



CITY COUNCIL Regular Meeting

June 16, 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. Stephen Ballentyne, Assistant Pastor of the Mount Zion Restoration Branch Church, will give the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Council action is requested to authorize an additional \$100,000 in expenditures to USIC Locating Services, Inc. for utility locating services provided to the Municipal Services Department, bringing the total authorized amount to \$297,000.00.
2. Council action is requested to issue a purchase order to Altec Industries, Inc., in the amount of \$395,636, for two (2) bucket trucks for the Power & Light Department.
3. Council action is requested for the 2025-2026 Workers' Compensation Insurance Program with Midwest Employers, with an estimated annual premium cost of \$452,250.
4. Council action is requested for the 2025-26 utility property insurance renewal with an estimated annual premium of \$832,274.

5. Council action is requested for the 2025-26 non-utility property insurance renewal with Midwest Public Risk, which includes the Auto Physical Damage and Contractors Equipment programs, for an annual premium of \$924,570.
6. Council action is requested for approval to issue a purchase order to Altec Industries, Inc., for the amount of \$136,000.00, for an overhead cable puller/tensioner for the Power & Light Department.
7. Council action is requested to authorize the City Manager to execute a construction contract with Linaweaver Construction, Inc., in an amount not to exceed \$1,030,103.50 for the Barnes Place Storm Drainage Improvements Project (Project No. 131901). This authorization includes approval of future minor change orders not to exceed \$103,010.35 and any necessary time extensions.
8. Council action is requested to authorize a one (1) year contract with Davenport Construction for Street Cut Repairs, with the option to renew for two (2) additional one-year periods. The contract will support the Power & Light and Municipal Services Departments. Approval will permit 10% contingency expenditures provided they do not exceed budgeted amounts.
9. Council action is requested to issue a purchase order to Advanced Utility Systems in the amount of \$228,392.14 for the annual maintenance and support of the City's utility customer information and billing system.

RESOLUTIONS

1. 25-751 A Resolution repealing Resolution No. 6975 and establishing standards for the recruitment and selection of board and commission members, establishing standards for communication, and establishing expectations, duties, and norms of behavior for all appointed City boards, commissions, and committees.
2. 25-752 A Resolution appointing Marcus Bowen to the Jackson County Board of Equalization.
3. 25-753 A Resolution appointing Nedra Jeffress to the Truman Memorial Scholarship Committee.
4. 25-754 A Resolution appointing Anthony Sommer to the Board of Adjustment.
5. 25-755 A Resolution appointing Cody Atkinson to the Independence Animal Welfare Committee.
6. 25-756 A Resolution appointing Pam Wishon to the Street Improvement Oversight Committee.
7. 25-757 A Resolution reappointing Laurie Dean Wiley to the Planning Commission

8. 25-758 A Resolution appointing Cindy Culp to the Board of Building and Engineering Appeals.

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 11601 E. US 24 Highway from R-6, Single Family Residential, to R-30/PUD, High Density Residential/Planned Unit Development, and to approve a preliminary development plan. ***New Information Only.***

25-041 **2R** 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. **2R**

2. A public hearing for the Special Use Permit application to operate a tattoo shop at 18801 E. 39th Street #D09D. ***New Information Only.***

25-042 **2R** An ordinance approving a Special Use Permit to operate a body art establishment at 18801 East 39th Street, in Independence, Missouri. **2R**

3. A public hearing for the formation of the Pavilions at Hartman Heritage Community Improvement District. ***Full Public Hearing.***

25-043 **1R** An ordinance approving the petition for the establishment of the Pavilions at Hartman Heritage Community Improvement District, establishing the district, making findings and authorizing actions related to establishment of the district. **1R**

4. A full public hearing for a Retail Selling of Beer by the Drink License for Next Level Soccer Training that will be located at 13801 E. 42nd Terr. S. ***Full Public Hearing.***

Council action is requested on the application received from Next Level Soccer Training, LLC for Retail Selling of Beer by the Drink for Next Level Soccer Training that will be located at 13801 E. 42nd Terr. S.

ORDINANCES

1. 25-037 **2R** 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. **2R**

2. 25-038 **2R** An ordinance terminating tax increment financing within the Santa Fe Trail Redevelopment Area; and authorizing certain actions relating thereto. **2R**
3. 25-039 **2R** An ordinance amending Article 5 of Chapter 5 of the City Code related to solicitors and peddlers. **2R**
4. 25-040 **2R** 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. **2R**

FIRST READING(S)

1. 25-044 **1R** An ordinance approving a rezoning from District I-1 (Industrial) to District C-2 (General Commercial) for the property located at 13893 East 35th Street Court South. **1R**
2. 25-045 **1R** An ordinance approving a Special Use Permit to operate a convenience store without fuel sales at 13893 East 35th Street Court South, in Independence, Missouri. **1R**
3. 25-046 **1R** An ordinance approving a Preliminary Development Plan for the property located at 1550 S. Noland Road in District C-2/PUD (General Commercial/Planned Unit Development) in Independence, Missouri. **1R**

INFORMATION ONLY

1. Hartman Heritage CID 2025-2026 Proposed Budget.
2. Municipal Court report for the month of May 2025
3. ***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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to authorize an additional \$100,000 in expenditures to USIC Locating Services, Inc. for utility locating services provided to the Municipal Services Department, bringing the total authorized amount to \$297,000.00.

Recommendations:

Staff recommends approval of this item.

Background:

The Missouri One-Call Statute requires City-owned utilities to provide facility locating services under the Missouri One-Call Program. Due to staffing limitations, the Municipal Services Department is unable to meet the high volume of locate requests in-house and therefore contract out this service.

USIC Locating Services, Inc. (USIC) was awarded a contract for utility locating services through a competitive Invitation to Bid (ITB) process and received Council approval in 2022.

Following the commencement of Google Fiber infrastructure installation in Independence, the number of Missouri One-Call (MO One-Call) locate requests has approximately doubled, now averaging around 3,000 per month. USIC responds to these requests and marks City-owned utilities. The City pays USIC on a per-ticket basis, with additional quarter-hour charges for larger or more complex locations.

Google Fiber has brought in 15 contractors, all of whom are submitting locate requests, significantly increasing the monthly volume and, consequently, the City's costs for locating services.

Earlier in this fiscal year, Council approved a total of \$380,000 in expenditures for utility locating services—\$160,000 for Municipal Services and \$220,000 for Power & Light. Municipal Services has already expended its full allocation and is now requesting an additional \$100,000 to cover services for the remainder of the fiscal year.

Of this request:

- The Sanitary Water Pollution Control Division is requesting \$60,000, and
- The Stormwater Water Pollution Control Division is requesting \$40,000.

This action will increase the purchase order to \$270,000, allowing for a total potential expenditure of \$297,000, which includes a 10% contingency for potential change orders.

Emergency Justification:

Fiscal Impact:

The total fiscal impact to the City is \$297,000.00, which includes a 10% contingency for potential change orders. Funding for this expenditure is included in the Fiscal Year 2024–2025 budget as follows:

Page 175, Account No. 0305230-5226 – Professional Services

Page 173, Account No. 0135262-5226 – Professional Services

Council Action:

Department / Contact	Municipal Services /
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REVIEWERS

Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

None

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to issue a purchase order to Altec Industries, Inc., in the amount of \$395,636, for two (2) bucket trucks for the Power & Light Department.

Recommendations:

Staff recommends approval of this item.

Background:

Power and Light Transmission/Distribution division is requesting the purchase of two bucket trucks to replace two existing bucket trucks. The first bucket truck is a 2019 model with a 5-year replacement schedule. This bucket truck has 117,300 miles and 13,624 hours. The second bucket truck is a 2020 model with a 5-year replacement schedule. This bucket truck has 82,061 miles and 13,300 hours. Delivery is expected to take up to 2.5 years from placement of order.

The purchase order will be issued to Altec Industries, Inc, which uses Sourcewell Contract # 110421-ALT. The cooperative purchasing provisions of paragraph 5 of the Independence City Code allow for the purchase of items competitively bid by other governmental entities.

Approval of this item authorizes the Finance Director to issue change orders up to a total of ten (10) percent of the original authorized amount, so long as appropriations are available.

Emergency Justification:**Fiscal Impact:**

The fiscal impact to the City is \$395,636.00. Funding for the bucket trucks is included in the fiscal year 2024-25 adopted budget, page 278, project account number 0217021-5406-202514-C, Fleet Vehicle & Equipment 10-Year Replacements, IPL Fund 021.

Council Action:

Department / Contact	Power and Light /
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REVIEWERS

Khristina Irvine

Joseph Hegendeffer
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Quote - City of Independence - 1795345
2. Sourcewell Calc - City of Independence (MO) - 1795345

April 16, 2025
Our 96th Year**Ship To:**CITY OF INDEPENDENCE (MO)
21500 E TRUMAN RD
INDEPENDENCE, MO 64056
US**Bill To:**CITY OF INDEPENDENCE (MO)
PO BOX 1019
INDEPENDENCE, MO 64051
United StatesAttn: JOSH BAILEY
Phone:
Email: jbailey@indepmo.org**Altec Quotation Number:** 1795345 - 1
Account Manager: Neil T Alley
Technical Sales Rep: Shannon Gayle Carlson

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	<u>Unit</u>		
1.	AT40G Unit Model	1	
2.	ALTEC Model AT40-G telescopic articulating Aerial device with ISO-Boom.	1	
	A. ISO Boom: the inner telescopic fiberglass boom maintains full dielectric integrity even with the fiberglass inner boom fully retracted.		
	B. Hydraulic platform leveling system.		
	C. Hydraulic tool circuit at the platform.		
	D. Emergency lowering valve at the platform.		
	E. Single handle control at the platform with a safety interlock system.		
	F. Manuals: Two (2) Operator's and Maintenance/Parts Manuals. One(1) in printed format and one(1) in electronic format available at connect.altec.com		
	G. Working height: 45.6 feet		
	H. Side reach: 29.7 feet		
	I. Low-power fiber-optic control system (FOC-L).		
	J. Continuous rotation		
3.	Poly Hydraulic Reservoir, Pedestal Mounted, 7 Gallon (Includes Sight Gauge)	1	
4.	Post style pedestal mounting	1	
5.	Single One-Man End-Mounted Platform With 180 Degree Rotator, 24 X 30 X 42. Platform is rated at 400 pounds. Control panel on platform dashboard provides controls for auxiliary functions. Includes emergency stop (push-pull) switch and rocker switches, which operate platform leveling, platform rotation, tools, and battery selector (for fiber-optic controls system). Composite fiberglass platform mounting bracket. (AT40G)	1	
6.	Platform Leveling At Lower Controls. AT40-G	1	
7.	One (1) Platform Step Located 21" (Midway) From Top Of Step To Top Of Platform	1	
8.	Soft nylon reinforced vinyl platform cover for a 24 x 30 inch platform	1	

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
9.	Platform liner for a 24 x 30 x 42 inch platform	1	
10.	4-Function Single Handle Fiber-Optic Controller.	1	
11.	Manual lowering valve located at the boomtip. For use in emergency situations to allow the operator to lower the boom to the ground	1	
12.	Engine Start/Stop at the upper controls actuated through the Fiber-Optic controls system with Secondary Stowage System (AT40G)	1	
13.	Powder coat unit Altec White.	1	
<u>Unit & Hydraulic Acc.</u>			
14.	Hydraulic Oil, HVI-22 with Ultraviolet Dye (Standard)	9	
15.	Standard Pump for PTO	1	
16.	Hot Shift PTO (for Automatic Transmission)	1	
17.	Standard Altec PTO/Transmission Functionality for Non-Allison Automatic Transmissions: -PTO will engage when transmission is in park and the Parking Brake is engaged. -If transmission is in gear, and PTO switch is activated, PTO will not engage. Transmission will remain in gear. -Once the transmission is shifted back into gear the PTO will disengage. For some truck configurations the PTO switch must be turned off to allow the transmission to shift into gear.	1	
18.	Standard Parking Brake Machine Interlock: Parking (holding) brake must be set before machine is operable.	1	
<u>Body</u>			
19.	108 Inch Universal Small Aerial Body for a 60 Inch CA Chassis with 38 Inch Long Side Access Tailshelf to Meet the Following Specifications: A. Basic body fabricated from A40 grade 100% zinc alloy coated steel B. All doors are full, double paneled, self-sealed with built-in drainage. C. Stainless steel hinge rods extend full length of door. D. Door hinges are zinc alloy material attached with rivets E. All doors contain stainless steel, flush mounted, paddle activated rotary style latches with two-stage locking, including keyed locks and adjustable strikers. F. Heavy-gauge welded steel frame construction with smooth galvanneal floor. G. Possible contact edges are folded for safety. H. Door header drip rail at top for maximum weather protection. I. Neoprene or rolled fenders on wheel fender panels. J. Steel treated for improved primer bond and rust resistance. K. Automotive underseal applied to body. L. Automotive type non-porous door seals fastened to the door facing. M. 108 Inch Body Length N. 40 Inch Body Height (Standard) O. 94 Inch Body Width (Standard) P. 20 Inch Body Compartment Depth (Standard)	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
Q.	8 Inch Body crossmembers (Standard)		
R.	No Treadplate On Compartment Tops		
S.	6 Inch tall wooden tailboard installed at the rear of body cargo area		
T.	Stainless Steel Rotary Paddle Latch With Lock (Standard)		
U.	Master Body Locking System (Standard)		
V.	One (1) wheel chock holder installed in fender panel on each side of body.		
W.	Gas Shock Type Rigid Door Holders For Vertical Doors (Standard)		
X.	Chains On Horizontal Doors		
Y.	Hotstick shelf extending full length of body on Curbside.		
Z.	Drop-Down Hot Stick Door For One (1) Shelf (Right Side)		
AA.	Two (2) Hot Stick Brackets		
AB.	1st Vertical Streetside (LH) - Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers		
AC.	1st Horizontal Streetside (LH) - One (1) Fixed Shelf With Removable Dividers On 8 Inch Centers		
AD.	Rear Vertical Streetside (LH) - Six (6) Adjustable Locking Swivel Hooks		
AE.	1st Vertical Curbside (RH) - Seven (7) Adjustable Locking Swivel Hooks, Louvered Panel Installed in Cargo Wall		
AF.	1st Horizontal Curbside (RH) - Vacant		
AG.	Rear Vertical Curbside (RH) - Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers		
AH.	One (1) Small Bolt-On Grab Handle Installed At Rear Of Curbside Compartments		
AI.	38 Inch Tailshelf with Integrated Side Access Steps and Smooth Galvaneal Floor Installed at Rear of Body. Includes One (1) U-Shaped Grab Handle.		

Body and Chassis Accessories

20.	Dock Bumpers (Pair), Rectangular, installed at Rear Frame Rail at the furthest point back	1
21.	Set of Safety Chain Eye Bolts	1
22.	Combination 2 Ball (10,000 LB MGTW) and Pintle Hitch (16,000 LB MGTW)	1
23.	Underride Protection	1
24.	Rear Torsion Bar	1
25.	Install Counterweight as Needed	1
26.	Rear Window Guard with Punched Metal, perimeter follows contour of Rear Window, typically mounted to Body Bulkhead	1
27.	Rubber Belted Step Mounted Beneath Side Access Steps, Steel (Installed to Extend Approx. 2 inches Outward)	1
28.	Boom Rest for Telescopic Unit, Cargo Area Mounted	1
29.	Platform Rest, Rigid with Rubber Tube	1
30.	Platform to be Side Stowed	1
31.	Wheel Chocks Rubber with Metal Hairpin Handle 9.75 L x 7.75 W x 5 H (Pair) (Industry Preferred)	1

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
32.	Mud Flaps with Altec Logo (Pair)	1	
33.	Universal Sloped Aluminum Ladder Rack, 99 L x 20 W (inches), For Streetside Installation	1	
34.	5 LB Fire Extinguisher with Light Duty Bracket Shipped Loose (Amerex #B402T)	1	
35.	Safety Harness and 4.5 Ft Lanyard (Fits Medium to Xlarge), Includes Pouch and Placards, Single Harness	1	
36.	Triangular Reflector Kit (Contains 3 Reflectors), Shipped Per DEPS 042	1	
37.	Slope Indicator Assembly (Pair) for Machine without Outriggers	1	
38.	Rock Guards, Lexan	1	
39.	Vinyl Manual Pouch for Storage of All Operator and Parts Manuals	1	
40.	Steel Boom Saddle Support, Wide	1	
41.	Polyethylene Boom Saddle Support, Wide	1	
<u>Electrical Accessories</u>			
42.	Adhesive Strip Lighting, LED, Installed Around Top And Sides Of Compartment Door Facings In Body (Installed At Final Assembly)	6	
43.	Compartment Lights Wired to Dash Mounted Master Switch in Chassis Cab	1	
44.	Lights And Reflectors In Accordance With FMVSS 108 (Complete LED)	1	
45.	4-Corner Strobes, Amber, LED, Two (2) Surface Mounted Lights In Grille, Two (2) Round Lights At Rear, Class II (Permit May Be Required)	1	
46.	Strobe Lights Wired Battery Hot	1	
47.	Directional Light Bar, Amber, LED, 34.5" Long	1	
48.	Cab Mounted Light Bar Option	2	
	Two (2) North American Signal MMBLEDLPR3-C/A Low-Profile LED Mini lightbars - Mounted on window guard, one each side. - Both are to be visible from the front and rear of truck - Wired to switch w/indicator light in chassis cab.		
49.	Spotlight, LED, With Chrome Housing, 6 Inch DIA, Permanent Mount Install on SS of cab	1	
50.	Remote Spot Light, LED, Permanent Mount, With Programmable Wireless Remote (Go-Light #30004ST) Installed on an Acari mount centered over the cab.	1	
51.	Single Tone Backup Alarm, Installed between the chassis frame rails at the rear of the chassis. To work in conjunction with chassis reverse drive system.	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
52.	Trailer Receptacle, 7-Way (Blade Type) Installed At Rear	1	
53.	Altec Standard Trailer Plug Wiring	1	
54.	Upfitter Switches, Ford (Supplied With Chassis)	1	
55.	Power Distribution Module (PDM-6A) is a compact self-contained electronic system that provides a standardized interface with the chassis electrical system using the AXIS Service Interface.	1	
56.	One Emergency Stop Located at Ground Level Installed at the Rear of the Vehicle	1	
57.	Install Chassis (OEM) Supplied Backup Camera In Final Assembly	1	
58.	Install Engine Start/Stop System with Switch at Unit Controls	1	
59.	Install Secondary Stowage System in Final Assembly	1	
60.	PTO Indicator Light (LED) Installed in Cab	1	
<u>Finishing Details</u>			
61.	Front and Rear Frame Mounted and Under Body Mounted Components (With the Exception of Rust Resistant Components) Will Be Painted Black DEPS 005 DEPS 095 (Includes Non OEM Front Bumpers and Cabguards)	1	
62.	Powder Coat Unit Altec White	1	
63.	Finish Paint Body Accessories Above Body Floor Altec White	1	
64.	Apply Non-Skid Coating (Black) to All Walking Surfaces DEPS 057	1	
65.	Placard, Engine Block Heater	1	
66.	Safety and Instructional Decals English	1	
67.	Vehicle Height Placard Installed In Cab DEPS 002	1	
68.	HVI-22 Hydraulic Oil Placard	1	
69.	Dielectric Test Unit According to ANSI Requirements	1	
70.	Stability Test Unit According to ANSI Requirements	1	
71.	Regional Build	1	
72.	Delivery Of Completed Unit	1	
73.	Inbound Freight	1	
74.	As Built Electrical and Hydraulic Schematics to be Included In the Manual Pouch (Deps 024)	1	
75.	Completed Test Forms To Be Included In The Manual Pouch: -Stability Test Form	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	-Dielectric Test Form (For Insulated Units)		
76.	AT40G FA Installation	1	
	<u>Chassis</u>		
77.	Altec Supplied Chassis	1	
78.	Chassis	1	
79.	2026 Model Year	1	
80.	Ford F550	1	
81.	Dual Rear Wheel	1	
82.	4x4	1	
83.	Chassis Cab	1	
84.	Extended Cab (Larger Cab With Half-Length Rear Doors Or No Rear Doors)	1	
85.	Automatic Emergency Braking	1	
86.	Forward Collision Warning	1	
87.	Lane Departure Warning System	1	
88.	AM/FM Radio	1	
89.	Bluetooth	1	
90.	Ford SYNC	1	
91.	Block Heater	1	
92.	Trailer Brake Controller (Factory Installed)	1	
93.	Side Mirrors, Power Adjusting, Manual Folding, Manual Telescoping with Heated Glass	1	
94.	Cruise Control	1	
95.	110VAC Outlet, OEM Supplied	1	
96.	Air Conditioning	1	
97.	Backup Camera, OEM Supplied	1	
98.	Keyless Entry	1	
99.	Power Door Locks	1	
100.	Power Windows	1	
101.	Tilt Steering Wheel	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
102.	60 Clear CA (Round To Next Whole Number)	1	
103.	GVWR 19,550 LBS	1	
104.	7,500 LBS Front GAWR	1	
105.	14,706 LBS Rear GAWR	1	
106.	Spring Suspension	1	
107.	Ford 6.7L Power Stroke Diesel	1	
108.	Diesel	1	
109.	Ford Torqshift 10-Speed Automatic Transmission (w/PTO Provision)	1	
110.	Ford 40 Gallon Fuel Tank (Rear)	1	
111.	Ford 7.2 Gallon DEF Tank (Mid Mount)	1	
112.	Ford E/F250-550 Single Horizontal Right Side Exhaust	1	
113.	CARB Clean Idle Certification	1	
114.	EPA Clean Idle Certification	1	
115.	EPA Emissions	1	
116.	No Idle Engine Shut-Down Required	1	
117.	Hydraulic Brakes	1	
118.	Electronic Park Brake In Rear Wheels	1	
119.	Dual Alternator (350 amp Minimum)	1	
120.	872 - Rear View Camera and Prep Kit	1	
121.	98R - Operator Commanded Regeneration (OCR)	1	

Additional Pricing

122.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	
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Miscellaneous

123.	Non-CARB Registered State	1	
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Unit / Body / Chassis Total
Additional Total**197,818.00**
0.00We Wish To Thank You For Giving Us The Pleasure
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UTILITY EQUIPMENT AND BODIES SINCE 1929

FET Total	0.00
Total	197,818.00

Altec Industries, Inc.

BY _____

Shannon Gayle Carlson

Notes:

- 1 Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date.

For a quoted chassis model year beyond the current open order bank, chassis model year, specifications and price should be considered estimates only and subject to change. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM.
- 2 Estimated Delivery: 26-28 months after receipt of order PROVIDING:
A. Customer supplied chassis (if applicable) is received a minimum of sixty (60) days before scheduled delivery.
B. Customer approval drawings are returned by requested date.
C. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.
D. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer inspection will delay the delivery of the vehicle.

Estimated Delivery is based on information at time of quote and is subject to change.

Altec reserves the right to change suppliers in order to meet customer delivery requirements, unless specifically identified, by the customer, during the quote and or ordering process.
- 3 This quotation is valid until #EXPIRE_DATE#. After this date, please contact Altec Industries, Inc. for a possible extension.
- 4 F.O.B. - #FOB_TERMS#
- 5 Interest charge of 1/2% per month to be added for late payment.
- 6 FINANCING AVAILABLE: Please contact Altec Capital at (888) 408-8148 or email finance@altec.com for more information.
- 7 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.
- 8 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.
- 9 Any payment made by a credit card may be subject to a surcharge fee.
- 10 Altec Standard Warranty:

One (1) year parts warranty.

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

11 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

12 After the initial warranty period, Altec Industries, Inc. offers mobile service units, in-shop service and same day parts shipments on most parts from service locations nationwide at an additional competitive labor and parts rate. Call 877-GO-ALTEC for all of your Parts and Service needs.

13 Trade-in offer is conditional upon equipment being maintained to DOT (Department of Transportation) operating and safety standards and remaining in compliance of DOT until arrival at an Altec Facility. This will include, but is not limited to engine, tires, lights, brakes, glass, etc. All equipment, i.e., jibs, winches, pintle hooks, trailer connectors, etc., are to remain with unit unless otherwise agreed upon in writing by both parties. ALTEC Industries reserves the right to re-negotiate its trade-in offer if these conditions are not met.

All reasonable and necessary expenses required of ALTEC Industries to execute transportation of the trade-in will be invoiced to the customer for payment if these conditions are not met to maintain DOT standards.

Customer may exercise the option to rescind this agreement in writing within sixty (60) days after receipt of purchase order. After that time ALTEC Industries will expect receipt of trade-in vehicle upon delivery of new equipment as part of the terms of the purchase order unless other arrangements have been made.

14 The final fully loaded weight of the truck and structural ratings of the hitch assembly may reduce the towing capacity and the vertical load capacity of the finished truck. These capacities may not match the ratings of the chassis or hitch.

15 Altec takes pride in offering solutions that provide a safer work environment for our customers. In an effort to focus on safety, we would encourage you to consider the following items:

Outrigger pads (When Applicable)
Fall Protection System
Fire extinguisher/DOT kit
Platform Liner (When Applicable)
Altec Sentry Training
Wheel Chocks

The aforementioned equipment can be offered in our new equipment quotations. If you find that any of these items have not been listed as priced options with an item number in the body of your quotation and are required by your company, we would encourage you to contact your Altec Account Manager and have an updated quote version sent to you. These options must be listed with an item number in the quotation for them to be supplied by Altec.

- 16 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and its subsidiaries) may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on www.altec.com for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.
- 17 **RECOMMENDED OPTIONS AND ACCESSORIES:** These options are not included in the quote total price. Selected options will change the quote total. Any options added after initial order will be re-quoted.

Quoted for: CITY OF INDEPENDENCE (MO)

Customer Contact: Josh Bailey

Phone: / **Email:** jbailey@indepmo.org

Quoted by: Shannon Carlson

Phone: / **Email:** (336) 488-2698 / shannon.carlson@altec.com

Altec Account Manager: Neil Alley

REFERENCE ALTEC MODEL

Sourcewell Price

AT37G	Articulating Telescopic Aerial Device (Insulated)	\$161,317
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(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AT37G-ISO	ISO boom - MUST QUOTE for 40' boom height (n/a on base model)	\$5,746
2	AT37G-US40	40' Boom Height (AT40-G) MUST quote ISO option	\$3,264
3	AT37G-AWD	All Wheel Drive	\$6,739
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	RW2	Rear Window Guard, Mounted To Body Bulkhead	\$1,202
2	RBS	Rubber Belted Step	\$546
3	SPOT3	FOUR (4) POINT STROBE SYSTEM (LED)	\$843
4	SL	COMPARTMENT LIGHTS in Body Compartments - Strip LED (Per Compartment) x6	\$1,332
5	SPOT6	Remote Spot Light, LED, Permanent Mount, With Wireless Dash Mounted Controls And Programmable Wireless Remote	\$1,066
6			
7			
8			
9			
10			
SOURCEWELL OPTIONS TOTAL:			\$182,055

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT	AT40-G telescopic articulating Aerial device with ISO-Boom	\$0
2	UNIT & HYDRAULIC ACC		\$0
3	BODY	108 Inch Universal Small Aerial Body for a 60 Inch CA Chassis with 38 Inch Long Side Access Tailshelf	\$928
4	BODY & CHASSIS ACC	Dock bumpers, sloped ladder rack	\$1,432
5	ELECTRICAL	Light bars and spotlight, acari mount for Go-light	\$4,959
6	FINISHING		\$0
7	CHASSIS	2026 Ford F550 4x4 Extended Cab	\$4,635
8	OTHER		\$0
OPEN MARKET OPTIONS TOTAL:			\$11,954

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$194,009.00

Delivery to Customer: \$3,809.00

FET:

CA Doc/Admin/Tire Fees:

Extended Warranty:

TOTAL FOR UNIT/BODY/CHASSIS: \$197,818.00

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			
3			
4			

****Pricing valid for 45 days****

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model year beyond the current open order bank, should be considered estimates only. Altec's turn-key pricing is subject to change in accordance with chassis pricing received from the OEM. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM and that chassis price difference will be passed through to the customer.

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: TBD Based on availability, FOB Customer Location

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Please ask your Altec Account Manager for more information

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested for the 2025-2026 Workers' Compensation Insurance Program with Midwest Employers, with an estimated annual premium cost of \$452,250.

Recommendations:

Staff recommends approval of this item.

Background:

The City's Workers' Compensation program is a self-funded format which requires annual approval of the Missouri Department of Labor/Division of Workers' Compensation. The City has been using this type of funding program for well over 20 years. This is a direct way to control costs in lieu of buying a fully insured insurance program.

The projected loss rate continues to trend upward slightly. This is due to several factors which include increased costs for medical care and lost time. However, the City maintains an effective early nurse triage care program, strong claims administration and the City's management/department teams working to get employees well and back to work.

The incumbent excess workers' compensation insurer (Safety National) has been an excellent partner for several years but issued a "non-renewal" of the current program. This allowed the insurer to modify both coverage, retention and pricing. In discussions with Safety National, their renewal was going to mandate a minimum Self Insurance Retention (SIR) amount to \$2M per accident (currently at \$1.5M). Therefore, Lockton - the City's designated insurance broker - searched the marketplace for alternatives.

\$1.5M is the maximum SIR that the State of MO Department of Labor - Workers Compensation (DOL/WC) has previously approved. Charlesworth began discussions with the DOL/WC about the results of Lockton's marketing efforts and the SIR mandates that insurers were willing to offer. With a slight adjustment to the City's escrow account, the City received approval to increase the SIR to \$2M.

The City previously insured the WC program through Midwest Employers Casualty. This year, they responded with an option that was both price-competitive but also provided a lower SIR on most categories of City employees except for Fire, Police and Power & Light. The proposed policy will maintain a \$1.5M SIR for those employees; IPD, IFD and IPL employees will increase to a \$2M SIR for the policy period beginning 7/1/2025. Additionally, the effective rate of this policy is for 2 years.

It is the recommendation of both staff and Charlesworth Consulting, the City's risk management firm, to accept the policy proposal with Midwest Employers Casualty.

Emergency Justification:

Fiscal Impact:

The fiscal impact to the City is \$452,250. Funding is included on page 158 of the FY2025-2026 Proposed Budget, Workers Compensation Internal Service Fund, 0926592-5207.

Council Action:

Department / Contact	Finance and Administration /
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REVIEWERS

Melissa Cabrera
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Council - Excess Work Comp Renewal Comparison - 2025

City of Independence, Missouri

Excess Workers' Compensation Renewal

July 1, 2025 to July 1, 2026

	2024-25 Expiring Program	% Change	2025-26 Quote - A1	% Change	2025-26 Quote - A2	% Change	2025-26 Quote - B1	% Change	2025-26 Quote - B2	% Change
Insurer	Safety National		Safety National		Safety National		Midwest Employers		Midwest Employers	
Exposure - Payroll	\$82,380,743	0%	\$95,775,102	16%	\$95,775,102	16%	\$95,775,102	16%	\$95,775,102	16%
Workers Compensation										
Limit - Workers Compensation:	Statutory		Statutory		Statutory		Statutory		Statutory	
Limit - Employers Liability	\$2,000,000		\$2,000,000		\$2,000,000		\$2,000,000		\$2,000,000	
Self-Insured Retention	\$1,500,000		\$2,000,000		\$2,500,000		\$2,000,000		\$1.5M / \$2M Codes 7539, 7710, 7720	
Estimated Annual Premium	\$460,426	4%	\$455,028	-1%	\$435,011	-6%	\$410,971	-11%	\$452,250	-2%
Effective Rate	\$0.5589	4%	\$0.4751	-15%	\$0.4542	-19%	\$0.4291 <i>2-year policy</i>	-23%	\$0.4722 <i>2-year policy</i>	-16%
Claims Handling - estimated	\$100,000		\$110,250		\$110,250		\$110,250		\$110,250	
Total Premium & Claims Handling	\$560,426	3%	\$565,278	1%	\$545,261	-3%	\$521,221	-7%	\$562,500	0%
Cost of Collateral - bond (estimated)	\$34,800		\$50,775		\$50,775		\$50,775		\$50,775	
Total Estimated Cost of Risk	\$595,226	3%	\$616,053	3%	\$596,036	0%	\$571,996	-4%	\$613,275	3%
Estimated Cost per \$100 Payroll	\$0.7225	3%	\$0.6432	-11%	\$0.6223	-14%	\$0.5972	-17%	\$0.6403	-11%
Notes	Bond amount 100% - upward adjustment only Bond amount - \$2,320,000		Bond amount 100% - upward adjustment only Bond amount - \$3,385,000		Bond amount 100% - upward adjustment only Bond amount - \$3,385,000		Bond amount 100% - upward adjustment only Bond amount - \$3,385,000		Bond amount 100% - upward adjustment only Bond amount - \$3,385,000 7359 - Electric Light or Power 7710 - Firefighters 7720 - Police Officers	
Kansas Guaranteed Cost Policy										
Estimated Annual Premium	\$551		\$439		\$439		\$480		\$480	
Employers Liability Limits	\$1M/\$1M/\$1M		\$1M/\$1M/\$1M		\$1M/\$1M/\$1M		\$1M/\$1M/\$1M		\$1M/\$1M/\$1M	
Safety - 8% commission included; will be removed at billing.										

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested for the 2025-26 utility property insurance renewal with an estimated annual premium of \$832,274.

Recommendations:

Staff recommends approval of this item.

Background:

Since 2005, Lockton Companies, Inc. has served as the City's insurance broker, leveraging its expertise in utility operations to assemble layered insurance coverage for utility property. Each year, Lockton collaborates with Charlesworth Consulting, LLC (the City's risk management consultants), and City staff to review insurance options and ensure coverage aligns with the July 1st fiscal renewal date for the City's broader insurance programs.

Due to ongoing challenges in the property insurance market - particularly for utility properties - Lockton recommended this year to secure renewals from existing carriers rather than re-market the program, which can destabilize long-term insurance arrangements. While premiums remain high and early quoting was difficult due to limited insurer capacity, this year's renewal terms are more favorable than prior years.

The City continues to use a quota share program, where multiple insurers each take on a share of the risk, with largely consistent quotas, carriers and terms from the previous year. Notably, the Blue Valley Power plant remains insured at actual cash value, reflecting the City's position that it would not rebuild the plant if totally destroyed.

Additionally, AEGIS, one of the insurers, has included an \$18,800 Engineering Fee in the premium for the 2025-26 policy year to support site visits and risk assessment. These visits, scheduled every other policy term, are deemed essential for loss control at key utility sites.

Emergency Justification:**Fiscal Impact:**

This fiscal impact to the City is \$832,274. The premium is included in the 2025-2026 Proposed Budget, Risk Management Internal Service Fund, page 159, account 0934293-5207.

Council Action:

REVIEWERS

Melissa Cabrera
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. City of Independence Utility Property 2025-26

City of Independence, MO: Utility Property - 2025-26 Proposed Program

	2023-24 Program	2024-25 Expiring Program	2025-26 Proposed Program
	AEGIS - 68.75% London - 16.25% Swiss Re - 15%	AEGIS - 68.75% London - 18.75% Swiss Re - 12.5%	AEGIS - 68.75% London - 18.75% Swiss Re - 12.5% % Change
Total Insured Values	\$332,188,306	\$344,066,636	\$368,008,242 7%
Total Limit of Liability (per occurrence)	\$300,000,000	\$300,000,000	\$300,000,000
Estimated Annual Premium Terrorism (TRIA and non-certified) Premium	\$757,248 Included	\$807,306 Included	\$839,423 Included
Total Annual Premium	\$757,248	\$807,306	\$839,423 4%
Program Effective Rate	\$0.2280	\$0.2346	\$0.2281 -3%
AEGIS Membership Credit	(\$11,499)	(\$20,290)	(\$25,949)
Engineering Fee (AEGIS)	\$14,000	No services quotes for 2024-25	\$18,800
Total Property/Boiler Program Cost	\$759,749	\$787,016	\$832,274 6%
Valuation	Replacement Cost except where Actual Cash Value is noted.	Replacement Cost except where Actual Cash Value is noted.	Replacement Cost except where Actual Cash Value is noted.
Deductibles:			
All Property Damage, per occurrence, except as shown below;	\$500,000	\$500,000	\$500,000
Wind/Hail	\$500,000	\$500,000	\$500,000
Blue Valley, Electrical Substations and all gas turbine generating units	\$500,000 - 16.25% \$2,500,000 - 83.75%	\$500,000 - 18.75% \$2,500,000 - 81.25%	\$500,000 - 18.75% \$2,500,000 - 81.25%
Earth Movement at electrical generating stations & substations	\$500,000 - 16.25% \$2,500,000 - 83.75%	\$500,000 - 18.75% \$2,500,000 - 81.25%	\$500,000 - 18.75% \$2,500,000 - 81.25%
Earth Movement - all other	\$500,000	\$500,000	\$500,000
Flood - Blue Valley Station and all gas turbine generating units	\$500,000 - 16.25% \$2,500,000 - 83.75%	\$500,000 - 18.75% \$2,500,000 - 81.25%	\$500,000 - 18.75% \$2,500,000 - 81.25%
Flood - all other	\$500,000	\$500,000	\$500,000
Extra Expense	30 days - 16.25% \$500,000 - 83.75%	30 days - 18.75% \$500,000 - 81.25%	30 days - 18.75% \$500,000 - 81.25%
Service Interruption	48 hours	48 hours	48 hours
Applicable Sublimits:			
Blue Valley Power Plant	\$25M Sublimit & ACV - 15% Actual Cash Value - 85%	\$25M Sublimit & ACV - 12.5% Actual Cash Value - 87.5%	\$25M Sublimit & ACV - 12.5% Actual Cash Value - 87.5%
Substations H, I and J	Actual Cash Value & for transformers greater than 40 years from manufacturing date	Actual Cash Value & for transformers greater than 40 years from manufacturing date	Actual Cash Value & for transformers greater than 40 years from manufacturing date
Accounts Receivable	\$2,000,000	\$2,000,000	\$2,000,000
Boiler & Machinery	Included except Blue Valley turbines & generators	Included except Blue Valley turbines & generators	Included except Blue Valley turbines & generators
Civil or Military Authority	28 days / 1 mile - 16.25% \$2M sublimit / 30 days / 1 mile - 15% 30 days / 1 mile - 68.75%	28 days / 1 mile - 18.75% \$2M sublimit / 30 days / 1 mile - 12.5% 30 days / 1 mile - 68.75%	28 days / 1 mile - 18.75% \$2M sublimit / 30 days / 1 mile - 12.5% 30 days / 1 mile - 68.75%
Course of Construction (PD only)	\$10,000,000	\$10,000,000	\$10,000,000
Debris Removal	\$5,000,000 or 25% of loss whichever is greater - 16.25% \$5,000,000 or 25% of loss whichever is lesser - 83.75%	\$5,000,000 or 25% of loss whichever is greater - 18.75% \$5,000,000 or 25% of loss whichever is lesser - 81.25%	\$5,000,000 or 25% of loss whichever is greater - 18.75% \$5,000,000 or 25% of loss whichever is lesser - 81.25%
Demolition & Increased Cost of Construction	\$7,500,000	\$7,500,000	\$7,500,000
Earth Movement (occurrence & aggregate)	\$25,000,000	\$25,000,000	\$25,000,000
Electronic Data Processing Media	Included in "valuable papers"	Included in "valuable papers"	Included in "valuable papers"
Errors & Omissions	\$5,000,000	\$5,000,000	\$5,000,000
Expediting Expense	\$5,000,000	\$5,000,000	\$5,000,000
Extra Expense	\$5,000,000	\$5,000,000	\$5,000,000
Fine Arts	\$1,000,000	\$1,000,000	\$1,000,000
Fire Department Service Charge	\$1,000,000	\$1,000,000	\$1,000,000
Flood (occurrence & aggregate)	\$25,000,000	\$25,000,000	\$25,000,000
Flood Zone A (100 Year Flood Plain) (per occurrence and aggregate and part of the overall flood aggregate)	\$5,000,000	\$5,000,000	\$5,000,000
Hazardous Substances / Pollution Clean Up Ingress/Egress	\$2,000,000 28 days / 1 mile - 16.25% \$2M sublimit / 30 days / 1 mile - 15% 30 days / 1 mile - 68.75%	\$2,000,000 28 days / 1 mile - 18.75% \$2M sublimit / 30 days / 1 mile - 12.5% 30 days / 1 mile - 68.75%	\$2,000,000 28 days / 1 mile - 18.75% \$2M sublimit / 30 days / 1 mile - 12.5% 30 days / 1 mile - 68.75%
Inland Transit	\$5,000,000	\$5,000,000	\$5,000,000
Miscellaneous Unnamed Locations	\$5,000,000 - 83.75% \$1,000,000 - 16.25%	\$5,000,000 - 81.25% \$1,000,000 - 18.75%	\$5,000,000 - 81.25% \$1,000,000 - 18.75%
Newly Acquired Locations (120 days reporting period)	\$5,000,000	\$5,000,000	\$5,000,000
Earth Movement - Newly Acquired Locations (part of the overall program aggregate)	Excluded	Excluded	Excluded
Flood - Newly Acquired Locations (100 Year Flood Plain) (per occurrence and aggregate and part of the overall flood aggregate)	Excluded	Excluded	Excluded
Personal Property of Employees (\$10,000 limit per employee)	Included - 68.75% \$50,000 - 31.25%	Included - 68.75% \$50,000 - 31.25%	Included - 68.75% \$50,000 - 31.25%
Preservation of Property/Sue & Labor	\$2,500,000	\$2,500,000	\$2,500,000
Professional Fees	\$500,000	\$500,000	\$500,000
Service Interruption	\$2,500,000	\$2,500,000	\$2,500,000
Valuable Papers	\$5,000,000 - 83.75% \$2,000,000 - 16.25%	\$5,000,000 - 81.25% \$2,000,000 - 18.75%	\$5,000,000 - 81.25% \$2,000,000 - 18.75%

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested for the 2025-26 non-utility property insurance renewal with Midwest Public Risk, which includes the Auto Physical Damage and Contractors Equipment programs, for an annual premium of \$924,570.

Recommendations:**Background:**

The total annual premium for this program, which includes Non-Utility Property, Contractors Equipment, and Auto Physical Damage coverage is \$924,570 - an increase from the expiring premium of \$817,290. In addition to the continued pressures in the reinsurance markets, which influence rates, deductibles and overall pricing, this increase is primarily due to several factors:

1. Updated property valuations (increasing from \$301M to \$309M)
2. Addition of new vehicles
3. Inclusion of the new IMC building

Auto Physical Damage premiums have also increased due to higher costs.

Lockton Companies, Inc., the City's long-standing insurance broker, monitored insurer interest and coordinated the renewal with support from Charlesworth Consulting, LLC, who worked directly with MPR on coverage questions. The program maintains a \$25,000 deductible per occurrence for Non-Utility Property (\$75,000 for Independence Events Center) on most risk (higher for Earthquake and Flood), and \$10,000 deductibles for both Contractors' Equipment and Auto Physical Damage (with losses adjusted on an actual cash value basis). The City benefits from MPR's risk pool structure, avoiding market trends such as 2% wind/hail deductibles, which would significantly increase costs. This renewal preserves program consistency established in 2021-2022 when the City consolidated these coverages under MPR, producing premium savings and administrative efficiency.

A summary of the renewal premium is attached. It is hopeful that the property insurance market will stabilize in the coming years. Due to IPL's operational changes, changes were made in the 2020-2021 plan year to separate the City's Non-Utility property and utility property as the incumbent carriers declined to renew all City property under one program. The City continues to monitor property valuations and market conditions in preparation for future renewals, and MPR remains a stable and responsive partner in managing the City's property risk.

The City, by utilizing the valuation services of Duff & Phelps and the evaluation services

provided through MPR on every location, is in a much better underwriting position in the future for insurer options should that become necessary.

Emergency Justification:

Fiscal Impact:

The fiscal impact to the City is \$924,570. The premium is included in the 2025-2026 Proposed Budget, Risk Management Internal Service Fund, page 159, account 0934293-5207.

Council Action:

Department / Contact	Finance and Administration /
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REVIEWERS

Melissa Cabrera
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

None

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested for approval to issue a purchase order to Altec Industries, Inc., for the amount of \$136,000.00, for an overhead cable puller/tensioner for the Power & Light Department.

Recommendations:

Staff recommends approval of this item.

Background:

Power and Light's Transmission & Distribution division is requesting the purchase of an overhead cable puller/tensioner. The existing puller/tensioner is a 2002 model with 566 hours.

The purchase order, will be issued to Altec Industries, Inc, which uses Sourcewell Contract # 110421-ALT. The cooperative purchasing provisions of paragraph 5 of the Independence City Code allows for the purchase of items competitively bid by other governmental entities.

Approval of this item authorizes the Finance Director to issue change orders up to a total of ten (10) percent of the original authorized amount, so long as appropriations are available.

Emergency Justification:**Fiscal Impact:**

The fiscal impact to the City is \$136,000.00. Funding for the overhead cable puller is included in the fiscal year 2024-25 adopted budget, page 278, project account number 0217021-5405-202514-C, Fleet Vehicle & Equipment 10 Year Replacements, IPL Fund 021.

