicant Comments
Jim Gamble, 3500 S. Mize Ridge Court, stated Shane Sparks is the owner and developer and is also available for questions. Mr. Gamble reviewed the project and the history of zoning for the lot. He stated he had received a phone call from a neighbor who requested a fence, where the City then added the fence as a condition. Mr. Gamble said Mr. Sparks is okay with the conditions as outlined by staff.

Shane Sparks, 521 NE Emerald Drive, Lee's Summit, stated they currently have 17 tenants who would like to remain living there.

In response to Commissioner Nesbitt's question, Mr. Harker stated this is a PUD, and it could not be torn down and new apartments built.

Public Comments
Angela Wright, 11601 E US 24 Highway, Unit M, stated she's lived there since November, and

it's the nicest place she's ever lived. Ms. Wright said the owner is very responsive and hopes this passes so she can remain a tenant.

Steve Jung, 11601 E US 24 Highway, Unit F, stated he's lived there for a long time, and it's always been well run. He said it's quiet, clean and the new owners are friendly. He stated he's in favor of this passing so he can continue to live there.

Carl Short, 11601 E US 24 Highway, stated he's lived there almost two months, and it's one of the nicest places the VA has helped him get. He said the owner is very responsive to take care of any issues. He said he would like to see this pass so he can stay until the day he dies.

Motion
Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-200-04 – Special Use Permit – 18801 E. 39th Street #D09D –** A request by Distinguished Body Art to operate a Tattoo Shop.

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. Mr. Glaser reviewed the conditions of approval.

In response to Commissioner Nesbitt's question, Mr. Glaser stated the City is not at its limit for tattoo shops.

Applicant Comments
Brandie Karnes, 605 N Austin St #A, Oak Grove, stated they are a family shop and have over 20 years of experience. They will offer body piercings, tattoos, waxing and aftercare, and she reviewed the accolades of their other shops. Mrs. Karnes noted they pierce children with needles and will not have staple guns which are more dangerous and scary for children.

Anthony Karnes, 605 N. Austin St #A, Oak Grove, said they're excited to come to Independence. He said this would be the first mall in Missouri with a tattoo shop. Mr. Karnes said they will have privacy screens on the windows, so people are not able to see in.

In response to Commissioner Nesbitt's question, Mr. Karnes said they will have partitions up when people are getting tattoos or piercings.

In response to Chairwoman Wiley's question, Mrs. Karnes stated the Independence Center ownership was excited about their business.

Public Comments
No public comments.

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

ROUNDTABLE - NEXT MEETING MAY 13, 2025

ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

RESOLUTION NO. 2025-01

TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT

ADOPTION OF THE DISTRICT'S FISCAL YEAR BUDGET
Adopted May 20, 2025

WHEREAS, Trinity Woods Community Improvement District ("District") was formed September 15, 2008, by Ordinance No. 17133 adopted by the City Council of the City of Independence, Missouri ("City"), and is a Missouri nonprofit corporation and community improvement district created under authority of the Missouri Community Improvement District Act ("Act"), Section 67.1401 through Section 67.1571 RSMo, and is transacting business and exercising the powers granted by the Act; and

WHEREAS, Resolution 2008-06 found that the Petition to Levy the Trinity Woods Community Improvement District Special Assessment ("Assessment Petition") complied with the Act's requirements, and therefore, the special assessments authorized pursuant to the Assessment Petition ("Special Assessments") were approved by the District's board of directors ("Board"); and

WHEREAS, based on the Board's approval of the Assessment Petition, pursuant to Section IX of the Petition, the District is authorized to levy and collect the Special Assessments in accordance with the Assessment Petition in order to provide District funding; and

WHEREAS, pursuant to the District's Bylaws and Resolution 2008-06, the Special Assessments were levied beginning July 1, 2009; and

WHEREAS, the budget was submitted to the City for review and comment; and

WHEREAS, having received no comment from City, the Board desires to adopt the budget attached hereto in order to properly provide for District's costs relating to the Services, Improvements, and other District purposes (as set forth in the Petition) for the District's fiscal year ending June 30, 2026 ("Fiscal Year").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

1. The budget attached as Exhibit A is adopted as the District's budget for the Fiscal Year.

2. Each tract, lot, or parcel of real property within the District's boundaries will benefit from the Services and Improvements to be provided by the District during the Fiscal Year.

3. The District appropriates the sums set forth in the Budget for the Fiscal Year in accordance with the line items shown on the Budget.