Council Action:

Department / Contact	Power and Light /
---------------------------------	-------------------

REVIEWERS

Khristina Irvine

Joseph Hegendeffer
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Independence Light & Power SDPT 3500 Quote
2. SDPT 3500 Sourcewell - Independence

May 22, 2025
Our 96th Year

Ship To:

INDEPENDENCE LIGHT & POWER
21500 E TRUMAN RD
INDEPENDENCE, MO 64056

Bill To:

INDEPENDENCE LIGHT & POWER
21500 E TRUMAN RD
INDEPENDENCE, MO 64056
United States

Attn:
Phone:
Email:

Altec Quotation Number: 1820111 - 1
Account Manager: Brian Mackin
Technical Sales Rep: Cijay Smith

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	<u>Unit</u>		
1.	Brooks Brothers SDPT-3500 SDPT 3500 Single Drum Puller/Tensioner *Freight and In-Service Training is included to Independence, MO UNIT PERFORMANCE: Rated Line Pull: 3,500 lbs. Line Speed: 2-3 MPH Max Pulling or Tensioning forces at 2,900 PSI - 70,000 in/lbs. of continuous torque GVWR: 11,700 lbs. Approx. Payload Capacity: 5,200 lbs. Approx. Curb Weight: 6,500 lbs. DIMENSIONS: Overall Length - 182" Overall Width - 100" Overall Height to the top of the safety screen - 102" AXLES: Single 10,000# Dexter Torsion Axle Oil Bath Hubs Electric Brakes (2) Four 235/75R17.5 LR-H Tires (1) Pair Mud Flaps Pair of Wheel Chock Holders with rubber wheel Chocks DRUM: Quantity: 1 Diameter: (O.D.) 36" (32" outer wrap) Inside Width: 54" Core Diameter: 14"	1	

We Wish To Thank You For Giving Us The Pleasure
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	Includes 8,500 ft. of 5/8" Pulling Rope Lifting Hooks equipped on Drum and Conductor Reel Bar Maximum Conductor Reel - 72" O.D. x 54" Wide x 6,500 lbs. Reel bar storage located on trailer PAYOUT BRAKE ASSEMBLY: 16" x 3/4" C-46400 Aluminum Brone Brake Disc. Hub, Shaft and Disc Machined as One Unit M100 Series Hayes Brake Caliper, 10,000 lbs. of Clamping Force Easy Replacement Non Asbestos Brake Pads Heavy Duty Bearings 16" Payout brake hydraulically actuated from panel LEVELWIND: Hydraulically Actuated via single lever control valve - detented - with adjustable needle valve for speed control Additional gathering window for pulling outdated cable in liue of rope POWER TRAIN/HDRAULICS: ANMAR 4TNV88C - 47.6HP 3000 RPM EPA TIER 4 FINAL Industrial Diesel Power Unit Fuel Capacity - 18 Gallons Fully Hydrostatic drive Pump capable of 34 GPM Drum is directly driven by a planetary gear box that is inline with a 250 cc hydraulic motor and hydraulic emergency/fail safe brake Pulling and tensioning forces are all hydraulic, and are actuated from the operators control panel Steel Canopy included over operators platform OPERATOR/SAFETFEATURES: Spring Applied Hydraulic Released Safety Brake Elevated work platform with all machine functions located at the control panel Operators Seat w/Arm Rest Safety Screen CONTROL PANEL: Electric Start Ignition Switch Engine Throttle Adjustment Tachometer Low Oil and Pressure Lights Fuel Gauge Full Feathering Reel Speed and Directional Control Lever Detented Level Wind Control valve w/knob for adjusting speed Emergency Stop Button for engagement of hydraulic safety brake System pressure lock down switch System pressure setting knob Engage/Disengage for planetary drive TONGUE, HITCH JACKS: 7" x 3" Steel Tubing 6-Position Adjustable Hitch Plate 2-1/2" Lunette Eye w/18" Bolt on Hitch Extension 3/8" Galvanized Safety Chains		

We Wish To Thank You For Giving Us The Pleasure
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	Heavy Duty A-Frame mounted hydraulic ack assembly (2) Hydraulic acks Both Sides Located at Rear of Trailer for Stabilizing *All ack to have dual locking valves *Aux 'P' Line Shaft with Fully Hydraulic Level-Wind *Protective Screens equipped on both sides of engine compartment. Ground Lugs MAIN FRAME: 7" x 3" Steel Tube Main Frame 5" x 3" Steel Tube cross members FENDERS: Fabricated 1/8" Steel Diamond Tread Plate Fenders ICC DOT Approved LED Lights Sealed Beam Rubber Mounted Lights S.O. Cable Wiring Loom Wiring Loom Terminated in unction Boxes Connections Soldered Sealed with Heat Shrink Tubing Electrical Plug Type TBD, terminated in unction Box Battery Breakaway it FINISH UPGRADE: 3 step Triple Hot Dipped Galvanized Finish All Attaching parts are Painted before Assembly and Installed with Serviceable Fasteners Rust Prohibitive Two-Part Epoxy Polyamide Primer Two-Part Acrylic Polyurethane Topcoats		
	<u>Finishing Details</u>		
2.	Focus Factory Build	1	
3.	Delivery Of Completed Unit	1	
4.	Additional Finishing Detail	1	
	Re-Conductoring / Collapsible Reel Assembly		

Unit / Body / Chassis Total	
Additional Total	
FET Total	0.00
Total	146,000.00

Altec Industries, Inc.

BY

We Wish To Thank You For Giving Us The Pleasure
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

Cijay Smith

Notes:



Altec Industries, Inc.

Quote Number: 1820111-1

Opportunity Number:

Sourcwell Contract #: 110421-ALT

Date: 5/23/2025

Quoted for: Independence light and Power (MO)

Altec Account Manager: Brian Mackin

REFERENCE ALTEC MODEL		Sourcewell Price
TS40-PT	Trailer Mounted Single Drum Puller/Tensioner Capable of Pulling up to 4,000 lbs	\$133,280

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1			
2			
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
SOURCEWELL OPTIONS TOTAL:			\$133,280

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT	Brooks Brothers - SDPT-3500 ILO Standard	\$1,920
2	UNIT & HYDRAULIC ACC	RE-Conducting Reel / Collapsible Reel Assembly	\$10,000
3	BODY		\$0
4	BODY & CHASSIS ACC		\$0
5	ELECTRICAL		\$0
6	FINISHING		\$0
7	CHASSIS		
8	OTHER		\$0
OPEN MARKET OPTIONS TOTAL:			\$11,920

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$145,200.00

Delivery to Customer: \$800.00

TOTAL FOR UNIT/BODY/CHASSIS: \$146,000.00

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model year beyond the current open order bank, should be considered estimates only. Altec's turn-key pricing is subject to change in accordance with chassis pricing received from the OEM. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM and that chassis price difference will be passed through to the customer.

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90)

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: TBD Based on availability, FOB Customer Location

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Please ask your Altec Account Manager for more information

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., in an amount not to exceed \$1,030,103.50 for the Barnes Place Storm Drainage Improvements Project (Project No. 131901). This authorization includes approval of future minor change orders not to exceed \$103,010.35 and any necessary time extensions.

Recommendations:

Council approval is recommended.

Background:

There were 5 construction bids for this project:

<u>Contractor</u>	<u>Base Bid - Stormwater</u>	<u>Base Bid - Water</u>	<u>Total Bid</u>
Linaweaver Construction, Inc.	\$450,088.50	\$580,015.00	\$1,030,103.50
SheDigs It, LLC	\$528,045.00	\$510,256.00	\$1,038,301.00
Leath & Sons, Inc.	\$506,614.70	\$732,605.20	\$1,239,219.90
Wiedenman, Inc.	\$644,414.00	\$840,038.00	\$1,484,452.00
Genesis Environmental Solutions	\$648,326.22	\$934,375.36	\$1,582,701.58

Linaweaver Construction, Inc. has successfully and satisfactorily completed similar construction projects for the city in the past. Their bid is recommended for approval of this contract.

The Barnes Place Storm Drainage Improvements Project (Project No. 131901), located within the Rock Creek Watershed, is designed to address and mitigate flooding in the residential neighborhood directly east of the historic Bingham-Waggoner Estate. The project area is generally bounded by W. Ruby Avenue, S. Main Street, E. Sea Avenue, and S. Osage Street.

This project also includes a water main replacement (Project No. 9749) along S. Liberty Street, from Sea Avenue to W. Ruby Avenue.

Emergency Justification:**Fiscal Impact:**

The fiscal impact to the City is \$1,133,113.85, which includes a 10% contingency.

Funding for the Barnes Place Storm Drainage Improvements Project (Project No. 131901) is included in the FY 24 budget, on page 182, under account number 131901-C-0587051-5406.

Funding for the Water Main Replacement Program (Project No. 9749) is included in the FY 25 budget, on page 265, under account number 9749-C-0417041-5406.

Council Action:

Department / Contact	Municipal Services /
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REVIEWERS

Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Official Bid Tab Summary - ITB #25012- Barnes Place Storm Drainage Improvements Project No. 131901
2. Construction Contract - Linaweaver - Barnes Place Storm Drainage Improvements - Project No. 131901
3. Management Analyst Barnes Place Drainage Project Memo
4. Barnes Place Project Location Map

Invitation to Bid #25012 - Bid Tabulation Summary
Barnes Place Storm Drainage Improvements
City Project No. 131901
27-May-25

<u>Contractor</u>	<u>Storm Drainage</u>	<u>Water Main</u>	<u>Bid Total</u>
Linaweaver Construction, Inc.	\$ 450,088.50	\$ 580,015.00	\$ 1,030,103.50
*SheDigsIt, LLC	\$ 528,045.00	\$ 510,256.00	\$ 1,038,301.00
Leath & Sons, Inc.	\$ 506,614.70	\$ 732,605.20	\$ 1,239,219.90
Wiedenmann, Inc.	\$ 644,414.00	\$ 840,038.00	\$ 1,484,452.00
Genesis Environmental Solutions	\$ 648,326.22	\$ 934,375.36	\$ 1,582,701.58

*Denotes errors found in submitted bid documentation

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this 16th 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 Corporation 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 Barnes Place Storm Drainage Improvements Project (No. 131901); 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 One-Million, Thirty-Thousand, One-Hundred Three and 50/100 Dollars (\$ \$1,030,103.50) 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 (120) 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 Contractor submits to personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to, that court.

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

first above written.

CITY OF INDEPENDENCE MISSOURI

Party of the First Part (Owner)

By _____
Zachary Walker, City Manager

ATTEST:

Susanne Holland, City Clerk

Party of the Second Part
(Contractor)

By _____

SEAL:

Address

ATTEST:

City & State

Corporate Secretary

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

ATTORNEY FOR OWNER:

Jeremy Cover, City Counselor



MEMORANDUM

DATE: June 2nd, 2025
TO: Honorable Mayor & Members of the City Council
FROM: Andrew R. Frazier, Management Analyst
SUBJECT: Barnes Place Drainage Improvement Project



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

Before you is a consent item on the Agenda that authorizes the City Manager to enter into agreements with Linaweaver Construction Inc, in the amount of \$1,030,103.50 as part of the Barnes Place drainage improvement project. The extent of work includes mobilization, site preparation, pavement replacement, sidewalk work (ADA compliance), hydrant assembly & reconnection, and all appurtenant work associated with this project.

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

Per Section 34.040 of the Missouri Revised Statutes regarding Competitive Bidding and Chapter 8, Article 6 of the Independence Code, the Municipal Services received 5 bids after being published on the public purchase website for 30 days. Municipal Services staff reviewed each firm's qualifications and decided to pursue the complete Linaweaver Construction, Inc. bid of \$1,030,103.50. The Linaweaver Construction, Inc. bid is complete and the lowest of the five finalists.

Linaweaver Construction, Inc. is headquartered in Lansing, Kansas. They have provided professional references, personnel qualifications, a list of past projects similar in size and scope in both Missouri & Kansas, certificate documentation of authority allowing business in Missouri, OSHA Safety Program affidavit, and bid bond.



All bid documents have been reviewed, and I find no provision that would be considered harmful or unacceptable to the City.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Andrew R. Frazier".

Andrew R. Frazier, MPA,
Management Analyst

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



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to authorize a one (1) year contract with Davenport Construction for Street Cut Repairs, with the option to renew for two (2) additional one-year periods. The contract will support the Power & Light and Municipal Services Departments. Approval will permit 10% contingency expenditures provided they do not exceed budgeted amounts.

Recommendations:

Staff recommends approval of this item.

Background:

Asphalt repairs are necessary due to damage to streets and roadways caused by main breaks and other system restoration activities.

The Procurement Division issued an Invitation to Bid (ITB) for Street Cut Repairs on April 15, 2025. The ITB was published on the City's website via Public Purchase, the City's e-bidding platform, which notified 191 potential bidders; 19 vendors accessed the ITB.

Five (5) bids were received from the following companies: Callahan Concrete & Asphalt Construction LLC, Davenport Construction LLC, Linaweaver Construction Inc., Moaz Construction, and RPS Contracting Inc. (RPS). RPS's bid was deemed non-responsive, as the City requested pricing for a three (3) year period, and RPS submitted a bid for only one (1) year, rendering them ineligible for award.

Davenport Construction LLC submitted the lowest bid and met all minimum requirements outlined in the ITB. Davenport is a local contractor based in Independence and is the City's current provider for this service.

Approval of this item will also authorize change orders up to a total of ten (10) percent of the authorized amount for each order, provided appropriations are available.

Emergency Justification:**Fiscal Impact:**

The fiscal impact to the City is \$1,420,000. Funding for street cut repairs is included in the proposed Fiscal Year 2025–2026 budget as follows:

- \$275,000 – Municipal Services Sanitary Sewer Division, Account No. 0305215-5230

- \$135,000 – Municipal Services Stormwater Division, Account No. 0305215-5262
- \$1,000,000 – Municipal Services Water Division, Account No. 0404840-5212
- \$10,000 – Power & Light Department, Transmission & Distribution – Other Services, Account No. 0206150-5240 (IPL Fund 021, FY 2025–2026 Proposed Budget, Page 255)

Expenditures for Fiscal Years 2026–2027 and 2027–2028 will be within the budgeted amounts.

Council Action:

Department / Contact	Municipal Services /
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REVIEWERS

Richard Kemple
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Final Version of Estimated total cost - Street Cut Repairs Bid - ITB #25016

Invitation To Bid #25016 - Street Cut Repairs
 Bid Closing Date - May 7th, 2025

Vendor					Callahan Concrete & Asphalt Construction LLC		Davenport Construction LLC		Linaweaver Construction, Inc.		moaz construction	
Item Code	Item Name	Item Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Year 1. Item 1	Clean out excavation and place four (4) inches of KCMMB 4k mix per square foot. Estimated usage: 750 Sq. Ft.	Year One	750	Square Feet	\$10.89	\$8,167.50	\$8.82	\$6,615.00	\$7.75	\$5,812.50	\$10.60	\$7,950.00
Year 1. Item 2	Clean out excavation and place eight (8) inches of KCMMB 5k mix per square foot. Estimated usage: 60,000 Sq. Ft.	Year One	60000	Square Feet	\$10.89	\$653,400.00	\$8.66	\$519,600.00	\$10.00	\$600,000.00	\$10.89	\$653,400.00
Year 1. Item 3	Clean out excavation and place ten (10) inches of KCMMB 5k mix per square foot. Estimated usage: 7,500 Sq. Ft.	Year One	7500	Square Feet	\$13.89	\$104,175.00	\$10.56	\$79,200.00	\$14.00	\$105,000.00	\$12.15	\$91,125.00
Year 1. Item 4	Tack edges of cut and concrete or asphalt base and place two (2) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 33,000 Sq. Ft.	Year One	33000	Square Feet	\$3.96	\$130,680.00	\$3.21	\$105,930.00	\$4.50	\$148,500.00	\$3.40	\$112,200.00
Year 1. Item 5	Tack edges of cut and concrete or asphalt base and place three (3) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 3,000 Sq. Ft.	Year One	3000	Square Feet	\$4.96	\$14,880.00	\$3.71	\$11,130.00	\$5.75	\$17,250.00	\$4.70	\$14,100.00
Year 1. Item 6	Tack edges of cut and concrete or asphalt base and place four (4) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 1,500 Sq. Ft.	Year One	1500	Square Feet	\$5.96	\$8,940.00	\$4.21	\$6,315.00	\$10.00	\$15,000.00	\$5.70	\$8,550.00
Year 1. Item 7	Clean out excavation and place six (6) inches of approved asphaltic concrete base (if approved by the Director of Public Works as an alternate to portland cement concrete base), quote per square foot. This is for large area patching only. Estimated usage: 15,000 Sq. Ft.	Year One	15000	Square Feet	\$8.32	\$124,800.00	\$6.74	\$101,100.00	\$8.00	\$120,000.00	\$7.50	\$112,500.00
Year 1. Item 8	Saw cut to trim edges of excavation. Quote per linear foot. Estimated usage: 12,000 Linear Ft.	Year One	12000	linear feet	\$3.48	\$41,760.00	\$2.81	\$33,720.00	\$2.50	\$30,000.00	\$2.95	\$35,400.00
Year 1. Item 9	Concrete curbing removal. Quote per linear foot. Estimated usage: 500 Linear Ft.	Year One	500	linear feet	\$14.40	\$7,200.00	\$13.48	\$6,740.00	\$10.00	\$5,000.00	\$14.15	\$7,075.00
Year 1. Item 10	Concrete curbing replacement. Quote per linear foot. Estimated usage: 500 Linear Ft.	Year One	500	linear feet	\$33.80	\$16,900.00	\$29.40	\$14,700.00	\$30.00	\$15,000.00	\$30.95	\$15,475.00

Invitation To Bid #25016 - Street Cut Repairs
 Bid Closing Date - May 7th, 2025

Vendor					Callahan Concrete & Asphalt Construction LLC		Davenport Construction LLC		Linaweaver Construction, Inc.		moaz construction	
Item Code	Item Name	Item Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Year 1. Item 11	Remove asphalt and prepare area for paving. Quote per square foot. Estimated usage: 24,000 Sq. Ft.	Year One	24000	Square Feet	\$3.93	\$94,320.00	\$3.17	\$76,080.00	\$5.00	\$120,000.00	\$3.35	\$80,400.00
Year 1. Item 12	Remove concrete and prepare area for paving. Quote per square foot. Estimated usage: 500 Sq. Ft.	Year One	500	Square Feet	\$5.45	\$2,725.00	\$4.25	\$2,125.00	\$5.00	\$2,500.00	\$4.65	\$2,325.00
Year 1. Item 13	ADA Compliant truncated dome panels	Year One	1	Each	\$750.00	\$750.00	\$185.00	\$185.00	\$500.00	\$500.00	\$425.00	\$425.00
Year 2. Item 1	Clean out excavation and place four (4) inches of KCMMB 4k mix per square foot. Estimated usage: 750 Sq. Ft.	Year Two	750	Square Feet	\$11.98	\$8,985.00	\$9.08	\$6,810.00	\$8.50	\$6,375.00	\$11.24	\$8,430.00
Year 2. Item 2	Clean out excavation and place eight (8) inches of KCMMB 5k mix per square foot. Estimated usage: 60,000 Sq. Ft.	Year Two	60000	Square Feet	\$11.98	\$718,800.00	\$8.92	\$535,200.00	\$11.00	\$660,000.00	\$11.54	\$692,400.00
Year 2. Item 3	Clean out excavation and place ten (10) inches of KCMMB 5k mix per square foot. Estimated usage: 7,500 Sq. Ft.	Year Two	7500	Square Feet	\$15.28	\$114,600.00	\$10.88	\$81,600.00	\$15.00	\$112,500.00	\$12.88	\$96,600.00
Year 2. Item 4	Tack edges of cut and concrete or asphalt base and place two (2) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 33,000 Sq. Ft.	Year Two	33000	Square Feet	\$4.36	\$143,880.00	\$3.31	\$109,230.00	\$5.00	\$165,000.00	\$3.60	\$118,800.00
Year 2. Item 5	Tack edges of cut and concrete or asphalt base and place three (3) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 3,000 Sq. Ft.	Year Two	3000	Square Feet	\$5.46	\$16,380.00	\$3.82	\$11,460.00	\$8.00	\$24,000.00	\$4.98	\$14,940.00
Year 2. Item 6	Tack edges of cut and concrete or asphalt base and place four (4) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 1,500 Sq. Ft.	Year Two	1500	Square Feet	\$6.56	\$9,840.00	\$4.34	\$6,510.00	\$10.00	\$15,000.00	\$6.04	\$9,060.00

Invitation To Bid #25016 - Street Cut Repairs
 Bid Closing Date - May 7th, 2025

Vendor					Callahan Concrete & Asphalt Construction LLC		Davenport Construction LLC		Linaweaver Construction, Inc.		moaz construction	
Item Code	Item Name	Item Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Year 2. Item 7	Clean out excavation and place six (6) inches of approved asphaltic concrete base (if approved by the Director of Public Works as an alternate to portland cement concrete base), quote per square foot. This is for large area patching only. Estimated usage: 15,000 Sq. Ft.	Year Two	15000	Square Feet	\$9.15	\$137,250.00	\$6.94	\$104,100.00	\$10.00	\$150,000.00	\$7.95	\$119,250.00
Year 2. Item 8	Saw cut to trim edges of excavation. Quote per linear foot. Estimated usage: 12,000 Linear Ft.	Year Two	12000	linear feet	\$3.83	\$45,960.00	\$2.89	\$34,680.00	\$3.25	\$39,000.00	\$3.13	\$37,560.00
Year 2. Item 9	Concrete curbing removal. Quote per linear foot. Estimated usage: 500 Linear Ft.	Year Two	500	linear feet	\$15.84	\$7,920.00	\$13.88	\$6,940.00	\$12.00	\$6,000.00	\$15.00	\$7,500.00
Year 2. Item 10	Concrete curbing replacement. Quote per linear foot. Estimated usage: 500 Linear Ft.	Year Two	500	linear feet	\$37.18	\$18,590.00	\$30.28	\$15,140.00	\$32.00	\$16,000.00	\$32.81	\$16,405.00
Year 2. Item 11	Remove asphalt and prepare area for paving. Quote per square foot. Estimated usage: 24,000 Sq. Ft.	Year Two	24000	Square Feet	\$4.32	\$103,680.00	\$3.27	\$78,480.00	\$7.00	\$168,000.00	\$3.35	\$80,400.00
Year 2. Item 12	Remove concrete and prepare area for paving. Quote per square foot. Estimated usage: 500 Sq. Ft.	Year Two	500	Square Feet	\$6.00	\$3,000.00	\$4.38	\$2,190.00	\$7.00	\$3,500.00	\$4.65	\$2,325.00
Year 2. Item 13	ADA Compliant truncated dome panels	Year Two	1	Each	\$825.00	\$825.00	\$190.55	\$190.55	\$750.00	\$750.00	\$445.00	\$445.00
Year 3. Item 1	Clean out excavation and place four (4) inches of KCMMB 4k mix per square foot. Estimated usage: 750 Sq. Ft.	Year Three	750	Square Feet	\$13.18	\$9,885.00	\$9.35	\$7,012.50	\$10.00	\$7,500.00	\$11.91	\$8,932.50
Year 3. Item 2	Clean out excavation and place eight (8) inches of KCMMB 5k mix per square foot. Estimated usage: 60,000 Sq. Ft.	Year Three	60000	Square Feet	\$13.18	\$790,800.00	\$9.18	\$550,800.00	\$13.00	\$780,000.00	\$12.23	\$733,800.00
Year 3. Item 3	Clean out excavation and place ten (10) inches of KCMMB 5k mix per square foot. Estimated usage: 7,500 Sq. Ft.	Year Three	7500	Square Feet	\$16.81	\$126,075.00	\$11.21	\$84,075.00	\$17.00	\$127,500.00	\$13.65	\$102,375.00
Year 3. Item 4	Tack edges of cut and concrete or asphalt base and place two (2) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 33,000 Sq. Ft.	Year Three	33000	Square Feet	\$4.80	\$158,400.00	\$3.41	\$112,530.00	\$7.00	\$231,000.00	\$3.82	\$126,060.00

Invitation To Bid #25016 - Street Cut Repairs
 Bid Closing Date - May 7th, 2025

Vendor					Callahan Concrete & Asphalt Construction LLC		Davenport Construction LLC		Linaweaver Construction, Inc.		moaz construction	
Item Code	Item Name	Item Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Year 3. Item 5	Tack edges of cut and concrete or asphalt base and place three (3) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 3,000 Sq. Ft.	Year Three	3000	Square Feet	\$6.01	\$18,030.00	\$3.93	\$11,790.00	\$8.00	\$24,000.00	\$5.28	\$15,840.00
Year 3. Item 6	Tack edges of cut and concrete or asphalt base and place four (4) inches of approved asphaltic concrete surface, quote per square foot. Estimated usage: 1,500 Sq. Ft.	Year Three	1500	Square Feet	\$7.22	\$10,830.00	\$4.47	\$6,705.00	\$10.00	\$15,000.00	\$6.40	\$9,600.00
Year 3. Item 7	Clean out excavation and place six (6) inches of approved asphaltic concrete base (if approved by the Director of Public Works as an alternate to portland cement concrete base), quote per square foot. This is for large area patching only. Estimated usage: 15,000 Sq. Ft.	Year Three	15000	Square Feet	\$10.07	\$151,050.00	\$7.15	\$107,250.00	\$12.00	\$180,000.00	\$8.43	\$126,450.00
Year 3. Item 8	Saw cut to trim edges of excavation. Quote per linear foot. Estimated usage: 12,000 Linear Ft.	Year Three	12000	linear feet	\$4.21	\$50,520.00	\$2.98	\$35,760.00	\$4.00	\$48,000.00	\$3.32	\$39,840.00
Year 3. Item 9	Concrete curbing removal. Quote per linear foot. Estimated usage: 500 Linear Ft.	Year Three	500	linear feet	\$17.42	\$8,710.00	\$14.30	\$7,150.00	\$15.00	\$7,500.00	\$15.90	\$7,950.00
Year 3. Item 10	Concrete curbing replacement. Quote per linear foot. Estimated usage: 500 Linear Ft.	Year Three	500	linear feet	\$40.90	\$20,450.00	\$31.19	\$15,595.00	\$35.00	\$17,500.00	\$34.78	\$17,390.00
Year 3. Item 11	Remove asphalt and prepare area for paving. Quote per square foot. Estimated usage: 24,000 Sq. Ft.	Year Three	24000	Square Feet	\$4.75	\$114,000.00	\$3.37	\$80,880.00	\$8.00	\$192,000.00	\$3.55	\$85,200.00
Year 3. Item 12	Remove concrete and prepare area for paving. Quote per square foot. Estimated usage: 500 Sq. Ft.	Year Three	500	Square Feet	\$6.60	\$3,300.00	\$4.51	\$2,255.00	\$8.00	\$4,000.00	\$4.93	\$2,465.00
Year 3. Item 13	ADA Compliant truncated dome panels	Year Three	1	Each	\$907.50	\$907.50	\$196.27	\$196.27	\$1,000.00	\$1,000.00	\$472.00	\$472.00
TOTAL					\$4,001,365.00		\$2,977,969.32		\$4,185,687.50		\$3,621,414.50	
Total for most common jobs. Those jobs are highlighted in yellow.					\$3,459,300.00		\$2,585,340.00		\$3,631,500.00		\$3,153,660.00	

Davenport Construction LLC recommended for award based on being the lowest, responsive and responsible contractor bidding.

One contractor, RPS Contracting Inc., is not listed on this bid. That contractor only bid for one year, which made them non-responsive to the needs of the City because the city indicated it was looking for a multi-year contract.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested to issue a purchase order to Advanced Utility Systems in the amount of \$228,392.14 for the annual maintenance and support of the City's utility customer information and billing system.

Recommendations:

Council approval is recommended to issue a purchase order in the amount of \$228,392.14 to Advanced Utility Systems to provide ongoing maintenance and support.

Background:

The City of Independence is in need of issuing a purchase order in the amount of \$228,392.14 to Advanced Utility systems for ongoing software maintenance and support of the CIS Infinity System. CIS Infinity is the utility billing and customer service system that is used by all three City-owned utilities. Approval of this item shall authorize change orders up to a total of ten (10) percent of the authorized amount for each order, provided appropriations are available.

Emergency Justification:**Fiscal Impact:**

The fiscal impact on the City totals \$228,392.14. Funding for the annual maintenance agreement is included in the FY24/25 adopted budget, account number 0954220-5225, Internal Service Fund-Technology Services.

Council Action:

Department / Contact	Technology Services /
---------------------------------	-----------------------

REVIEWERS

Jason Newkirk
Jeremy Cover
Melissa Cabrera
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Quote / Invoice

Invoice No. ADVMN0000669
Date 04/30/2025
Due Date 07/01/2025
Customer No. IND02A
Page 1 of 1



Bill To

City of Independence
 Jason Newkirk
 111 E. Maple
 Independence, MO 64050
 USA

Ship To

City of Independence
 111 E. Maple
 Independence, MO 64050
 USA

Contract/Project Number	Purchase Order	Payment Terms	Currency	
		MN JUL	USD \$	

Item Number	Description	Quantity	Unit Price	Amount
AUS - CIS INFINITY	CIS Infinity Support: 7/1/2025 to 6/30/2026	1.00	102,758.32	102,758.32
AUS - MOBILE	Infinity.Mobile Support: 7/1/2025 to 6/30/2026	1.00	12,647.18	12,647.18
AUS - AMS	Advanced Managed Services: 7/1/2025 to 6/30/2026	1.00	100,252.02	100,252.02
AUS - API	REST API Support: 7/1/2025 to 6/30/2026	1.00	7,589.77	7,589.77
AUS - MN	LMS (maximum of 10 users) and HCTC Registration Fee (1 attendee)	1.00	5,144.85	5,144.85

Remit To: N. Harris Computer Corporation
 62133 Collections Center Drive
 Chicago, IL 60693-0621

Subtotal	228,392.14
Misc	0.00
Taxes	0.00
Total	228,392.14



Tax Exempt? Please send your exemption certificate to the email below.

Invoice Questions? Please call Anisha Mediratta at +1 (613) 519-8245 or at our toll-free number
 +1 (888)847-7747 Ext. 500837. You can also reach us by email at AMediratta@harriscomputer.com

Thank you for your business!

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-751 A Resolution repealing Resolution No. 6975 and establishing standards for the recruitment and selection of board and commission members, establishing standards for communication, and establishing expectations, duties, and norms of behavior for all appointed City boards, commissions, and committees.

Recommendations:

Staff recommends approval of the resolution.

Background:

In January 2024, the Council adopted Resolution No. 6975, establishing uniform operating standards for City boards and commissions. This included a requirement that all appointed members participate in annual diversity, equity, and inclusion (DEI) training. That provision was intended to ensure a shared understanding of inclusive practices across advisory bodies. Since implementation, staff have observed that the mandatory DEI training component:

- **Creates scheduling and staffing challenges.** Coordinating annual training sessions that fit the diverse schedules of volunteer board and commission members has required repeated rescheduling, additional administrative oversight, and staff time diverted from other priority tasks.
- **Generates incremental costs.** Contracting external facilitators or dedicating in-house trainers to meet attendance requirements requires increased training budgets, without clear evidence of corresponding improvements in advisory outcomes.
- **May unintentionally deter participation.** Some prospective appointees have expressed concern over the time commitment and frequency of required sessions, potentially limiting the applicant pool for less-populated boards.

Over the past 16 months, the City has struggled with implementing this requirement and garnering uniform compliance. At the same time, boards and commissions continue to demonstrate strong recordkeeping, open-meeting adherence, and robust community outreach—core measures of “An Engaged Community” as set forth in the 2024-27 City Council Strategic Agenda.

Continuing to require full participation in an annual DEI workshop runs counter to our goal of streamlining governance processes while still fostering an inclusive culture. In lieu of a blanket mandate, staff recommend empowering each board chair, in consultation with the appointing Council member, to determine if and when DEI or related training would be beneficial for their specific body. To facilitate this outcome, I recommend that the Council introduce a revised ordinance deleting the mandatory DEI training requirement for boards and commissions. Under the proposed amendment:

1. **Section on Training Requirements** would be revised to remove the annual DEI workshop mandate.
2. **Guidance Language** would be inserted, encouraging, but not requiring, boards to consult with City staff about additional available resources and a best-practice toolkit to enhance their knowledge in areas related to the scope of their service.
3. **Reporting Mechanism** would remain in place, whereby board chairs include in their annual report to the Council any voluntary training activities undertaken, including DEI, ethics, or procedural refresher courses.

This approach preserves access to DEI resources, reduces administrative complexity, and maintains flexibility for boards to pursue training that best meets their needs.

If the Council concurs, City staff will prepare an updated training resource guide for distribution to all current and future board and commission members.

Emergency Justification:

Fiscal Impact:

There are no known fiscal impacts associated with adoption of this resolution.

Council Action:

Department / Contact	City Manager /
---------------------------------	-----------------------

REVIEWERS

Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CM.B&C SOPs 5.20.25 (1)

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION REPEALING RESOLUTION NO. 6975 AND ESTABLISHING STANDARDS FOR THE RECRUITMENT AND SELECTION OF BOARD MEMBERS, ESTABLISHED STANDARDS FOR COMMUNICATION, AND ESTABLISHED EXPECTATIONS, DUTIES, AND NORMS OF BEHAVIOR FOR ALL APPOINTED CITY BOARDS, COMMISSIONS, AND COMMITTEES.

WHEREAS, Section 2.10(10) of the Independence City Charter permits the City Council to create boards, commissions, or committees as determined necessary; and

WHEREAS, on November 4th, 2024 the Independence City Council formally adopted the 2024-2027 Independence Strategic Agenda (“Strategic Agenda”) via Resolution No. 7068; and,

WHEREAS, the first strategic imperative of the Strategic Agenda is “An Engaged Community” and seeks to “foster a culture of engagement and service-oriented leadership focused on collaboration and growth, building on the best of our community; and,

WHEREAS, the sixth imperative of the Strategic Agenda is “A High Performance Organization”, which includes an objective focused on “a values-drive culture” that “promotes ethical behavior, exercises transparency, and maintains the community’s trust”; and,

WHEREAS, on June 20th, 2023, the Independence City Council adopted Resolution No. 6936, directing the City Manager to establish standards for the recruitment and appointment of board members, establish standards for how board members will communicate with the the City Council and City staff to increase efficiency and efficacy of advisory board input; and,

WHEREAS, on January 2nd, 2024, the Independence City Council formally adopted Resolution No. 6975 approving recommendations of the City Manager’s Memorandum Re: Boards and Commissions Policies and Procedures Recommendations; and,

WHEREAS, the City Council seeks to update these policies and procedures to reduce administrative complexity and maintain flexibility for boards and commissions to pursue training that best meets their needs;

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

SECTION 1. That Resolution No. 6975 is hereby repealed and that the policies and procedures governing all City of Independence, Missouri boards and commissions are outlined in this resolution.

SECTION 2. That the following rules, process, and procedures are hereby established by the Independence City Council for all Boards, Commissions, and Committees as well as all members of said Boards, Commissions and Committees:

SECTION 1: MEMBERSHIP, RECRUITMENT, & APPOINTMENT

- 1) **Membership:** Membership is established in the resolutions, ordinances, or statutes establishing each Board’s structure, including any mandatory member qualification. Additional membership requirements include:

- a) Board Members may only serve in one City appointed position at a time;
 - b) The balance of an unexpired term served by an appointee shall be considered a “term” if such unexpired term exceeds 50% of the full term;
 - c) Upon completion of a gap in service equal to a position’s full term, a former member may be eligible for re-appointment; and
 - d) Appointments should be made during a regular meeting in January.
- 2) **Recruitment:** Councilmembers, Board Members, and the City Manager are encouraged to actively recruit qualified members to apply. During the recruitment process, the City will focus on diversity, equity, and inclusion, and will actively work to achieve membership that reflects, at the least, the demographics of our community – as outlined in, but not limited to available census data – across all board membership. Formal recruitment will occur by three methods:
 - a) Vacancies will be posted in the lobby of City Hall and on the City’s website;
 - b) Biannual active solicitation period; and
 - c) As necessitated by vacancies.
- 3) **Review:** The review of applicants shall occur by a panel consisting of either the Councilmember responsible for filling an individual appointment or an assigned liaison of the City Council, dependent on the vacancy to be filled, the Board or Commission Chair, and the City Manager’s assigned staff liaison:
 - a) Interview questions must ensure applicants receive a fair comparison with other candidates and will focus on potential conflicts of interest, compliance with norms of conduct, including but not limited to decorum, communications, and the concept of acting as a body with one voice;
 - b) Evaluation criteria must consider the City’s goals related to diversity, equity, and inclusion, the duties and purpose of the individual board, and any membership requirements in enabling legislation or law.
- 4) **Appointment:** All Board and Commission appointments will be made by the City Council except for appointments authorized by law to be made by the Mayor. Board Officers (Chair & Vice-Chair) shall be appointed by the City Council, except where otherwise mandated by the City Charter.

SECTION 2: COMMUNICATIONS

- 1) City Boards and Commissions shall receive direction from the City Council pursuant to the Council’s annual goal setting session, requested assigned work priorities, or other specific direction as the City Council may provide;
- 2) A Board or Commission’s annual work plan must align with the City Council’s adopted Strategic Plan;
- 3) The Board or Commission should communicate with the City Council only through approved minutes, work plans, progress reports, or formal recommendations/resolutions voted on by the Board or Commission;
- 4) Board and Commission chairs shall communicate with the Staff Liaison on matters related to the Board and Commission’s operations and agendas;
- 5) Each Board and Commission shall be assigned a City Council Liaison, who shall serve as the conduit between the Board or Commission and the City Council.

- 6) Board and Commission Chairs should direct policy related questions to both the City Council Liaison and the Staff Liaison;
- 7) Board and Commission Members shall adhere to the “One Body, One Voice” principle in communications to the City Council on matters under the Board or Commission’s purview, or may become under the purview of the Board or Commission.
- 8) City Staff will develop minutes that the Board or Commission will review and approve; minutes shall be provided to the City Council and made available to the public.

SECTION 3: EXPECTATIONS, DUTIES, AND NORMS OF BEHAVIOR

Norms for Board Members are modeled upon the City Council’s Rules of Procedure as most recently revised in Resolution No. 6953.

- 1) **Training of Board and Commission Members:** Board and Commission Members must participate in an onboarding program established by the City Manager.
 - a) The training will include, but is not limited to:
 - i. General onboarding: Board and Commission procedures, open meetings, public records, process, requirements, and expectations;
 - ii. Purposes and focus areas of the Board or Commission to be presented by the Staff Liaison;
 - iii. “Effective Meetings” – a training facilitated by the City Clerk to assist Board Members in conducting an efficient and effective meeting;
 - iv. Ethics: Initial ethics training upon appointment and annual ethics training thereafter; and
 - v. ~~Diversity, Equity, and Inclusion: Training focusing on various DEI topics including, but not limited to, implicit and unconscious bias, anti-harassment and anti-discrimination; accessibility; and DEI in institutions, workforces, and local government.~~
 - b) Board and Commission Members must complete onboarding and training within six months of the appointment of any member; and
 - c) Board and Commission Members must participate in a six-month check-in with the Staff Liaison.
- 2) **Duties:**
 - a) City Council Liaison has the following duties:
 - i. Lead the interview of applicants;
 - ii. Serve as the primary contact with the Board or Commission for the City Council;
 - iii. Assist with resolving questions regarding the role of the City Council, City Manager, Staff Liaison, and the Board or Commission;
 - iv. Serve as contact rather than an advocate, unless assigned as a voting member;
 - v. Review the Board or Commission’s work plan and make recommendations to the City Council regarding said work plan;
 - vi. Support efficient Board and Commission operations; and
 - vii. Assist training of new Board and Commission members.
 - b) The Presiding Officer (Board or Commission Chair) has the following duties:
 - i. Act as meeting facilitator;
 - ii. Maintain a tone of civility during debate;

- iii. Ensure the public has a meaningful opportunity to participate, and that meetings operate fairly and impartially;
- iv. Ensure the Board or Commission's questions and discussion are germane to the issues presented.
- c) Board and Commission Members have the following duties:
 - i. To ensure the Board has a quorum at all meetings, and commit sufficient time to ensure regular and punctual attendance;
 - ii. Be prepared, attentive, and participate;
 - iii. Abide by Rules of Procedure and the City and State Laws;
 - iv. Notify the Staff Liaison as soon as they learn they will not be able to attend a meeting and of any changes to contact information.
- d) Staff Liaison and/or their designee(s) will prepare the agenda with collaboration from the Board or Commission Chair.

3) Norms of behavior:

- a) Board and Commission Members are encouraged to share their experience and knowledge with new members;
- b) Board and Commission Members should treat all city employees with respect, and in doing so recognize staff in performing their work strive to always serve the public to the best of their abilities;
- c) Board and Commission Members should be mindful of arguing or debating the merits of staff's professional judgment; rather, should Board or Commission Members disagree with staff's professional judgment, they should direct such disagreement to the Staff Liaison; in the event that the Staff Liaison is subject to the disagreement, Board and Commission Members should direct their concerns to the City Manager;
- d) Board and Commission Members must seek to ensure staff recognizes the Board or Commission Member's questions are for purposes of inquiry only and should in no way be taken as an order, a request to take action, or a directive;
- e) Board and Commission Members should not use language or communication methods that a reasonable person would find humiliating, intimidating, hostile, or offensive;
- f) A Board or Commission Member may not take any action that could be construed as a directive or order to staff;
- g) A Board or Commission Member must not attempt to pressure or influence discussions, recommendations, workloads, schedules, or department priorities absent the approval of the City Manager and only then upon an action of the majority of the City Council;
- h) Board and Commission interaction with staff during board meetings:
 - i. Criticism of staff by a Board or Commission Member should be made in private to the City Manager. Board and Commission Members are encouraged to provide commendation to staff in public;
 - ii. Board and Commission Members may not direct or issue orders to staff;
 - iii. Board and Commission Members may direct questions regarding the factual basis for an item or a question soliciting staff expertise to the City employee presenting the item; questions other than those directly related to the factual

- basis of an agenda item should be directed to the Staff Liaison who may request the assistance of other city employees in answering the question.
- i) Specific provisions for Board and Commission Member's attendance at meetings other than Board or Commission meetings:
 - i. Board or Commission Members may not attend staff meetings unless requested by the City Manager;
 - ii. Board and Commission Members' conduct at public meetings or other events should be informed by this Resolution and the Code of Ethics.
 - j) All appointed members of City boards or commissions should be mindful of the City Charter prohibition regarding interference with administration.

SECTION 3. That the provisions of this resolution shall be consolidated into a "Board and Commission Members Handbook" and made available to each said member at the time of their appointment by the City Council.

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

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

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-752 A Resolution appointing Marcus Bowen to the Jackson County Board of Equalization.

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

**Department /
Contact**

Council and Board /

REVIEWERS

Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Bowen Appt to Board of Equalization Res

BILL NO. _____
RESOLUTION NO. _____

A RESOLUTION APPOINTING MARCUS BOWEN, TO THE JACKSON COUNTY BOARD
OF EQUALIZATION WHEN SAID BOARD IS CONSIDERING ASSESSMENTS OF
PROPERTY WITHIN THE CITY OF INDEPENDENCE

WHEREAS pursuant to Section 138.015 RSMo, the City Council of the City of Independence, Missouri, has the authority to appoint a representative of the Board of Equalization of Jackson County when the Board considers the assessment of property within the City of Independence and,

WHEREAS, the City Council deems it advisable to appoint Marcus Bowen as the City Representative to serve on the Jackson County Board of Equalization; and,

WHEREAS, said individual(s) are duly qualified to serve, according to the Charter and ordinances of this City;

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby reappoints the following individual(s) to the Jackson County Board of Equalization for the indicated term or until duly succeeded by another person properly appointed and qualified:

<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
Marcus Bowen	17902 Cliff Drive	4/30/2027

PASSED THIS ____ DAY OF JUNE 2025 BY THE CITY COUNCIL OF THE CITY
OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

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:

25-753 A Resolution appointing Nedra Jeffress to the Truman Memorial Scholarship Committee.

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

**Department /
Contact**

Council and Board /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. N Jeffress Appt Truman Memorial Scholarship

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPOINTING NEDRA JEFFRESS TO THE TRUMAN MEMORIAL
SCHOLARSHIP FUND CANDIDATE SELECTION COMMITTEE OF THE CITY OF
INDEPENDENCE, MISSOURI

WHEREAS, the City Council of the City of Independence, Missouri, did pursuant to Ordinance No. 8936, passed on the 7th day of October, 1995, create the authority for the Truman Memorial Scholarship Fund Candidate Selection Committee of the City of Independence, Missouri; and,

WHEREAS, the expiration of a term has created a vacancy; and,

WHEREAS, the City Council now deems it advisable to appoint Nedra Jeffress because of their qualities of leadership, temperance, and judgment to fill said vacancies; and,

WHEREAS, said individual(s) are duly qualified to so serve according to the Charter and ordinances of this City;

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby reappoints the following individual(s) as members of the Truman Memorial Scholarship Fund Candidate Selection Committee, to serve without compensation for said term or until their successors are duly qualified and appointed.

<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
Nedra Jeffress	14909 E. 40 th St. South	8/21/2028

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-754 A Resolution appointing Anthony Sommer to the Board of Adjustment.

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

**Department /
Contact**

Council and Board /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. A. Sommer Res for Appt Board of Adjustment

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPOINTING ANTHONY SOMMER AS A MEMBER OF THE BOARD OF
ADJUSTMENT OF THE CITY OF INDEPENDENCE, MISSOURI.

WHEREAS, the City Council of the City of Independence, Missouri, did, pursuant to ordinance No. 427 passed on the 27th day of September 1963, as amended (Section 1.19.001 of the City Code), and the City Charter, Article 12, Section 12.5 and 12.6 create the Board of Adjustment of the City of Independence, Missouri; and,

WHEREAS, due to a resignation, a vacancy has been created; and,

WHEREAS, the City Council deems it advisable to appoint Anthony Sommer to the Board of Adjustment because of their qualities of leadership, temperance, and judgment; and,

WHEREAS, said individual is duly qualified to so serve, according to the Charter and ordinances of this City; and,

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby appoints the following individual to the Board of Adjustment, to serve without compensation for the indicated term or until duly succeeded by another person properly appointed and qualified:

Name	Address	Term Expiration Date
Anthony Sommer	220 W. Mill St.	7/1/2030

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-755 A Resolution appointing Cody Atkinson to the Independence Animal Welfare Committee.

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

**Department /
Contact**

Council and Board /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. C. Atkinson Resolution

Indep Animal Welfare Committee
Appt. C. Atkinson
6/16/25 SH

BILL NO. _____
RESOLUTION NO. _____

A RESOLUTION APPOINTING CODY ATKINSON TO THE INDEPENDENCE ANIMAL
WELFARE COMMITTEE

WHEREAS, on February 17, 2024, the City Council for the City of Independence passed Resolution 7100, establishing the Independence Animal Welfare Committee, and;

WHEREAS, on August 6, 2019, the voters of the City of Independence approved Proposition P, which implements a local use tax at the rate of 2.25%; and

WHEREAS, 50% of the funds generated by the local use tax are used to fund Animal Shelter operations up to \$750,000, per Ordinance No. 19011; and

WHEREAS, the City Council for the City of Independence has determined it to be in the best interest of the City to have a citizen body to monitor the expenditure of proceeds from Proposition P; and

WHEREAS, the City Council of the City of Independence, Missouri, agreed upon the appointment of 7 members who are residents of the City of Independence and are interested in the care and treatment of animals.

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby appoints the following individual(s) to the Independence Animal Welfare Committee of the City of Independence, Missouri, each to serve without compensation for the indicated term or until duly succeeded by another person properly appointed and qualified:

<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
Cody Atkinson	735 N. Osage St.	2/17/2027

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-756 A Resolution appointing Pam Wishon to the Street Improvement Oversight Committee.

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

**Department /
Contact**

Council and Board /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. P Wishon Resolution 2025

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPOINTING PAM WISHON TO THE STREET IMPROVEMENT
OVERSIGHT COMMITTEE

WHEREAS, the City Council of the City of Independence, pursuant to Resolution No. 4530, passed on the 20th day of July, 1998, created the Street Improvement Oversight Committee within and for the City of Independence, Missouri; and,

WHEREAS, by passage of Resolution 4538, on September 8, 1998, the City Council named the first seven members of the Street Improvement Oversight Committee; and,

WHEREAS, due to a resignation, a vacancy has been created; and

WHEREAS, the City Council deems it advisable to appoint Pam Wishon to said Street Improvement Oversight Committee because of their qualities of leadership, temperance, judgment, and interest in promoting public education regarding street projects, and appropriate expenditure of the City's Capital Improvement Sales Tax; and,

WHEREAS, said individual is qualified to serve, according to the Charter and ordinances of this City, and the Council wishes to affirm the individual appointment; and,

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby appoints the following individual to the Street Improvement Oversight Committee of the City of Independence, Missouri, to serve without compensation for the indicated term or until duly succeeded by another person properly appointed and qualified:

<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
Pam Wishon	719 N. Westwood Dr.	10/01/2025

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-757 A Resolution reappointing Laurie Dean Wiley to the Planning Commission

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

**Department /
Contact**

Council and Board /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. LD Wiley Resolution Planning Comm 2025

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION REAPPOINTING LAURIE DEAN WILEY AS A MEMBER OF THE CITY
PLANNING COMMISSION OF THE CITY OF INDEPENDENCE, MISSOURI

WHEREAS, the City Council of the City of Independence, pursuant to Ordinance No. 427, passed on the 27th day of September, 1963, as amended (Section 1.18.001 of the City Code) and the City Charter, Article 12, Section 12.1, create the Planning Commission of the City of Independence, Missouri; and,

WHEREAS, one term has expired, creating a vacancy; and,

WHEREAS, the City Council deems it necessary and advisable to reappoint Laurie Dean Wiley to the City Planning Commission because of their qualities of leadership, temperance, and judgment to fill the vacancy; and,

WHEREAS, said individual is qualified to serve, according to the Charter and ordinances of this City,

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby appoints the following individual to the City Planning Commission of the City of Independence, Missouri, each to serve without compensation for the indicated term or until duly succeeded by another person properly appointed and qualified:

<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
Laurie Dean Wiley	1968 S. Powahatan Court	July 1, 2029

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-758 A Resolution appointing Cindy Culp to the Board of Building and Engineering Appeals.

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

**Department /
Contact**

Council and Board /

REVIEWERS

Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. C Culp Appt to Board of Bldg and Eng Appeals

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPOINTING CINDY CULP AS A MEMBER OF THE BOARD OF BUILDING
AND ENGINEERING APPEALS FOR THE CITY OF INDEPENDENCE, MISSOURI.

WHEREAS, the City Council of the City of Independence, Missouri, did, pursuant to ordinance No. 4614, passed on the 27th day of June, 1977, create the Board of Building and Engineering Appeals within and for the City of Independence, Missouri; and

WHEREAS, due to a resignation, a vacancy has been created; and,

WHEREAS, the Mayor appoints the members with the advice and consent of the City Council; and,

WHEREAS, the City Council deems it advisable to appoint Cindy Culp as a member to said board because of their qualities of leadership, temperance, judgment, and interest in the common sense approach to building and engineering regulations in the City of Independence, Missouri; and,

WHEREAS, said individual(s) is duly qualified to so serve, according to the Charter and ordinances of said City;

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

SECTION 1. That the City Council of the City of Independence, Missouri, hereby appoints the following individual to the Board of Building and Engineering Appeals, to serve without compensation for the indicated term or until duly succeeded by another person properly appointed and qualified:

Name	Term Expiration Date
Cindy Culp	7/18/2029

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

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

A public hearing for the application to rezone the property at 11601 E. US 24 Highway from R-6, Single Family Residential, to R-30/PUD, High Density Residential/Planned Unit Development, and to approve a preliminary development plan. ***New Information Only.***

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

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

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. 4-29-25 Public Notice Proof



INTERIM AD DRAFT

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

Notice ID: J9eEGR0Yze1TGIAH1Q1b | **Proof Updated: Apr. 08, 2025 at 03:34pm CDT**
Notice Name: 4-29-25 PC

See Proof on Next Page

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

FILER

Cheryl Wrisinger
cwrisinger@indepmo.org
(816) 325-7109

FILING FOR

Examiner

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

Total Column Inches: 9.26

Number of Lines: 74

04/12/2025: Other 125.10

Subtotal	\$125.10
Tax	\$0.00
Processing Fee	\$0.00
Total	\$125.10

Notice of Public Hearing

Published in the Examiner, Apr
12, 2025

#####

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, April 29, 2025, and by the Independence **City Council** at 6 p.m., Monday, June 16, 2025, in the Independence City Hall City Council Chambers (lower level, north entrance) 111 E. Maple Avenue, in Independence, Missouri on the following matter(s):

Case 25-100-12 – 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).

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.

Case 25-200-04 – Special Use Permit – 18801 E. 39th Street #D09D – A request by Distinguished Body Art to operate a Tattoo Shop.

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

Witness my hand this 8th day of April, 2025.

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

One Insertion: April 12, 2025

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-041 **2R** 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. **2R**

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 / **Community Development /**
Contact

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

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)...laundry 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)
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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

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. US Highway 24, Independence, MO
 Project Address/Location

15 Buildings **0.776 AC.** **one tract**
 Sq. Ft. of Building Acreage Number of Lots/Tracts

R-6 **R-30/PUD** **Multiple Units** **Same**
 Existing Zoning Proposed Zoning Existing Land Use Proposed Land Use

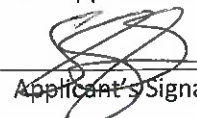
Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☐ 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 Sparks Real Estate, LLC		Owner	
Name	Company	Name	Company
521 N.E. Emerald Dr., Lee's Summit, MO 64064		521 N.E. Emerald Dr., Lee's Summit, MO 64064	
Address		Address	
816-489-5005 Shan.sparks.liberty.com		816-489-5005 Shan.sparks.liberty.com	
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: Jim Gamble		Architect/Engineer/Surveyor/Other:	
The Gamble Company, Inc.			
Name	Company	Name	Company
3500 S. Mize Ridge Court, Independence, MO 64057		3500 S. Mize Ridge Court, Independence, MO 64057	
Address		Address	
816-809-8748 100JWG@gmail.com		816-809-8748 100JWG@gmail.com	
Phone	Email	Phone	Email

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

 Applicant's Signature	3-11-25 Date	 Owner's Signature	 Date
--	------------------------	-----------------------	----------

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. 43 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).

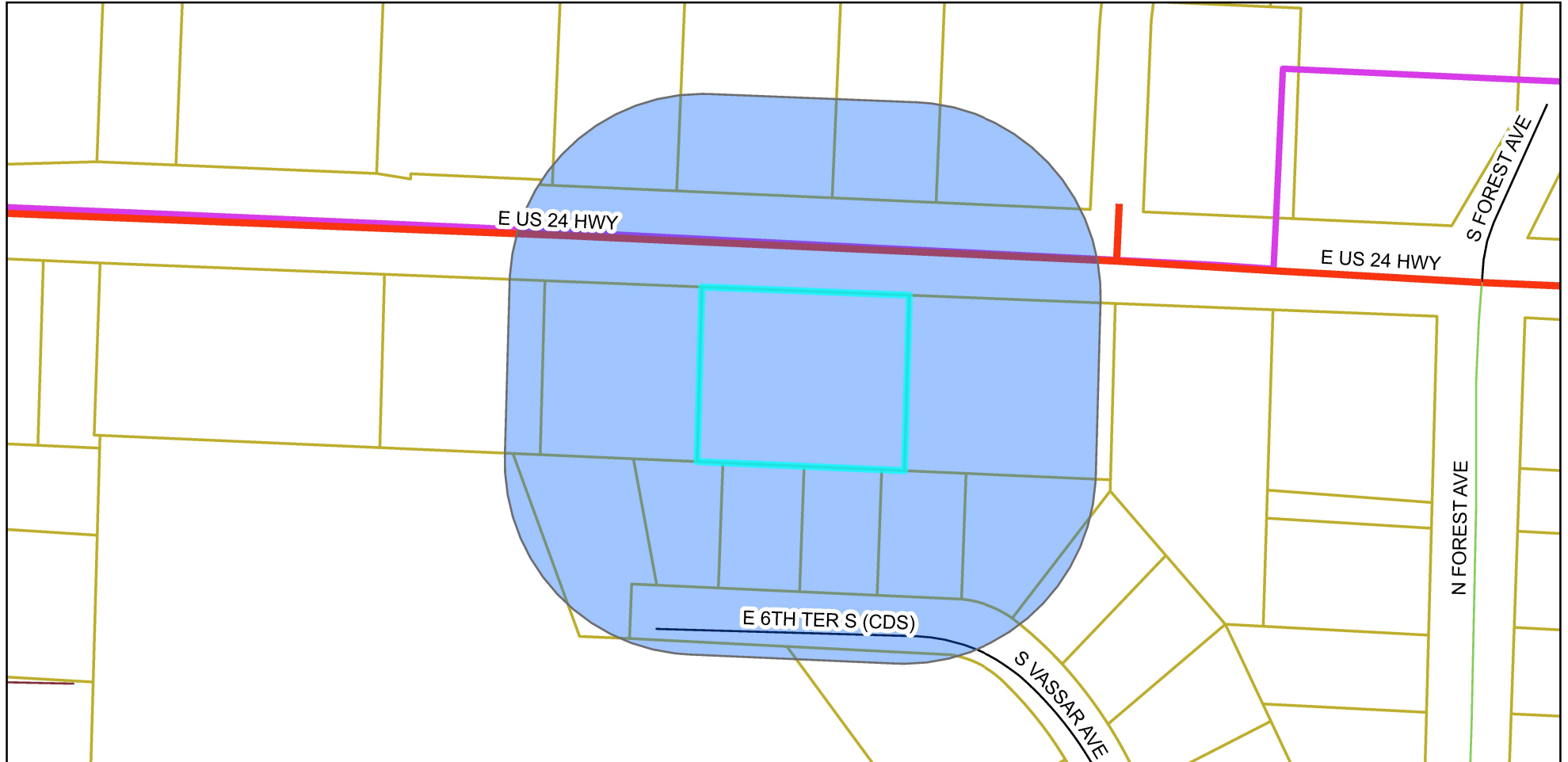
REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

James W. Gable
Applicant (or Owner/Agent)

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

Notification Area

11601 E US 24 Hwy



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.**

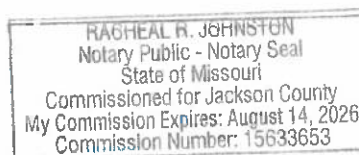
These notices were mailed on the 8TH day of April, 2025

[Signature]
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this _____ day of _____, 20____.

[Signature]
Notary Public

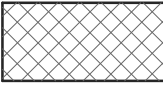
August 14, 2026
Commission Expiration Date

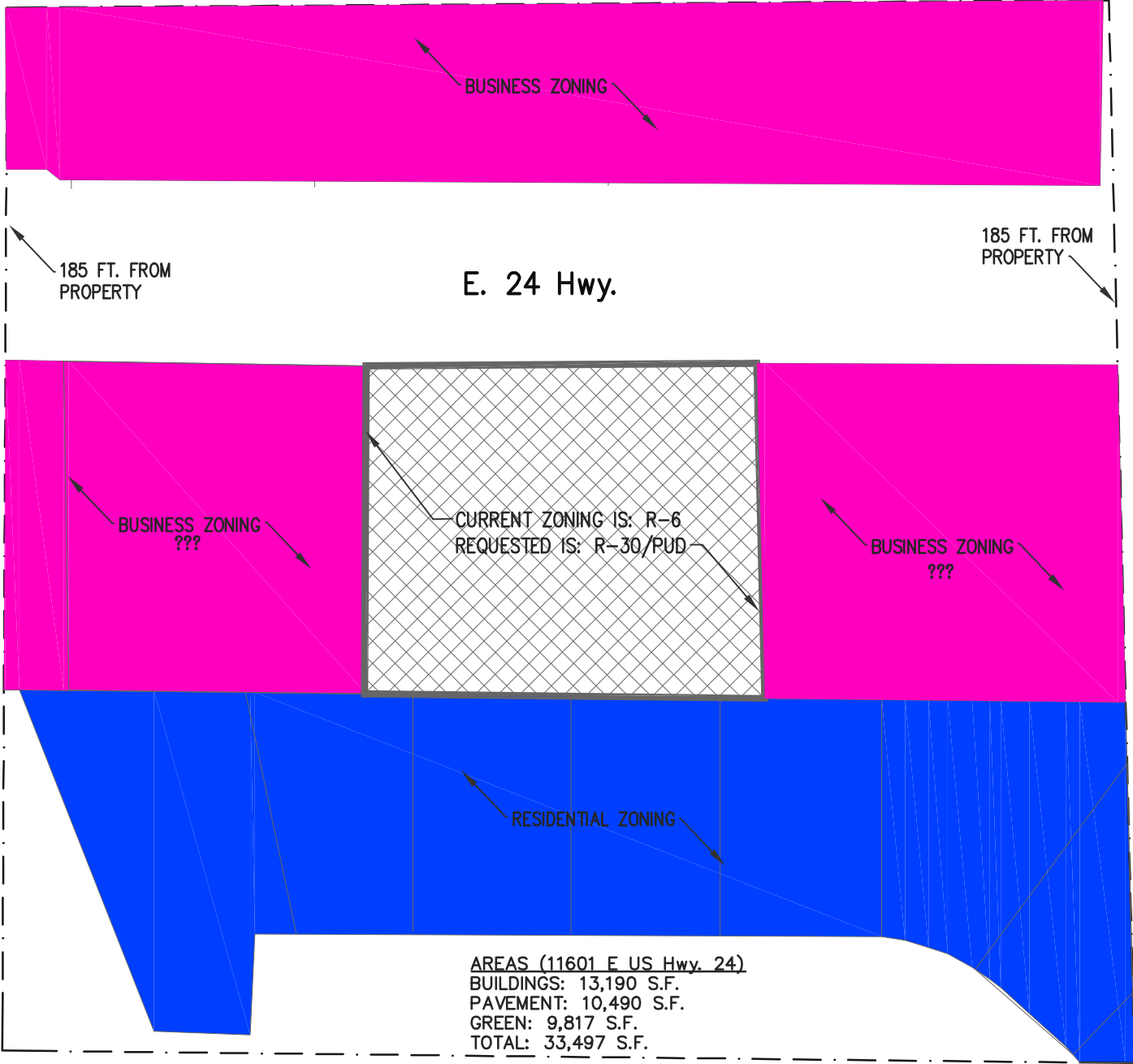
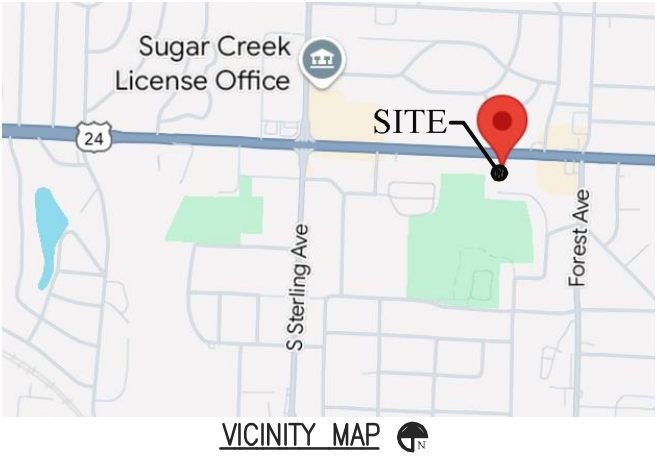


Re-Zoning Request

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	

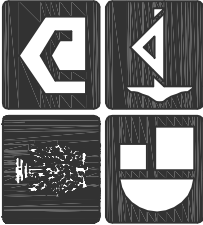


Drawn By: DP
Checked By: JG
Date Issued: 3/7/25
Dwg. Name: _____

Revisions:
△ _____
△ _____
△ _____
△ _____

Queen City Kitchenettes
11601 E US Hwy. 24
Independence, Mo. 64054
Phone: _____
email: _____

THE GAMBLE CO., INC.
Mo. License Identification Number A-3986
Phone: (816) 809-8748
Email: 100jwg@gmail.com
3500 S. Mize Ridge Ct.
Independence, Missouri 64057



Proj. No: _____

Sheet No.
A-1

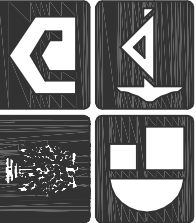
Revisions:	
△	_____
△	_____
△	_____
△	_____

Queen City Kitchenettes
11601 E US Hwy. 24
Independence, Mo. 64054
Phone: _____
email: _____

THE GAMBLE CO., INC.
Mo. License Identification Number A-3986

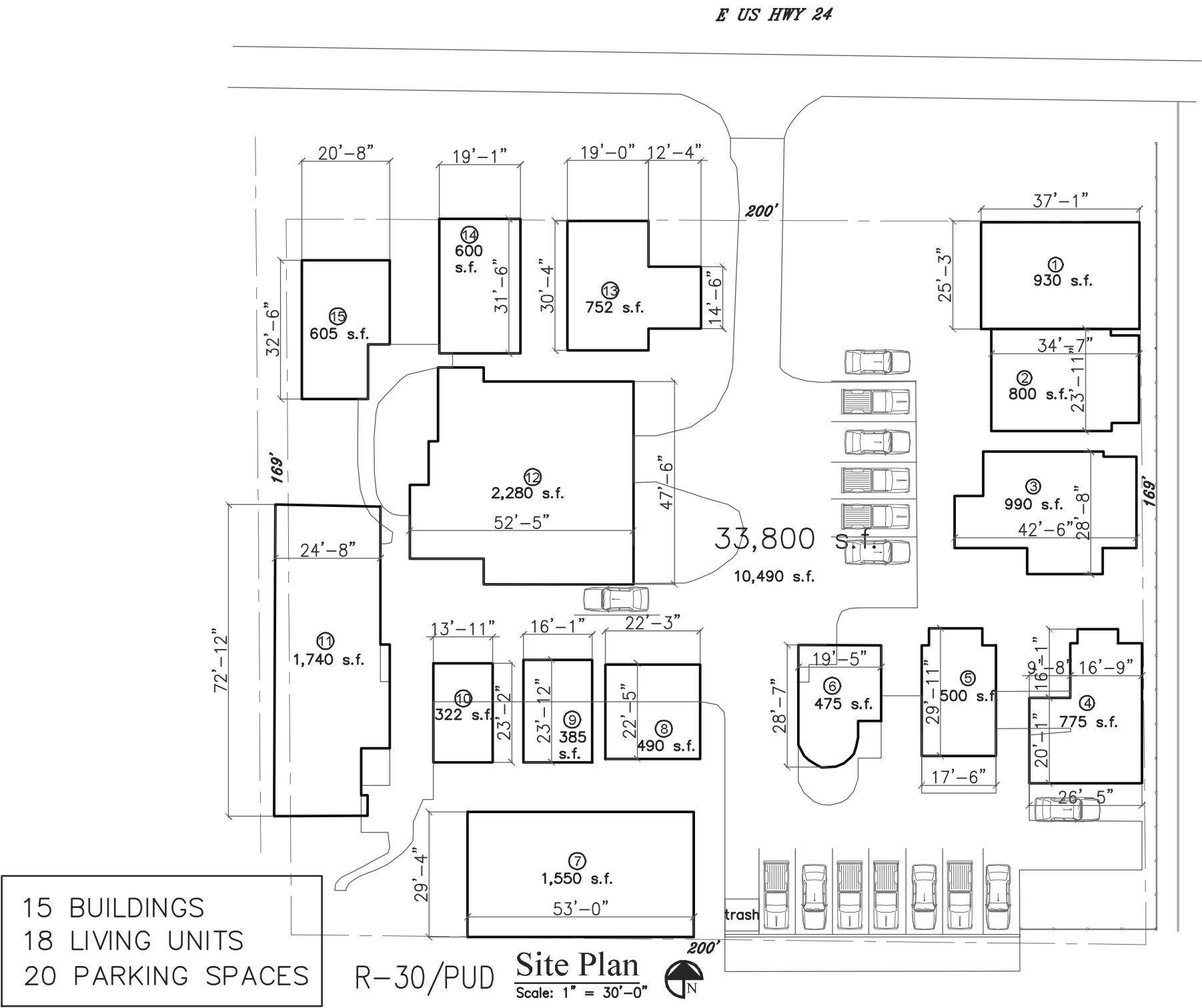
3500 S. Mize Ridge Ct.
Independence, Missouri 64057

Phone: (816) 809-8748
Email: 100jwg@gmail.com



Proj. No: _____

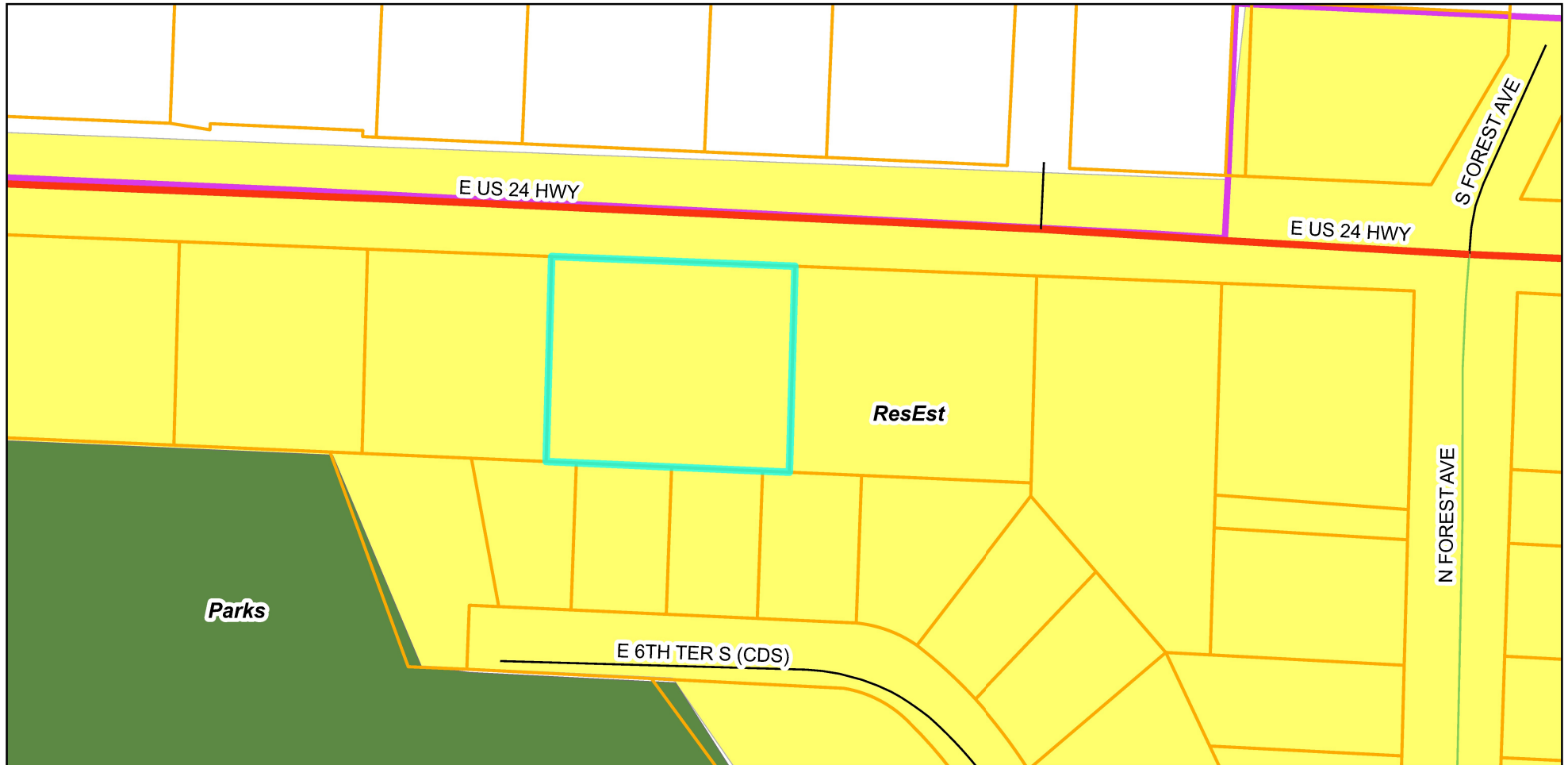
Sheet No.
A-1



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

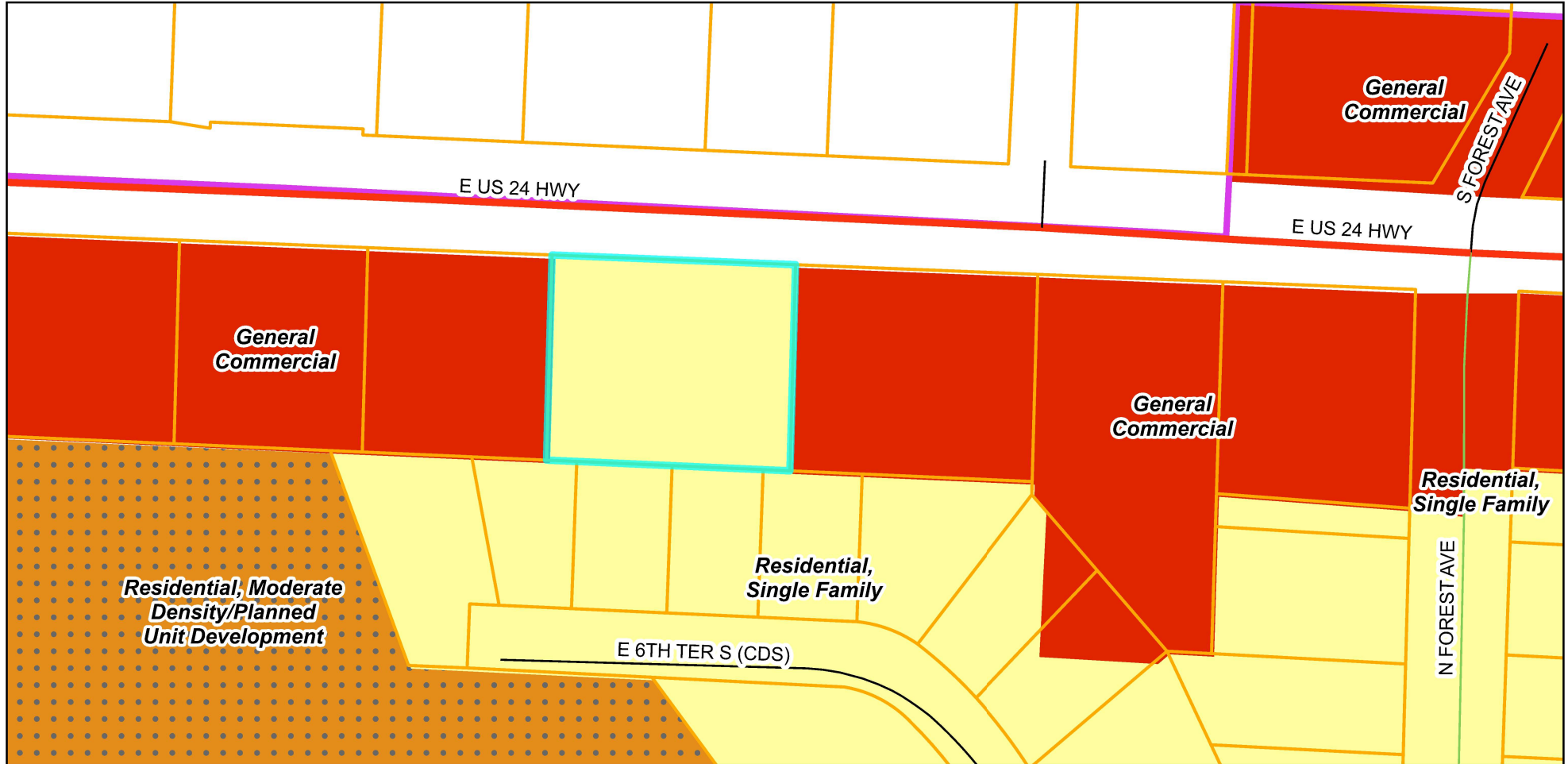


Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025

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



Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025



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:

A public hearing for the Special Use Permit application to operate a tattoo shop at 18801 E. 39th Street #D09D. ***New Information Only.***

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

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

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. 4-29-25 Public Notice Proof



INTERIM AD DRAFT

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

Notice ID: J9eEGR0Yze1TGIAH1Q1b | **Proof Updated: Apr. 08, 2025 at 03:34pm CDT**
Notice Name: 4-29-25 PC

See Proof on Next Page

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

FILER

Cheryl Wrisinger
cwrisinger@indepmo.org
(816) 325-7109

FILING FOR

Examiner

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

Total Column Inches: 9.26

Number of Lines: 74

04/12/2025: Other 125.10

Subtotal	\$125.10
Tax	\$0.00
Processing Fee	\$0.00
Total	\$125.10

Notice of Public Hearing

Published in the Examiner, Apr
12, 2025

#####

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, April 29, 2025, and by the Independence **City Council** at 6 p.m., Monday, June 16, 2025, in the Independence City Hall City Council Chambers (lower level, north entrance) 111 E. Maple Avenue, in Independence, Missouri on the following matter(s):

Case 25-100-12 – 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).

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.

Case 25-200-04 – Special Use Permit – 18801 E. 39th Street #D09D – A request by Distinguished Body Art to operate a Tattoo Shop.

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

Witness my hand this 8th day of April, 2025.

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

One Insertion: April 12, 2025

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-042 **2R** An ordinance approving a Special Use Permit to operate a body art establishment at 18801 East 39th Street, in Independence, Missouri. **2R**

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 an 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 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 policies.**

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 an 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

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 Density Residential/Planned Unit Development)Apartments

South: R-18/PUD (Moderate Density 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 sanitary requirements as prescribed by Chapter 11, Article 16 of the City Code.
2. Business shall obtain and maintain an 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 or 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 policies.**
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

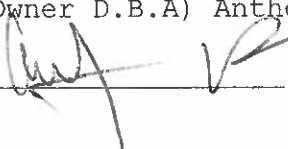
1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Floor Plan
8. Zoning Map
9. Comprehensive Plan Map

Distinguished Body Art LLC

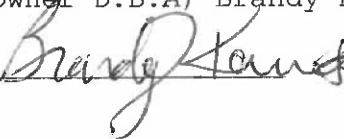
Cover Letter

Hello, my name is Anthony Karnes. My wife, Brandy Karnes, and I are planning on opening the highest grade Piercing and Tattooing establishment in Independence, Missouri. We will be located within the Independence Center Mall. The services provided at this location will be Piercing and Tattooing. We are excited to be the only establishment in Independence 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 Independence.

(Owner D.B.A) Anthony Karnes

x  3-31-25

(Owner D.B.A) Brandy Karnes

x  3-31-25

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

Project Name: Distinguished Body Art

Project Address/Location: 18801 E 89th St South unit 1120

Sq. Ft. of Building: 2500 Acreage: 0 Number of Lots/Tracts: 1 Steam Buffer (Yes or No): No

Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant		Owner	
Name: <u>Anthony Karnes</u>	Company: <u>Distinguished Body Art</u>	Name: <u>Taylor Foster</u>	Company: <u>CAPITAL COLLEGE</u>
Address: <u>605 N Austin St #1A Oak Grove, Mo</u>		Address: <u>18801 E 89th Sts, Independence MO 64057</u>	
Phone: <u>913-205-4579</u>	Email: <u>distinguishedbody@gmail.com</u>	Phone: <u>(816) 699-5060</u>	Email: <u>tfoster@shopindependencemissouri.com</u>
Architect/Engineer/Surveyor/Other: _____		Architect/Engineer/Surveyor/Other: _____	
Name: _____ Company: _____		Name: _____ Company: _____	
Address: _____		Address: _____	
Phone: _____ Email: _____		Phone: _____ Email: _____	
The applicant hereby agrees that the information provided above is accurate.			
Applicant's Signature: <u>[Signature]</u>	Date: <u>3-31-25</u>	Owner's Signature: <u>[Signature]</u>	Date: <u>3/31/25</u>

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. 64075

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.

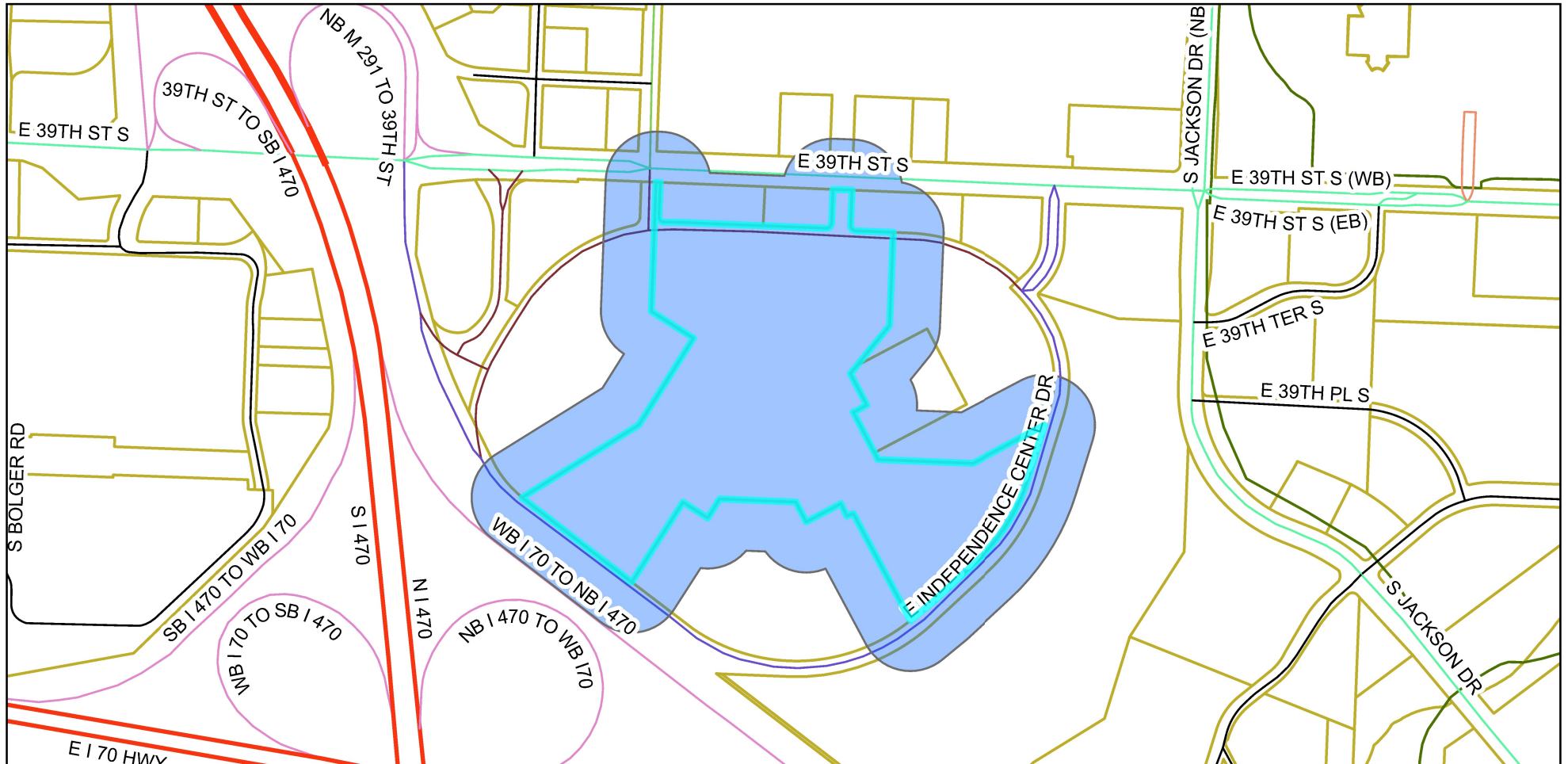
Branchy Karmes
Applicant (or Owner/Agent)

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



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 R. 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.

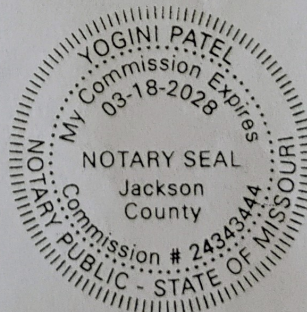
[Signature]

Signature of Agent, Owner or Attorney

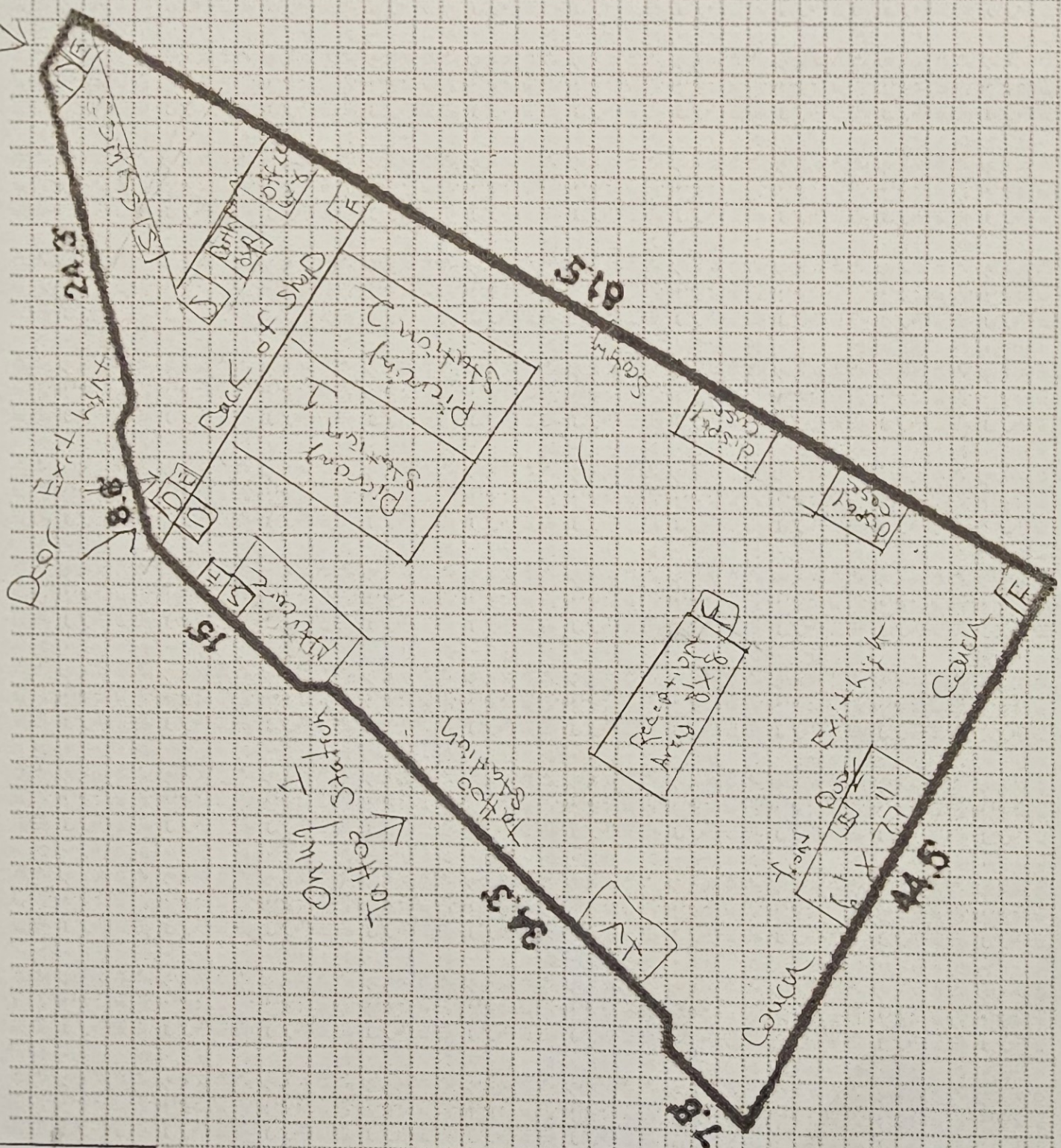
Subscribed and sworn to before me this 10th day of April, 2025.

[Signature]
Notary Public

3/18/2028
Commission Expiration Date



Back Row exit
54m



Key

F = fire Hydrant

S = Sign

D = Door

E = Exit Sign

Anthony 1C
4-6-25

Zoning Map

18801 E 39th St S

Case #25-200-04



Legend

Parcels	C-2/SUP	R-30/PUD
Zoning District C-2	O-1	R-6
	R-18/PUD	R-A

0 250 500 1,000 Feet



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



Prepared For: Planning Commission
Community Development Department
Meeting Date: April 29, 2025



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:

A public hearing for the formation of the Pavilions at Hartman Heritage Community Improvement District. ***Full Public Hearing.***

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

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Notice of Hartman CID Hearing - 4 DAY POSTING v1

**NOTICE OF PUBLIC HEARING FOR THE
PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

The City Council of the City of Independence, Missouri, will hold a public hearing at 6:00 p.m., or as soon as possible thereafter, on June 16, 2025, in the City Council Chambers at Independence City Hall, 111 E. Maple Avenue, Independence, Missouri. The hearing is being held pursuant to the requirements of Section 67.1431 of the Revised Statutes of Missouri regarding the establishment of the Pavilions at Hartman Heritage Community Improvement District herein described.

A petition for the establishment of the Pavilions at Hartman Heritage Community Improvement District was filed with the Independence City Clerk.

The proposed district is located to the northwest of the intersection of Interstate Highway 70 and Little Blue Parkway in Independence, Missouri, and is generally bounded by East Jackson Drive to the east, south and west, and the Little Blue Trace Trail to the north.

A copy of the petition is available for review at the Office of the Independence City Clerk, at Independence City Hall, 111 E. Maple Avenue, Independence, Missouri, during regular business hours.

All interested persons shall be given an opportunity to be heard at the public hearing.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-043 **1R** An ordinance approving the petition for the establishment of the Pavilions at Hartman Heritage Community Improvement District, establishing the district, making findings and authorizing actions related to establishment of the district. **1R**

Recommendations:

Staff recommends approval.

Background:

HC Independence, LLC, the owner of the Pavilions of Hartman Heritage located on the north side of Jackson Drive between the Little Blue River and just west of Little Blue Parkway seeks a Community Improvement District for the purpose of remodeling the existing building with the purpose of revitalizing the underutilized building and preventing further decline of improvements. This ordinance would establish the CID to assist in funding improvements within the District.

The CID seeks a 1% sales and use tax to fund certain improvements within the District and/or to pay the costs of services provided by the District. The maximum length of time for the existence of the District is 27 years after the date of this Ordinance.

Approval of the Petition and the District by this Ordinance is conditioned upon the District entering into a cooperative agreement with the City, upon terms and conditions mutually acceptable to the City and District, which provides for implementation of the District, the process for reimbursement of eligible District costs and expenses and other matters as mutually determined by the City and District. No payment or reimbursement of District costs and expenses shall occur and no disbursement of District revenues shall occur until the cooperative agreement is approved and executed by the City and the District. Failure of the District to enter into such agreement within 1 year following the effective date of this Ordinance shall nullify and render void the approvals granted in this Ordinance upon such declaration by the City Council.

The District will be governed by a Board of Directors consisting of 5 members, with the initial members being as set out in the Petition. The District's Board of Directors will have authority to establish a sales tax within the District as set forth in the Petition and in conformance with the CID Act.

Emergency Justification:**Fiscal Impact:**

Council Action:

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Melissa Cabrera
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Ordinance - Creating Hartman CID v1
2. Blight Study Hartman CID - FINAL
3. Petition - Hartman Heritage CID

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PETITION FOR THE ESTABLISHMENT OF THE PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE DISTRICT, MAKING FINDINGS AND AUTHORIZING ACTIONS RELATED TO ESTABLISHMENT OF THE DISTRICT.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, as amended (the “CID Act”), authorize the governing body of any city, upon presentation of a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district;

WHEREAS, the City of Independence, Missouri (the “City”) is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri;

WHEREAS, property owners within the proposed community improvement district have filed with the Independence City Clerk (the “City Clerk”) a petition for the establishment of a community improvement district pursuant to the CID Act, entitled “Petition for Establishment of the Pavilions at Hartman Heritage Community Improvement District” (the “Petition”);

WHEREAS, the City Clerk verified that the Petition substantially complies with the CID Act, submitted the verified Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law;

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven days after the Petition was filed with the City Clerk;

WHEREAS, all the real property included in the Pavilions at Hartman Heritage Community Improvement District (the “District”) is entirely located within the City limits;

WHEREAS, on June 16, 2025, the City Council held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak; and

WHEREAS, the Petition being fully heard before the City Council, the City Council now desires to approve the Petition, establish the District and take other actions related to establishment of the District.

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

SECTION 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the Petition.

SECTION 2. The City Clerk has verified that the Petition substantially complies with all submission requirements of the CID Act.

SECTION 3. The Petition, a copy of which is on file with the City Clerk, is hereby approved and the District is hereby established within the City as a separate political subdivision of the State of Missouri. The District includes the contiguous tracts of real estate as described in the Petition and shown on the map set forth in the Petition.

SECTION 4. As set forth in the Petition, the District shall be governed by a board of directors consisting of 5 members, with the initial members being as set out in the Petition, whose successors shall be appointed as provided in the Petition; *provided that*, the initial director designated as “To be appointed by ordinance” in the Petition shall be Zachary Walker, City Manager of the City.

SECTION 5. The District’s Board of Directors shall have authority to establish a sales tax and special assessments within the District as set forth in the Petition and in conformance with the CID Act.

SECTION 6. The District shall have and possess the powers authorized under the CID Act to the extent not limited in the Petition.

SECTION 7. The maximum length of time for the existence of the District is 27 years after the date of this Ordinance, unless extended in accordance with the CID Act.

SECTION 8. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development (the “Department”) the report specified in subsection 6 of Section 67.1421 of the CID Act, substantially in the form provided by the Department.

SECTION 9. Approval of the Petition and the District by this Ordinance is conditioned upon the District entering into a cooperative agreement with the City, upon terms and conditions mutually acceptable to the City and District, which provides for implementation of the District, the process for reimbursement of eligible District costs and expenses and other matters as mutually determined by the City and District. No payment or reimbursement of District costs and expenses shall occur and no disbursement of District revenues shall occur until the cooperative agreement is approved and executed by the City and the District. Failure of the District to enter into such agreement within 1 year following the effective date of this Ordinance shall nullify and render void the approvals granted in this Ordinance upon such declaration by the City Council.

SECTION 10. The City Council hereby finds that the property within the District is a “blighted area” as defined by the CID Act. The City Council’s determination that the property in the District is a blighted area is based on the blight study submitted with the Petition, which describes and depicts the blighting factors within the District. The District may exercise the additional powers granted by the CID Act within the District to remediate the blighting conditions.

SECTION 11. City staff, the City’s special legal counsel, and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, and agreements or other documents as may be necessary, desirable, convenient, or proper to perform all matters authorized herein.

SECTION 12. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect,

unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION 13. This ordinance shall take effect and be in full force as set forth in the City Charter.

PASSED ON 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

Blight Study

for the

**Pavilions at Hartman Heritage
Community Improvement District**

Independence, Missouri

April 11, 2025

Prepared by:

Polsinelli PC

BLIGHT STUDY

Pavilions at Hartman Heritage Community Improvement District, Independence, Missouri

I. Introduction

Purpose

This analysis has been prepared to determine whether the Pavilions at Hartman Heritage Community Improvement District in Independence, Missouri is “blighted” according to § 67.1401.2(3) of the Missouri Community Improvement District Act (the “CID Act”). The property evaluated by this study is generally located in the northwest quadrant of the intersection of Interstate 70 and Little Blue Parkway, all located in the City of Independence, Missouri (the “Study Area”).

Study Area

The Study Area is comprised of one (1) parcel of land located in the City of Independence, Jackson County, Missouri, and comprises approximately 21.2 +/- acres. A legal description and map of the Study Area are attached as **Exhibit A** and **Exhibit B**, respectively, and the boundaries of the Study Area are generally shown as follows:



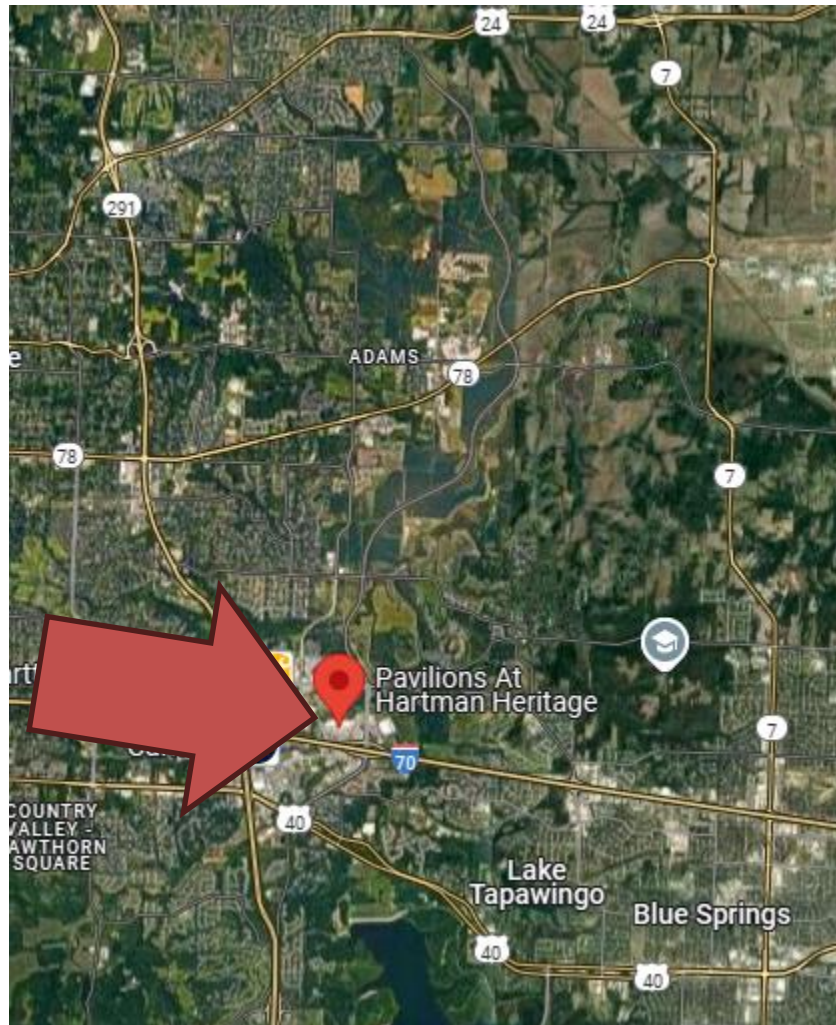
Statutory Analysis

Section 67.1401.2(3) of the Missouri Revised Statutes (by reference to Section 99.805) defines a “Blighted Area” as “an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.”