Jason Nooteboom, Chairman

4913-0242-9991, v. 1 32532.66801

TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT
PROPOSED BUDGET FOR THE YEAR ENDING JUNE 30, 2026

Income	2026
CID Revenues	$ 92,000
Interest Income	$ -
Other Income	$ -
Total Income	**$ 92,000**
Expenses	
Administrative Fee	$ -
Advertising	$ -
Grounds Maintenance	$ 36,000
Insurance	$ 600
Loan Interest	$ 26,469
Legal	$ 3,500
Utilities	$ 304
Repairs	$ -
Subtotal	$ 66,873
Contingency	$ 1,000.00
Total Expenses	**$ 67,873**
Assessment Rate (per square foot of Lot Area)	$ 0.0250
Net Income	**24,127**

Trinity CID Note Payment Proposed	6/30/2025
Estimated Cash on Hand As of 6/30/25	**$ 63,611.43**
Pay CID Note Accrued Interest to 6/30/25	$ 24,126.86
Pay CID Note Principal Payment	$ (22,000.00)
Est. Cash after Loan Payments	**$ 65,738.29**
Total Budgeted Expenses Less Loan Interest	$ (41,403.72)
Estimated Cash Remaining	$ 24,334.57

23RD & STERLING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2025-01

Approving Budget, Appropriating Revenue for District Operations

Adopted May 20, 2025

WHEREAS, by Ordinance No. 18600 (the "Creation Ordinance"), passed on June 20, 2016, and pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo (the "Act"), the City Council of Independence, Missouri (the "City") approved the Petition to Establish the 23rd & Sterling Community Improvement District (the "Petition"), thereby creating the 23rd & Sterling Community Improvement District (the "District") in accordance with the Act; and

WHEREAS, by Resolution No. 2016-03 dated August 11, 2016, the District authorized imposition of a one percent (1.0%) sales tax (the "Sales Tax") on all retail sales made within the District, subject to approval by the qualified voters in accordance with the Act and to the limitations set forth in Section 67.1545, RSMo, for a minimum period of thirty (30) years from the effective date of the city ordinance creating the District or such other period to coincide with the termination of the District. The Sales Tax was approved by the qualified voters as evidenced by the certification of election results dated October 25, 2016 issued by the Jackson County Board of Election Commissioners and became effective April 1, 2017; and

WHEREAS, the Sales Tax will be imposed for the purpose of providing funding for construction of public infrastructure improvements within the District, specifically including: (a) public infrastructure improvements within the District as part of the development project contemplated in the Petition; (b) remediation of blighting conditions on private property within the District as permitted under the Act provided the City Council first determines the action to be taken is reasonably anticipated to remediate the blighting conditions and will serve a public purpose (c) the land acquisition, landscaping, public utilities, streetlights, and professional consultant costs associated with such improvements, all as authorized pursuant to Section 67.1461.1, RSMo; and (d) further all other lawful purposes of the District under the Act (collectively, the "Project"); and

WHEREAS, the District reasonably anticipates that there will be sufficient funds available to the District from Sales Tax and other revenue to pay all expenditures the District will be reasonably expected to make during the referenced fiscal year; and

WHEREAS, pursuant to Section 67.010, RSMo, District is required to budget expenditures and appropriate funds for fiscal year ending June 30, 2026 and so desires to adopt a budget setting forth its projected revenues and expenditures and to appropriate funds for operations for fiscal year ending June 30, 2026;

THEREFORE, BE IT RESOLVED THAT:

- The budget (the "Budget") attached as Exhibit A for FY July 1, 2025 - June 30, 2026 is approved.

- The District reasonably anticipates there will be sufficient funds available to the District from the Sales Tax to pay all operating expenditures the District will be reasonably expected to make.

- The appropriate officers are authorized to expend the funds appropriated in accordance with the Budget.