An exploration of the presence of these factors within the Study Area is included below.

II. Study Area Data

The Study Area is generally located in the southeastern portion of the corporate limits of Independence, Missouri approximately one mile north of Highway 40. The general location of the Study Area is shown below:



Property Data

Land Area

According to Jackson County, Missouri records, the Study Area is comprised of the following parcels:

Parcel Number	Acres
34-100-03-37-00-0-00-000	21.2

Ownership and Current Use

According to Jackson County, Missouri land records, the Study Area is owned entirely by HC INDEPENDENCE LLC and is used as an improved, commercial property.

Access

The Study Area currently has five (5) access points, all of which provide access to the Study Area from East Jackson Drive.

III. Blight Analysis

Section 67.1401.2(3) of the Missouri Revised Statutes (by reference to Section 99.805) defines a “Blighted Area” as “an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.”

We have prepared the following study pursuant to the statutory factors described above and accordingly determined whether the Study Area is blighted.

FACTOR #1: INSANITARY OR UNSAFE CONDITIONS

This factor was not found to be applicable within the Study Area.

FACTOR #2: DETERIORATION OF SITE IMPROVEMENTS

Certain site improvements within the Study Area are in a deteriorated state.

In particular, the approximately 214,059 square foot building located within the Study Area (the “Center”) exhibits widespread deterioration to both its interior and exterior, further exacerbating the Center’s widespread vacancy. Presently, approximately 150,630 square feet, or seventy percent (70%), of the Center are currently unoccupied, resulting in a severe economic liability, as expanded upon below. Moreover, of the approximately 150,630 square feet of vacant space, approximately 143,020 square feet, or ninety-five percent (95%) of the currently vacant space, are in a deteriorated condition.

See Figures 1 – 10 below for photographed examples of said deterioration that persists across the vacant spaces within the Center.

Figure 1: Degradation of External Finishes



Figure 2: Destroyed HVAC Systems



Figure 3: Destroyed HVAC Systems



Figure 4: Damaged Electrical Systems

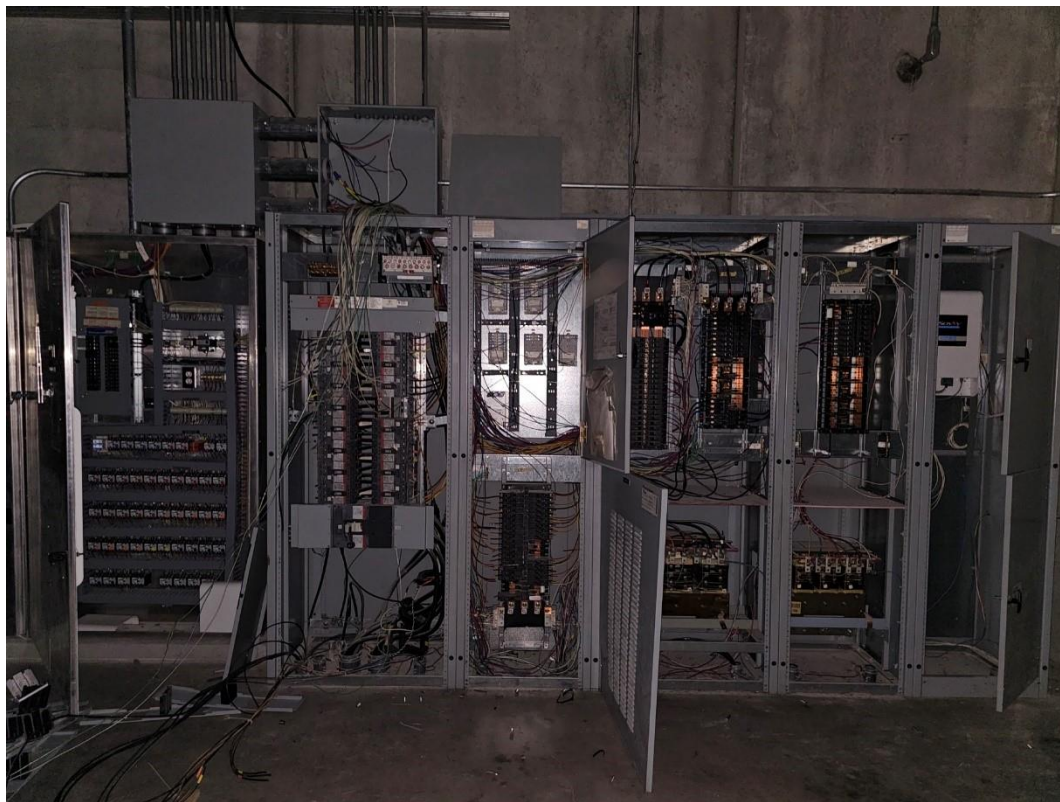


Figure 5: Damaged Electrical Systems

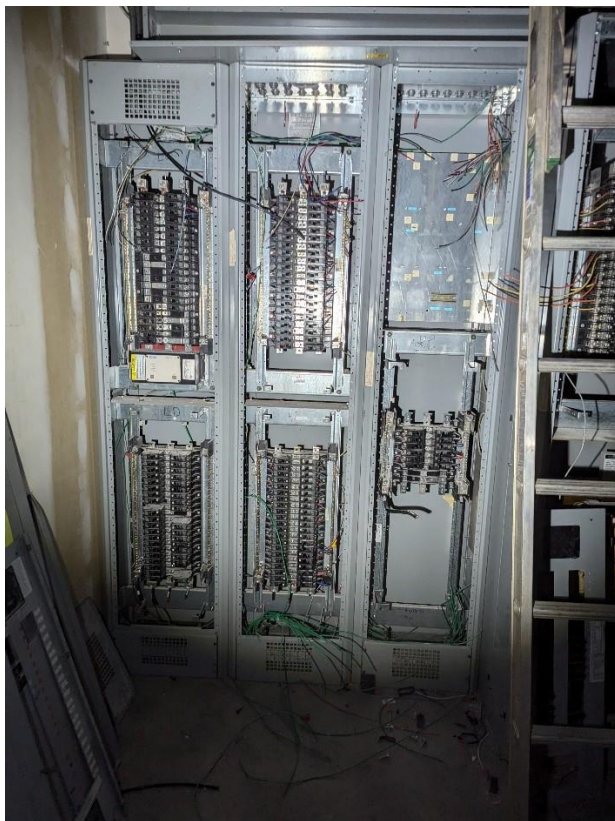


Figure 6: Dilapidated Interior

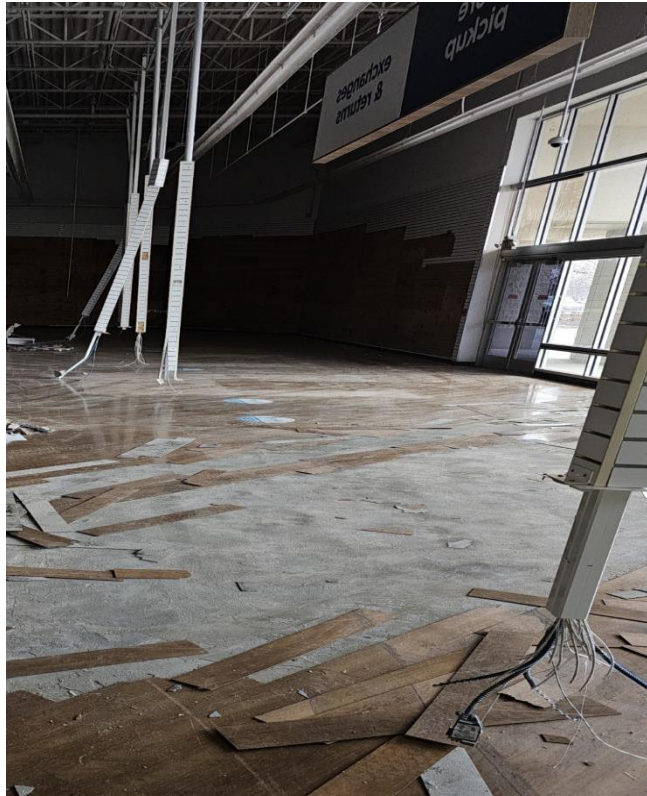


Figure 7: Damaged Interior

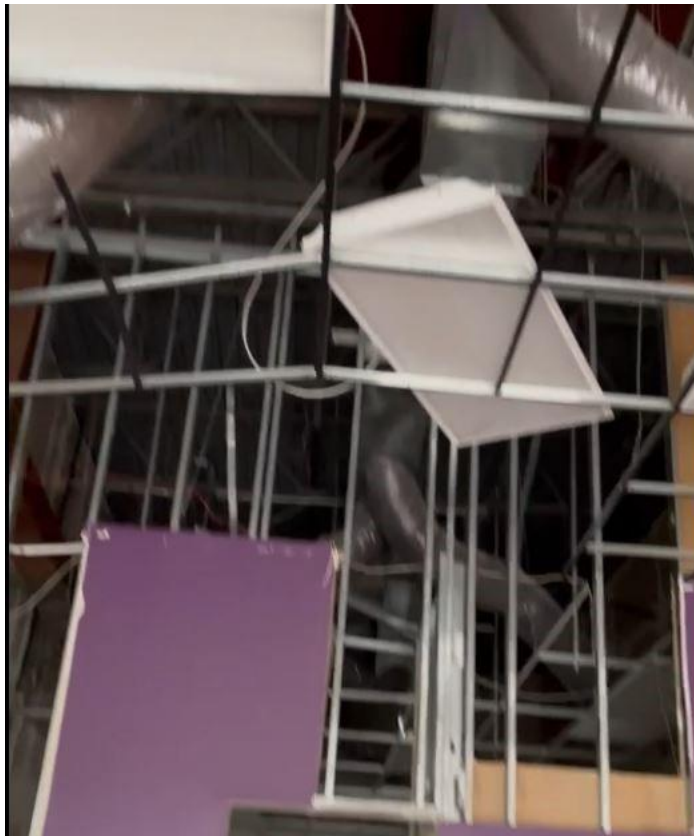


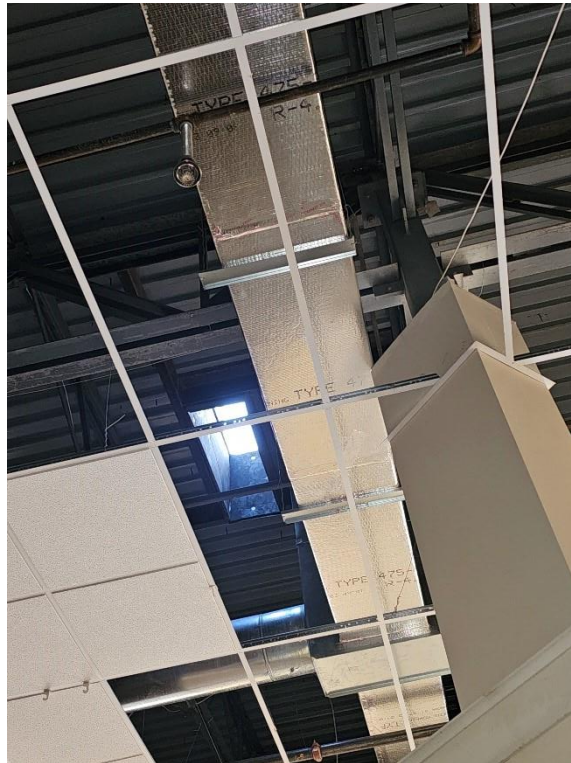
Figure 8: Damaged Interior



Figure 9: Damaged Interior



Figure 10: Damaged Interior



FACTOR #3: EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

In its present condition, the condition of the Study Area endangers both life and property as the Center's vacancy creates an environment ripe for crime, particularly vandalism. In the last three months alone, the Center has been vandalized on three separate occasions, with the most recent occurrence resulting in the City of Independence Police Department responding with drones, service dogs, and dozens of armed police officers. Clearly, the current condition of the Study Area poses a risk to the lives of the City's police officers who are tasked with responding to such crimes, but also any innocent bystanders who could be hurt as a result of the crime.

Additionally, as clearly evidenced in Figures 2-5 above, the condition of the Study Area endangers property as shown by the repeated destruction of electrical and mechanical systems within the Center, which can pose a risk of fire.

IV. Conclusion

The above analysis indicates that two of the three defined conditions of blight are predominant within the Study Area. These components include:

1. Deterioration of site improvements
2. Existence of conditions which endanger life or property by fire or other causes

As a result of the preponderance of the factors above, the Study Area constitutes an economic and social liability in its present condition and use.

The concept of an economic liability and the economic underutilization of property as a basis for blight has been addressed by the Missouri Supreme Court. The Court has determined that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.” *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. banc 1987). Blight may be found if the redevelopment of an area “could promote a higher level of economic activity, increased employment, and greater services to the public.” *Tierney*, 742 S.W.2d at 151. Further, the Court determined that an otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. *Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc.*, 812 S.W. 2d 903, 910 (MO. App. E.D.1991). The Court determined that blight exists to the extent an area is being utilized for less than its potential from an economic standpoint.

Presently, the Study Area generates only approximately \$19,419,750 in annual local sales revenues; a meager \$91 per square foot. Unfortunately, this is not surprising as approximately seventy percent (70%) of the Center is vacant. Further, the Center’s vacancy rate is anticipated to worsen as the costs of tenant improvements required to remediate the existing blight and attract new tenants to the Center are substantial. However, if the blight is remediated and the Center is occupied, the Study Area is likely to produce more than \$75,000,000 per year, or \$352 per square foot, in local sales revenues.

The Study Area’s diminished sales and the presence of blighting factors together are a clear indication that the Study Area is not being utilized for its highest and best use. The result is less sales tax revenue for the taxing jurisdictions to provide services to the public, a clear economic liability to taxpayers. Clearly, the Study Area “could promote a higher level of economic activity, increased employment and greater services to the public”, thus falling within the definition of a blighted area.

To achieve the Study Area’s highest, best, and most productive use, significant financial investment by a developer will be required.

As illustrated by the previously described incidents, the prevalence of crime within the Study Area, attributable to its deterioration and substantial vacancy, clearly constitutes a social liability by creating enhanced risk to the City’s law enforcement officers responding to criminal activity and members of the public who could be injured in the process.

As a result of the factors detailed in this report, as of April 11, 2025, the Study Area constitutes an economic and social liability in its present condition and use, thus being a “blighted area” according to the definition provided in Section 67.1401.2(3) of the Missouri Revised Statutes.

EXHIBIT A

LEGAL DESCRIPTION OF STUDY AREA

TRACT 1:

ALL OF LOTS 7 AND 8, HARTMAN HERITAGE CENTER SIXTH PLAT, LOTS 7 AND 8, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT B
MAP OF STUDY AREA



**PETITION FOR ESTABLISHMENT OF THE
PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT
CITY OF INDEPENDENCE, MISSOURI**

**PETITION FOR THE CREATION OF THE
PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and City Council of the City of Independence, Missouri:

The undersigned real property owner (the "Petitioner"), pursuant to RSMo Section 67.1421, being the owner of:

- (1) one hundred percent (100%) by assessed value of the real property; and
- (2) one hundred percent (100%) per capita of all owners of real property

within the boundaries of the hereinafter described proposed community improvement district, does hereby petition and request that the City Council of the City of Independence, Missouri create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the "CID Act"). In support of this petition, the Petitioner sets forth the following information in compliance with the CID Act:

1. District Name. The name for the proposed community improvement district ("CID" or "District") is:

Pavilions at Hartman Heritage Community Improvement District.
2. Legal Description and Map. A legal description and map generally depicting the boundaries of the proposed District are attached hereto as Exhibit A and Exhibit B, respectively. The proposed district consists of 21.2 +/- acres and is located entirely within the City of Independence, Missouri.
3. Five-Year Plan. A five-year plan as required by the CID Act is attached hereto as Exhibit C (the "Five Year Plan").
4. Form of District. The proposed district will be established as a political subdivision of the State of Missouri under the CID Act.
5. Board of Directors.
 - a. Number. The District shall be governed by a Board of Directors (the "Board") consisting of five (5) members, whom shall be appointed in accordance with this petition.
 - b. Qualifications. Each Member of the Board ("Director") shall meet the following requirements:
 - (1) be at least 18 years of age;
 - (2) be and must declare to be either an owner of real property within the District ("Owner") or an authorized representative of an Owner, an owner of a business operating within the District ("Operator"), or a registered voter ("Resident") residing within the District, as provided in the CID Act;
 - (3) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution.

c. Initial Directors. The initial directors (“Initial Directors”) and their respective terms shall be:

- i. Michael Perry - Owner’s Representative, four (4) year term
- ii. Brian Perry - Owner’s Representative, four (4) year term
- iii. Todd Peters - Owner’s Representative, two (2) year term
- iv. Tammy Peters – Owner’s Representative, two (2) year term
- v. “To be appointed by ordinance.” – City’s Representative, two (2) year term

Since there are no registered voters residing in the District on the date this Petition is filed with the City Clerk, at least one Director must be a resident of Independence, Missouri that is registered to vote, has no financial interest in any real property or business within the District, and is not related (second degree blood or marriage) to any owner of real estate or any business in the CID.

d. Terms. Initial Directors shall serve for the term set forth above. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything herein to the contrary, any Director’s failure to meet the qualification requirements set forth above, either in a Director’s individual capacity or in a Director’s representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution. The Executive Director of the District may submit a proposed slate of successor directors to the City of Independence, Missouri’s City Clerk (the “City Clerk”), which slate may be comprised of any individuals that meet the above-listed criteria in the discretion of the Executive Director. Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor for consideration by the City Council. The slate shall serve as a non-binding recommendation of persons to be appointed by the Mayor.

6. Assessed Value. The total assessed value of all real property in the District is \$2,870,080.

7. Determination of Blight. Petitioner is seeking a determination of blight under Section 67.1401.2(3) of the CID Act for property located within the District. A Blight Study addressing compliance with the factors of blight under the CID Act will be considered by the City contemporaneously with this Petition. The Improvements described in Exhibit C are reasonably anticipated to remediate the blighting conditions described in the blight study and will serve the public purpose of revitalizing an underutilized area, preventing further decline of improvements and eliminating the social liability and public safety risks associate with vacant, dilapidated property.

8. Duration of District. The proposed length of time for the existence of the District is twenty-seven (27) years from the date an ordinance is passed establishing the District. The District may be terminated prior to the end of such term in accordance with the provisions of the CID Act and this Petition, and said term shall not be extended unless a new petition is submitted and approved pursuant to the terms of the CID Act.

9. Real Property and Business License Taxes. The District will not have the power to impose a real property tax levy or business license taxes.
10. Special Assessments. The District will not have the power to impose special assessments.
11. Sales Tax. Qualified voters of the District may be asked to approve a sales tax of up to one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund certain improvements within the District. Additional details about the District Sales Tax are set forth in the Five-Year Plan attached hereto as **Exhibit C.**
12. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.
13. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.
14. Future Five Year Plans. The District shall submit future Five (5) Year Plans meeting the requirements of Section 1421.2(3)(d), RSMo (as amended or replaced from time to time) to the City for comment and review no earlier than 180 days and no later than 90 days prior to the expiration of each then-current Five (5) Year Plan.
15. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition. The District will not fund any costs until a cooperative agreement is executed between the District, the City of Independence, Missouri, and the developer of record for the project.
16. Right to Terminate. The property owner(s) within the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.
17. City Council Right to Audit. The City Council shall have the right to audit the books and records of the District at any time upon reasonable request.
18. **Revocation of Signatures. THE PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioner respectfully requests that the City Council establish the requested Pavilions at Hartman Heritage Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the City Council consent to the proposed members for the Board of Directors as set forth in this Petition and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested district.

**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: HC INDEPENDENCE, LLC

Owner's address: 73 White Bridge Road, Suite 103 #230, Nashville, Tennessee 37205

Owner's telephone number: (731) 313-9048

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Wyatt Woeltje

Title: Principal

Signer's telephone number: (731) 313-9048

Signer's mailing address: 73 White Bridge Road, Suite 103 #230
Nashville, Tennessee 37205

If owner is an individual: _____ Single _____ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s):

34-100-03-37-00-0-00-000

Total Assessed value: \$2,870,080

By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately below.

HC INDEPENDENCE, LLC,
a Delaware limited liability company

By: Wyatt Woeltje
Wyatt Woeltje, Principal

Date: 5/13/2025

STATE OF Tennessee)
COUNTY OF Sumner) ss:

On this 13th day of May, 2025, before me appeared Wyatt Woeltje, to me personally known, who, being by me duly sworn did say that he is the Principal of **HC INDEPENDENCE, LLC**, a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company, and said limited liability company acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 13th day of May, 2025.

Jennifer Dohrmann
Notary Public

My Commission Expires: 8/30/28

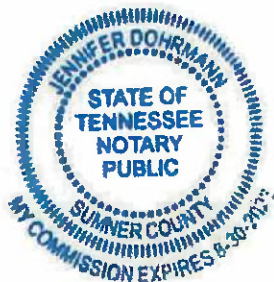


EXHIBIT A

Legal Description of the Pavilions at Hartman Heritage Marketplace Community Improvement District

ALL OF LOTS 7 AND 8, HARTMAN HERITAGE CENTER SIXTH PLAT, LOTS 7 AND 8, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT B

General Boundary Map of the Pavilions at Hartman Heritage Community Improvement District



**EXHIBIT C
FIVE YEAR PLAN**

(Attached)

**FIVE YEAR DISTRICT MANAGEMENT PLAN
OF THE
PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT
CITY OF INDEPENDENCE, MISSOURI**

The information and details outlined in the following pages represent the strategies, and activities that it is anticipated will be undertaken during the initial five-year duration of the Pavilions at Hartman Heritage Community Improvement District in Independence, Missouri. It is an integral and composite part of the petition to establish the Pavilions at Hartman Heritage Community Improvement District.

Introduction

The Pavilions at Hartman Heritage Community Improvement District (the “District”) is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “CID Act”). Section 67.1421, RSMo, requires that the petition for the creation of the District be accompanied by a five-year plan which includes a description of the purposes of the proposed district, each improvement it will make, and an estimate of the costs of the improvements to be incurred. This Five-Year District Management Plan (the “Plan”) is intended to satisfy this statutory requirement and is appended to the Petition for Formation of the District as an integral part thereof.

Section 1 - Why Create a Community Improvement District?

The purpose of the District is to undertake certain improvements within the District, as discussed below, and to use or make available its revenue to pay the costs thereof, including without limitation debt service on any notes, bonds or other obligations issued and outstanding from time to time to finance all or any of such costs.

Section 2 - What is a Community Improvement District?

A community improvement district is an entity that is separate from the City of Independence, Missouri and is formed by the adoption of an ordinance by the City Council following a public hearing before the City Council regarding formation of the District. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. CIDs are empowered to provide a variety of services and to construct and/or finance a number of different public improvements, and in a blighted area, private improvements, as set forth more particularly in the CID Act. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used to pay the costs of the services or improvements. A CID is operated and managed by a board of directors, whose members may be appointed or elected. Board members serve for a designated period of time, and the Board positions are again elected or appointed at the expiration of each term as provided in the petition creating such CID.

Section 3 - Management Plan Summary

The District in this case will take the form of a separate political subdivision of the State of Missouri, which will be governed by a Board of Directors that will consist of five (5) members appointed by the Mayor of Independence with the consent of the City Council.

District Formation:

CID formation requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and
- representing more than fifty percent (50%) per capita of all owners of real property within the District.

In this case, the Petition to which this Plan is attached has been signed by the owners of 100% of the assessed value and 100% of the per capita property owners within the District.

Location:

The District will encompass approximately 21.2 +/- acres of land located northwest of the intersection of Interstate 70 and Little Blue Parkway, as more particularly described in the Petition.

Assessed Value of District:

The total assessed value of the properties within the District on the date of the Petition is \$2,870,080.

Improvements:

The purpose of the District is to provide funding for the improvements more particularly described in Exhibit A to this Plan (the "Improvements"). The items included within the Improvements may be modified from those listed herein as allowed pursuant to a cooperative agreement between the District, City and developer of the project. The costs of the Improvements to be financed by the District shall include all associated with design, architecture, engineering, financing costs incurred to finance such Improvements, and legal and administrative costs relating to the completion of the Improvements. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

It is anticipated that all costs, including attorneys' fees, associated with formation of the District, including, but not limited to, the preparation of the CID Petition, the negotiation and drafting of any agreements entered into upon formation of the District in furtherance of the District's purposes, and the initial implementation of the District ("Formation Costs") will be reimbursed to the advancing party, or paid directly, from funds generated by the District.

The District will enter into a cooperative agreement with the City and the developer of the Improvements, and such agreement will set forth the restrictions and limitations associated with funding the Improvements and the approval of any additional improvements that are not set forth in this initial Five-Year Plan.

Method of Financing:

It is proposed that the District will impose a sales and use tax of up to one percent (1%) (the "District Sales Tax"), which is in addition to any other state, county or city sales and use tax. The District Sales Tax is payable on the same retail sales that are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors, and sales to or by public utilities and providers of communications, cable, or video services. All costs of the District shall be financed in the manner and amount determined by the Board of Directors from the amounts on deposit with the CID. It is anticipated that the developer will advance all costs of the Improvements, either from funds on hand or the proceeds of loans, to be reimbursed from District Sales Tax revenues. Any developer loans will be for the term negotiated between the developer and its lender. Amounts advanced to the District by the Petitioner, or its successors or assigns, to cover the costs contemplated hereunder will be reimbursed by the District upon the availability of funds. Financing costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District to finance Improvements may be paid from District Sales Tax revenues.

Estimated Costs:

Attached as Exhibit A to this Plan is a table setting forth the estimated cost of the Improvements, and a table setting forth the projected cash flow for the first five years of the District's existence.

City Services:

The CID Act mandates that existing City services will continue to be provided within a CID at the same level as before the District was created (unless services are decreased throughout the City) and any District services shall be in addition to existing City services. The District anticipates that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish.

Duration:

The District will operate for a maximum term of twenty-seven (27) years from the date that the ordinance is passed establishing the District. Subject to the contractual rights of any third parties, the District may be terminated prior to the end of such maximum term if the Improvements have been completed and the costs thereof paid for or reimbursed in full with District Sales Tax revenue. The petition process must be repeated for the District to continue beyond such maximum term.

**Section 4
District Boundaries**

The legal description of the District is attached as Exhibit A to the Petition.

Section 5

Facilities to Be Provided

As explained above, during the first five years, the purpose of the District is to provide revenue sources in support of contracting with any private property owner to effectuate the Improvements.

**Section 6
Governing the Community Improvement District**

City Council:

Following the submission of the Petition, the City Council will conduct a public hearing and then consider an ordinance to create the District.

Board of Directors for District:

The District will be governed by a Board of Directors that will consist of five members appointed by the Mayor of Independence with the consent of the City Council pursuant to the terms of the Petition.

Annual Budget:

The District's budgets will be proposed and approved annually, within the limitations set forth in this Plan, by the District's Board of Directors. Budgets will be submitted annually to the City Council of the City of Independence for review and comment in accordance with the CID Act. The District will operate at all times in accordance with the District Rules and Regulations (Section 7) and the Bylaws of the District.

Section 7
District Rules and Regulations

1. The District shall operate at all times in accordance with Bylaws that may be adopted by the Board of Directors. The District shall at all times conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in any Bylaws.
2. The Board of Directors of the District will meet at least on an annual basis.

**EXHIBIT A TO FIVE YEAR PLAN OF THE
PAVILIONS AT HARTMAN HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

ESTIMATED COSTS OF IMPROVEMENTS¹

	<u>Cost*</u>
Renovation of existing buildings within the District, including but not limited to construction of interior improvements and the replacement of exterior facades and parapets, HVAC systems and appurtenances, roofing systems, lighting systems, and signage.	\$9,193,735
Subtotal:	\$9,193,735

District Formation Costs:	\$30,000
Annual Operating Costs (5 years)	\$3,000 (per year)
Grand Total:	\$9,238,735

*Excludes financing costs incurred to undertake such costs.

**Only items permitted by the CID Act shall be eligible to be financed with District Sales Tax.

CASH FLOW PROJECTION²

CID Year	CID Sales Tax Revenue
1	\$46,607
2	\$413,482
3	\$713,526
4	\$727,797
5	\$742,353

¹ These costs are estimates and may fluctuate based on actual costs incurred for purposes permitted under the CID Act. Costs to be funded by the District will be limited as set forth in a cooperative agreement among the City of Independence, the District and the developer of the project.

² Any annual revenue generated will be utilized to pay any costs of the District as approved in the District annual budget.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Council action is requested on the application received from Next Level Soccer Training, LLC for Retail Selling of Beer by the Drink for Next Level Soccer Training that will be located at 13801 E. 42nd Terr. S.

Recommendations:

This application meets the requirements of the City's Alcoholic Beverage Code.

Background:

The applicant is requesting City Council approval for a Retail Selling of Beer by the Drink license. The applicant has also requested a Sunday Sales license. The Sunday Sales license will be approved administratively should the City Council approve the liquor license. The hours of operation will be Monday – Sunday 9:00 am – 11:00 pm. The applicant has indicated that this location will have alcohol sales that meet the City's Alcoholic Beverage Code.

Applicant: Next Level Soccer Training LLC

Name of business: Next Level Soccer Training

Business Address: 13801 E. 42nd Terr. S.

Size of establishment (includes outdoor patio space if applicable): Next Level Soccer Training will be operating within approximately 18,000 square feet of commercial building space.

Liquor License Types: Retail Selling of Beer by the Drink license including Sunday Sales

Types of Alcohol to be sold/served: Beer in original package

History of any liquor license at this location; if a new building, provide a brief update on the construction: This location operated as a theater and convention center from approximately 2003 to 2016. In 2018 KC Baseball Academy applied for a business license and used the space as a training facility. They left this location in 2023. There have been no other businesses at this site until Next Level Soccer Training, LLC applied for a business license in 2025. Guerrero Pino Araujo is the owner of Next Level Soccer Training. He is leasing this space for 3 years with an option to buy. There is one other liquor establishments within 1,000 feet: Casey's convenience store is located to the northeast.

Location proximity to school, church, or residential zoning: According to the City's mapping system there are no churches or schools within 300 feet. There is residential zoning located within 300 feet.

Managing Officer Information and results from background check: Next Level Soccer Training, LLC has indicated that Amalio Araujo will serve as the appointed managing officer. The background investigation conducted by the Missouri State Highway Patrol on Amalio Araujo revealed he meets the requirements of the Alcoholic Beverages code.

Emergency Justification:

Fiscal Impact:

Council Action:

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

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. Redacted Next Level Soccer Application
2. Aerial Map Next Level Soccer Training
3. Zoning Map Next Level Soccer Training
4. Notification Map Next Level Soccer Training
5. Notification Addresses
6. Notification Letter

Application Type: ☒ Package ☐ Drink ☐ Manufacturing ☐ Wholesale ☐ Special ☐ Ownership Change

Business Information

This Business is a: ☐ Sole Proprietor ☐ Partnership ☐ LP ☒ LLC ☐ Corporation

Next Level Soccer Training LLC
Legal Name of Entity

Soccer Training Facility
Type of Business

Doing Business as (d/b/a) (if different than above)

13801 E 42nd Terrace S Independence MO 64055
Physical Address City State Zip

6500 N Jarboe Street, Kansas City MO 64118
Mailing Address (if different from above)

(816)-965-3625 info@nextlevelsoccertrain.com
Phone Cell Phone Email

Missouri 8/31/2020
State & Date of Incorporation or Organization Missouri Retail Sales Tax Number

05-12-25
Date business scheduled to open

Give dimensions or square footage of the building, outdoor patio, and any other areas in which alcoholic beverages may be stored or dispensed: 18,000

Is the proposed location within 300 feet of a church, school, or hospital? NO

Proposed hours of operation: 9:00-11:00 PM Mon-Sunday

If existing business, from whom was the business purchased? N/A

Date of purchase: Date of Possession:

Does the former owner of the business have any interest, either directly or indirectly, in the business for which you seek a license? If so, explain:

I hereby apply to the City of Independence, MO, for the following license(s) for the business and premises described above (mark all license types for which you are applying on page 2). I also certify that the information given in this application is true to the best of my knowledge and that the license is non-transferable. I also agree that this business will observe the restrictions specifically enumerated in Chapter 2 of the Independence City Code related to alcoholic beverages.

Amalia Araujo
Signature of Applicant Printed Name

Managing Officer
Title Date

Liquor License Types (mark all license types for which you are applying)

All liquor licenses are effective for one (1) year, beginning July 1 and ending June 30. Any liquor license application made between January 1 and March 31 will be charged a prorated fee equal to one-half of the annual license fee (listed below). Those licenses will expire June 30 of that year. Applications made between April 1 and June 30 will be charged the full license fee (listed below), however those licenses will expire June 30 the following year.

Package Liquor Licenses

- ☐ P1 – Retail Selling of Intoxicating Liquor of all kinds in the original package (\$150.00)
- ☐ P3 – Retail Selling of Beer only in the original package; includes Sunday Sales (\$150.00)
- ☐ S – Sunday Sales (\$300.00)
- ☐ T – Tasting Permit (\$25.00)

Drink Licenses

- ☐ T1 – Retail Selling of Intoxicating Liquor by the Drink (\$450.00)
- ☐ T2 – Retail Selling of Malt Liquor & Wine by the Drink (\$150.00)
- ☒ T3 – Retail Selling of Beer by the Drink; includes Sunday Sales (\$150.00)
- ☐ R1 – Restaurant Selling Intoxicating Liquor (\$450.00)
- ☐ R2 – Restaurant Selling Beer; includes Sunday Sales (\$150.00)
- ☐ F1 – Tax Exempt Organizations Selling Intoxicating Liquor (\$300.00)
- ☐ H1 – Hotel Selling Intoxicating Liquor (\$450.00)
- ☐ Z1 – Consumption of Intoxicating Liquor (\$150.00)
- ☐ S – Sunday Sales (\$300.00)

Manufacturing, Distilling, Blending Licenses

- ☐ M1 – Manufacturing, Distilling, Blending Intoxicating Liquor of all kinds (\$300.00)
- ☐ M2 – Manufacturing twenty-two (22) percent or less alcohol- content intoxicating liquor (\$300.00)
- ☐ M3 – Manufacturing, Brewing Malt Liquor (\$300.00)

Wholesale Licenses

- ☐ W1 – Wholesale selling of Intoxicating Liquor of all kinds (\$300.00)
- ☐ W2 – Wholesale selling of twenty-two (22) percent or less alcohol-content intoxicating liquor (\$300.00)
- ☐ W3 – Wholesale selling of malt liquor (\$300.00)

Special Licenses

- ☐ S1 – Microbrewery (\$7.50 per 100 barrels produced)
- ☐ S2 – Domestic Winery (\$7.50 per 500 gallons produced)
- ☐ S4 – Picnic 7 Day Intoxicating Liquor by the Drink (\$15.00 per day)
- ☐ S6 – July 4th Celebration Malt Liquor & Light Wine by the Drink (\$15.00 per day)
- ☐ C1 – Caterer Intoxicating Liquor by the Drink – Up to 7 Days (\$15.00 per day)
- ☐ C2 – Caterer Intoxicating Liquor by the Drink – Up to 50 Days (\$500.00)
- ☐ C3 – Caterer Intoxicating Liquor by the Drink – Unlimited Days (\$1,000.00 per day)

Managing Officer, Sole Owner, or Managing Partner Information

Amalia Araujo						[REDACTED]	
Full Name						Social Security Number	
Male	51	5'9	140	[REDACTED]	Partial Chh Mex	Yes	
Sex	Age	Height	Weight	Date of Birth	Place of Birth	Are you a U.S. Citizen	
145	N	Oakley Ave	Kansas City			MO	64123
Home Address		City		State		Zip	
Araujo Roofing LLC				913-235-6639			
Place of Employment (other than business)				Employment Phone		Email	
13510 N Stark Ave Liberty						MO	64068
Employment Address		City		State		Zip	

City or Town where the Managing Officer, Sole Owner, or Managing Partner pays taxes:

Kansas City MO

Will this person be in active control and management of this business? Please explain (part-time/full-time, etc.):

Part Time

Have you, any partner or employee ever been arrested anywhere in the United States for the violation of any City, State or Federal Law? If so, who, where, when and what offense (do not include minor traffic offenses):

~~No~~ Yes, Traffic Violation

Have you, any partner or employee ever been the holder of a license to manufacture or sell alcoholic beverages, which was revoked? If so, explain:

NO

Have you, or any member of your household or immediate family, ever made application for a permit for the Director of Liquor Control that was denied? If so, explain and provide approximate date of denial:

NO

Do you rent or lease the premises for which this business is to be used? If so, give terms of rent or lease, and name and address of property owner:

Yes, 3 years Lease to own
Capital Acquisitions and Holdings, LLC
PO Box 7347
Kansas City, MO 64116

Partnership or Member Information (complete only for partnerships or LLCs with multiple members)

Give partnership or LLC name (if not already listed above) and the name, address, and percentage ownership interest of each partner or member:

--

Corporate Information (complete only for a corporation)

List full name, complete address, phone number, date of birth and Social Security Number of all corporate officers:

President:

Vice President:

Secretary:

Treasurer:

Managing Officer:

Names, address, and phone number of shares owned of all stockholders who hold 10% or more of the capital stock:

--

Is the corporation or any stockholder or the managing officer thereof, or any member of his/her household or immediate family, have interest directly in any other permit issued by the Director of Liquor Control? If so, explain:

--

Has any stockholder of the corporation or an officer ever been employed by any person, partnership, or corporation that had a license revoked or suspended? If so, who, where, when and what offense:

--

Alcoholic Beverage Code Certifications – Adult Materials

- ☒ I certify this establishment will not display or sell books, photos, magazines, videos, or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing, or relating to specified sexual activities.
- ☐ I certify this establishment will display or sell books, photos, magazines, videos, or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing, or relating to specified sexual activities.

Alcoholic Beverage Code Certifications – Allow Entry for Inspection

- ☒ I agree that I will permit the entry of any officer or investigator who has legal authority for the purpose of inspection; and will permit the removal of all things and articles which may be in violation of the ordinances of Independence, Missouri, and the laws of the State of Missouri or the United States.

Alcoholic Beverage Code Certifications – Restaurant Liquor Sales

- ☐ **If qualifying as a restaurant:** I certify that at least 50% of the gross sales of the business for which this license application is made will consist of food.

Alcoholic Beverage Code Certifications – Package Liquor Sales

If applying for a package liquor license: I certify that, at all times, I will keep a stock of goods having a value according to my original invoices of at least one thousand dollars (\$1,000.00), exclusive of the inventory value of the fixtures and of the intoxicating liquor, which I shall offer for sale on said premises. Check one of the following:

- ☐ This location will have alcohol sales that are less than 90% of gross store sales.
☐ This location will have alcohol sales that are more than 90% of gross store sales.

Additional Documentation Required

1. Letter of Explanation – Letter explaining why the application is being submitted by outlining the operations of the business and the use of the liquor license, should it be approved.
2. A recent photo of the Managing Officer.
3. Criminal Record Check – Missouri Highway Patrol criminal record check for the Managing Officer, Sole Owner, or each partner or member of a partnership or LLC.
4. Copy of the Managing Officer's paid Missouri personal property tax receipt for year immediately preceding the date of application.
5. Copy of Missouri voter registration card for the Managing Officer.
6. Recent photos of the interior and exterior of the premises to be licensed. If the building is under construction, the applicant shall provide a copy of the plans and specifications of the building.
7. Floorplan of the premises to be licensed including any areas where alcoholic beverages will be stored, sold, or consumed including outdoor patio areas.
8. Copy of Jackson County Business Property Tax receipt for year immediately preceding date of application. (If the business was new after January 1 of that year, it is exempt from this requirement.)
9. Business License Application – Applicant must submit a Business License application that includes a letter of "No Tax Due" dated within the previous 90-days for the MO sales tax number provided and a certificate of liability insurance.
10. License Fee: Check or money order payable to the City of Independence. See page 2 for current annual license fees.

Please return this application and all required documents to the Regulated Industries Division at the address above. For questions about completing this application, please contact ~~Jordan Ellena~~ at ~~JEllena@indepmo.org~~ or by phone at 816-325-7183.

Jdodson@indepmo.org

Jill Dodson

Letter of Explanation

Amalio Araujo

(816)-965-3625

04/21/2025

To whom it may concern,

I hope this letter finds you well. I am writing to provide an explanation regarding our application for a liquor license. Next Level Soccer Training is seeking to acquire a liquor license to enhance the experience for parents and adult patrons. Our goal is to create a welcoming environment where adults aged 21 and over can enjoy social beverages while observing their children during training sessions. This initiative aims to not only enrich the overall experience for families, but also to establish additional revenue streams for our facility. By introducing this service, we hope to encourage longer visits and foster a community atmosphere, ultimately contributing to the financial sustainability and success of our organization.

Please feel free to contact me should you need any additional information or documentation to support our application. I greatly appreciate your time and consideration and look forward to the opportunity to provide more details if needed.

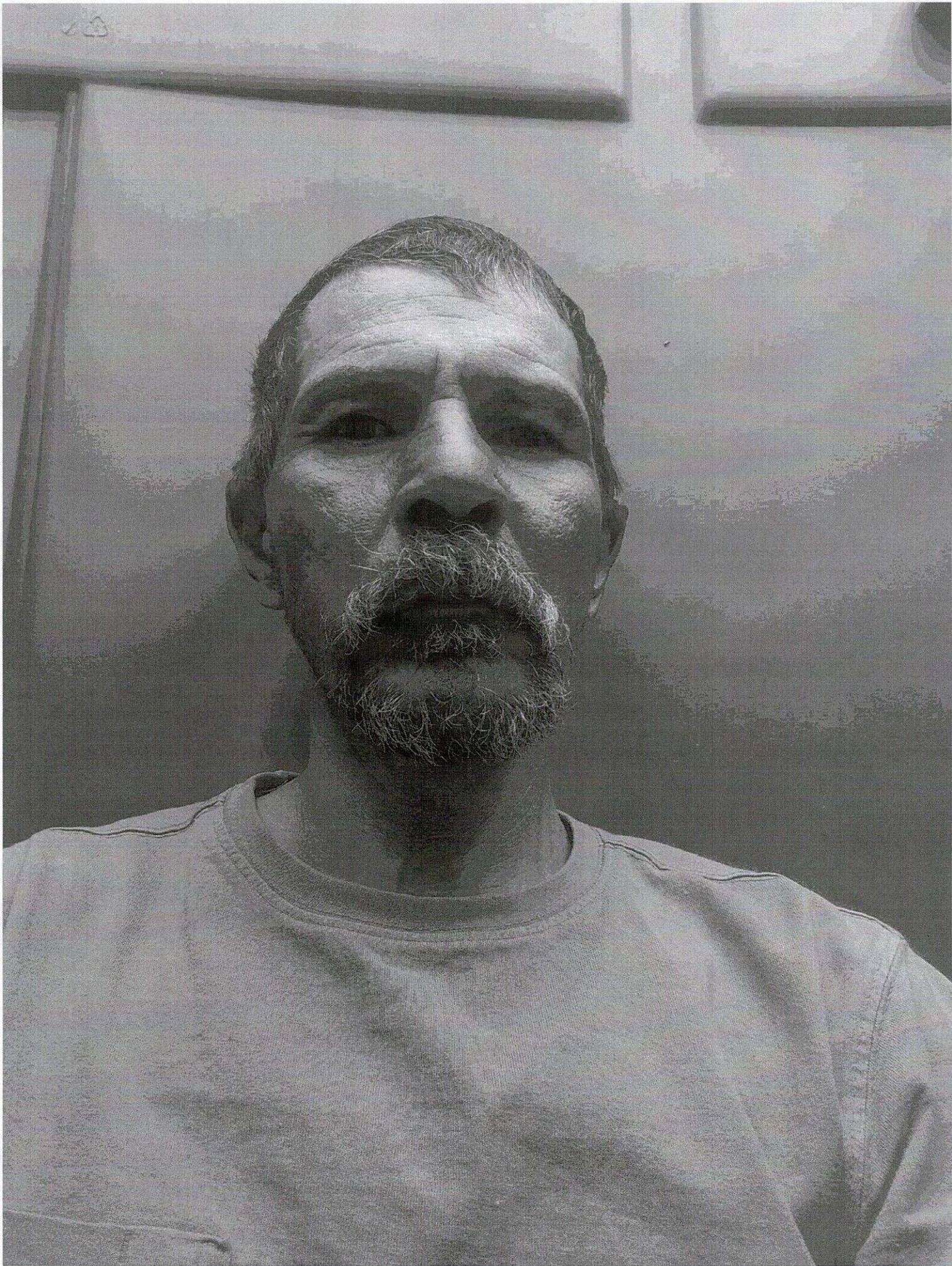
Thank you for your attention to this matter.

Sincerely,

Amalio Araujo

Managing Officer

Next Level Soccer Training





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 04/17/2025

Name (1): AMALIO ARAUJO

Name (2):

Name (3):

Date Of Birth: [REDACTED]

SSN: [REDACTED]

Control Number: 7104406

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 03/19/2025

Name (1): GUERRERO PINO ARAUJO

Name (2):

Name (3):

Date Of Birth: [REDACTED]

SSN: [REDACTED]

Control Number: 7071888

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 14705371

Page 1 of 2

Entered: 2/21/2025 11:32 AM

Cashier: parijac

Printed By: PARIJAC

Interest Date: 2/21/2025

Drawer: 108

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
094069035	2024	001	\$118.39	\$0.00	Property Tax Principal
	2024	001	\$3.55	\$0.00	Property Tax Interest
	2024	001	\$3.66	\$0.00	Chapter 52 Fee
	2024	SJCG	\$25.00	\$0.00	Personal Property Late Filing Penalty
	2024	001	\$6.10	\$0.00	Chapter 141 Fee

Amount Applied for Tax Year 2024	\$156.70	\$0.00	Unpaid Balance Amount for Tax Year 2024
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Agency	Amount
JACKSON COUNTY	\$7.5843
KANSAS CITY LIBRARY	\$7.7493
KANSAS CITY SCHOOL #33	\$74.4010
CITY - KANSAS CITY	\$22.9373
BOARD OF DISABLED SERVICES	\$1.0980
METRO JUNIOR COLLEGE	\$2.7091
MENTAL HEALTH	\$1.4610
STATE BLIND PENSION	\$0.4500

Description of Property:

Make: SATURN

Item Type: AUTO

Model: AURA

1st Name on Title: ARAUJO AMALIO V

Model Series: 4D 2WD

2nd Name on Title:

Year: 2008

Plate:

Serial No./VIN: 1G8ZS57N58F133775

Make: TOYOTA

Item Type: TRUCK

Model: SIENNA

1st Name on Title: ARAUJO AMALIO

Model Series: 5D 2WD

2nd Name on Title:

Year: 2008

Plate:

Serial No./VIN: 5TDZK23C68S192021

Situs Address: 145 N OAKLEY AVE, KANSAS CITY

Total Paid on This Receipt: **\$156.70**

Thank you for your payment.

Run: 2/21/2025 11:33:05 AM

End of Receipt Number 14705371: 1 Page

[ascend30]

Notes:

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees.

PAYER:

ARAUJO AMALIO V & BEVERLY R
145 N OAKLEY AVE
KANSAS CITY MO 64123

OWNER:

ARAUJO AMALIO V & BEVERLY R
145 N OAKLEY AVE
KANSAS CITY MO 64123



JACKSON COUNTY JOINT GOVERNMENTAL

TAX PAYMENT RECEIPT

RECEIPT NUMBER: 14705371

Page 2 of 2

Entered: 2/21/2025 11:32 AM

Cashier: parijac

Printed By: PARIJAC

Interest Date: 2/21/2025

Drawer: 108

Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

PAYER:

ARAUJO AMALIO V & BEVERLY R
145 N OAKLEY AVE
KANSAS CITY MO 64123

OWNER:

ARAUJO AMALIO V & BEVERLY R
145 N OAKLEY AVE
KANSAS CITY MO 64123

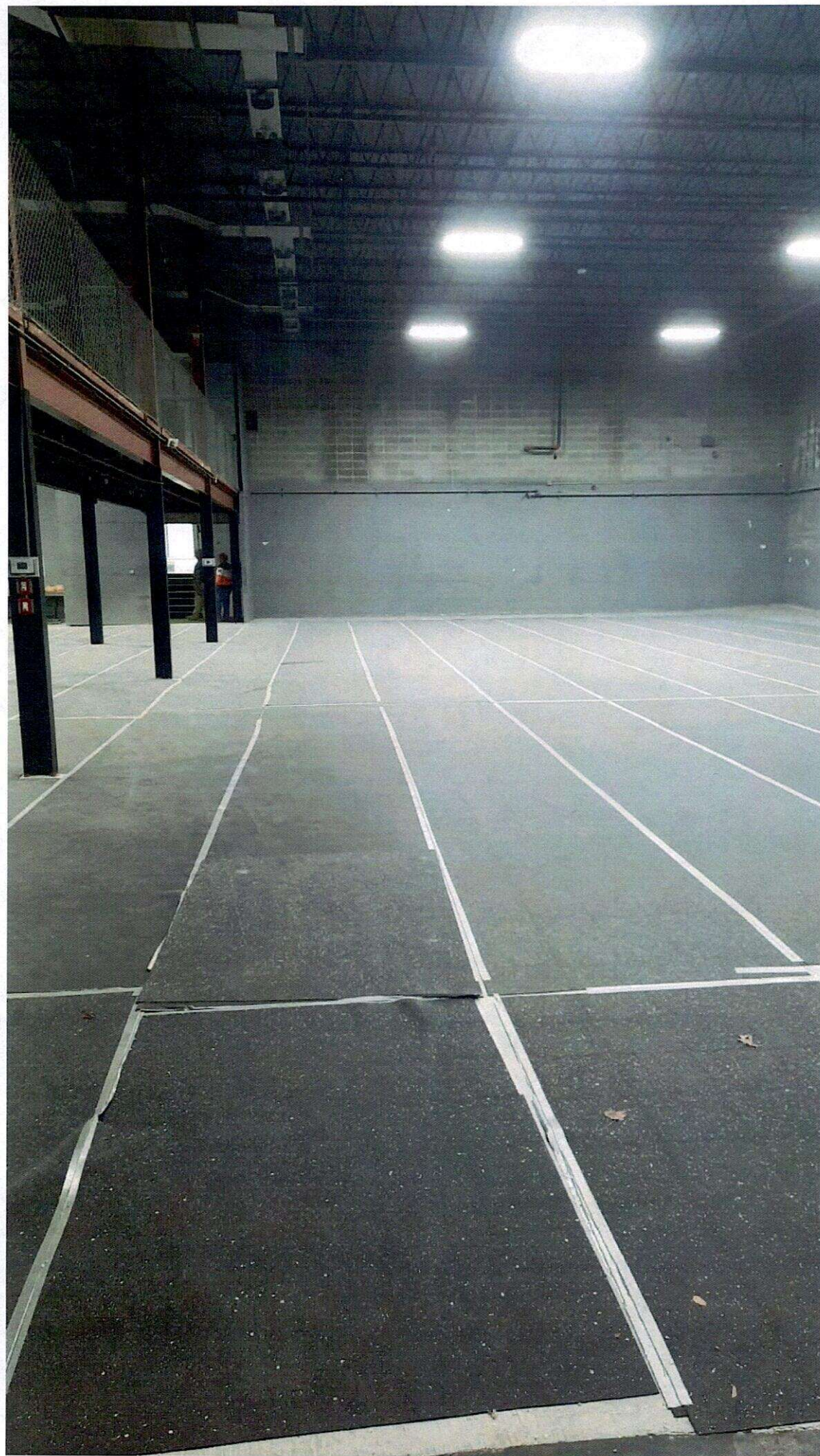
Current Voter Registration Information

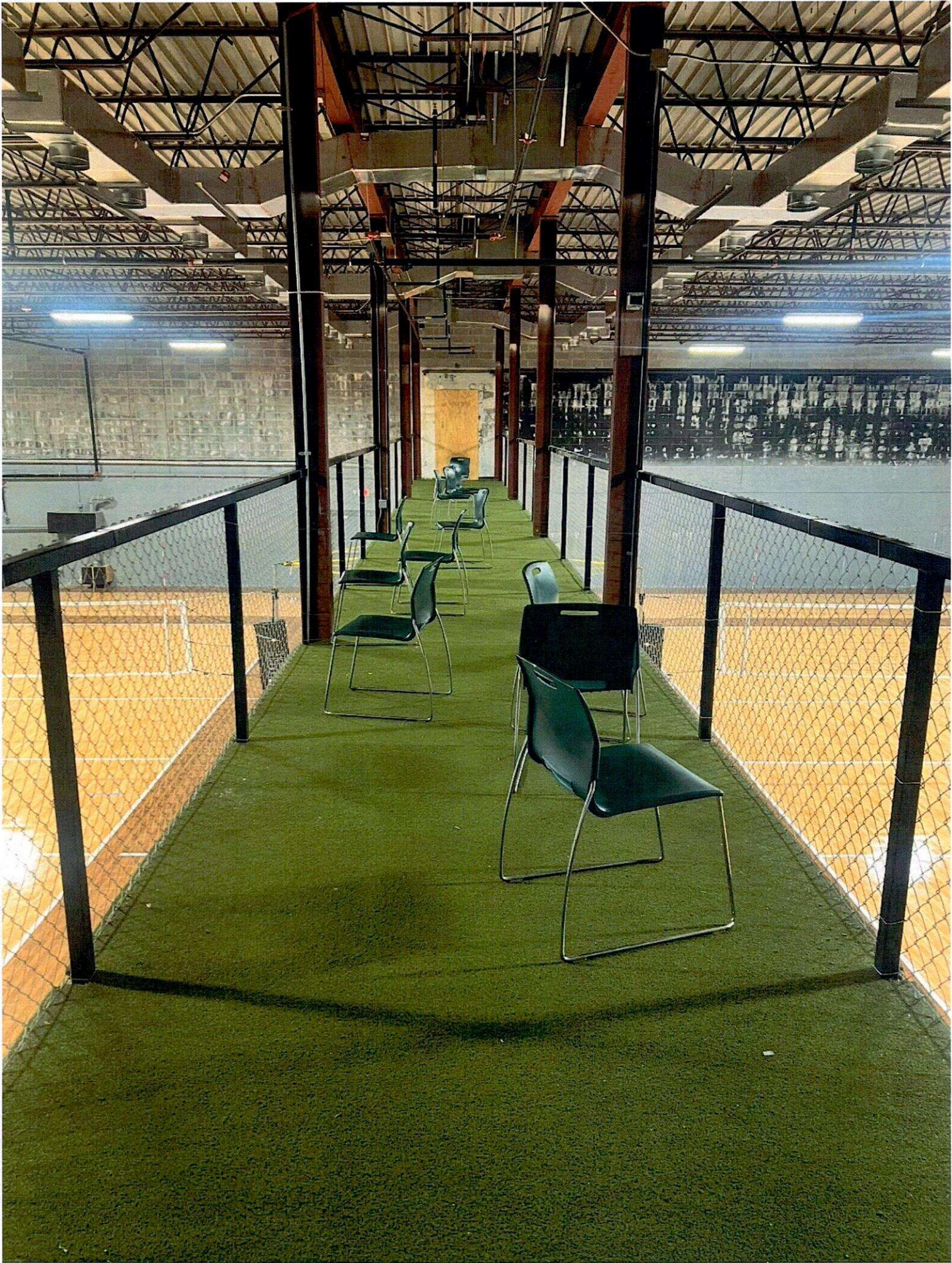
**AMALIO ARAUJO
145 OAKLEY AVE
KANSAS CITY, MO 64123**

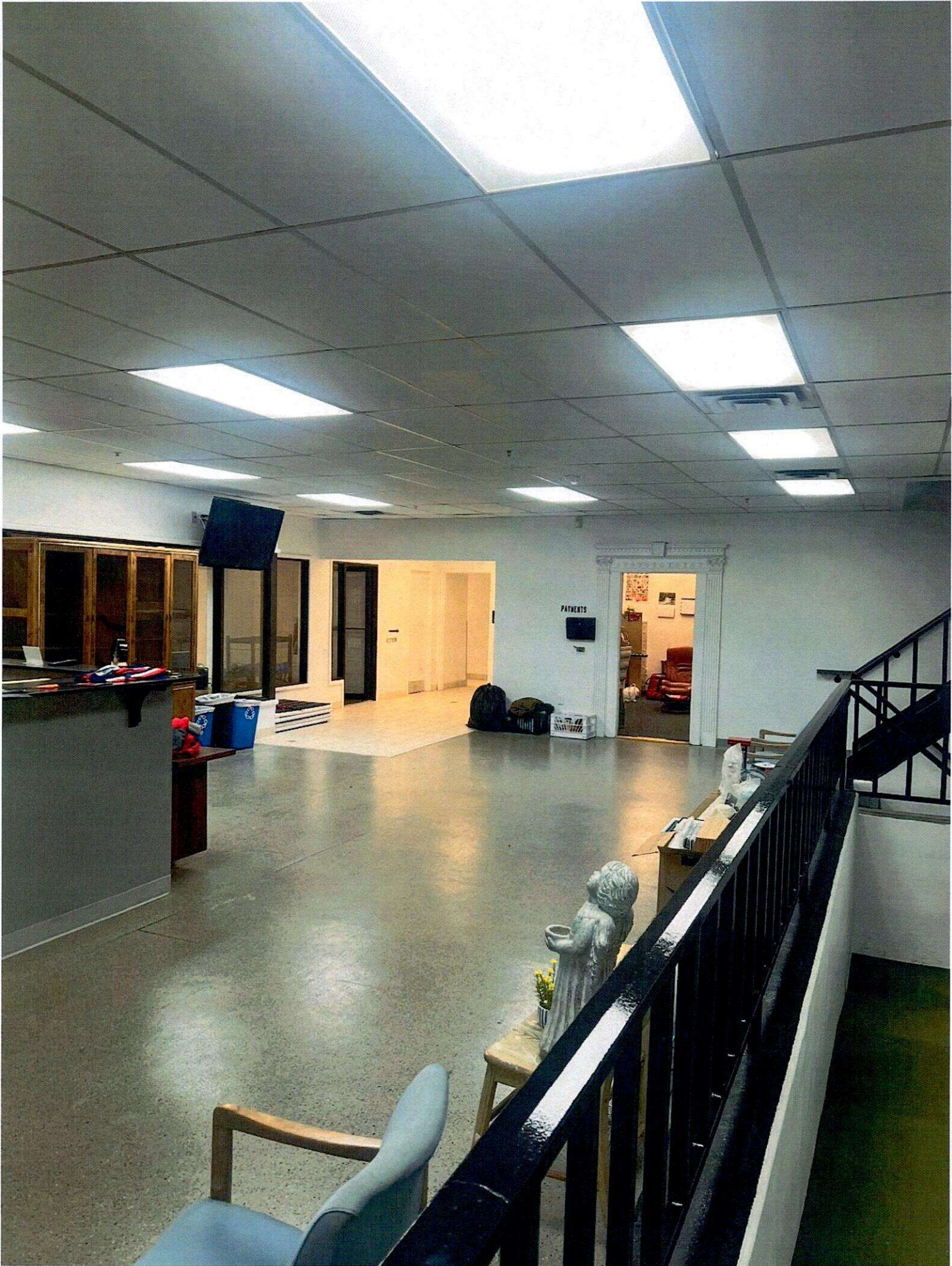
If any of the voter information is not accurate, you will need to update your voter registration.

NOTICE: Polling location information is provided and updated by local election authorities. It is recommended you confirm your polling place with your county clerk or board of election. Contact information for your local election authority may be found in the box on the right.







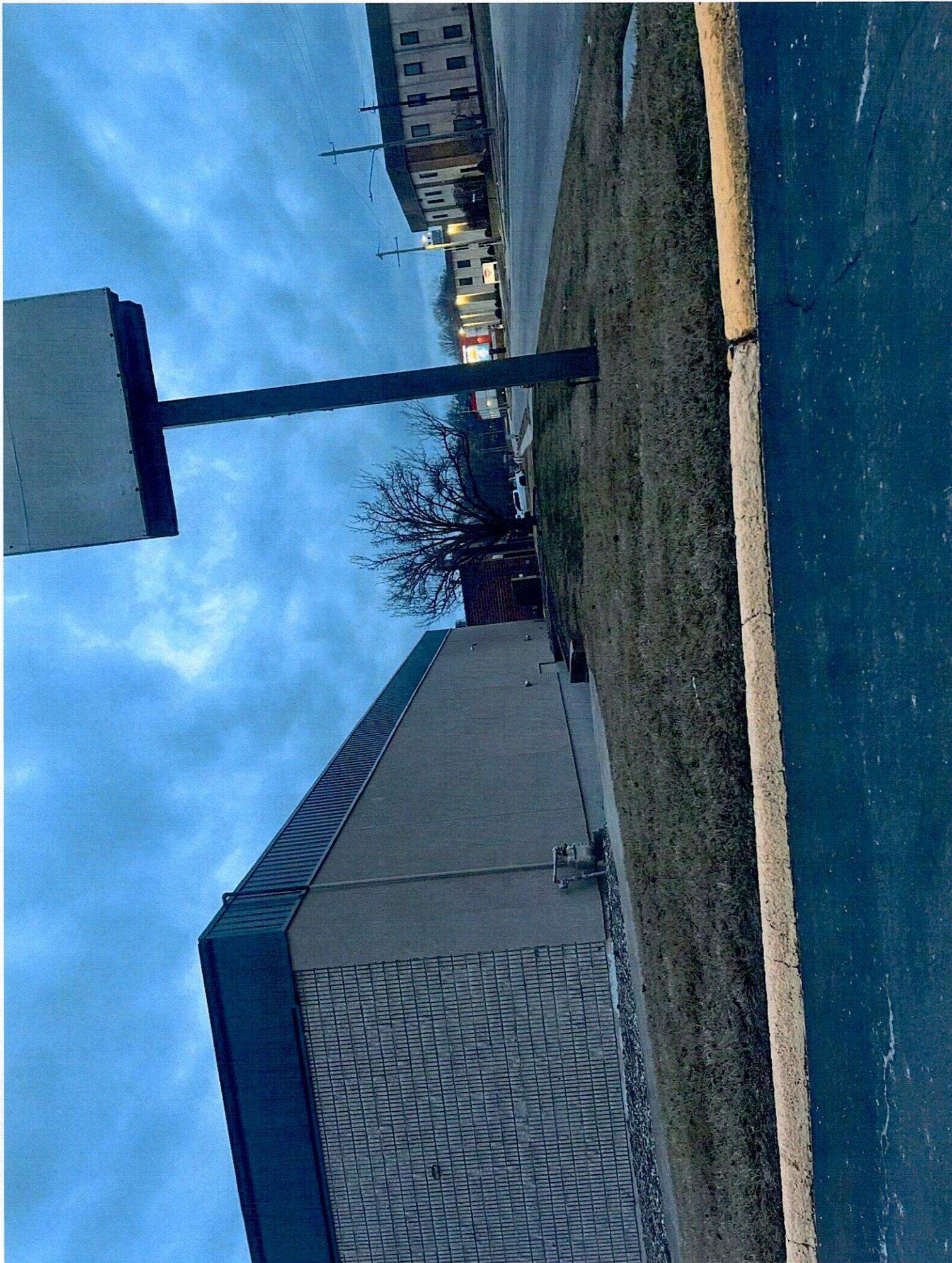




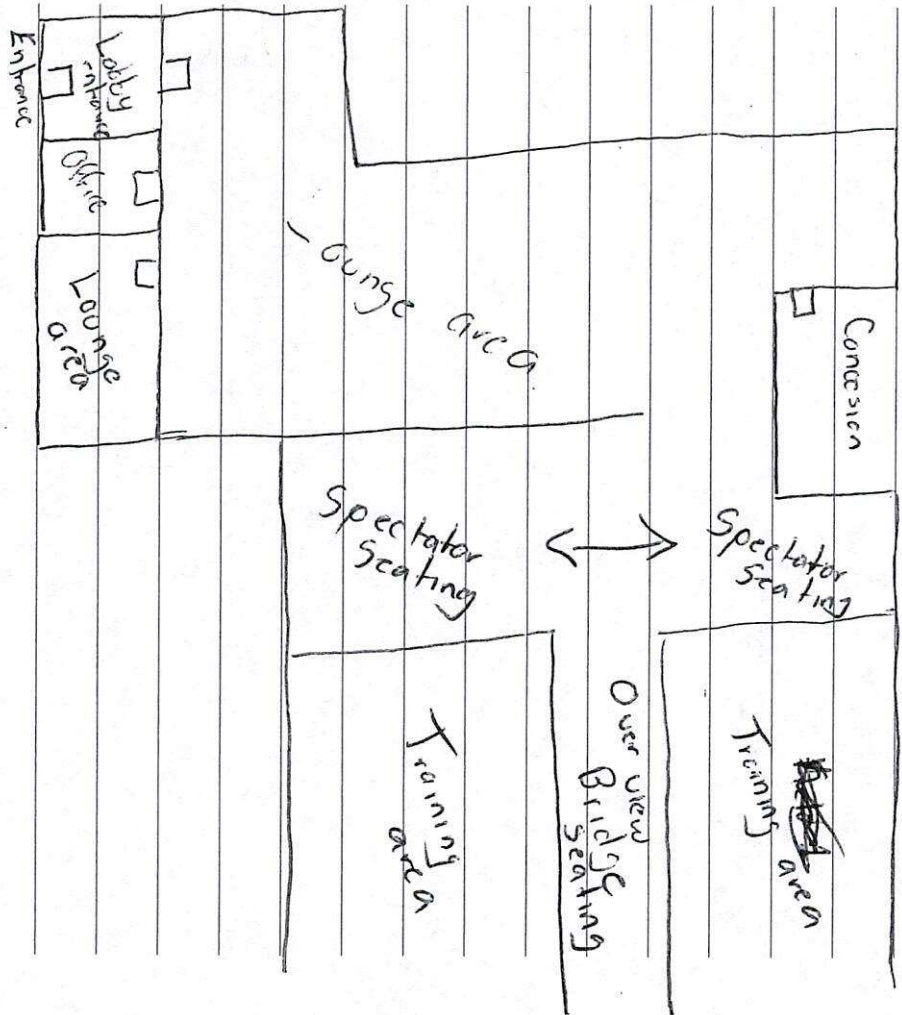








Floor Plan



Areas for alcohol to be stored, sold or consume

- Spectator Seatings 1 and 2
- Lounge area 1 and 2
- Concession
- Over view bridge seating
- Office
- Training Area

Full permitted

TAXATION DIVISION
PO BOX 3000
JEFFERSON CITY, MO 65105-3000



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-5860
Fax: 573-522-1722
E-mail: businesstaxregister@dor.mo.gov

NEXT LEVEL SOCCER TRAINING LLC
6500 N JARBOE ST
KANSAS CITY MO 64118-8108

04/08/2025

CERTIFICATE OF NO TAX DUE

RE: Notice Number 2054611818
MISSOURI ID: 30267854

To whom it may concern: The Department of Revenue, State of Missouri, certifies that the above listed taxpayer/account has filed all required returns and paid all SALES TAX due, including penalties and interest, or does not owe any SALES TAX, according to the records of the Missouri Department of Revenue, as of 04/08/2025. These records do not include returns that are not required to be filed as of this date for taxes previously collected or that have been filed but not yet processed by the Department.

This statement only applies to SALES TAX due and does not limit the authority of the Director of Revenue to assess, or collect liabilities under appeal, in default of an installment agreement entered into with the Director of Revenue or that become known to the Department as a result of an audit, a review of taxpayer's records, or a determination of successor liability.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION



State of Missouri Missouri Retail Sales License

Licensee:

License Issued: April 04, 2025

NEXT LEVEL SOCCER TRAINING, LLC
13801 E 42ND TER S
INDEPENDENCE, MO 64055-4747

NEXT LEVEL SOCCER TRAINING LLC

MISSOURI ID: 30267854

The issuance of this license is contingent upon the licensee's compliance in all respects with the requirements in Chapter 144 RSMo, and the rules promulgated thereunder.

This license is valid until cancelled and surrendered by the licensee or revoked by the Director of Revenue.

This license must be prominently displayed in the place of business.

LIQUOR CONTROL
COPY

STATE OF

Trish Vincent
Director of Revenue

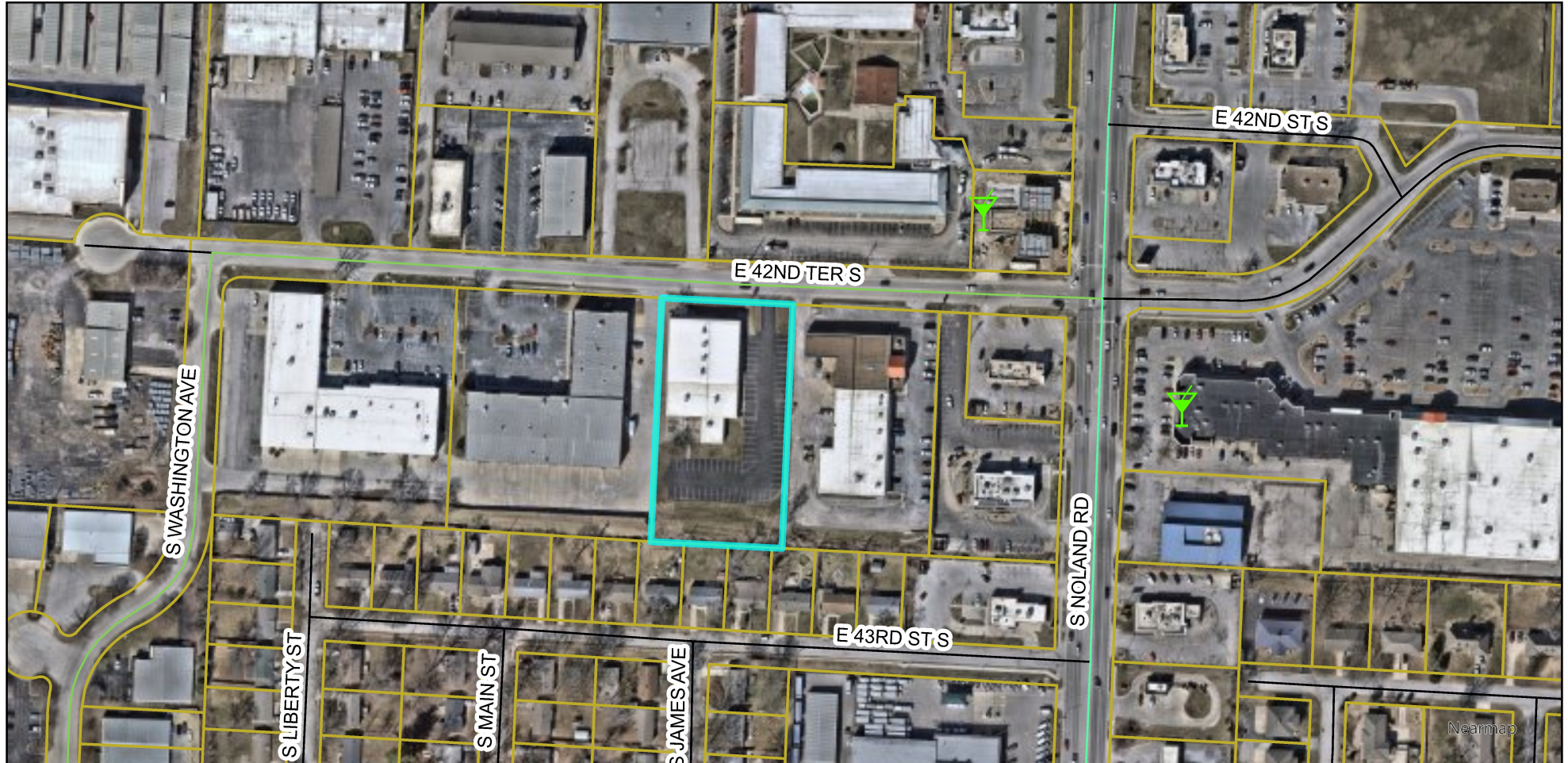
MISSOURI DEPARTMENT OF REVENUE
TAXATION DIVISION

This business is registered INSIDE the city limits of INDEPENDENCE in JACKSON COUNTY and you are liable to collect and remit all applicable state and local sales taxes.

Notice Number: 2054611816

Aerial Map

13801 E. 42nd Terr. S., Independence, MO 64055



Legend

Streets

- Collector
- Local
- Major Arterial

- Parcels
- 🍷 Liquor Licenses-Active
- Houses of Worship
- 🏫 Schools

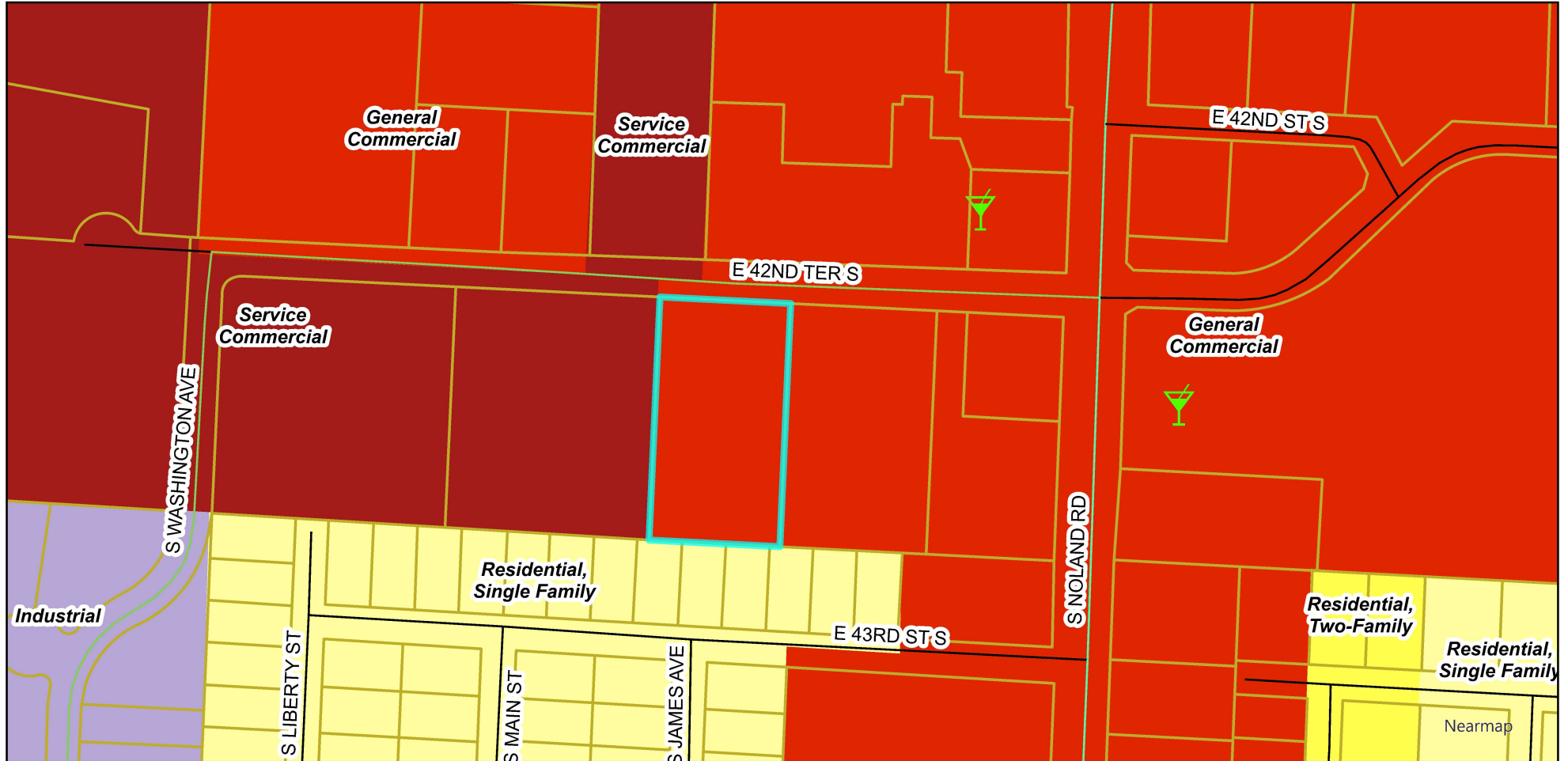
0 100 200 400 Feet

Prepared For: City Council
Community Development Department
Meeting Date: June 2, 2025



Zoning Map

13801 E. 42nd Terr. S., Independence, MO 64055



Legend

Streets

-  Collector
-  Local
-  Major Arterial
-  Parcels



Liquor Licenses-Active



Houses of Worship



Schools

Zoning

-  Commercial
-  Service Commercial
-  Industrial
-  Two Family Residential
-  Single Family Residential

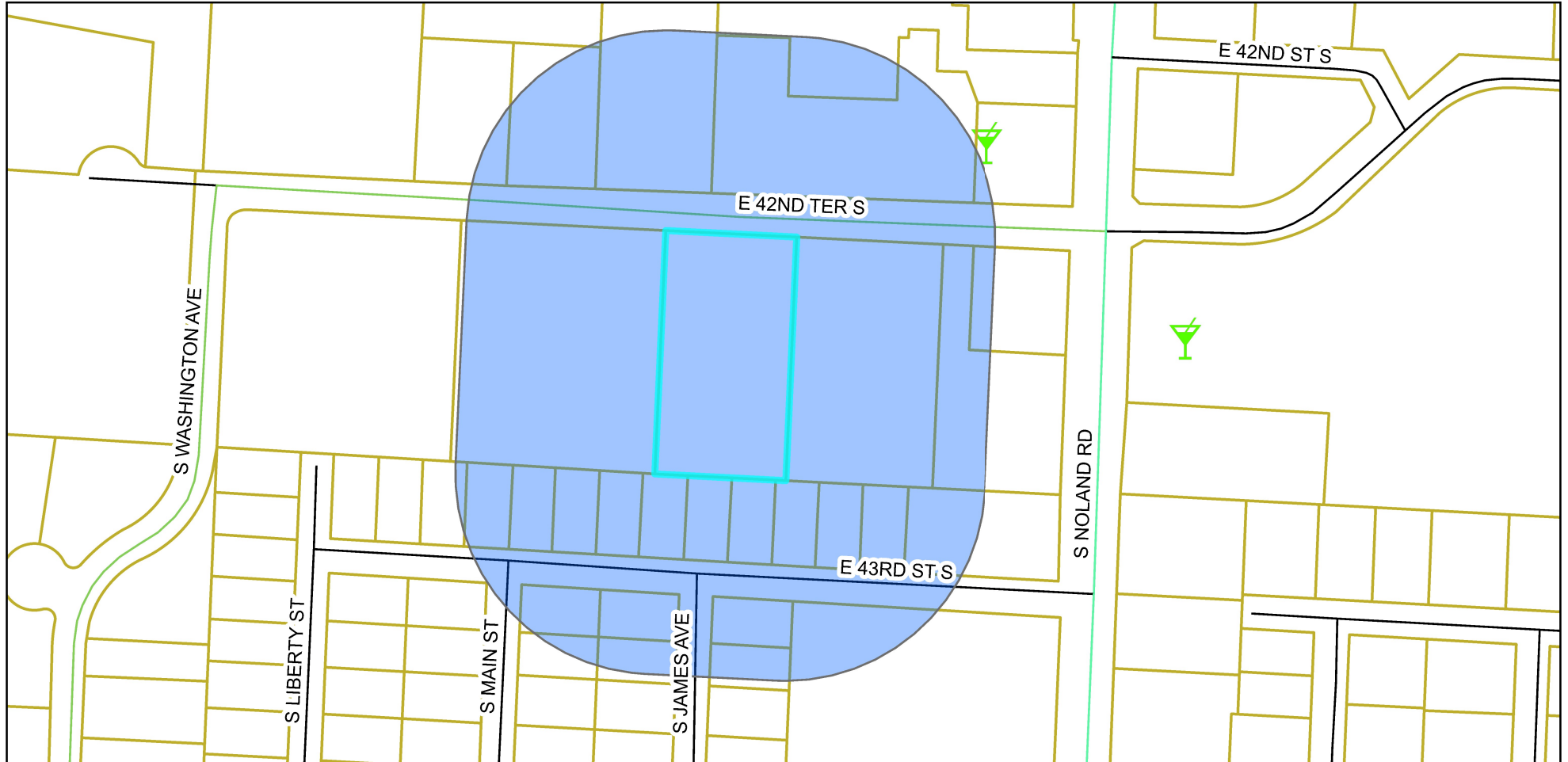
0 100 200 400 Feet

Prepared For: City Council
 Community Development Department
 Meeting Date: June 2, 2025



Notification Map

13801 E. 42nd Terr. S., Independence, MO 64055



Legend

 Notification 300 Feet

Streets

 Collector

 Local

 Major Arterial

 Parcels



Liquor Licenses-Active



Houses of Worship



Schools

0 100 200 400 Feet

Prepared For: City Council
 Community Development Department
 Meeting Date: June 2, 2025



Owner	Address	City	State	Zip Code
13700 42ND LLC	13700 E 42ND TER S	INDEPENDENCE	MO	64055
AFN ABSPROP001 LLC	7621 LITTLE AVE STE 200	CHARLOTTE	NC	28226
ALRAHMAN LLC	4200 S NOLAND RD	INDEPENDENCE	MO	64055
ANDERSON PHILLIPS K & DIANE E	13816 E 43RD ST	INDEPENDENCE	MO	64055
AREC 1 LLC	PO BOX 29046	PHOENIX	AZ	85038
CAPITAL ACQUISITIONS & HOLDINGS LLC	PO BOX 7347	KANSAS CITY	MO	64116
CASEYS MARKETING COMPANY	PO BOX 54288	LEXINGTON	KY	40555
CHAN BRUCE & TARA	7149 SHEFFIELD WAY	WAYNESVILLE	OH	45068
COHOONVILLE L P	2011 SW 4TH ST	LEES SUMMIT	MO	64081
CUNNINGHAM CHRISTOPHER D & ANGELA M	13808 E 43RD ST S	INDEPENDENCE	MO	64055
DEAN OPAL	4300 S MAIN	INDEPENDENCE	MO	64055
DESAI ASHA IRREVOCABLE TRUST	4142 S NOLAND RD	INDEPENDENCE	MO	64055
FRANCHISE REALTY INTERSTATE CORP 0240093	25525 WILDCAT LANE	SEDALIA	MO	65301
HERRERA RAMON	4311 JAMES AVE	INDEPENDENCE	MO	64055
HIFFEO GROUP LLC	1400 BILL JOHNSON RD	INDEPENDENCE	MO	64056
HUFF ENTERPRISES INC	36103 E GARDNER RD	OAK GROVE	MO	64075
IRA CLUB	67 E MADISON ST # 1510	CHICAGO	IL	60603
JAI JALARAM HOTEL MANAGEMENT LLC	13710 E 42ND TER S	INDEPENDENCE	MO	64055
JOES CARPET INDEPENDENCE LLC	11400 ROGERS RD	LENEXA	KS	66215
JUNE LANE PROPERTIES LLC	16398 S VALHALLA ST	OLATHE	KS	66062
MCNEELY BRENDA	13804 E 43RD ST S	INDEPENDENCE	MO	64055
MUSGRAVE JASON M & JENNIFER J	13908 E 43RD ST	INDEPENDENCE	MO	64055
PARAMOUNT INVESTMENT PROPERTIES LLC	PO BOX 2996	GRAIN VALLEY	MO	64029
PINEDO QUINONES RAUL & BRENDA	13900 E 43RD ST	INDEPENDENCE	MO	64055
RAY-GLO DAIRY LLC	33502 COUNTY ROAD 57	GILL	MO	80624
RENE KRYSTAL LYNN	13708 E 43RD ST S	INDEPENDENCE	MO	64055
ROSS ROLAN & PEGGY A	13812 E 43RD STREET	SOUTH INDEPENDENCE	MO	64055
SIMMS MARY LORRAINE	13800 E 43RD ST	INDEPENDENCE	MO	64055
SPIRIT MASTER FUNDING VII LLC	8900 INDIAN CREEK PKWAY SPC 100	OVERLAND PARK	KS	66210
UHLIG DEVELOPMENT INC	1760 W 29TH ST	KANSAS CITY	MO	64108
WOLFORD JAMES W & WF	4305 S MAIN	INDEPENDENCE	MO	64055
YOUNG QUINTON J	4301 JAMES AVE	INDEPENDENCE	MO	64055



June 2, 2025

Dear Property Owner:

Next Level Soccer Training, LLC submitted a liquor license application for the Retail Selling of Beer by the drink including Sunday Sales with the City of Independence Regulated Industries Division. The application is for Next Level Soccer Training located at 13801 E. 42nd Terr. S., Independence, MO 64055.

City Code requires written notification of the public hearing to all Property Owners within three hundred (300) feet of the proposed premises. The public hearing pertaining to this case is scheduled for the regular City Council meeting at 6:00 p.m., Monday, June 16, 2025 in Council Chambers at 111 East Maple Ave.

During the public hearing, you will have an opportunity to speak for or against this liquor license application before the City Council considers this application. You do not need to sign-up to speak at this public hearing.

Please contact our Regulated Industries division at (816) 325-7183 or at jdodson@indepmo.org if you have any questions regarding this notice.

Regards,

Jill M. Dodson

Jill M. Dodson
Regulated Industries Supervisor

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-037 **2R** 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. **2R**

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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

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

PROP PD SALES TAX FUND (067) APPROPRIATION

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

MARIJUANA SALES TAX FUND (065) APPROPRIATION

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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

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

STAYWELL HEALTH CARE FUND (091) APPROPRIATIONS

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

WORKERS COMPENSATION FUND (092) APPROPRIATIONS

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

RISK MANAGEMENT FUND (093) APPROPRIATIONS

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

ENTERPRISE RESOURCE PLANNING FUND (095) APPROPRIATIONS

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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)

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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)

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

CRACKERNECK CREEK TIF (118)

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

CENTERPOINT TIF (122)

<u>Department/Purpose</u>	<u>Requisitioning Authority</u>	<u>Amount</u>
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)

<u>Project Name</u>	<u>Amount</u>
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 Everygy 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
24 th 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:

25-038 **2R** An ordinance terminating tax increment financing within the Santa Fe Trail Redevelopment Area; and authorizing certain actions relating thereto. **2R**

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:

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

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 ordinance, 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 /
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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 **2R** 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. **2R**

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 /
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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
<u>Single & Multi-Family Housing Projects</u>	<u>\$ 369,458.75</u>
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

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.

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

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

DRAFT

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

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(I))

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 GKCEEH 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

DRAFT

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

	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

	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

	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

	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

	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

	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

	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

	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.

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.

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.

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.

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.

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/cdbghomigrants

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.	

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
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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.		

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.		

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

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

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.

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.

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.

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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.

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

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

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

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.

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.

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.

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AP-38 Project Summary
Project Summary Information

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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

	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

	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.
5	Planned Activities	Property Maintenance regulation compliance
	Project Name	FY 2025-26 HOME Administration
	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 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.

	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

	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	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

	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.
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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.

DRAFT

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.

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.

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

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 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

DRAFT

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 Rezoning 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.

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.

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

Annual Action Plan
2025

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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

- 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

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, Part 92. 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.

DRAFT

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-044 **1R** An ordinance approving a rezoning from District I-1 (Industrial) to District C-2 (General Commercial) for the property located at 13893 East 35th Street Court South. **1R**

Recommendations:

Commissioner Young made a motion to recommend approval to rezone 13893 E 35th St Ct S from I-1 (Industrial) to C-2 (General Commercial). A second was made by Commissioner Torres. The Independence Planning Commission voted as follows:

Commissioner Nesbitt – Absent

Commissioner Ferguson – Yes

Commissioner Ashbaugh – Absent

Commissioner O'Neill – Yes

Commissioner Torres – Yes

Commissioner Young – Yes

Commissioner Wiley – Yes

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

Background:

Applicant requests to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial)

PROPERTY'S HISTORY:

The subject site is part of lot 35 of the Harvest Village subdivision recorded in July of 1967. At the time the Harvest Village subdivision was recorded with Jackson County, it was located within the corporate limits of Independence. This area was annexed into the City of Independence in 1956. Upon the adoption of the Zoning Ordinance in 1965, the property was designated an M-2 (Heavy Manufacturing) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site was changed to M-1 (Industrial). Finally, upon the adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site was updated to I-1 (Industrial). The property has remained under industrial classification since the adoption of the Zoning Ordinance. The property was previously used as an herbal and tea shop and prior to that a virtual office space for business services.

PROPOSAL:

The applicant intends to operate a convenience store at this location. Unfortunately, convenience stores are prohibited in industrial zoning districts. Rezoning the property to C-2 (General Commercial) would permit convenience store use subject to approval of a special use

permit application. The applicant has also submitted a special permit application that is being reviewed concurrently with this rezoning application.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

This parcel has a total area of ±12,448 ft² in size. An existing building ±2,444 ft² in size is intended to remain on site to be used for the convenience store. Asphalt covers most of the site, much of which has deteriorated over time.

CHARACTERISTICS OF THE AREA:

The subject site is located on the West side of the Union Pacific Railroad and the Noland Road and 35th Street intersection—a prominent corridor in Independence. A variety of zoning district classifications and land use categories surround the subject site. The subject site abuts an establishment engaging in the wholesale of construction supplies as well as a business providing commercial printing services. Beyond the abutting properties, caddy-corner to the Northwest, is the location of the Mid-Continent Public Library – South Independence Branch. A multi-family development is located to the South/Southwest of the subject site and consists of a mix of duplexes and fourplexes. General retail is located to the West of the subject site and includes a Hispanic grocery store, and a vintage thrift store.

Consistency with *Independence for All*, Strategic Plan:

The proposed rezoning is supported by Independence for All, Strategic Plan 2022-2026's goals of increasing economic prosperity of the community.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 encourages small-scale retail establishments integrated into neighborhoods. The proposed rezoning could have the potential to service the surrounding community and provide a walkable retail establishment.

Sub-Area Plans:

The subject site is not located within any sub-area plans.

Zoning:

The industrial zoning classification is primarily intended to accommodate low-, moderate-impact service industrial uses. While C-2 (General Commercial) is intended to accommodate community and region serving retail and service establishments.

Historic and Archeological Sites:

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

Public Utilities:

All public utilities exist and are available to serve the proposed use.

Floodplain/Stream Buffer:

The subject site is not affected by waterways, stream buffers, or floodplains.

CIP Investments:

The city does not have any capital improvements projects planned near this area.

Parking and Sidewalks:

10 parking spaces are provided in the proposed site plan conforming with the parking ratio requirements for retail establishments as prescribed by Section 14-501-05.

The parking lot layout has been designed in accordance with the city code and provides ample dimensions for vehicular traffic.

A sidewalk extension will replace where an existing driveway entrance off 35th Street is planned to be demolished.

Streets and Access:

A driveway entrance off 35th Street is planned to be demolished, leaving access from 35th Street Court. This change will limit access to the subject site from a lower-classification street, improving traffic in the corridor.

Landscaping:

The applicant has provided a landscape plan in accordance with Section 14-503. The plan includes a diverse mix of deciduous and evergreen shrubs and trees along the street, around the parking lot, and building perimeter. The remainder of unpaved, open space will consist of a drought tolerant fescue sod.

A total of 10 canopy and ornamental trees will be added to the site, including species of Serviceberry, Eastern Red Cedar, Linden, and Elm species.

Additionally, 24 shrubs will surround the building and parking lot, including species of Eastern Red Cedar, Ninebark, and Yew.

Lastly, a masonry trash enclosure will be added to the site, conforming to current development standards for dumpster screening.

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

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

Imagine Independence 2040 designates residential use for the subject site. While the proposed zoning request does not strictly conform to the comprehensive plan's future designation, C-2 (General Commercial) zoning classifications are intended to accommodate community-serving retail and service establishments.

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

There are no currently adopted neighborhood or sub-area plans pertaining to the subject site.

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

There are a variety of surrounding zoning classifications and land uses. The proposed zoning classification is consistent with the surrounding area.

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

The proposed zoning classification fits in with the character of the neighborhood.

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

The applicant has taken measures to limit any potential detrimental effects from the proposed use.

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

City records indicate the issuance of 3 business licenses for this property since 2020—no business remained in the industrial space.

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

The rezoning should have no detrimental effect on area properties. The rezoning is consistent with the surrounding neighborhood.

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

If rezoning is denied, the property could continue its current trend of frequent business turnover.

Draft Planning Commission minutes are attached.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / **Community Development /**
Contact

REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CD.Draft Ordinance 25-100-02
2. Rezoning Staff Report 25-100-02
3. Cover Letter
4. Application
5. Notification Letter
6. Notification Addresses
7. Notification Area Map
8. Affidavit
9. Comp Plan
10. Zoning Map
11. Planning Commission Meeting Minutes 05-13-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING FROM DISTRICT I-1 (INDUSTRIAL) TO DISTRICT C-2 (GENERAL COMMERCIAL) FOR THE PROPERTY LOCATED AT 13893 EAST 35TH STREET COURT SOUTH.

WHEREAS, a request by the City of Independence to rezone the properties located at 13893 E 35th St Ct S from District I-1 (Industrial) to District C-2 (General Commercial) was referred to the Planning Commission as required by the Unified Development Ordinance; and,

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

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on May 13, 2025, and rendered a report to the City Council recommending the rezoning be approved by a vote of 5-0; and,

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

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing and rendered approve the Rezoning of the said property; and,

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

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

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

HARVEST VILLAGE N 115' LOT 35

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

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

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

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

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

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

MEETING DATE: May 13, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Noland Market Convenience Store

CASE NUMBER/REQUEST: Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S – A request by Noland Market to rezone the subject property from I-1 to C-2.