APPROVED:

Alisha Bultemeier, Chairperson

EXHIBIT A

23RD & STERLING
COMMUNITY IMPROVEMENT DISTRICT

BUDGET

Fiscal year beginning July 1, 2025 and ending June 30, 2026

BUDGET MESSAGE

The 23rd & Sterling Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on June 20, 2016 by virtue of Ordinance No. 18600 adopted by the City Council of Independence, Missouri (the "City Council") approving the Petition to Establish the 23rd & Sterling Community Improvement District (the "Petition") pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo (the "Act"). The stated purpose of the District is to provide funding for the services and improvements described in the Petition, specifically including: (a) public infrastructure improvements within the District as part of the development project contemplated in the Petition; (b) remediation of blighting conditions on private property within the District as permitted under the Act provided that the City Council first determines that the action to be taken is reasonably anticipated to remediate the blighting conditions and will serve a public purpose; (c) the land acquisition, landscaping, public utilities, streetlights, and professional consultant costs associated with such improvements, all as authorized pursuant to Section 67.1461.1, RSMo; and (d) further all other lawful purposes of the District under the Act (collectively, the "Project").

The source of revenue for the District is a community improvement district sales tax (the "Sales Tax") imposed at a rate of one percent (1.0%) on retail sales subject to taxation under Section 67.1545 of the Revised Statutes of Missouri for a minimum period of thirty (30) years from the effective date of the city ordinance creating the District or such other period to coincide with the termination of the District.

The Sales Tax became effective on April 1, 2017 and is scheduled to expire on March 31, 2046. The District adopted a fiscal year beginning July and ending June 30. The budget for fiscal year beginning July 1, 2025 and ending June 30, 2026 provides funds for administrative costs.

BUDGET SUMMARY

The District shall apply Sales Tax revenues to fund operating costs of the District.

23rd & Sterling Community Improvement District

Budget - Fiscal Year Ending June 30, 2025

	FY 2025-2026 Budget	FY 2024-2025 Budget
REVENUE		
CID sales tax revenues	$ 140,000	$ 135,000
Advances from developer		
TOTAL REVENUES	140,000	135,000
EXPENDITURES		
Project Expenditures		
Repayment of debt on developers advances (including accrued interest)	136,804	131,804
Operating Expenditures		
Accounting fees		
Insurance costs	1,296	1,296
Legal fees	1,900	1,900
TOTAL EXPENDITURES	140,000	135,000
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	$ -	$ -

BUDGET SUMMARY

The district budget is presented in accordance with the requirements of Missouri statute on a cash basis.

MARKETPLACE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2025-01

Approving Budget and Appropriating Revenue for District Operations

Adopted May 20, 2025

WHEREAS, by Ordinance No. 18634 (the "Creation Ordinance"), passed September 6, 2016, and pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo (the "Act"), the City Council of Independence, Missouri (the "City") approved the Petition to Establish the Marketplace Shopping Center Community Improvement District (the "Petition"), thereby creating the Marketplace Shopping Center Community Improvement District (the "District") in accordance with the Act; and

WHEREAS, the Creation Ordinance further determined and found that the District is a blighted area pursuant to Section 67.1401.2(3)(b), RSMo, based on the City Council's determination that the Redevelopment Area for the Marketplace Shopping Center Tax Increment Financing Plan (the "TIF Plan") approved by the City Council on August 1, 2016 by Ordinance No. 18621 (the "TIF Ordinance") is a blighted area pursuant to Section 99.805, RSMo. The boundaries of the District are contained within the Redevelopment Area as described in the TIF Ordinance; and

WHEREAS, by Resolution No. 2016-03 dated October 6, 2016, the District authorized imposition of a one percent (1.0%) sales tax (the "Sales Tax") on all retail sales made within the District, subject to approval by the qualified voters in accordance with the Act and to the limitations set forth in Section 67.1545, RSMo, for a period of thirty (30) years from the effective date of the Creation Ordinance or such other period to coincide with the termination of the District; and

WHEREAS, the Sales Tax was approved by the qualified voters as evidenced by the certification of election results dated January 25, 2017 issued by the Jackson County Board of Election Commissioners. The Sales Tax became effective on July 1, 2017; and

WHEREAS, the Sales Tax will be imposed for the purpose of providing funding for construction of public infrastructure improvements within the District as part of the redevelopment project contemplated in the TIF Plan and the services and improvements described in the Petition, specifically including: (a) capital improvements within the District and the maintenance thereof as permitted by the Act; (b) remediation of blighting conditions on private property within the District as permitted under the Act provided that the City Council first determines that the action to be taken is reasonably anticipated to remediate the blighting conditions and will serve a public purpose; (c) administration and operation of the District as permitted under the Act; (d) cleaning and maintenance services to public areas within the District as permitted under the Act; and (e) further all other lawful purposes of the District under the Act and services authorized by the Petition (collectively, the "Project"); and

WHEREAS, the District reasonably anticipates that there will be sufficient funds available to the District from the Sales Tax and other revenue to pay all expenditures that the District will be reasonably expected to make during the referenced fiscal year; and

WHEREAS, pursuant to Section 67.010, RSMo, the District is required to annually budget expenditures and appropriate funds; and

WHEREAS, the District desires to adopt a budget for the fiscal year ending June 30, 2026 setting forth the District's projected revenues and expenditures and to appropriate funds for operations for the fiscal year ending June 30, 2026.