APPLICANT: Muhammad Asif

OWNER: Muhammad Asif

PROPERTY ADDRESS: 13893 E 35th Street Ct S

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Cargo Largo
East: I-1 (Industrial) / Wholesale of Construction Supplies
South: I-1 (Industrial) / Commercial Print Shop
West: C-2 (General Commercial) / Vacant (No Business License)

PUBLIC NOTICE:

- Letters to property owners – April 23, 2025
- Public Notice published in the Independence Examiner – April 26, 2025
- Signs posted on property – April 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on June 16, 2025 and the public hearing/second reading on July 7, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Applicant requests to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial)

Current Zoning: I-1 (Industrial) **Proposed Zoning:** C-2 (General Commercial)

Current Use: Vacant

Proposed Use: Convenience Store

Zoning History:

The subject site is part of lot 35 of the Harvest Village subdivision recorded in July of 1967. At the time the Harvest Village subdivision was recorded with Jackson County, it was located within the corporate limits of Independence. This area was annexed into the City of Independence in 1956.

Upon the adoption of the Zoning Ordinance in 1965, the property was designated an M-2 (Heavy Manufacturing) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site was changed to M-1 (Industrial). Finally, upon the adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site was updated to I-1 (Industrial). The property has remained under industrial classification since the adoption of the Zoning Ordinance. The property was previously used as a herbal and tea shop and prior to that a virtual office space for business services.

Proposal:

The applicant intends to operate a convenience store at this location. Unfortunately, convenience stores are prohibited in industrial zoning districts. Rezoning the property to C-2 (General Commercial) would permit convenience store use subject to approval of a special use permit application. The applicant has also submitted a special permit application that is being reviewed concurrently with this rezoning application.

Physical Characteristics of Property:

This parcel has a total area of $\pm 12,448$ ft² in size. An existing building $\pm 2,444$ ft² in size is intended to remain on site to be used for the convenience store. Asphalt covers most of the site, much of which has deteriorated over time.

Characteristics of the Area:

The subject site is located on the West side of the Union Pacific Railroad and the Noland Road and 35th Street intersection—a prominent corridor in Independence.

A variety of zoning district classifications and land use categories surround the subject site. The subject site abuts an establishment engaging in the wholesale of construction supplies as well as a business providing commercial printing services.

Beyond the abutting properties, caddy-corner to the Northwest, is the location of the Mid-Continent Public Library – South Independence Branch. A multi-family development is located to the South/Southwest of the subject site and consists of a mix of duplexes and fourplexes. General retail is located to the West of the subject site and includes a Hispanic grocery store, and a vintage thrift store.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed rezoning is supported by Independence for All, Strategic Plan 2022-2026's goals of increasing economic prosperity of the community.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 encourages small-scale retail establishments integrated into neighborhoods. The proposed rezoning could have the potential to service the surrounding community and provide a walkable retail establishment.

Sub-Area Plans:

The subject site is not located within any sub-area plans.

Zoning:

The industrial zoning classification is primarily intended to accommodate low-, moderate-impact service industrial uses. While C-2 (General Commercial) is intended to accommodate community and region serving retail and service establishments.

Historic and Archeological Sites:

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

Public Utilities:

All public utilities exist and are available to serve the proposed use.

Floodplain/Stream Buffer:

The subject site is not affected by waterways, stream buffers, or floodplains.

CIP Investments:

The city does not have any capital improvements projects planned near this area.

Parking and Sidewalks:

10 parking spaces are provided in the proposed site plan conforming with the parking ratio requirements for retail establishments as prescribed by Section 14-501-05.

The parking lot layout has been designed in accordance with the city code and provides ample dimensions for vehicular traffic.

A sidewalk extension will replace where an existing driveway entrance off 35th Street is planned to be demolished.

Streets and Access:

A driveway entrance off 35th Street is planned to be demolished, leaving access from 35th Street Court. This change will limit access to the subject site from a lower-classification street, improving traffic in the corridor.

Landscaping:

The applicant has provided a landscape plan in accordance with Section 14-503. The plan includes a diverse mix of deciduous and evergreen shrubs and trees along the street, around the parking lot, and building perimeter. The remainder of unpaved, open space will consist of a drought tolerant fescue sod.

A total of 10 canopy and ornamental trees will be added to the site, including species of Serviceberry, Eastern Red Cedar, Linden, and Elm species.

Additionally, 24 shrubs will surround the building and parking lot, including species of Eastern Red Cedar, Ninebark, and Yew.

Lastly, a masonry trash enclosure will be added to the site, conforming to current development standards for dumpster screening.

REVIEW CRITERIA

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

- 1. Conformance of the requested zoning with the Comprehensive Plan.**
Imagine Independence 2040 designates residential use for the subject site. While the proposed zoning request does not strictly conform to the comprehensive plan's future designation, C-2 (General Commercial) zoning classifications are intended to accommodate community-serving retail and service establishments.
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
There are no currently adopted neighborhood or sub-area plans pertaining to the subject site.
- 3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**
There are a variety of surrounding zoning classifications and land uses. The proposed zoning classification is consistent with the surrounding area.
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
The proposed zoning classification fits in with the character of the neighborhood.
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**
The applicant has taken measures to limit any potential detrimental effects from the proposed use.
- 6. The length of time the subject property has remained vacant as zoned.**
City records indicate the issuance of 3 business licenses for this property since 2020—no business remained in the industrial space.
- 7. The extent to which approving the rezoning will detrimentally affect nearby properties.**
The rezoning should have no detrimental effect on area properties. The rezoning is consistent with the surrounding neighborhood.
- 8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**
If rezoning is denied, the property could continue its current trend of frequent business turnover.

EXHIBITS

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

Muhammad Asif
816-726-0652

10/23/2024

City of Independence
Department of Community Development
111 E Maple Ave
Independence, MO 64050

Dear Sir/Madam,

Subject: Request for Rezoning of Property from Industrial to Commercial

I hope this letter finds you well. I am the owner of the property located at **13893 E 35th St. Court South** in Independence, Missouri, 64055. I am writing to formally request the rezoning of this property from its current **industrial (I)** designation to a **commercial (C)** zoning classification.

The reason for this request is that I plan to open a retail store at this location to serve the local community. After conducting a thorough market analysis, I believe this site is ideal for commercial use and will contribute positively to the local economy by creating jobs and providing needed goods and services. Furthermore, the transition to commercial zoning aligns with the development trends in the surrounding area, which has seen an increasing number of businesses and commercial activity.

I have reviewed the city's rezoning process and understand that a public hearing will be required as part of this request. I am prepared to provide any additional documentation or attend meetings as needed to facilitate this process. I would be grateful for the City of Independence's consideration and support in approving this zoning change.

Please let me know if there are any additional steps I need to take or any further information you require to move forward with this application. I am eager to work closely with the city to ensure the success of this transition.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Muhammad Asif
Owner, 13893 E 35th St. Court South, 64055.

Application Type (check all that apply)

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

Project Information and Location

Project Name

13893 E 35th Street & Court South Independence MO 64055

Project Address/Location

2400		1	NO
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
I-1	C-1	N/A	Retailer
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Muhammad Asif Noland Market
 Name Company
 8915 E 87th Street Raytown Mo 64138
 Address
 816-726-0652 asif9687@yahoo.com
 Phone Email

Architect/Engineer/Surveyor/Other: _____

Name Company
 Address
 Phone Email

Owner

Muhammad Asif AandSTrading LLC
 Name Company
 8915 E 87th Street Raytown Mo 64138
 Address
 816-726-0652 asif9687@yahoo.com
 Phone Email

Architect/Engineer/Surveyor/Other: _____

Name Company
 Address
 Phone Email

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

M. Asif 10-24-2024
 Applicant's Signature Date

M. Asif 10-24-2024
 Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 04/23/2025

Case No. 25-100-02

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: Convenience Store without fuel sales
in an existing 2,444 square foot building

Applicant: Jacob Hodson

Location of Property: 13893 East 35th Street Court South

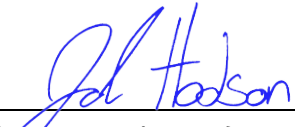
Planning Commission Meeting Date: May 13th, 2025, at 6:00 p.m.

City Council Meeting Date: July 7th, 2025, at 6:00 p.m.

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

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

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



Applicant (or Owner/Agent)

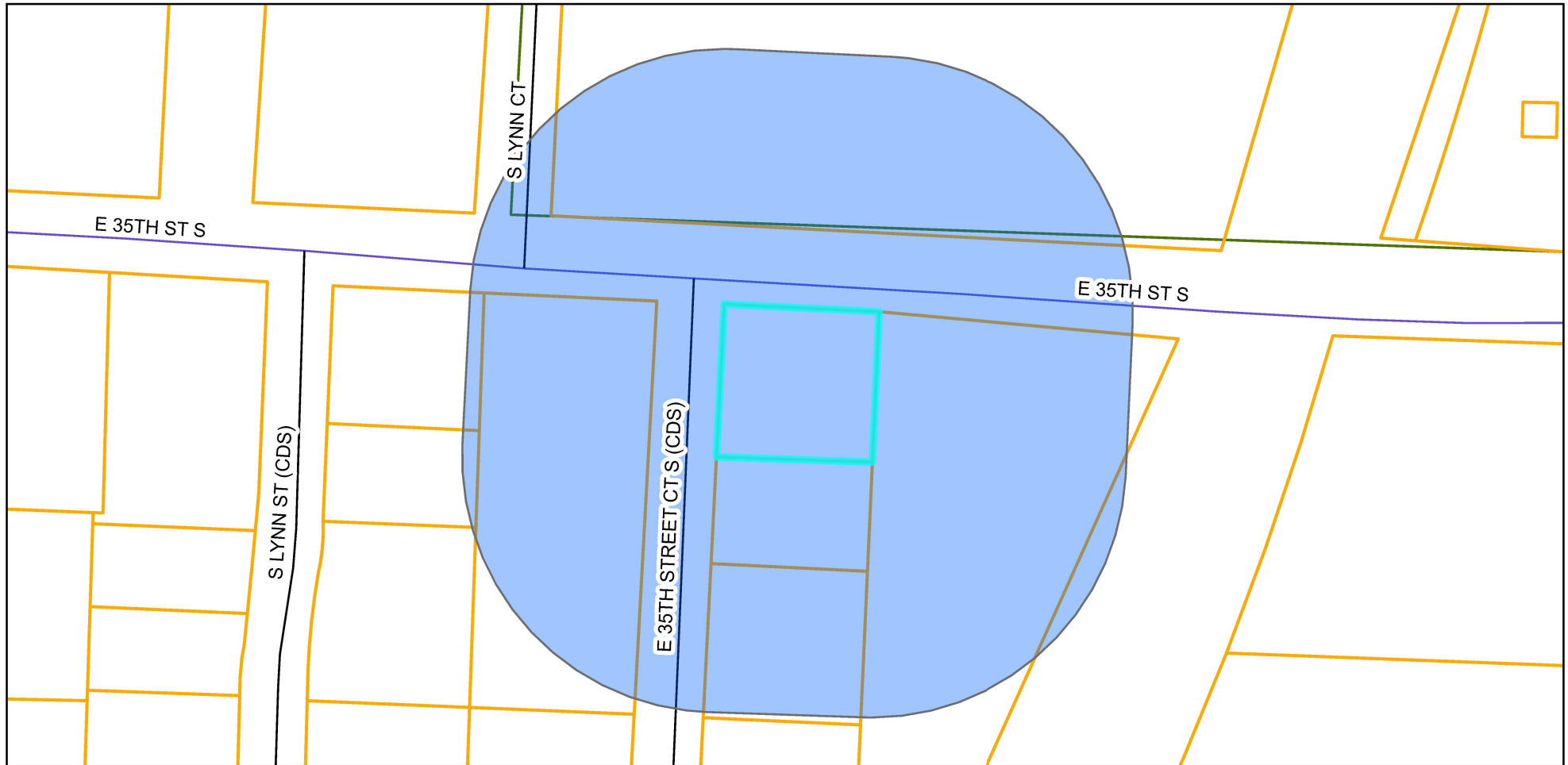
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
13893 E 35TH STREET CT S	A AND S TRADING LLC	8915 E 87TH ST	RAYTOWN	MO	64138
13879 E 35TH STREET CT S	TJ S HEATING & COOLING LLC	3708 S SWEENEY RD	GRAIN VALLEY	MO	64029
13900 E 35TH ST S	D & J REALTY HOLDINGS LLC	13900 E 35TH ST	INDEPENDENCE	MO	64055
13701 E 35TH ST S	SIRIWANGCHAI FAMILY TRUST	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064
3505 S LYNN ST APT A	HATCHER ENTERPRISES LLC	1401 N MADISON ST	RAYMORE	MO	64083
13907 E 35TH ST S	FERGUSON ENTERPRISES OF KS INC	PO BOX 2778	NEWPORT NEWS	VA	23602
13801 E 35TH STREET CT S	KAY LANDER	13801 E 35TH STREET CT S	INDEPENDENCE	MO	64055
13881 E 35TH STREET CT S	WALKER STEVE T	3200 BLACK FOREST	BLUE SPRINGS	MO	64015
13701 E 35TH ST S UNIT C	SIRIWANGCHAI ARPORN & JURAIPORN	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064

Notification Area

13893 E 35th St Ct S

Case No. 25-100-02



0 50 100 200 Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: May 13, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

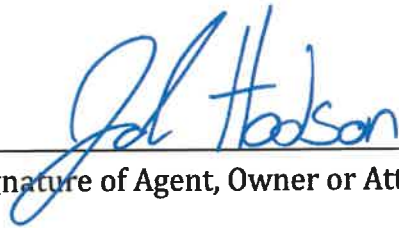
COUNTY OF CLAY

Case No. 25-100-02

I, Jacob Hodson, 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 23 day of April, 2025.



Signature of Agent, Owner or Attorney

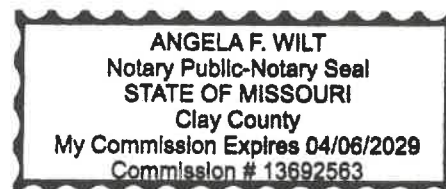
Subscribed and sworn to before me this 23rd day of April, 2025.

Angela J. Witt

Notary Public

04/06/2029

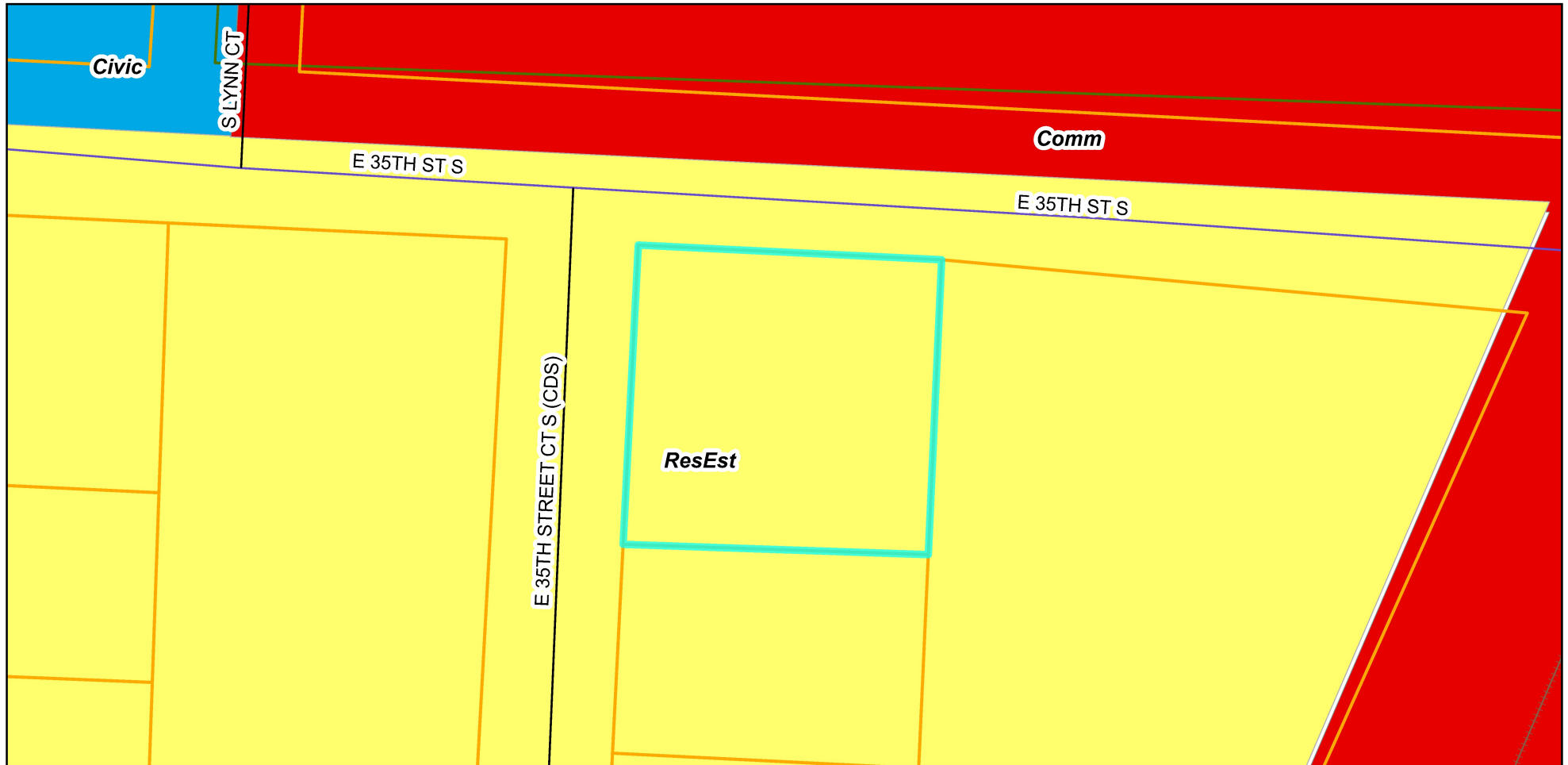
Commission Expiration Date



Comprehensive Plan

13893 E 35th St Ct S

Case #25-100-02



Legend



Parcels

Comprehensive Plan

Residential Neighborhoods

Community Commercial

Civic / Public



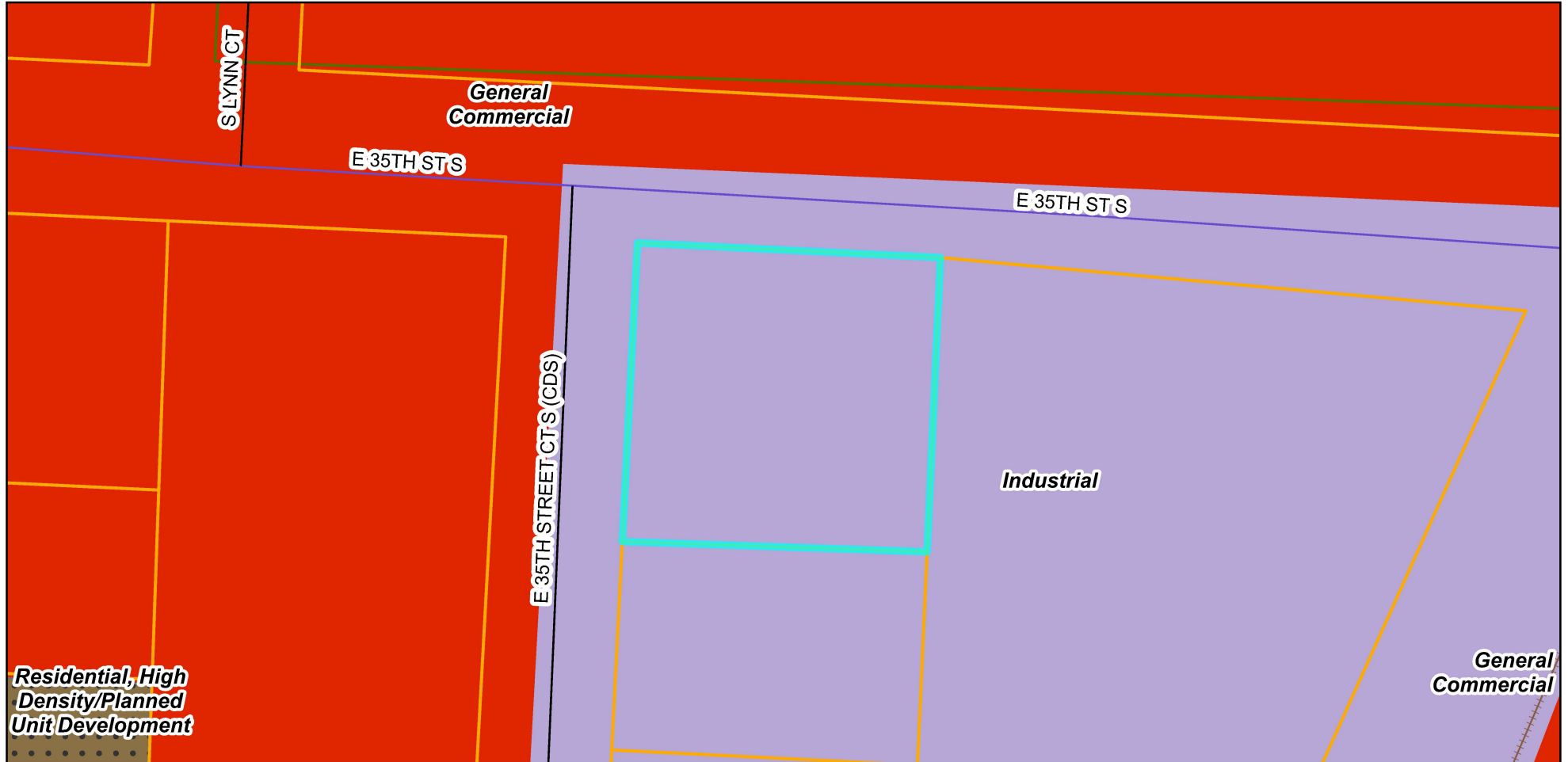
0 50 100 200 Feet

Prepared For: Planning Commission
Meeting Date: May 13, 2025

Zoning Map

13893 E 35th St Ct S

Case #25-100-02



Legend

 Parcels

Zoning District

 C-2

 I-1

 R-30/PUD



0 50 100 200 Feet

Prepared For: Planning Commission
 Meeting Date: May 13, 2025



Planning Commission Minutes

May 13, 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 5/13/2025, 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Edward Nesbitt.

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 29, 2025

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

PUBLIC HEARINGS

1. Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S – A request by Noland Market to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial).

Brian Harker noted this case is being presented with the second Case 25-200-01.

Staff Presentation

Mr. Harker presented the cases. 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

Jacob with Olsson Associates, 1301 Burlington Street, Kansas City, stated he's available for any questions.

Public Comments

No public comments.

Commissioner Comments

Chairwoman Wiley stated she thinks this will be a great addition to the neighborhood.

In response to Commissioner Ferguson's question, Mr. Harker explained where the entrances will be located.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

2. **Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S** – A request by Noland Market to operate a convenience store.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

3. **Case 25-810-01 - Preliminary Development Plan – 1550 S. Noland Road** – A request by Cable-Dahmer/Crash Champions for Preliminary Development Plan approval for a body shop.

Staff Presentation

Mr. 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

Robert Merritt, 1200 E. 104th Street, Kansas City, stated the configuration changed due to grading on the property. He said the look and feel of the project is still the same and they are okay with the conditions as outlined by staff.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 10, 2025

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-045 **1R** An ordinance approving a Special Use Permit to operate a convenience store without fuel sales at 13893 East 35th Street Court South, in Independence, Missouri. **1R**

Recommendations:

Commissioner O'Neill made a motion to recommend approval of case 25-200-01, an application for a Special Use Permit to allow a convenience store without fuel sales at 13893 E 35th Street Ct S with the following conditions:

1. The applicant will make all modifications to the site as shown on plans submitted to the city.
2. The applicant shall comply with all use regulations prescribed by Section 14-426.
3. The applicant shall submit building permit applications for all redevelopment of the site, as required by City Code.
4. The applicant will obtain and maintain a business license and comply with all requirements as prescribed by Chapter 5 of City Code

A second to the motion was made by Commissioner Ferguson. The Independence Planning Commission voted as follows:

Commissioner Nesbitt – Absent

Commissioner Ferguson – Yes

Commissioner Ashbaugh– Absent

Commissioner O'Neill – Yes

Commissioner Torres – Yes

Commissioner Young – Yes

Commissioner Wiley – Yes

The motion passed 5-0 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 convenience store.

PROPOSAL: An application for a business license was submitted to the Regulated Industries Division in August of 2024. Whereas a convenience store is defined by City Code as a retail establishment engaging in the sale of limited grocery items, prepackaged food, site-prepared food (e.g. hot dogs, salads, etc.), tobacco products, and consumer goods, Section 14-426-02-A. requires special use permit approval for a proposed convenience store less than 500 feet from any residence, church, school, or park.

Currently, the applicant has not indicated any sales of prepackaged liquor. If, however, they

wish to engage in the sale of prepackaged liquor, a separate liquor license application will be required to be reviewed by the city council.

Pending the city council's determination, the applicant will need to submit a tenant-finish commercial building permit for the planned modifications to the site. At that time, the city will review interior renovations of the existing building.

PHYSICAL CHARACTERISTICS OF THE PROPERTY: This parcel has a total area of ±12,448 ft² in size. An existing building ±2,444 ft² in size is intended to remain on site to be used for the convenience store. Asphalt covers most of the site, much of which has deteriorated over time. The subject site lies at the corner of East 35th Street and East 35th Street Court. There are two existing drive entrances providing access to the subject site. City staff requested the closure of the east 35th street south drive entrance, leaving access to the property from 35th Street Court. The City's Traffic Engineer supports this plan.

ZONING HISTORY: The subject site is part of lot 35 of the Harvest Village subdivision recorded in July of 1967. At the time the Harvest Village subdivision was recorded with Jackson County, it was located within the corporate limits of Independence. This area was annexed into the City of Independence in 1956. Upon the adoption of the Zoning Ordinance in 1965, the property was designated an M-2 (Heavy Manufacturing) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site was changed to M-1 (Industrial). Finally, upon the adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site was updated to I-1 (Industrial). The property has remained under industrial classification since the adoption of the Zoning Ordinance.

CHARACTERISTICS OF THE AREA: The subject site is located on the West side of the Union Pacific Railroad and the Noland Road and 35th Street intersection—a prominent corridor in Independence. A variety of zoning district classifications and land use categories surround the subject site. The subject site abuts an establishment engaging in the wholesale of construction supplies as well as a business providing commercial printing services. Beyond the abutting properties, caddy-corner to the Northwest, is the location of the Mid-Continent Public Library – South Independence Branch. A multi-family development is located to the South/Southwest of the subject site and consists of a mix of duplexes and fourplexes. General retail is located to the West of the subject site and includes a Hispanic grocery store, and a vintage thrift store.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed special use permit is supported by Independence for All, Strategic Plan 2022-2026's goals of increasing economic prosperity of the community and achieving livability, choice, access, health and safety through a quality, built environment.

Approval of the proposed special use permit serves to increase the tax base of the corridor, revitalizing an under-utilized property.

Additionally, approval of the proposed special use permit requires conformity with current development, design, and construction standards. Proposed modifications to the existing site are intended to improve traffic flow, pedestrian facilities, landscaping, parking, and screening.

Comprehensive Plan Guiding Land Use Principles:

Imagine Independence 2040 encourages small-scale retail establishments integrated into neighborhoods. The proposed redevelopment has the potential to service the surrounding community and provide a walkable retail establishment.

Historic and Archeological Sites:

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

Public Utilities:

All public utilities exist and are available to serve the proposed use.

CIP Investments:

The city does not have any capital improvements projects planned near this area.

Parking and Sidewalks:

10 parking spaces are provided in the proposed site plan conforming with the parking ratio requirements for retail establishments as prescribed by Section 14-501-05.

The parking lot layout will be designed in accordance with city code and provides ample dimensions for vehicular traffic.

A sidewalk extension will replace where an existing driveway entrance off 35th Street is planned to be demolished.

Streets and Access:

A driveway entrance off 35th Street is planned to be demolished, leaving access from 35th Street Court. This change will limit access to the subject site from a lower-classification street, improving traffic in the corridor.

Landscaping:

The applicant has provided a landscape plan in accordance with Section 14-503. The plan includes a diverse mix of deciduous and evergreen shrubs and trees along the street, around the parking lot, and building perimeter. The remainder of unpaved, open space will consist of a drought tolerant fescue sod.

A total of 10 canopy and ornamental trees will be added to the site, including species of Serviceberry, Eastern Red Cedar, Linden, and Elm species.

Additionally, 24 shrubs will surround the building and parking lot, including species of Eastern Red Cedar, Ninebark, and Yew.

Lastly, a masonry trash enclosure will be added to the site, conforming to current development standards for dumpster screening.

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.**

A variety of zoning district classifications and land uses abut and surrounds the subject site. The proposed general commercial zoning designation is intended to provide community serving retail sales. The proposed use has the potential to serve surrounding neighborhoods and businesses alike.

2. The extent to which the proposed use is compatible with the adjacent zoning and uses.

The proposed use has the potential to serve surrounding subdivisions to the South and West, in addition to adjacent businesses.

3. The impact of the proposed use on public facilities.

The applicant has provided a traffic impact study as well as site modifications improving vehicle and pedestrian traffic. These proposed site modifications have been reviewed and approved by the City's traffic engineer.

4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.

Plans submitted for the proposed use are in compliance with the Unified Development Ordinance. The subject site is well-suited to accommodate the proposed use.

5. The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.

The applicant has taken measures to limit any potential detrimental effects from the proposed use.

6. The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.

A stormwater memo stamped by a licensed engineer has been reviewed by city staff—the amount of impervious coverage will be reduced, and landscaping/green space will be added. No other environmental harm caused by the proposed use is foreseen.

7. The extent to which there is a need for the use in the community.

The C-2 (General Commercial) zoning district classification is intended to accommodate community-serving retail uses. The proposed use is in the vicinity of a mix of businesses and neighborhoods which will potentially be served by the proposed use.

8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.

The applicant has indicated they will agree to comply with all use regulations prescribed by Section 14-426 relating to convenience stores. They have provided a proposed set of plans, in accordance with the development standards of the Unified Development Ordinance which have been reviewed by city staff.

9. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

Public utilities are available on the subject site. There is no concern about the adequacy of public facilities to service the proposed use.

10. Conformance of the proposed use to the comprehensive plan and other adopted plans and policies.

The proposed use is supported by Land Use Building Blocks prescribed by Imagine Independence 2040's recommendations for Business & Jobs.

11. The extent to which the use will impact sustainability or revitalization of a given area.

The proposed use, in effect, will revitalize an under-utilized property in close proximity to a prominent intersection in Independence. The proposed redevelopment of the subject site will be brought into full compliance with the current development standards of city code.

Draft Planning Commission minutes are attached to this Council agenda item.

Emergency Justification:

Fiscal Impact:

Council Action:

Department / Contact	Community Development /
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REVIEWERS

Tom Scannell
Jeremy Cover
Zachary Walker
Susanne Holland

ATTACHMENTS:

1. CD.Draft Ordinance 24-200-01
2. SUP Staff Report 25-200-01
3. Cover Letter

4. Application
5. Notification Letter
6. Notification Addresses
7. Notification Area Map
8. Affidavit
9. Plans
10. Comp Plan
11. Zoning Map
12. Planning Commission Meeting Minutes 05-13-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A CONVENIENCE STORE WITHOUT FUEL SALES AT 13893 EAST 35TH STREET COURT SOUTH, 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 convenience store without fuel sales at 13893 E 35th St Ct S, 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 May 13, 2025, and rendered a report to the City Council recommending the Special Use Permit be approved by a vote of 5-0; 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; 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 Special Use Permit of the said property; and,

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

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

SECTION 1. 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:

HARVEST VILLAGE N 115' LOT 35

SECTION 2. That the Special Use Permit is hereby approved with the conditions listed below.

1. The applicant will make all modifications to the site as shown on plans submitted to the city.
2. The applicant shall comply with all use regulations prescribed by Section 14-426.

3. The applicant shall submit building permit applications for all redevelopment of the site, as required by City Code.
4. The applicant will obtain and maintain a business license and comply with all requirements as prescribed by Chapter 5 of 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

MEETING DATE: May 13, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Noland Market Convenience Store

CASE NUMBER/REQUEST: Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S – A request by Noland Market to operate a convenience store.

APPLICANT: Muhammad Asif

OWNER: Muhammad Asif

PROPERTY ADDRESS: 13893 E 35th Street Ct S

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Cargo Largo
East: I-1 (Industrial) / Wholesale of Construction Supplies
South: I-1 (Industrial) / Commercial Print Shop
West: C-2 (General Commercial) / Vacant (No Business License)

PUBLIC NOTICE:

- Letters to property owners – April 23, 2025
- Public Notice published in the Independence Examiner – April 26, 2025
- Signs posted on property – April 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on June 16, 2025 and the public hearing/second reading on July 7, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this Special Use Permit request, subject to the following conditions:

1. The applicant will make all modifications to the site as shown on plans submitted to the City.
2. The applicant shall comply with all use regulations prescribed by Section 14-426.
3. The applicant shall submit building permit applications for all redevelopment of the site, as required by City Code.
4. The applicant will obtain and maintain a business license and comply with all requirements as prescribed by Chapter 5 of City Code.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: The applicant seeks special use permit approval for a convenience store.

Current Zoning: I-1 (Industrial)

Proposed Zoning: C-2 (General Commercial)

Current Use: Vacant

Proposed Use: Convenience Store

Building Sq Ft: 2,444 ft²

Zoning History:

The subject site is part of lot 35 of the Harvest Village subdivision recorded in July of 1967. At the time the Harvest Village subdivision was recorded with Jackson County, it was located within the corporate limits of Independence. This area was annexed into the City of Independence in 1956.

Upon the adoption of the Zoning Ordinance in 1965, the property was designated an M-2 (Heavy Manufacturing) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site was changed to M-1 (Industrial). Finally, upon the adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site was updated to I-1 (Industrial). The property has remained under industrial classification since the adoption of the Zoning Ordinance.

Proposal:

An application for a business license was submitted to the Regulated Industries Division in August of 2024. Whereas a convenience store is defined by City Code as a retail establishment engaging in the sale of limited grocery items, prepackaged food, site-prepared food (e.g. hot dogs, salads, etc.), tobacco products, and consumer goods, Section 14-426-02-A. requires special use permit approval for a proposed convenience store less than 500 feet from any residence, church, school, or park.

Currently, the applicant has not indicated any sales of prepackaged liquor. If, however, they wish to engage in the sale of prepackaged liquor, a separate liquor license application will be required to be reviewed by the city council.

Pending the city council's determination, the applicant will need to submit a tenant-finish commercial building permit for the planned modifications to the site. At that time, the city will review interior renovations of the exiting building.

Physical Characteristics of Property:

This parcel has a total area of ±12,448 ft² in size. An existing building ±2,444 ft² in size is intended to remain on site to be used for the convenience store. Asphalt covers most of the site, much of which has deteriorated over time.

The subject site lies at the corner of East 35th Street and East 35th Street Court. There are two existing drive entrances providing access to the subject site. City staff requested the closure of the east 35th street south drive entrance, leaving access to the property from 35th Street Court. The City's Traffic Engineer supports this plan.

Characteristics of the Area:

The subject site is located on the West side of the Union Pacific Railroad and the Noland Road and 35th Street intersection—a prominent corridor in Independence.

A variety of zoning district classifications and land use categories surround the subject site. The subject site abuts an establishment engaging in the wholesale of construction supplies as well as a business providing commercial printing services.

Beyond the abutting properties, caddy-corner to the Northwest, is the location of the Mid-Continent Public Library – South Independence Branch. A multi-family development is located to the South/Southwest of the subject site and consists of a mix of duplexes and fourplexes. General retail is located to the West of the subject site and includes a Hispanic grocery store, and a vintage thrift store.

ANALYSIS**Consistency with *Independence for All*, Strategic Plan:**

The proposed special use permit is supported by Independence for All, Strategic Plan 2022-2026's goals of increasing economic prosperity of the community and achieving livability, choice, access, health and safety through a quality, built environment.

Approval of the proposed special use permit serves to increase the tax base of the corridor, revitalizing an under-utilized property.

Additionally, approval of the proposed special use permit requires conformity with current development, design, and construction standards. Proposed modifications to the existing site are intended to improve traffic flow, pedestrian facilities, landscaping, parking, and screening.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 encourages small-scale retail establishments integrated into neighborhoods. The proposed redevelopment has the potential to service the surrounding community and provide a walkable retail establishment.

Historic and Archeological Sites:

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

Public Utilities:

All public utilities exist and are available to serve the proposed use.

Floodplain/Stream Buffer:

The subject site is not affected by waterways, stream buffers, or floodplains.

CIP Investments:

The city does not have any capital improvements projects planned near this area.

Parking and Sidewalks:

10 parking spaces are provided in the proposed site plan conforming with the parking ratio requirements for retail establishments as prescribed by Section 14-501-05.

The parking lot layout will be designed in accordance with city code and provides ample dimensions for vehicular traffic.

A sidewalk extension will replace where an existing driveway entrance off 35th Street is planned to be demolished.

Streets and Access:

A driveway entrance off 35th Street is planned to be demolished, leaving access from 35th Street Court. This change will limit access to the subject site from a lower-classification street, improving traffic in the corridor.

Landscaping:

The applicant has provided a landscape plan in accordance with Section 14-503. The plan includes a diverse mix of deciduous and evergreen shrubs and trees along the street, around the parking lot, and building perimeter. The remainder of unpaved, open space will consist of a drought tolerant fescue sod.

A total of 10 canopy and ornamental trees will be added to the site, including species of Serviceberry, Eastern Red Cedar, Linden, and Elm species.

Additionally, 24 shrubs will surround the building and parking lot, including species of Eastern Red Cedar, Ninebark, and Yew.

Lastly, a masonry trash enclosure will be added to the site, conforming to current development standards for dumpster screening.

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.**
A variety of zoning district classifications and land uses abut and surrounds the subject site. The proposed general commercial zoning designation is intended to provide community serving retail sales. The proposed use has the potential to serve surrounding neighborhoods and businesses alike.
2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**
The proposed use has the potential to serve surrounding subdivisions to the South and West, in addition to adjacent businesses.
3. **The impact of the proposed use on public facilities.**
The applicant has provided a traffic impact study as well as site modifications improving vehicle and pedestrian traffic. These proposed site modifications have been reviewed and approved by the City's traffic engineer.
4. **The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**

Plans submitted for the proposed use are in compliance with the Unified Development Ordinance. The subject site is well-suited to accommodate the proposed use.

5. **The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.**

The applicant has taken measures to limit any potential detrimental effects from the proposed use.

6. **The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**

A stormwater memo stamped by a licensed engineer has been reviewed by City staff—the amount of impervious coverage will be reduced, and landscaping/green space will be added. No other environmental harm caused by the proposed use is foreseen.

7. **The extent to which there is a need for the use in the community.**

The C-2 (General Commercial) zoning district classification is intended to accommodate community-serving retail uses. The proposed use is in the vicinity of a mix of businesses and neighborhoods which will potentially be served by the proposed use.

8. **The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.**

The applicant has indicated they will agree to comply with all use regulations prescribed by Section 14-426 relating to convenience stores. They have provided a proposed set of plans, in accordance with the development standards of the Unified Development Ordinance which have been reviewed by city staff.

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 utilities are available on the subject site. There is no concern about the adequacy of public facilities to service the proposed use.

10. **Conformance of the proposed use to the comprehensive plan and other adopted plans and policies.**

The proposed use is supported by Land Use Building Blocks prescribed by Imagine Independence 2040's recommendations for Business & Jobs.

11. **The extent to which the use will impact sustainability or revitalization of a given area.**

The proposed use, in effect, will revitalize an under-utilized property in close proximity to a prominent intersection in Independence. The proposed redevelopment of the subject site will be brought into full compliance with the current development standards of city code.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Plans
8. Comprehensive Plan map
9. Zoning map

Muhammad Asif
816-726-0652

10/23/2024

City of Independence
Department of Community Development
111 E Maple Ave
Independence, MO 64050

Dear Sir/Madam,

Subject: Request for Rezoning of Property from Industrial to Commercial

I hope this letter finds you well. I am the owner of the property located at **13893 E 35th St. Court South** in Independence, Missouri, 64055. I am writing to formally request the rezoning of this property from its current **industrial (I)** designation to a **commercial (C)** zoning classification.

The reason for this request is that I plan to open a retail store at this location to serve the local community. After conducting a thorough market analysis, I believe this site is ideal for commercial use and will contribute positively to the local economy by creating jobs and providing needed goods and services. Furthermore, the transition to commercial zoning aligns with the development trends in the surrounding area, which has seen an increasing number of businesses and commercial activity.

I have reviewed the city's rezoning process and understand that a public hearing will be required as part of this request. I am prepared to provide any additional documentation or attend meetings as needed to facilitate this process. I would be grateful for the City of Independence's consideration and support in approving this zoning change.

Please let me know if there are any additional steps I need to take or any further information you require to move forward with this application. I am eager to work closely with the city to ensure the success of this transition.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Muhammad Asif
Owner, 13893 E 35th St. Court South, 64055.

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

Project Name

13893 E 35th Street Court south independence mo. 64035

Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
2400	1	N/A	Retailer
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
I	C-1	N/A	Retailer

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

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

Contact Information

Applicant

Muhammad Asif Noland Market
 Name Company
 8915 E 87th Street Raytown mo 64138
 Address
 816-726-0652 asif9687@yahoo.com
 Phone Email

Owner

Muhammad Asif Aands Trading LLC
 Name Company
 8915 E 87th Street Raytown mo. 64138
 Address
 816-726-0652 asif9687@yahoo.com
 Phone Email

Architect/Engineer/Surveyor/Other: _____

Architect/Engineer/Surveyor/Other: _____

Name Company
 Address
 Phone Email

Name Company
 Address
 Phone Email

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

M. Asif 10-24-2024
 Applicant's Signature Date

M. Asif 10-24-2024
 Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 04/23/2025

Case No. 25-200-01

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: Convenience Store without fuel sales
in an existing 2,444 square foot building

Applicant: Jacob Hodson

Location of Property: 13893 East 35th Street Court South

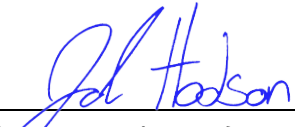
Planning Commission Meeting Date: May 13th, 2025, at 6:00 p.m.

City Council Meeting Date: July 7th, 2025, at 6:00 p.m.

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

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

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



Applicant (or Owner/Agent)

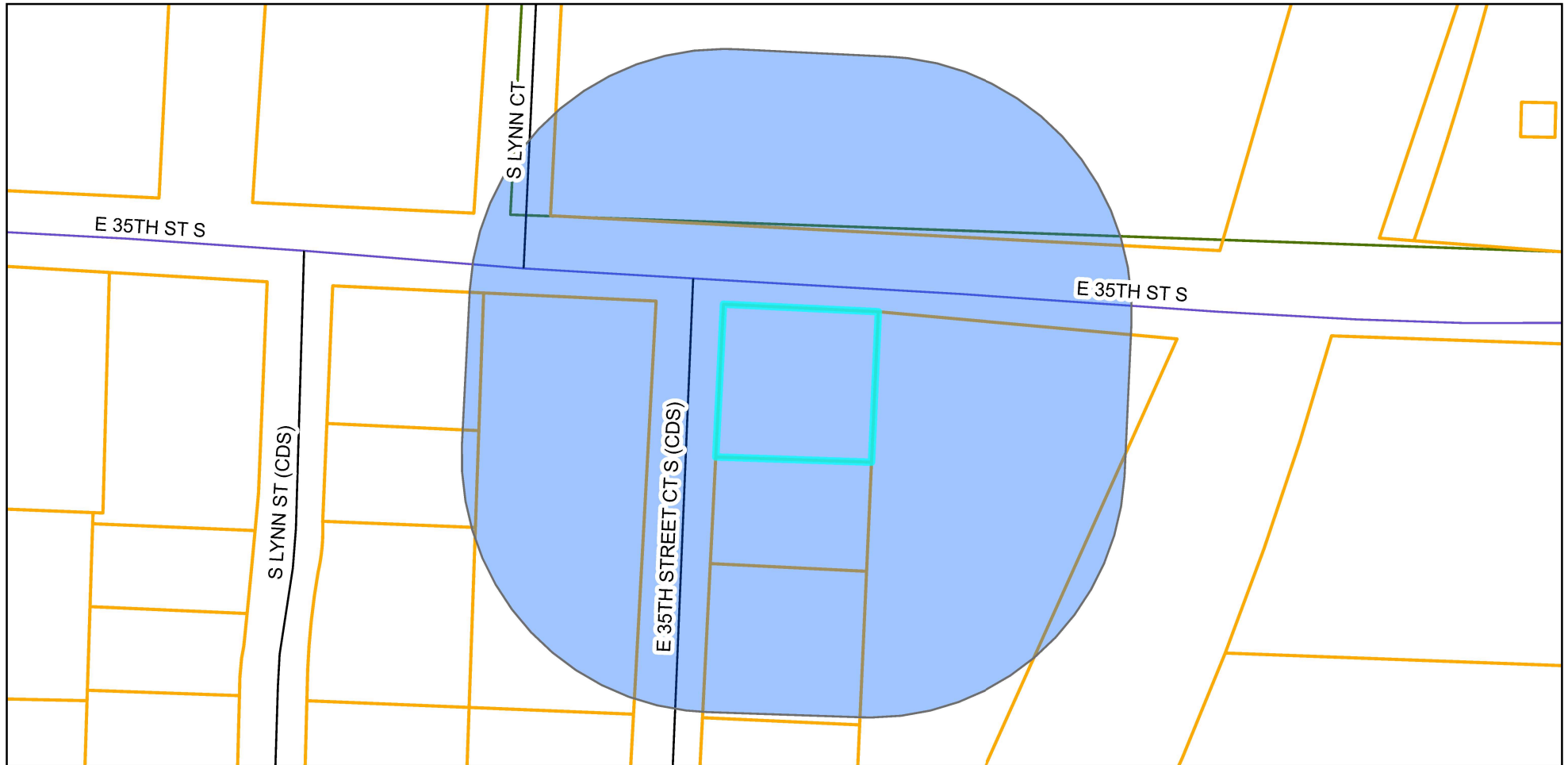
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
13893 E 35TH STREET CT S	A AND S TRADING LLC	8915 E 87TH ST	RAYTOWN	MO	64138
13879 E 35TH STREET CT S	TJ S HEATING & COOLING LLC	3708 S SWEENEY RD	GRAIN VALLEY	MO	64029
13900 E 35TH ST S	D & J REALTY HOLDINGS LLC	13900 E 35TH ST	INDEPENDENCE	MO	64055
13701 E 35TH ST S	SIRIWANGCHAI FAMILY TRUST	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064
3505 S LYNN ST APT A	HATCHER ENTERPRISES LLC	1401 N MADISON ST	RAYMORE	MO	64083
13907 E 35TH ST S	FERGUSON ENTERPRISES OF KS INC	PO BOX 2778	NEWPORT NEWS	VA	23602
13801 E 35TH STREET CT S	KAY LANDER	13801 E 35TH STREET CT S	INDEPENDENCE	MO	64055
13881 E 35TH STREET CT S	WALKER STEVE T	3200 BLACK FOREST	BLUE SPRINGS	MO	64015
13701 E 35TH ST S UNIT C	SIRIWANGCHAI ARPORN & JURAIPORN	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064

Notification Area

13893 E 35th St Ct S

Case No. 25-200-01



0 50 100 200 Feet
|-----|-----|-----|



Prepared For: Planning Commission
Community Development Department
Meeting Date: May 13, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF CLAY

Case No. 25-200-01

I, Jacob Hodson, 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.**

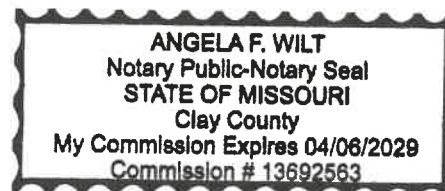
These notices were mailed on the 23 day of April, 2025.

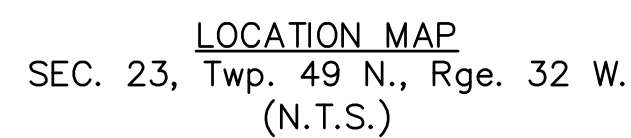
Jacob Hodson
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 23rd day of April, 2025.

Angela F. Wilt
Notary Public

04/06/2029
Commission Expiration Date



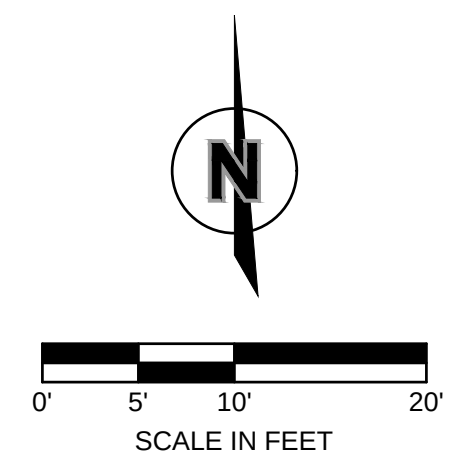


SECTION 23, TOWNSHIP 49 N, RANGE 32 W
IN INDEPENDENCE, JACKSON COUNTY, MO

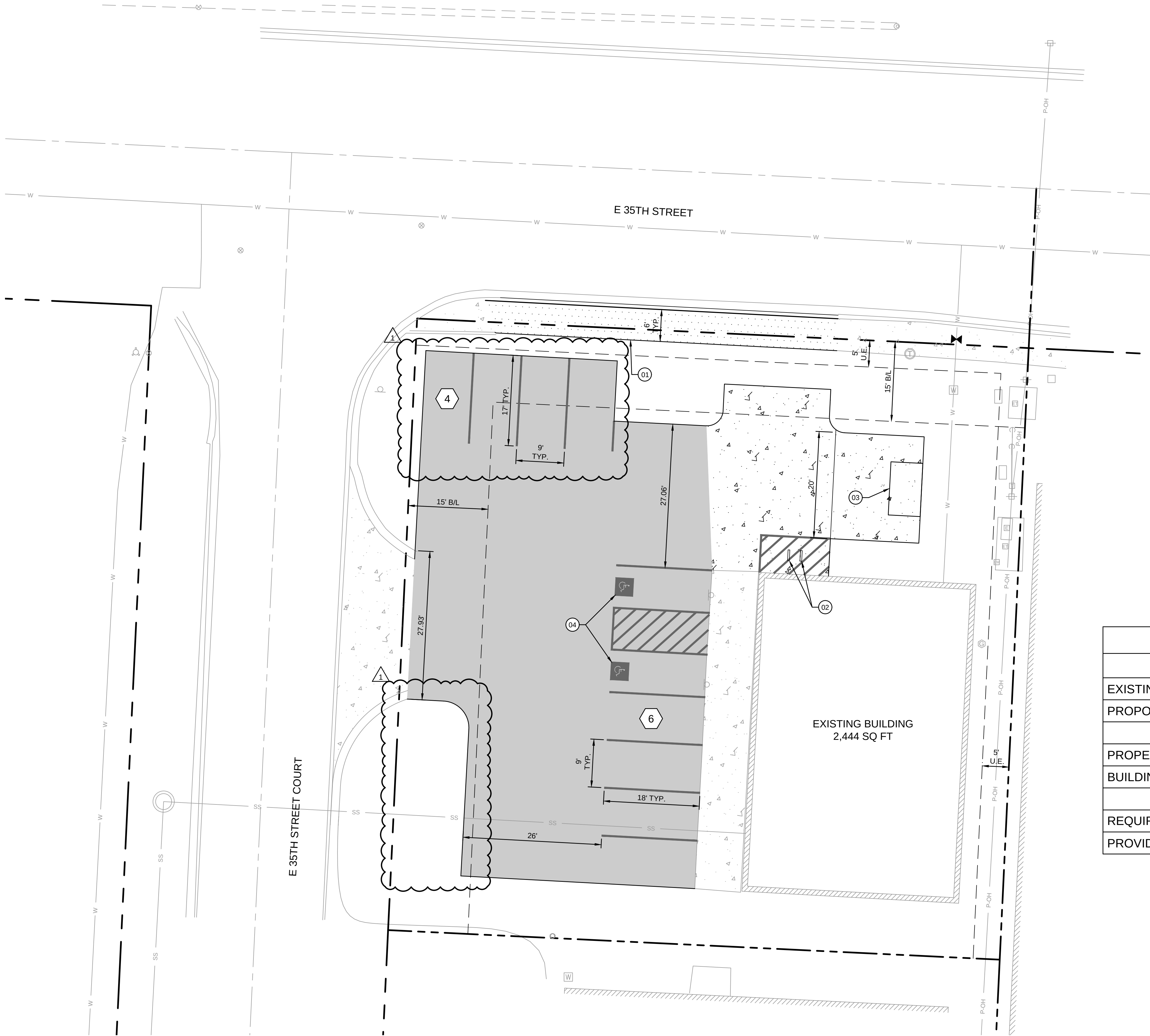
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drawn by: _____ O.S./A.R.
designed by: _____ A.R.
project no.: _____ 025-00456
date: _____ 04.23.2025

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DATE: Apr 23, 2025 1:57pm USER: armanov



PLAN LEGEND

- R/W LINE
PROPERTY BOUNDARY
- 1 PARKING STALL COUNT
- OVERLAY EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

EASEMENT ABBREVIATIONS LIST

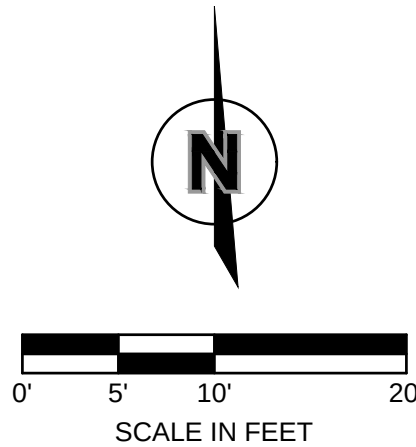
- B/L BUILDING SETBACK LINE
U.E. UTILITY EASEMENT

PLAN KEYNOTES

- 01 PROPOSED SIDEWALK
02 PROPOSED BICYCLE PARKING
03 PROPOSED TRASH ENCLOSURE
04 ADA ACCESSIBLE PARKING STALLS

DEVELOPMENT SUMMARY TABLE

ZONING	
EXISTING	I-1 (INDUSTRIAL)
PROPOSED	C-1 (NEIGHBORHOOD COMMERCIAL)
PROPERTY INFORMATION	
PROPERTY AREA	13,225 SQ FT (0.30 AC.)
BUILDING AREA	2,444 SQ FT
VEHICLE PARKING	
REQUIRED	10 STALLS (1 ADA)
PROVIDED	10 STALLS (1 ADA)



1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

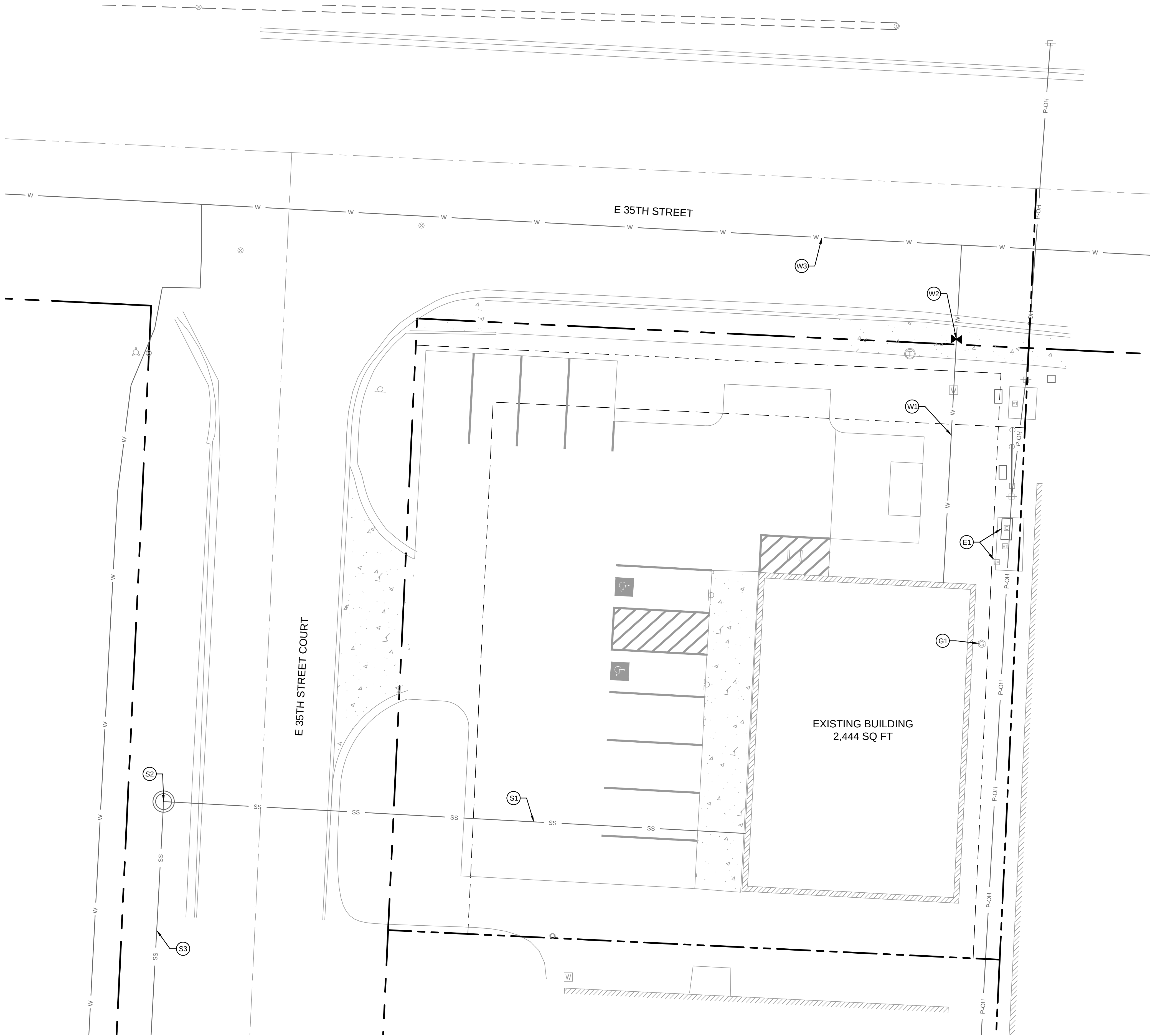
BY	
DESCRIPTION	CITY REVIEWED PER CITY STAFF COMMENTS
DATE	04/23/2025
REV. NO.	11

SITE PLAN	INDEPENDENCE CONVENIENCE STORE 13893 EAST 35TH STREET COURT SOUTH	2025
PRELIMINARY DEVELOPMENT PLAN		
INDEPENDENCE, MO		

drawn by: JEO
designed by: JEO
project no.: 025-00456
date: 04.23.2025

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DATE: Apr 23, 2025 1:58pm USER: armanov



PLAN LEGEND

- R/W LINE
- PROPERTY BOUNDARY
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM SEWER
- W EXISTING WATER MAIN
- P-OH EXISTING OVERHEAD POWER LINE

UTILITY KEYNOTES

ELECTRICAL

E1. EXISTING AND ACTIVE ELECTRICAL SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE.

WATER

W1. EXISTING AND ACTIVE DOMESTIC WATER SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE. EXISTING SERVICE IS 3/4" COPPER PIPE.

W2. INSTALL 3/4" GATE VALVE. CONTRACTOR TO REMOVE AND RESTORE SIDEWALK AS NEEDED.

W3. EXISTING PUBLIC WATER MAIN. UTILITY LOCATION SHOWN IS APPROXIMATE.

SANITARY SEWER

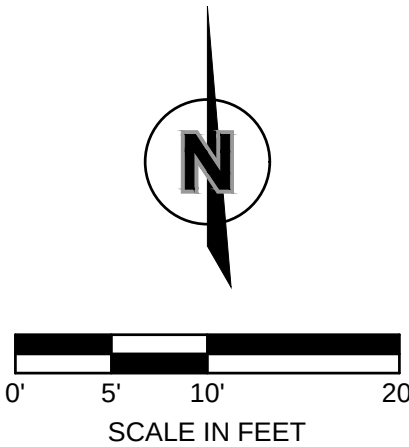
S1. EXISTING AND ACTIVE SANITARY SEWER SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE. UTILITY LOCATION SHOWN IS APPROXIMATE.

S2. EXISTING 48" DIA. INSIDE SANITARY SEWER MANHOLE.

S3. EXISTING 8" PUBLIC SANITARY SEWER PIPE.

GAS

G1. EXISTING AND ACTIVE NATURAL GAS SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE.



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Missouri COA #001592

STATE OF MISSOURI

ARMAN ROMANOV

NUMBER
202501038

042325

PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

BY

DESCRIPTION

REV. NO.

DATE

1 04/23/25

REVISED PER CITY STAFF COMMENTS

REVISIONS

UTILITY PLAN
PRELIMINARY DEVELOPMENT PLAN

INDEPENDENCE CONVENIENCE STORE
13893 EAST 35TH STREET COURT SOUTH

INDEPENDENCE, MO

2025

drawn by: JEO

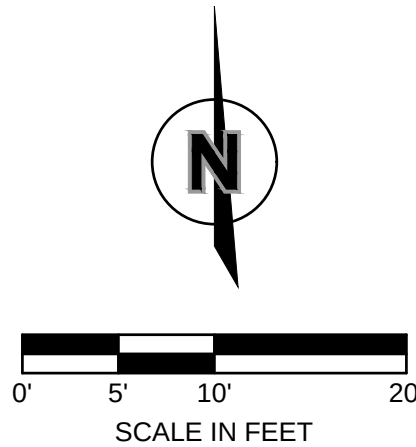
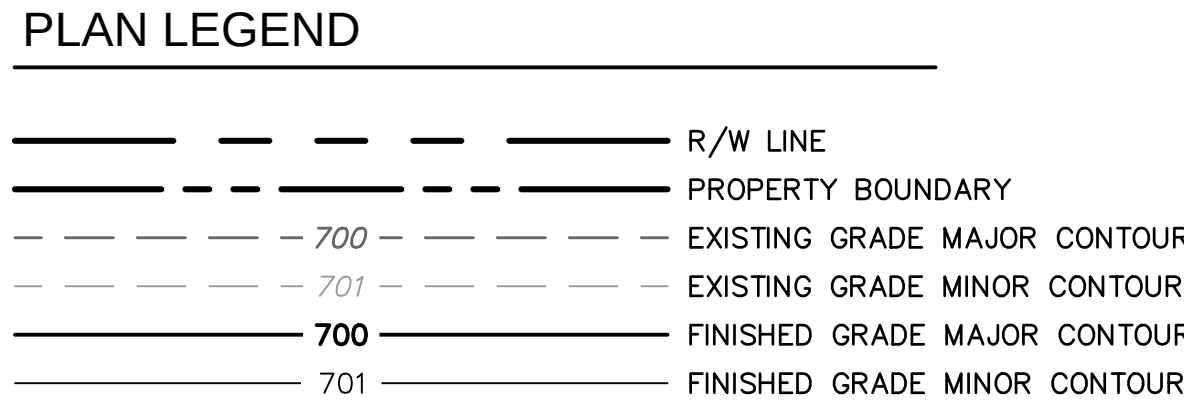
designed by: JEO

project no.: 025-00456

date: 04.23.2025

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Page 353 of 404



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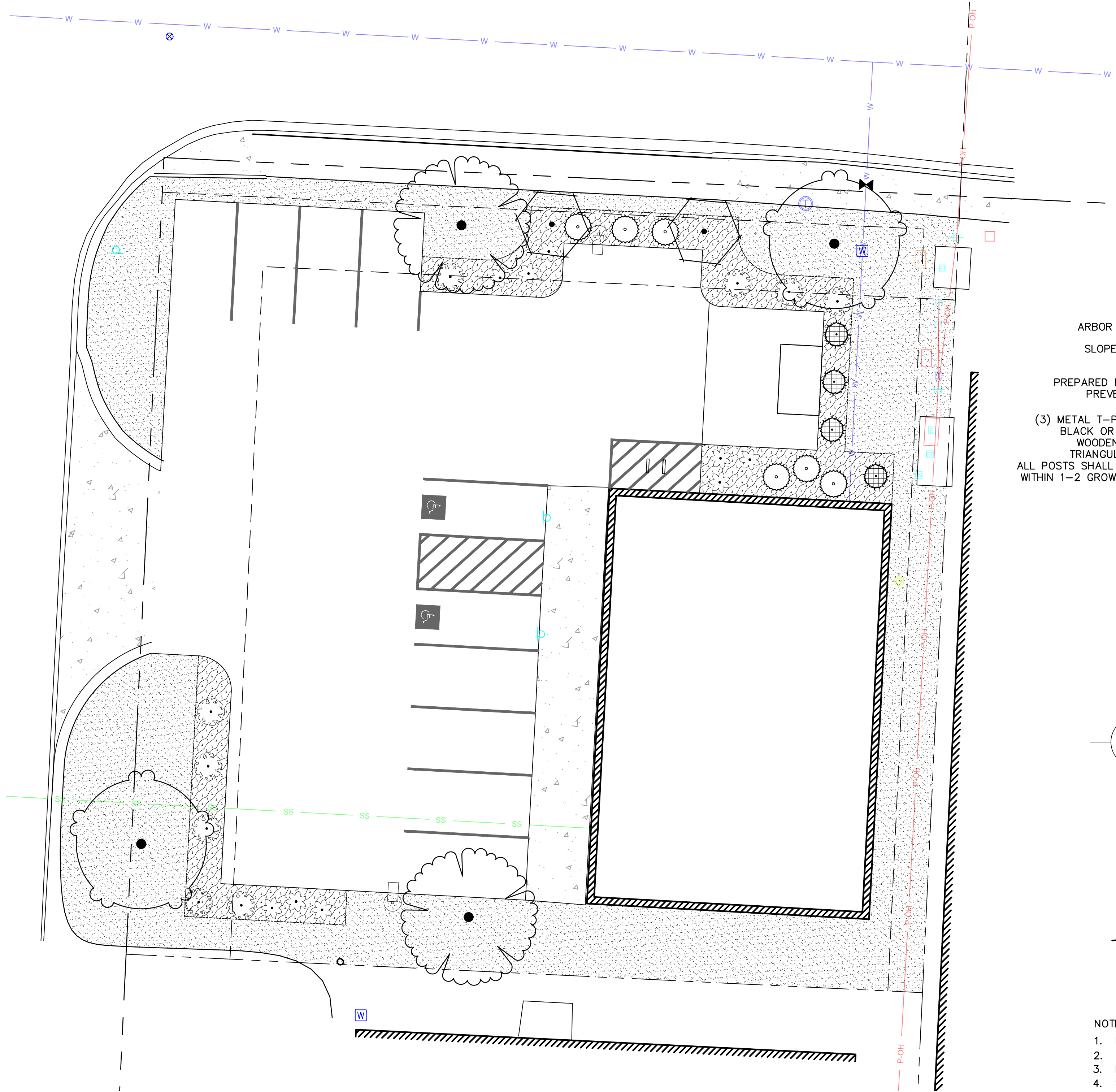
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GRADING PLAN	2025
PRELIMINARY DEVELOPMENT PLAN	
INDEPENDENCE CONVENIENCE STORE 13893 EAST 35TH STREET COURT SOUTH	
INDEPENDENCE MO	

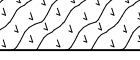
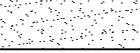
drawn by: _____ OS
designed by: _____ JH
project no.: _____ 025-00456
date: _____ 04.23.2025

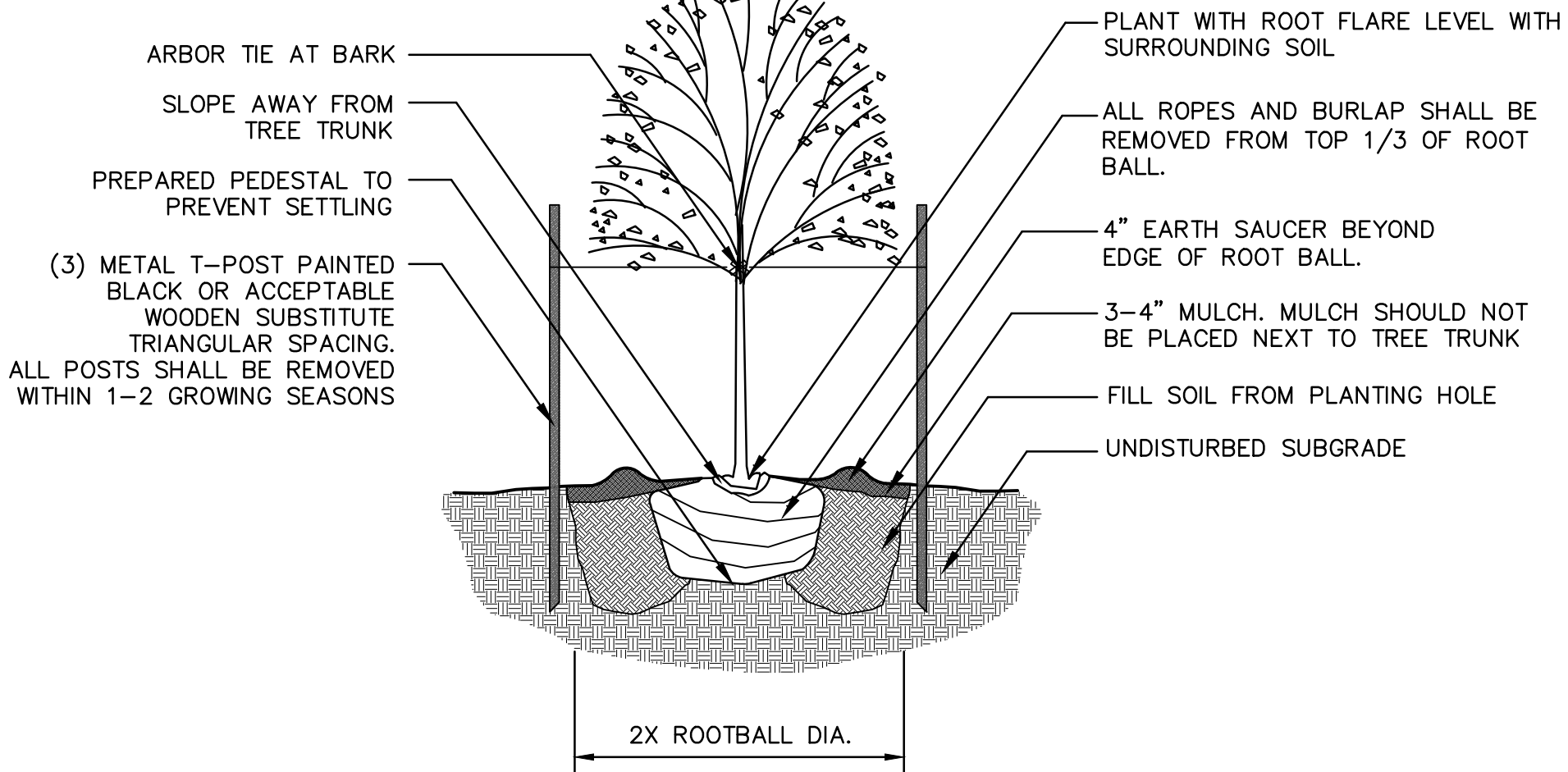
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- NOTES:
1. ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
 2. PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE
 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 4. CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 5. ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 6. LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
 7. INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15-OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
 8. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
 9. LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 11. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
 12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
 13. LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
 14. LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).



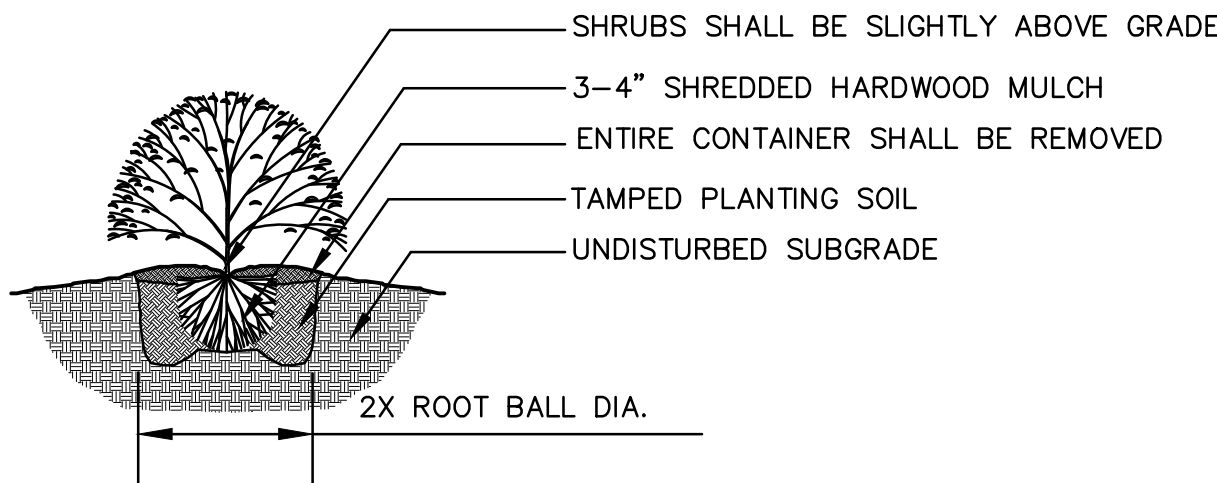
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
TREES					
	AA	2	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	2" CAL	B&B
	JT	4	JUNIPERUS VIRGINIANA "TAYLOR" TAYLOR EASTERN REDCEDAR	5-6' HT	B&B
	TC	2	TILIA CORDATA LITTLELEAF LINDEN	2" CAL	B&B
	UL	2	ULMUS AMERICANA "LIBERTY" LIBERTY AMERICAN ELM	2" CAL	B&B
SHRUBS					
	JO	9	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	3 GAL	
	PK	9	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE	3 GAL	
	TD	6	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	3 GAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME		
GROUND COVERS					
	HM	670 SF	HARDWOOD MULCH		
	TS	3,584 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND		



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 Deciduous Tree Planting Detail
not to scale



- NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 4. SOAK GENEROUSLY TO COMPACT AND SETTLE

2 Shrub Planting Detail
not to scale

1301 Burlington Street
North Kansas City, MO 64116

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TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

BY	
DESCRIPTION	
REVISED PER CITY STAFF COMMENTS	
DATE	04/23/25
REV. NO.	1

LANDSCAPE PLAN
PRELIMINARY DEVELOPMENT PLAN

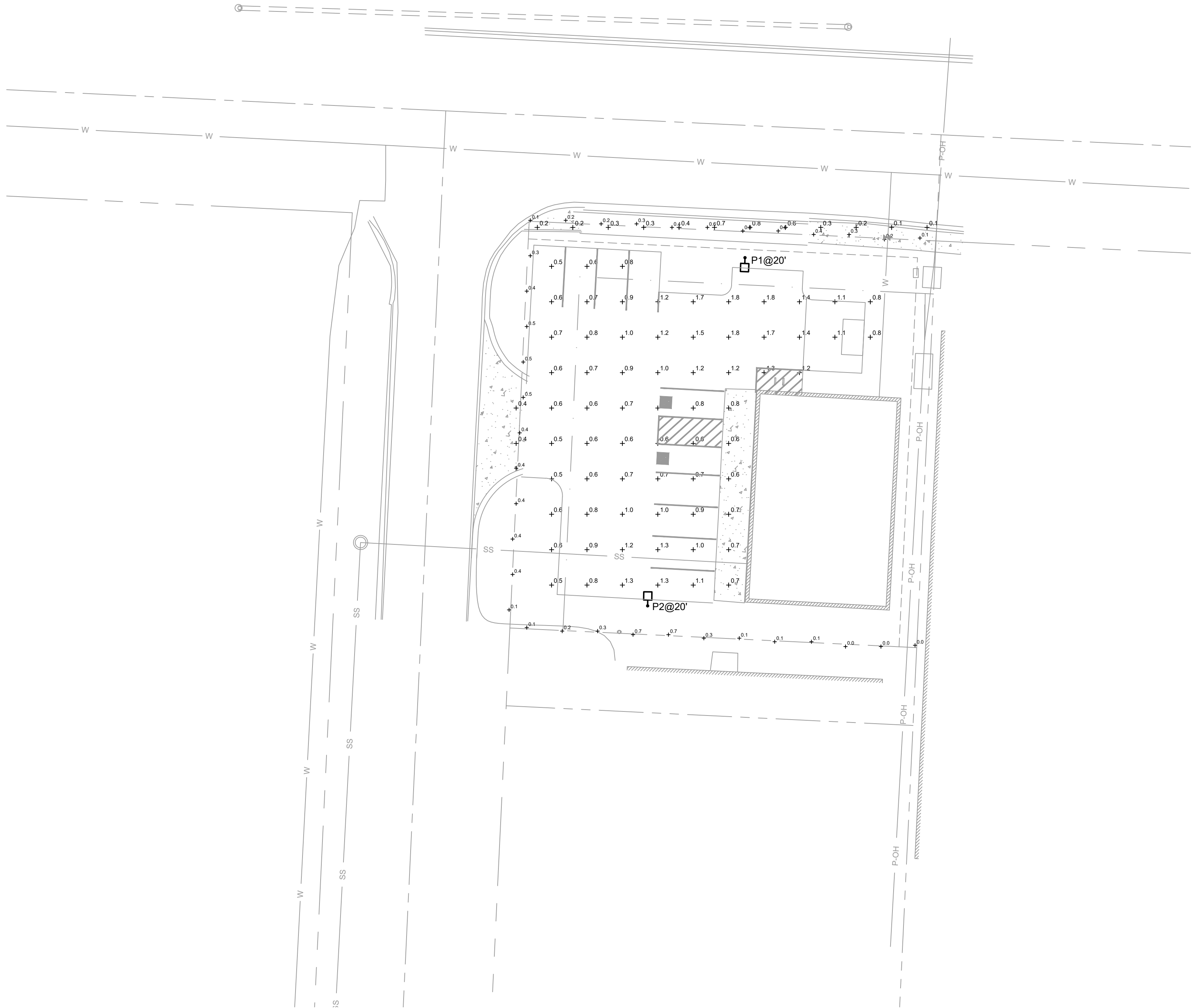
INDEPENDENCE CONVENIENCE STORE
13893 EAST 35TH STREET COURT SOUTH

INDEPENDENCE, MO

2025

drawn by: JEO
designed by: JEO
project no.: 025-00456
date: 04.23.2025

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SITE LIGHTING PHOTOMETRICS
SCALE: 1" = 30'-0"



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.02 ft
Length: 52.1"
Width: 14.25"
Height H1: 7.88"
Height H2: 2.73"
Weight: 34 lbs

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

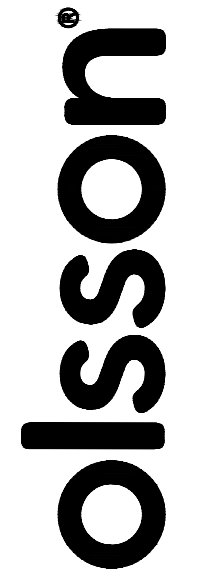
Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount
	P7	40K	70CRI	40K	120V	Spot Mount

Schedule							
Symbol	LABEL	QTY	Manufacturer	Catalog	Description	Number Lamps	System Watts
	P1	1	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI T3M	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 530mA LIGHT ENGINES WITH 30 LEDS AND FORWARD THROW OPTICS	1	51
	P2	1	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI TFTM	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 530mA LIGHT ENGINES WITH 30 LEDS AND FORWARD THROW OPTICS	1	51

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	0.9 fc	1.8 fc	0.4 fc	4.5:1	2.3:1
PROPERTY LINE	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A
PROPOSED SIDEWALK	+	0.4 fc	0.8 fc	0.1 fc	8.0:1	4.0:1



1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592



BY	DESCRIPTION	DATE	REV	NO.	COMMENTS
		04/23/25	1		

LIGHTING PLAN	INDEPENDENCE CONVENIENCE STORE 13893 EAST 35TH STREET COURT SOUTH INDEPENDENCE, MO	2025
PRELIMINARY DEVELOPMENT PLAN		

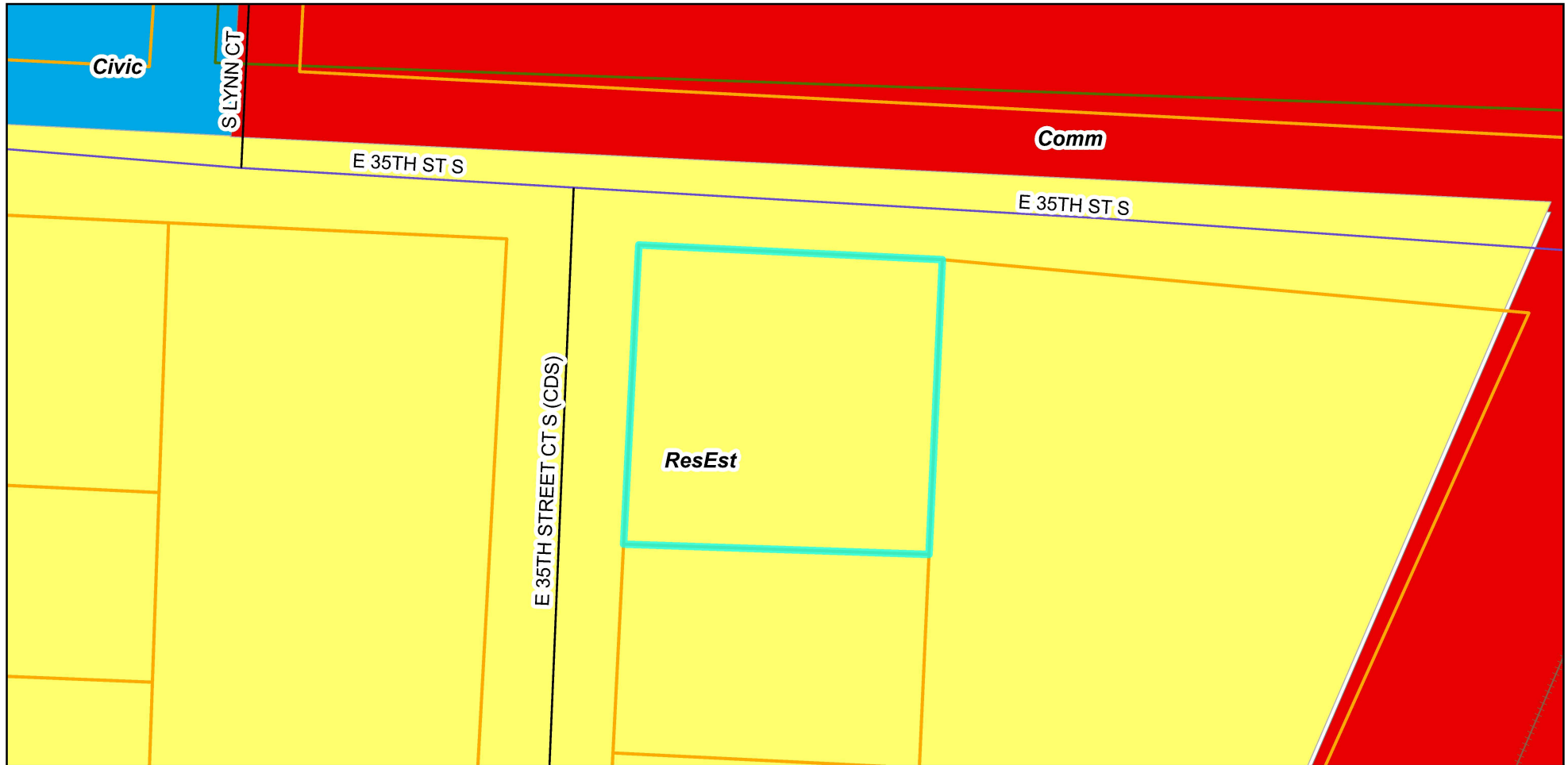
drawn by: JEO
designed by: JEO
project no.: 025-00456
date: 04.23.2025

SHEET
E100

Comprehensive Plan

13893 E 35th St Ct S

Case #25-200-01



Legend

Parcels

Comprehensive Plan

Residential Neighborhoods

Community Commercial

Civic / Public



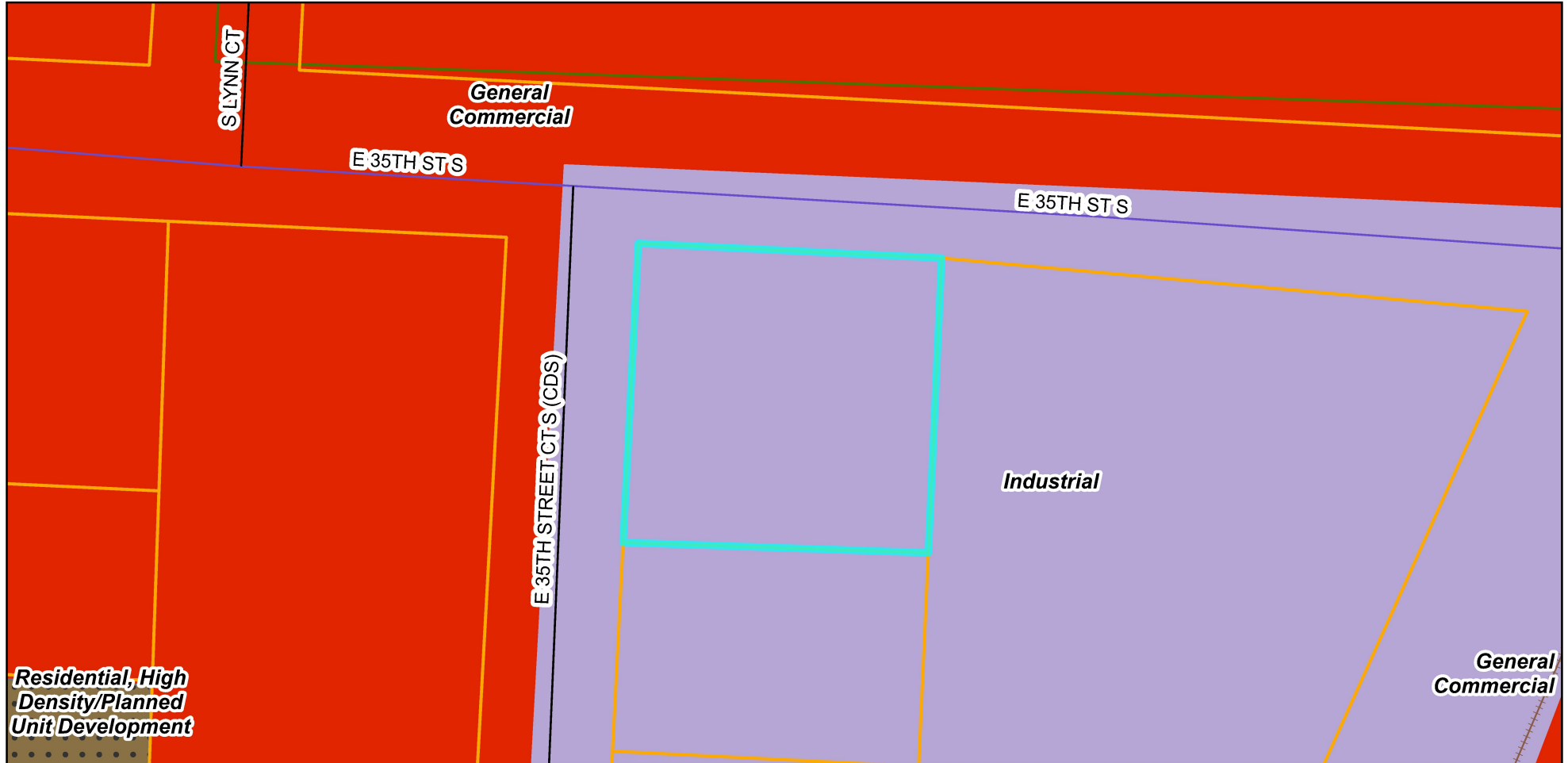
0 50 100 200 Feet

Prepared For: Planning Commission
Meeting Date: May 13, 2025

Zoning Map

13893 E 35th St Ct S

Case #25-200-01



Legend

Parcels

Zoning District

C-2

I-1

R-30/PUD



0 50 100 200 Feet

Prepared For: Planning Commission
Meeting Date: May 13, 2025



Planning Commission Minutes

May 13, 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 5/13/2025, 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Edward Nesbitt.

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 29, 2025

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

PUBLIC HEARINGS

1. Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S – A request by Noland Market to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial).

Brian Harker noted this case is being presented with the second Case 25-200-01.

Staff Presentation

Mr. Harker presented the cases. 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

Jacob with Olsson Associates, 1301 Burlington Street, Kansas City, stated he's available for any questions.

Public Comments

No public comments.

Commissioner Comments

Chairwoman Wiley stated she thinks this will be a great addition to the neighborhood.

In response to Commissioner Ferguson's question, Mr. Harker explained where the entrances will be located.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

2. **Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S** – A request by Noland Market to operate a convenience store.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

3. **Case 25-810-01 - Preliminary Development Plan – 1550 S. Noland Road** – A request by Cable-Dahmer/Crash Champions for Preliminary Development Plan approval for a body shop.

Staff Presentation

Mr. 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

Robert Merritt, 1200 E. 104th Street, Kansas City, stated the configuration changed due to grading on the property. He said the look and feel of the project is still the same and they are okay with the conditions as outlined by staff.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 10, 2025

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

25-046 **1R** An ordinance approving a Preliminary Development Plan for the property located at 1550 S. Noland Road in District C-2/PUD (General Commercial/Planned Unit Development) in Independence, Missouri. **1R**

Recommendations:

Commissioner Young made a motion to recommend **APPROVAL** of this preliminary development plan, for property located at 1550 S. Noland Road, with the following conditions:

1. General Motor Vehicle Repair use shall be allowed in this C-2/PUD District.
2. The proposed structure is to set on what is currently multiple-lots and vacated rights-of-way; therefore, the nearly completed Minor Subdivision shall be recorded before the submission of the Final Development Plan.
3. All drainage calculations must be completed and approved before submission of the Final Development Plan. With this plan, stormwater runoff appears to have four routes in which water may leave the site; one by a new outfall to the north without dry detention, one to the south with dry detention and two in the new parking unless proposed grading routes them to dry detention. The outfall to the north is a new outfall and flow path and appears to result in a new ditch and possible erosion offsite. This apparent impact will need to be addressed with final engineering. An erosion control plan for the project will also be required.
4. The six-foot high opaque wood privacy fence to be provided should surround the entire rear parking storage area and include a gate all depicted in the Final Development Plan. The interior of the fence or wall must be protected by a guardrail or similar barrier to prevent damage to the fence or wall.
5. The landscaping along the south elevation should be filled with evergreens to better soften that façade.
6. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final development plan.

A second to the motion was made by Commissioner Torres. The Independence Planning Commission voted as follows:

Commissioner Nesbitt – Absent

Commissioner Ashbaugh – Absent

Commissioner Wiley – Yes

Commissioner O’Neil – Yes

Commissioner Ferguson – Yes

Commissioner Young – Yes

Commissioner Torres - Yes

The motion passed 5-0 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 Robert Merritt with Cable-Dahmer, LLC to approve a revised Preliminary Development Plan for property at 1550 S. Noland Road.

Current Zoning: C-2/PUD (General Commercial
/Planned Unit Development)

Current Use: Vacant auto parts store

Proposed Use: Automobile Repair Shop

Acreage: 1.9-acres

Building Square Foot: 21,370-square feet

The intent of this revised Preliminary Development Plan application is to alter the previous site layout and build configuration of the rezoning/PUD and preliminary development plan approved on August 19, 2024. It allows Cable Dahmer to relocate the existing Crash Champions facility to the site on the former Auto Zone parts store located at 1550 S. Noland Road. It was rezoned to C-2/PUD (General Commercial/Planned Unit Development) to permit general (heavy) automotive repair. This zoning was authorized rather than C-3 (Service Commercial), which is the standard zoning needed for that particular use. The uses allowed in the C-3 district zoning (which includes several industrial and wholesaling uses) are not ones that would be compatible with the other C-2 uses along the Noland Road corridor. A PUD allowed the existing C-2 uses to remain, but permitted a zoning use that would narrowly add only the general automotive repair uses.

The services proposed are currently being performed at another location in the city, but that location will be shut down and the operation will be relocated to this location where a former auto parts store is set. The existing structure will be expanded, more than doubling its size. All the proposed services will be conducted within the building. The temporary storage of wrecked vehicles awaiting repair will be confined to the rear and northwest side of the property and screened by the building and fencing as required by the city. There are trees, a large pond and a railroad track behind the property that further provides screening and over 500 feet of distance from other uses in the area.

ANALYSIS:

Consistency with *Independence for All*, Strategic Plan:

This application furthers the goal of increasing the economic prosperity of the community and providing additional employment opportunities. It will also support the redevelopment of a key corridor in the city.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to “Provide sufficient opportunities for ...development sites within the community and promote diversification of the City’s commercial/industrial base.”

Sub-Area Plans:

The property is located within the Noland Now Plan Area.

Access/Parking:

Noland Road has six lanes, two of which are left-turn lanes. The proposed operation is not a high traffic-generator, and the street has turn lanes that allow for the safe and efficient flow of traffic. The existing access can serve the proposed use. Two handicapped spaces (including one van-accessible) will be marked and signed near the southeast corner of the existing structure. The proposed automotive storage area, for vehicles awaiting repair, will be constructed to the rear of the expanded building.

Building Elevations:

The building is a mixture of black and gray masonry and decorative metal siding. Although additional architectural variations were added with light treatments and windows, some tall evergreens spaced between the south windows are needed.

Sidewalks:

The applicant needs to complete the property's north and south Noland Road sidewalk segments. The new sidewalk must be 5 feet in width.

Public Utilities:

All utilities that are needed for this development are in place and can serve the operation.

Storm Sewers:

The drawing indicates storm sewers running along the north and south sides of the property leading west to the rear of the property where a proposed detention basin will be created to the southwest of an opaque, screened auto storage area. After final plans, drawings, stormwater design, and final stormwater report are received, city review will commence and must be approved prior to submission of the final development plan.

Flood Zones and Stream Buffer Zones:

There are no federally identified flood/zones or stream buffer setback requirements for this development.

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.

Comprehensive Plan Guiding Principles is to "Provide sufficient opportunities for... development sites within the community and promote diversification of the City's commercial/industrial base."

2. The consistency with the PUD standards of Section 14-902, including the statement of purpose.

Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard.

3. The nature and extent of Common Open Space in the PUD.

This is an infill development on an existing commercial corridor with an existing structure that will be greatly expanded, never-the-less there will be a significant opportunity to create green spaces with planting areas.

4. The reliability of the proposals for maintenance and conservation of Common Open Space. *Cable-Dahmer, LLC states that it will manage and own the 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.

Not applicable, this is a proposed commercial business.

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, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.

Public services in the area are adequate to serve this project. This proposed project will not adversely affect the street network in the vicinity of the project. Adequate parking is to be provided internal to the property.

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.

The proposed general automotive repair use is in keeping with the automotive uses along this portion of the Noland Road corridor.