THEREFORE, BE IT RESOLVED THAT:

- The budget for fiscal year ending June 30, 2026 (the "Budget") attached to this Resolution as Exhibit A for fiscal year ending June 30, 2026 is approved.

- The District reasonably anticipates that there will be sufficient funds available to the District from the Sales Tax to pay all operating expenditures that the District will be reasonably expected to make.

- The District appropriates revenues as set forth as expenditures in the Budget, except for that amount reasonably necessary to pay operating expenses of the District. This appropriation shall be for the fiscal year ending June 30, 2026.

- The appropriate officers are authorized to expend the funds appropriated in accordance with the Budget.

APPROVED:

Alisha Bultemeier, Chairperson

MARKETPLACE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR
JULY 1, 2025 - JUNE 30, 2026
BUDGET

MARKETPLACE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026 BUDGET

BUDGET MESSAGE

The Marketplace Shopping Center Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on September 6, 2016 by virtue of Ordinance No. 18634 ("Creation Ordinance") adopted by the City Council of Independence, Missouri approving the Petition to Establish the Marketplace Shopping Center Community Improvement District (the "Petition") pursuant to the Community Improvement District Act, Sections 67.1401 *et seq*., RSMo (the "Act").

The stated purpose of the District is to provide funding for the services and improvements described in the Petition, specifically including: (a) capital improvements within the District and the maintenance thereof as permitted by the Act; (b) remediation of blighting conditions on private property within the District as permitted under the Act provided that the City Council first determines that the action to be taken is reasonably anticipated to remediate the blighting conditions and will serve a public purpose; (c) administration and operation of the District as permitted under the Act; (d) cleaning and maintenance services to public areas within the District as permitted under the Act; and (e) further all other lawful purposes of the District under the Act and services authorized by the Petition (collectively, the "Project").

On October 6, 2016, the District's Board of Directors passed Resolution No. 2016-03 which imposed, upon approval of the qualified voters of the District, a one percent (1.0%) sales tax on retail sales in the District for a period of 30 years from the date on which such tax is first imposed. The sales tax collection began July 1, 2017.

The District has adopted a fiscal year beginning July 1 and ending June 30 of each year.

MARKETPLACE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

PROPOSED BUDGET
FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026 BUDGET

	Proposed Budget				*Approved Budget*	*Actual (Unaudited)*	*Actual (Unaudited)*
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending June 30, 2026	Fiscal Year Ending June 30, 2025	Fiscal Year Ending June 30, 2024	Fiscal Year Ending June 30, 2023
REVENUES:							
Revenue Funds:							
CID Sales Tax Revenues	$ -	$ 45,000	$ -	$ 45,000	$ 45,000	$ 45,766	$ 47,781
Less: payments to Marketplace TIF	-	(22,500)	-	(22,500)	(22,500)	(21,669)	(23,288)
Interest Income	-	-	-	-	-	1	2
TOTAL REVENUES	-	22,500	-	22,500	22,500	24,098	24,495
EXPENDITURES:							
Project expenditures:							
CID public improvements	-	-	-	-	-	-	-
Repayment of debt on developers advances (including accrued interest)	-	6,825	-	6,825	6,825	-	-
Operating expenditures:							
Administrative fees for tax collection (1.5% by City of Independence)	-	675	-	675	675	650	699
Accounting fees	4,000	-	-	4,000	4,000	138	5,331
Insurance costs	1,500	-	-	1,500	1,500	1,200	1,200
Legal fees	5,000	-	-	5,000	5,000	-	-
Other operating costs of the district	4,500	-	-	4,500	4,500	2,622	723
TOTAL EXPENDITURES	15,000	7,500	-	22,500	22,500	4,610	7,953
TRANSFERS TO/(FROM) OTHER FUNDS	15,000	(15,000)	-	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	$ -	$ -	$ -	$ -	$ -	$ 19,488	$ 16,542

MARKETPLACE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026 BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.