8. Whether potential adverse impacts have been mitigated to the maximum practical extent. *Mitigation efforts must be planned by the developer to reduce impacts to the area. This would be done by fencing and landscaping and providing adequate stormwater management.*

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 Planned Unit Development allows for expansion of C-2 uses to include general automotive repair without allowing more intense industrial and wholesaling uses.

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.

The PUD's controls would protect and reinforce the existing uses along the Noland Road corridor.

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 25-810-01
2. New Staff Report 25-810-01
3. Cover Letter
4. Zoning Application
5. Notification Letter
6. Addresses
7. Notification Area Map
8. Affidavit
9. Preliminary Development Plan and Elevations
10. Utility Easement Vacation
11. Wellington Owner Letter Agreeing to Vacation
12. Comp Plan Map
13. Zoning Map
14. Planning Commission Meeting Minutes 05-13-25

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 1550 S. NOLAND ROAD IN DISTRICT C-2/PUD (GENERAL COMMERCIAL/PLANNED UNIT DEVELOPMENT) IN INDEPENDENCE, MISSOURI.

WHEREAS, the application submitted by Robert Merritt, requesting approval of a preliminary development plan in District C-2/PUD (General Commercial/Planned Unit Development) for property located at 1550 S. Noland Road 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 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 May 13, 2025, and rendered a report to the City Council with its vote to recommend approval of this application passed by a vote of 5-0; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the preliminary development plan was consistent with the review criteria in Section 14-703-05; 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 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 a preliminary development plan is hereby approved in District C-2/PUD (General Commercial/Planned Unit Development) on the following legally described tracts of real estate:

All of Lots 21 through 24 and Lots 31 through 34, of Martha's Vineyard, a subdivision in the City of Independence, Jackson County, Missouri; along with a portion of vacated South Main Street in the City of Independence, Jackson County, Missouri being more particularly described as follows: beginning at the southeast corner of said Lot 24, thence North 88 degrees 15 minutes 42 seconds

West, with the south line of 24 and 31, a distance of 371.00 feet to the centerline of vacated South Main Street; thence South 01 degree 44 minutes 54 seconds West, with the centerline of vacated South Main Street, a distance of 43.38 feet along the centerline of vacated South Main Street; thence North 87 degrees 34 minutes 46 seconds West, a distance of 35.00 feet to the west right-of-way line of vacated South Main Street; thence North 01 degree 44 minutes 54 seconds East, with the west right-of-way line of vacated South Main Street, a distance of 222.96 feet; thence East 88 degrees 15 minutes 42 seconds East, to the centerline of vacated South Main Street, a distance of 35.00 feet; thence North 01 degrees 44 minutes 54 seconds East with the centerline of vacated South Main Street a distance of 60.00 feet along the centerline of vacated South Main Street; thence South 88 degrees 15 minutes 42 seconds with the north line of Lots 34 and 21 and the south line of Lots 35 and 20, a distance of 371.00 feet; thence South 01 degree 44 minutes 54 seconds West, with the east line of Lots 21 through 24 and the west right-of-way line of S. Noland Road, a distance of 240.00 feet to the point of beginning. The abovedescribed tract contains 96,851 square feet, or 2.22 acres.

SECTION 2. That the following conditions apply:

- 1) General Motor Vehicle Repair use shall be allowed in this C-2/PUD District.
- 2) The proposed structure is to set on what is currently multiple-lots and vacated rights-of-way; therefore, the nearly completed Minor Subdivision shall be recorded before the submission of the Final Development Plan.
- 3) All drainage calculations must be completed and approved before submission of the Final Development Plan. With this plan, stormwater runoff appears to have four routes in which water may leave the site; one by a new outfall to the north without dry detention, one to the south with dry detention and two in the new parking unless proposed grading routes them to dry detention. The outfall to the north is a new outfall and flow path and appears to result in a new ditch and possible erosion offsite. This apparent impact will need to be addressed with final engineering. An erosion control plan for the project will also be required.
- 4) The six-foot high opaque wood privacy fence to be provided should surround the entire rear parking storage area and include a gate all depicted in the Final Development Plan. The interior of the fence or wall must be protected by a guardrail or similar barrier to prevent damage to the fence or wall.
- 5) The landscaping along the south elevation should be filled with evergreens to better soften that façade.
- 6) This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final development plan.

SECTION 3. That the development shall be in accordance with the attached preliminary development plan and building elevations as described in the staff report.

SECTION 4. 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 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 the 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 AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

MEETING DATE: May 13, 2025

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Cable Dahmer/Crash Champions – Noland Road

CASE NUMBER/REQUEST: **Case 25-810-01 – Preliminary Development Plan – 1550 S. Noland Road**
– A request by Cable Dahmer to approve of a revised Preliminary Development Plan

APPLICANT: Robert Merritt – Cable-Dahmer, LLC

OWNER: Jackie Davis – Wellington Real Estate, LLC

PROPERTY ADDRESS: 1550 S. Noland Road

SURROUNDING ZONING/LAND USE:

North:	C-2 (General Commercial)...vacant land
South:	C-2 (General Commercial)...car dealership
East:	C-2 (General Commercial)...office and retail uses
West:	C-2 (General Commercial)...vacant land and lake

PUBLIC NOTICE:

- Letters to adjoining property owners – April 25, 2025
- Public Notice published in The Kansas City Star – April 26, 2025
- Signs posted on property – April 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this Preliminary Development Plan is scheduled for first reading by the City Council on June 16, 2025 and the public hearing/second reading on July 7, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this preliminary development plan revision, with the following corrections and clarifications.

1. General Motor Vehicle Repair use shall be allowed in this C-2/PUD District.
2. The proposed structure is to set on what is currently multiple-lots and vacated rights-of-way; therefore, the nearly completed Minor Subdivision shall be recorded before the submission of the Final Development Plan.
3. All drainage calculations must be completed and approved before submission of the Final Development Plan. With this plan, stormwater runoff appears to have four routes in which water may leave the site; one by a new outfall to the north without dry detention, one to the south with dry detention and two in the new parking unless proposed grading routes them to dry detention. The outfall to the north is a new outfall and flow path and appears to result in

a new ditch and possible erosion offsite. This apparent impact will need to be addressed with final engineering. An erosion control plan for the project will also be required.

4. The six-foot high opaque wood privacy fence to be provided should surround the entire rear parking storage area and include a gate all depicted in the Final Development Plan. The interior of the fence or wall must be protected by a guardrail or similar barrier to prevent damage to the fence or wall.
5. The landscaping along the south elevation should be filled with evergreens to better soften that façade.
6. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final development plan.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

A request by Robert Merritt with Cable-Dahmer, LLC to approve a revised Preliminary Development Plan for property at 1550 S. Noland Road.

Current Zoning: C-2/PUD (General Commercial
/Planned Unit Development)

Current Use: Vacant auto parts store

Acreage: 1.9-acres

Proposed Use:

Automobile Repair Shop

Building Square Foot:

21,370-square feet

BACKGROUND:

The intent of this revised Preliminary Development Plan application is to alter the previous site layout and build configuration of the rezoning/PUD and preliminary development plan approved on August 19, 2024. It allows Cable Dahmer to relocate the existing Crash Champions facility to the site on the former Auto Zone parts store located at 1550 S. Noland Road. It was rezoned to C-2/PUD (General Commercial/Planned Unit Development) to permit general (heavy) automotive repair. This zoning was authorized rather than C-3 (Service Commercial), which is the standard zoning needed for that particular use. The uses allowed in the C-3 district zoning (which includes several industrial and wholesaling uses) are not ones that would be compatible with the other C-2 uses along the Noland Road corridor. A PUD allowed the existing C-2 uses to remain, but permitted a zoning use that would narrowly add only the general automotive repair uses.

The services proposed are currently being performed at another location in the city, but that location will be shut down and the operation will be relocated to this location where a former auto parts store is currently set. The existing structure will be expanded, more than doubling its size.

All the proposed services will be conducted within the building. The temporary storage of wrecked vehicles awaiting repair will be confined to the rear and northwest side of the property and screened by the building and fencing as required by the City. There are trees, a large pond and a railroad track behind the property that further provides screening and over 500 feet of distance from other uses in the area.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This application furthers the goal of increasing the economic prosperity of the community and providing additional employment opportunities. It will also support the redevelopment of a key corridor in the city.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to “Provide sufficient opportunities for ...development sites within the community and promote diversification of the City’s commercial/industrial base.”

Sub-Area Plans:

The property is located within the Noland Now Plan Area.

Access/Parking:

Noland Road has six lanes, two of which are left-turn lanes. The proposed operation is not a high traffic-generator, and the street has turn lanes that allow for the safe and efficient flow of traffic. The existing access can serve the proposed use. Two handicapped spaces (including one van-accessible) will be marked and signed near the southeast corner of the existing structure. The proposed automotive storage area, for vehicles awaiting repair, will be constructed to the rear of the expanded building.

Building Elevations:

The building is a mixture of black and gray masonry and decorative metal siding. Although additional architectural variations were added with light treatments and windows, some tall evergreens spaced between the south windows are needed.

Sidewalks:

The applicant needs to complete the property’s north and south Noland Road sidewalk segments. The new sidewalk must be 5 feet in width.

Public Utilities:

All utilities that are needed for this development are in place and can serve the operation.

Storm Sewers:

The drawing indicates storm sewers running along the north and south sides of the property leading west to the rear of the property where a proposed detention basin will be created to the southwest of an opaque, screened auto storage area. After final plans, drawings, stormwater design, and final stormwater report are received, city review will commence and must be approved prior to submission of the final development plan.

Flood Zones and Stream Buffer Zones:

There are no federally identified flood/zones or stream buffer setback requirements for this development.

Landscaping:

Most of the new landscaping on the north, east and west sides will be in the green spaces created by the parking islands. Further, additional plantings will adjoin the opaque screen on the north, west and east sides of the rear parking storage. A masonry trash enclosure will be constructed at the northwestern corner of the rear parking lot.

Security Fencing/Screening:

The applicant's plans indicate a 6-foot located to the north, west and south of the rear parking storage lot. The fence should surround the entire parking storage area and include a gate.

Historic and Archeological Sites:

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

Replatting:

The site of the existing structure and proposed expansion will set on what is now six-lots, vacated alley and ½ of a vacated right-of-way. Therefore, the property must be replatted into a new single-lot subdivision. The Minor Subdivision currently under review needs to be recorded.

REVIEW CRITERIA

Recommendations and decisions for the proposed preliminary development plan for the planned unit development must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**
Comprehensive Plan Guiding Principles is to "Provide sufficient opportunities for... development sites within the community and promote diversification of the City's commercial/industrial base."
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard.
3. **The nature and extent of Common Open Space in the PUD.**
This is an infill development on an existing commercial corridor with an existing structure that will be greatly expanded, never-the-less there will be a significant opportunity to create green spaces with planting areas.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
Cable-Dahmer, LLC states that it will manage and own the 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.**
Not applicable, this is a proposed commercial business.
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, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

Public services in the area are adequate to serve this project. This proposed project will not adversely affect the street network in the vicinity of the project. Adequate parking is to be provided internal to the property.

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.**

The proposed general automotive repair use is in keeping with the automotive uses along this portion of the Noland Road corridor.

8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
Mitigation efforts must be planned by the developer to reduce impacts to the area. This would be done by fencing and landscaping and providing adequate stormwater management.

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 Planned Unit Development allows for expansion of C-2 uses to include general automotive repair without allowing more intense industrial and wholesaling uses.

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.**

The PUD's controls would protect and reinforce the existing uses along the Noland Road corridor.

EXHIBITS

1. Narrative
2. Application
3. Notification Letter
4. Address List
5. Notification Map
6. Affidavit
7. Preliminary Development Plan and Elevations
8. Utility Easement Vacation
9. Owner Vacation Agreement Letter
10. Comp Plan Map
11. Zoning Map

March 27, 2025

Mr. Brian Harker
City of Independence - Planning Division
111 Maple Avenue
Independence, MO 64050

**RE: Cable-Dahmer/Crash Champions
1550 S. Noland Road
Independence, MO 64055**

Dear Mr. Harker,

The following items are being submitted in electronic format (pdf) with the appropriate application for a Preliminary Development Plan associated with this project:

- Planning and Zoning Application form completed and signed
- Legal Description and Exhibit for the entire site
- Preliminary Development Plan
- Preliminary Stormwater Management Study
- \$500 Application fee by check #671220 to be hand delivered

The intent of the Preliminary Development Plan application is to revise the site plan to accommodate a different building configuration. A previous Rezoning/Preliminary Development Plan (Case #24-125-06) was approved for this development by ordinance in July 2024.

Cable-Dahmer acquired the property at 1550 and 1520 S. Noland Road as well as the vacated S. Main Street right-of-way to allow the proposed development. Cable-Dahmer intends to relocate an existing Crash Champions operation to this location so that it remains within the City.

Briefly, the project consists of utilizing an existing 8,912 SF building for office space, a vehicle evaluation/estimating area, and shop area. The project includes a 12,308 SF building addition for collision repair, associated onsite parking for employees and customers, and a temporary vehicle storage area. All of the proposed services will be conducted within the building. The temporary storage of wrecked vehicles awaiting repair will be confined to the rear of the property. There are existing trees behind the property that will provide screening.

Noland Road has six lanes, two of which are left-turn lanes. The proposed operation is not a high traffic generator and the existing turn lanes will allow for the safe and efficient flow of traffic. All utilities required for the site are in place and can serve the operation.

Please contact me if any additional information is needed (kcarpenter@weareown.com) or (913) 709-3546).

Sincerely,

A handwritten signature in black ink that reads "Kelly Carpenter". The signature is fluid and cursive, with the first name "Kelly" and last name "Carpenter" clearly distinguishable.

Kelly Carpenter, P.E.
Project Engineer

cc: Robert Merritt



Application Type (check all that apply)

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

Project Information and Location

Cable-Dahmer/Crash Champions - Noland Road

Project Name			
1550 S. Noland Road			
Project Address/Location			
12,308 SF addition	2.2 ac	1	no
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C-2/PUD	C-2/PUD	Vacant Building/Parking	Collision Repair & Office
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

☒ Completed & Signed Application Form ☒ Application Fee hand delivered check #671220 ☒ Cover Letter Describing Details of Project	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☒ One PDF copy of a plat map or site plan ☒ Legal Description of the property in question
--	---

Contact Information

Applicant

Robert Merritt	SML 1550, LLC
Name	Company
1200 E. 104th Street, Kansas City, MO 64131	
Address	
816-419-9206	rmerritt@cabledahmer.com
Phone	Email

Architect/Engineer/Surveyor/Other:

Kelly Carpenter	OWN, Inc.
Name	Company
8455 College Boulevard, Overland Park, KS 66210	
Address	
816-777-0400	kcarpenter@weareown.com
Phone	Email

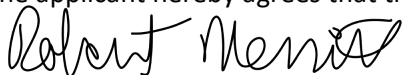
Owner

Robert Merritt	SML 1550, LLC
Name	Company
1200 E. 104th Street, Kansas City, MO 64131	
Address	
816-419-9206	rmerritt@cabledahmer.com
Phone	Email

Architect/Engineer/Surveyor/Other:

Beau Jarvis	Tessere
Name	Company
9229 Ward Parkway, Suite 210, Kansas City, MO 64114	
Address	
316-265-9367	beau.jarvis@tessere.com
Phone	Email

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

	3/24/2025		3/24/2025
Applicant's Signature	Date	Owner's Signature	Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: April 25, 2025

Case No. 25-810-01

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: Relocation of a Crash Champions operation to include

office, evaluation/estimating, shop & collision repair spaces.

Applicant: SML 1550 LLC (Robert Merritt)

Location of Property: 1550 S Noland Rd

Planning Commission Meeting Date: May 13, 2025, at 6:00 p.m.

City Council Meeting Date: July 7, 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.



OWN, Inc, Agent

Applicant (or Owner/Agent)

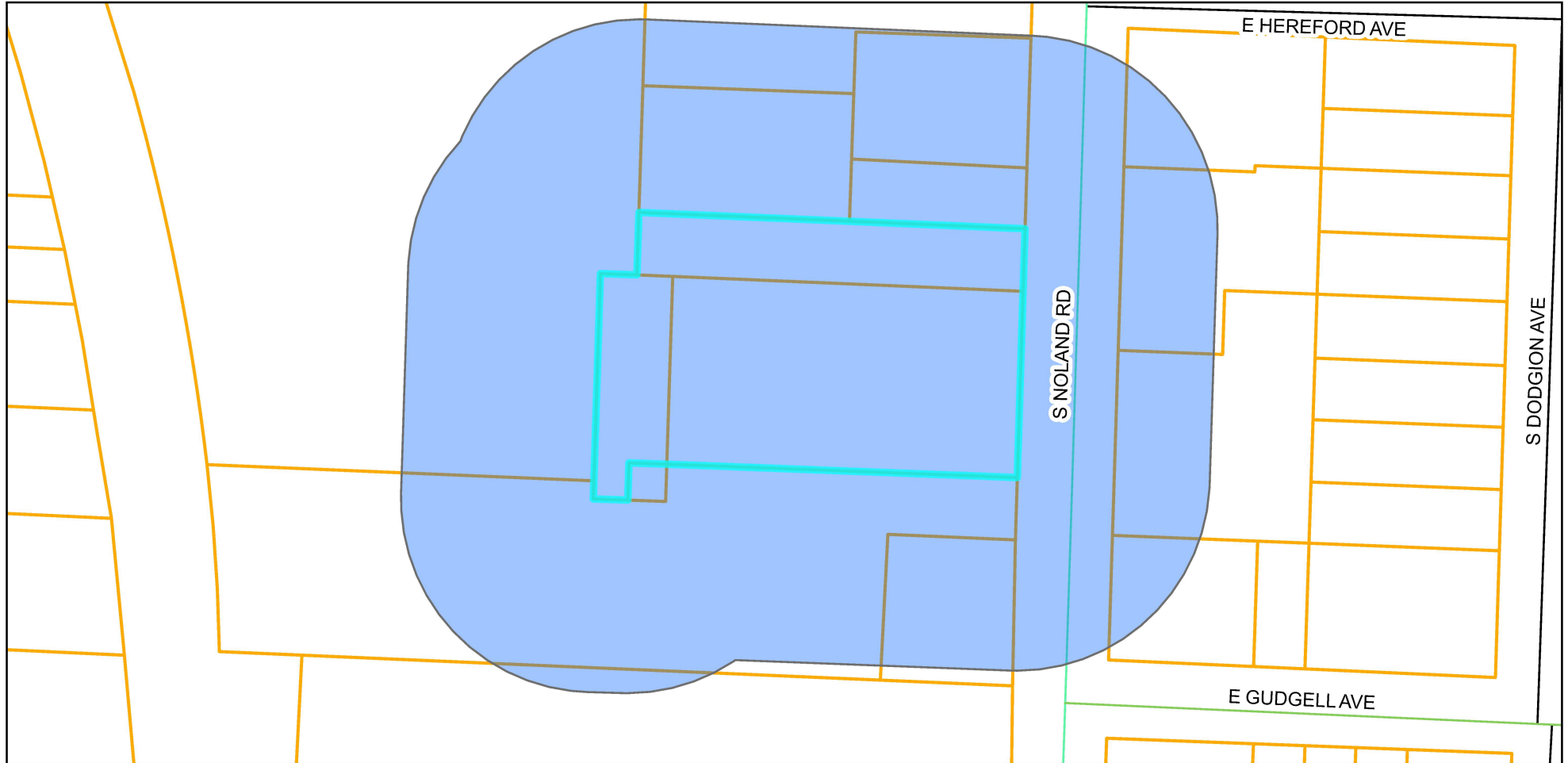
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
111 W FRANCIS ST	OAKWOOD ENTERPRISES LLC	PO BOX 900	INDEPENDENCE	MO	64051
1520 S NOLAND RD	LAKESIDE SHOPPING CENTER LLC	221 W LEXINGTON STE 400	INDEPENDENCE	MO	64050
1525 S NOLAND RD	JPI LLC	PO BOX 901514	KANSAS CITY	MO	64190
1550 S NOLAND RD	WELLINGTON REAL ESTATE LLC	16500 E 23RD ST	INDEPENDENCE	MO	64050
1600 S NOLAND RD UNIT 110	1600 SOUTH NOLAND ROAD INVESTMENTS LLC	1600 S NOLAND RD	INDEPENDENCE	MO	64055
1604 S NOLAND RD	LAKESIDE SHOPPING CENTER LLC	5359 MERRIAM DR	MISSION	KS	66205
1695 S NOLAND RD	BUDGET NOLAND RD LLC	8826 SANTA FE DR STE 300	OVERLAND PARK	KS	66212
1700 S NOLAND RD	TRD REAL ESTATE LLC	610 NW BLUE PKWY	LEES SUMMIT	MO	64063

Notification Area

1550 S Noland Rd

Case #25-810-01



Legend

-  Notification Area
-  COI_Parcels

0 125 250 500 Feet 

Prepared For: Board of Adjustment
Community Development Department
Meeting Date: May 15, 2025

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-810-01

I, Kelly S. Carpenter w/OWN, Inc., 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.**

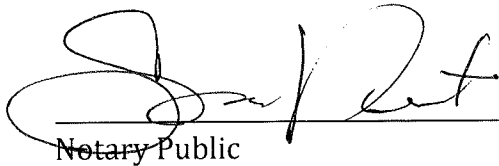
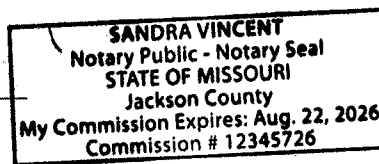
These notices were mailed on the 25th day of April, 2025.



OWN, Inc, Agent

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 25th day of April, 2025.


Notary Public

Aug. 22, 2026
Commission Expiration Date



OWNER:

SML 1550, LLC
ATTN: ROBERT MERRITT
13700 WYANDOTTE ST
KANSAS CITY, MO 64145
PH: (816) 419-9206
EMAIL RMERRITT@CABLEDAHMER.COM

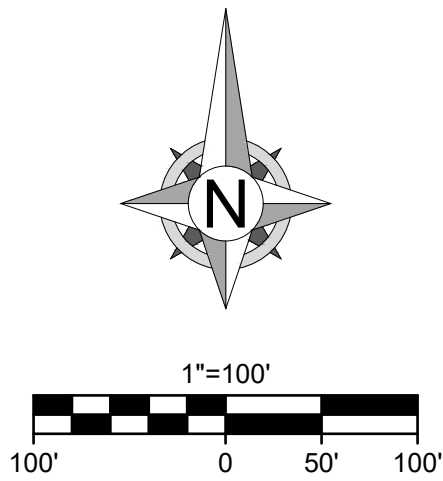
DEVELOPER:

CRASH CHAMPIONS
C/O CABLE-DAHMER, LLC
ATTN: ROBERT MERRITT
13700 WYANDOTTE ST
KANSAS CITY, MO 64145
PH: (816) 419-9206
EMAIL RMERRITT@CABLEDAHMER.COM

ENGINEER:

OWN, INC.
ATTN: KELLY CARPENTER
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
PH: (913) 709-3546
EMAIL KCARPENTER@WEAREOWN.COM

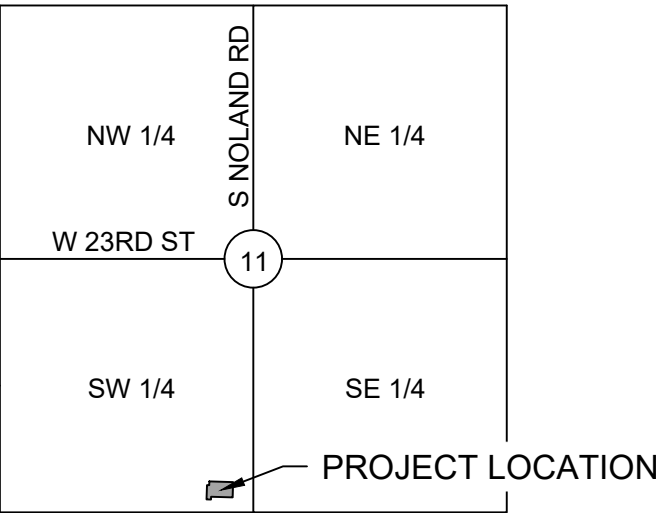
1550 S. NOLAND RD
INDEPENDENCE, MO 64055



SITE SUMMARY TABLE

CURRENT ZONING:	C-2/PUD
PROP. USE:	COLLISION REPAIR CENTER
HEIGHT EXIST. BUILDING:	17.7'
HEIGHT PROP. BUILDING:	22.5'
FLOOR AREA EXIST. BUILDING:	9,029 S.F. (10% OF TOTAL SITE)
FLOOR AREA PROP. BUILDING:	12,276 S.F. (14% OF TOTAL SITE)
PAVED AREA EXIST. AND PROP.:	44,627 S.F. (50% OF TOTAL SITE)
UNPAVED AREA EXIST. AND PROP.	23,150 S.F. (26% OF TOTAL SITE)
PARKING REQUIRED:	19 STALLS
PARKING PROP.:	46 STALLS
(DOES NOT INCLUDE 25 SPACES ON WEST SIDE OF ADDITION FOR STORAGE OF WRECKED VEHICLES AWAITING REPAIR)	

LOCATION MAP
SECTION 11, TOWNSHIP 49N, RANGE 32W
JACKSON COUNTY, MISSOURI
SCALE=NTS



SHEET INDEX

SHEET INDEX	
NUM	TITLE
C1	COVER
C1.1	SITE PLAN
C2	UTILITY PLAN
L1-L2	LANDSCAPE PLAN
G-111	TYPICAL MOUNTING HEIGHTS
A-101	FLOOR PLAN
A-121	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-421	TRASH ENCLOSURE ELEVATION
C6	ALTA SURVEY



8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com

FORMERLY ANDERSON ENGINEERING

A licensed Kansas
Engineering Corporation
COA# E-137

CRASH CHAMPIONS PRELIMINARY DEVELOPMENT PLAN

1550 S. NOLAND RD.
INDEPENDENCE, MO 64055

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10013

DRAWN BY: PJB

CHECK BY: KSC

ISSUED DATE: 2025-03-11

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

SHEET TITLE

COVER

SHEET NUMBER

C1

1 OF 6



FORMERLY ANDERSON ENGINEERING

CRASH CHAMPIONS PRELIMINARY DEVELOPMENT PLAN

REVISIONS

[illegible]

PROJECT NO: 24KC10013

DRAWN BY: PJE

CHECK BY: KSC

ISSUED DATE: 2025-03-13

PRELIMINARY
NOT FOR CONSTRUCTION

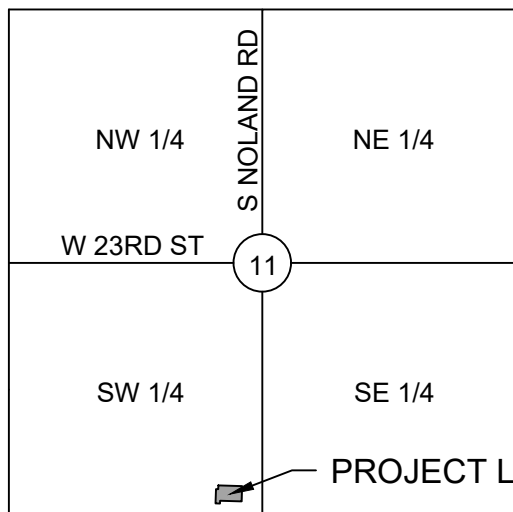
ISSUED BY:

LICENSE NO:

SITE PLAN

C1.1

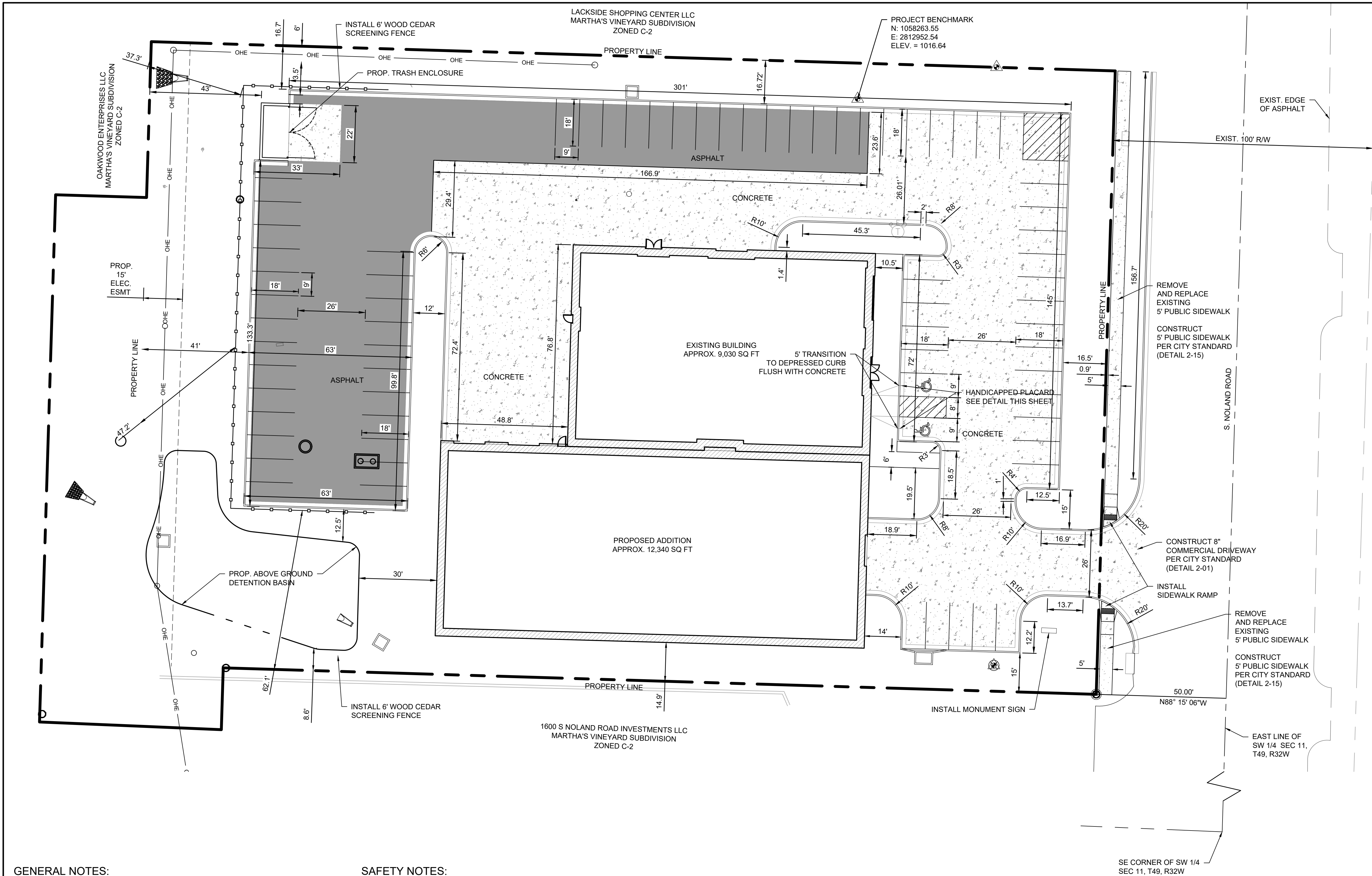
2 OF 6



**VAN
ACCESSIBLE
PARKING**

**\$50 - \$300
FINE FOR
VIOLATION**

HANDICAPPED PLACCARD DETAIL



1. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND FOUNDATION STEMMWALLS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
7. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

1. PARKING STALL AND AISLE DIMENSIONS ARE MEASURED FROM THE FACE OF CURB NOT FROM THE BACK OF CURB.
2. WHERE DISCREPANCIES EXIST BETWEEN THE APPROVED PLANS AND THE MINIMUM REQUIREMENTS TO MEET ADA, THE MORE STRINGENT OF THE TWO SHALL PREVAIL AS DETERMINED BY THE CITY OF INDEPENDENCE, MO.

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DESIGN ENGINEER OR WINNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

SML 1550, LLC
ATTN: ROBERT MERRITT
1200 E. 104TH ST.
KANSAS CITY, MO 64131
PHONE: (816) 419-9206
EMAIL: RMERRITT@CABLEDAHMER.COM

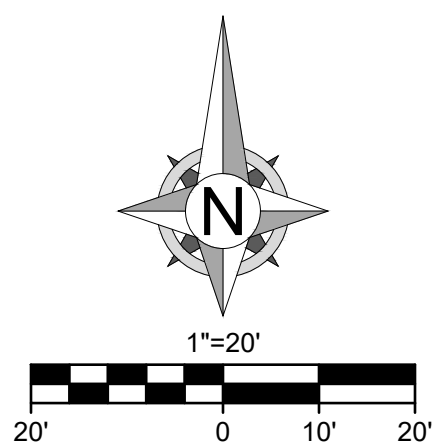
OWN, INC.
ATTN: KELLY CARPENTER, PE
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
PHONE: (816) 777-0400
EMAIL: KCARPENTER@WEAREOWN.COM

SML 1550, LLC
ATTN: ROBERT MERRITT
1200 E. 104TH ST.
KANSAS CITY, MO 64131
PHONE: (816) 419-9206
EMAIL: RMERRITT@CABLEDAHMER.COM

ALL OF LOTS 21 THROUGH 24, LOTS 31 THROUGH 34, AND ALL THAT PART OF THE VACATED SOUTH MAIN STREET ALL IN MARTHA'S VINEYARD, A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 88 DEGREES 15 MINUTES 42 SECONDS WEST, WITH THE SOUTH LINE OF LOTS 24 AND 31, A DISTANCE OF 371.00 FEET TO THE CENTERLINE OF VACATED SOUTH MAIN STREET; THENCE NORTH 01 DEGREE 44 MINUTES 54 SECONDS EAST, WITH THE CENTERLINE OF SOUTH MAIN STREET, A DISTANCE OF 240.00 FEET, TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 34 MARTHA'S VINEYARD; THENCE SOUTH 88 DEGREES 15 MINUTES 42 SECONDS EAST, WITH THE NORTH LINES OF LOTS 34 AND 21, AND THEIR WESTERLY PROLONGATION, A DISTANCE OF 371.00 FEET TO THE NORTHEAST CORNER OF LOT 21; THENCE SOUTH 01 DEGREE 44 MINUTES 54 SECONDS WEST, WITH THE EAST LINES OF LOTS 21, 22, 23, AND 24, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 89,040 SQUARE FEET OR 2.04 ACRES.

CURRENT ZONING:
PROP. USE:
HEIGHT EXIST. BUILDING:
HEIGHT PROP. BUILDING:
FLOOR AREA EXIST. BUILDING:
FLOOR AREA PROP. BUILDING:
PAVED AREA EXIST. AND PROP.:
UNPAVED AREA EXIST. AND PROP.:
PARKING REQUIRED:
PARKING PROP.:
(DOES NOT INCLUDE 25 SPACES OR
STORAGE OF WRECKED VEHICLES

C-2/PUD
COLLISION REPAIR CENTER
17.7'
22.5'
9,029 S.F. (10% OF TOTAL SITE)
12,276 S.F. (14% OF TOTAL SITE)
44,627 S.F. (50% OF TOTAL SITE)
23,150 S.F. (26% OF TOTAL SITE)
19 STALLS
46 STALLS
ST SIDE OF ADDITION FOR
(PITING REPAIR)





FORMERLY ANDERSON ENGINEERING

CRASH CHAMPIONS PRELIMINARY DEVELOPMENT PLAN

[illegible]

DRAWING INFORMATION

ISSUED DATE: 2025-03-17

PRELIMINARY
NOT FOR CONSTRUCTION

LICENSE NO:

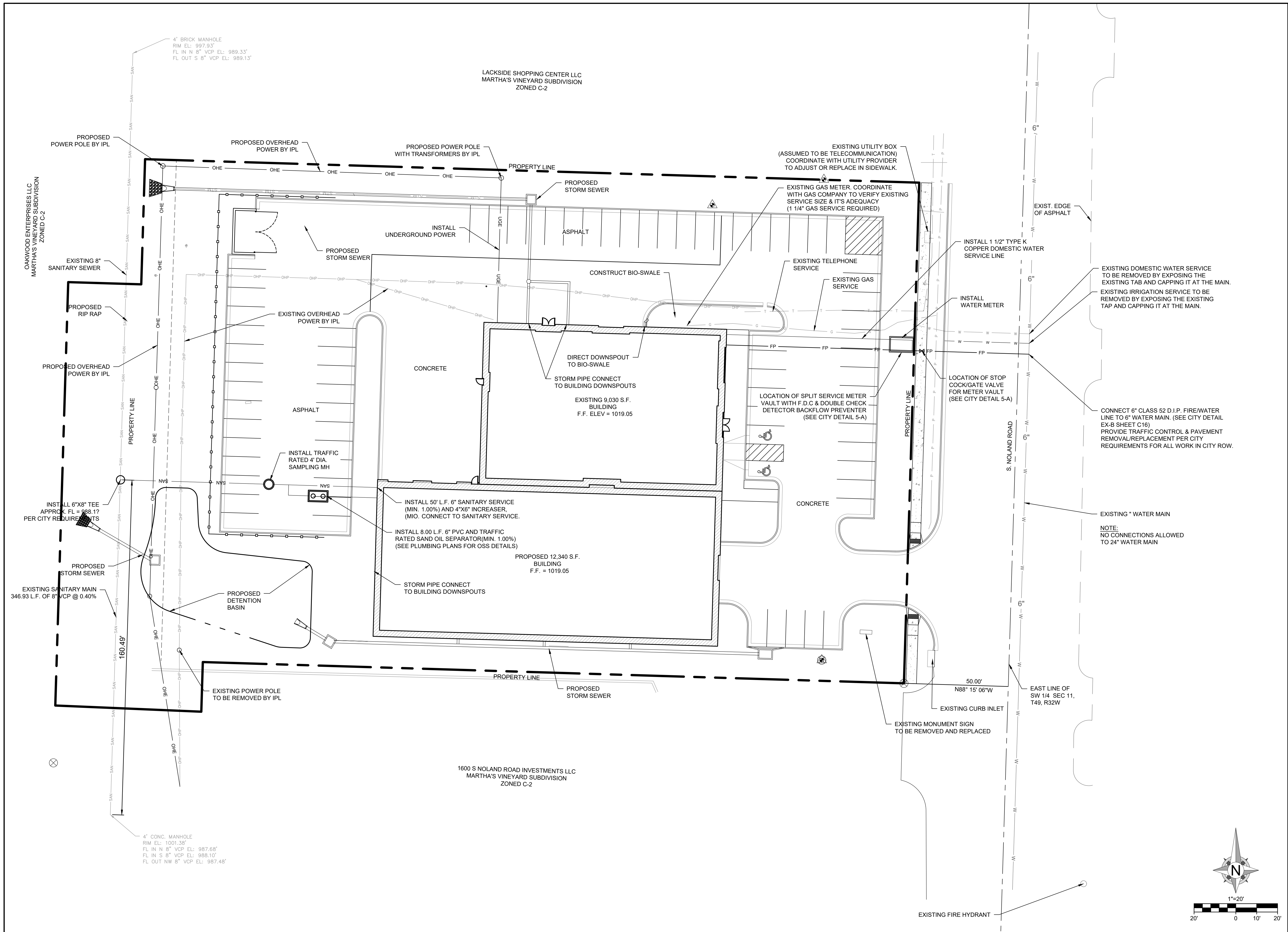
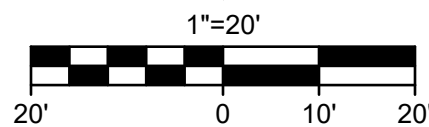
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C2

3 OF 4



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AS	9	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"	CAL
	GP	3	PRINCETON SENTRY MAIDENHAIR TREE / GINKGO BILOBA 'PRINCETON SENTRY' ** ALL MALE CULTIVAR ONLY	B & B	2"	CAL
	QP	3	AMERICAN DREAM OAK / QUERCUS BICOLOR 'JFS-KW12' TM	B & B	2"	CAL
	TB	4	BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	B & B	2"	CAL
EVERGREEN TREES						
	JB	6	BLUE POINT JUNIPER / JUNIPERUS CHINENSIS 'BLUE POINT'	B & B		6' TALL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
SHRUBS				
	JA	6	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'ANDORRA'	3 GAL
	JO	22	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	3 GAL
	PT	24	TINY WINE® NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	3 GAL
GRASSES & PERENNIALS				
	AI	55	SHINING BLUE BLUESTAR / AMSONIA ILLUSTRIS	1 GAL
	BG	19	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL
	CP	80	PRAIRIE SEDGE / CAREX PRAIREA	1 GAL
	PVS	43	SHENENDOAH SWITCH GRASS / PANICUM VIRGATUM 'SHENENDOAH'	1 GAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	DS	3,539 SF	DETENTION BASIN SEED MIX	SEED
	ROCK2	1,025 SF	ROUND SMOOTH STONE 1-3" / MISSOURI RAINBOW	ROCK
	ROCK	22 SF	ROUND SMOOTH STONE 4-5" / SALT & PEPPER	ROCK
	SOD	26,550 SF	TALL FESCUE / TURF TYPE TALL FESCUE	SOD

LEGEND

EXISTING 10" TREE TO SAVE AND PROTECT.

NOTE: CONTRACTOR SHALL INSTALL WOODEN LATH SNOW FENCING, BRIGHTLY COLORED PLASTIC CONSTRUCTION FENCING, CHAIN LINK FENCING, OR AN ALTERNATIVE BARRIER SECURELY ANCHORED TO FENCE POSTS AT THE PERIPHERY OF THE TREE'S DRIP LINE OR BEYOND TO PROTECT THE VEGETATION FROM ALL CONSTRUCTION ACTIVITIES, INCLUDING EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND MATERIALS.

LANDSCAPE SUMMARY

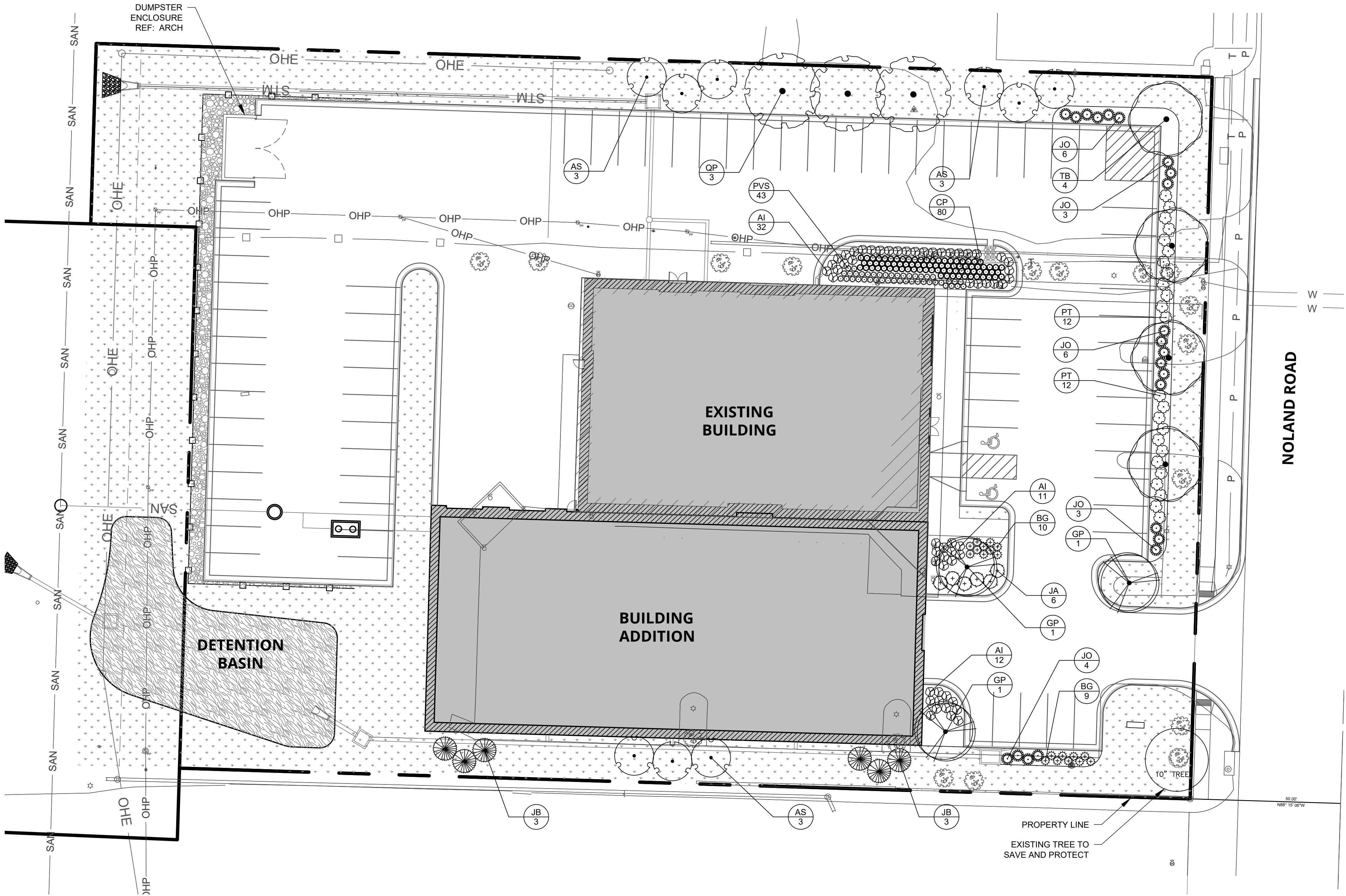
TREE PRESERVATION (14-500-03)
PROVIDED:
1 TREE BETWEEN 9-12" DBH = 2 CREDITS

STREET TREES - NONRESIDENTIAL DISTRICTS (15-503-02-D)
REQUIRED:
1 TREE PER 40 FEET OF STREET FRONTAGE:
NOLAND ROAD = 4 TREES
PROVIDED:
NOLAND ROAD = 4 TREES

LANDSCAPED OPEN SPACE (14-503-04-B)
REQUIRED:
MINIMUM 20% OF THE AREA WITHIN 20 FEET OF THE PERIMETER OF ALL BUILDINGS
PROVIDED:
MINIMUM 20% OF THE AREA WITHIN 20 FEET OF THE PERIMETER OF ALL BUILDINGS

PARKING LOT PERIMETER LANDSCAPING (15-503-05)
REQUIRED ON SITES WITH OVER 5 ACRES:
1 TREE AND 3 SHRUBS PER 40 FEET OF PARKING LOT PERIMETER:
45-4 FEET = 11 TREES AND 34 SHRUBS
PROVIDED:
11 TREES AND 34 SHRUBS

PARKING LOT INTERIOR LANDSCAPING (15-503-06)
REQUIRED:
EACH LANDSCAPE ISLAND MUST INCLUDE AT LEAST 1 TREE
1 TREE AND 3 SHRUBS FOR EVERY 20 PARKING SPACES
29 PARKING SPACES = 2 TREES AND 5 SHRUBS
PROVIDED:
2 TREES AND 5 SHRUBS



1 LANDSCAPE PLAN
SCALE = 1" = 20'-0"

GRAPHIC SCALE 20'

NORTH

landworks
STUDIO

102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

OWN
Engineering beyond.

8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com

FORMERLY ANDERSON ENGINEERING

A licensed Kansas
Engineering Corporation
COA# E-137

CRASH CHAMPIONS
PRELIMINARY
DEVELOPMENT PLAN

1550 S. NOLAND RD.
INDEPENDENCE, MO 64055

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION
PROJECT NO: 24KC10013
DRAWN BY: EMF
CHECK BY: EMF
ISSUED DATE: 04/28/2025

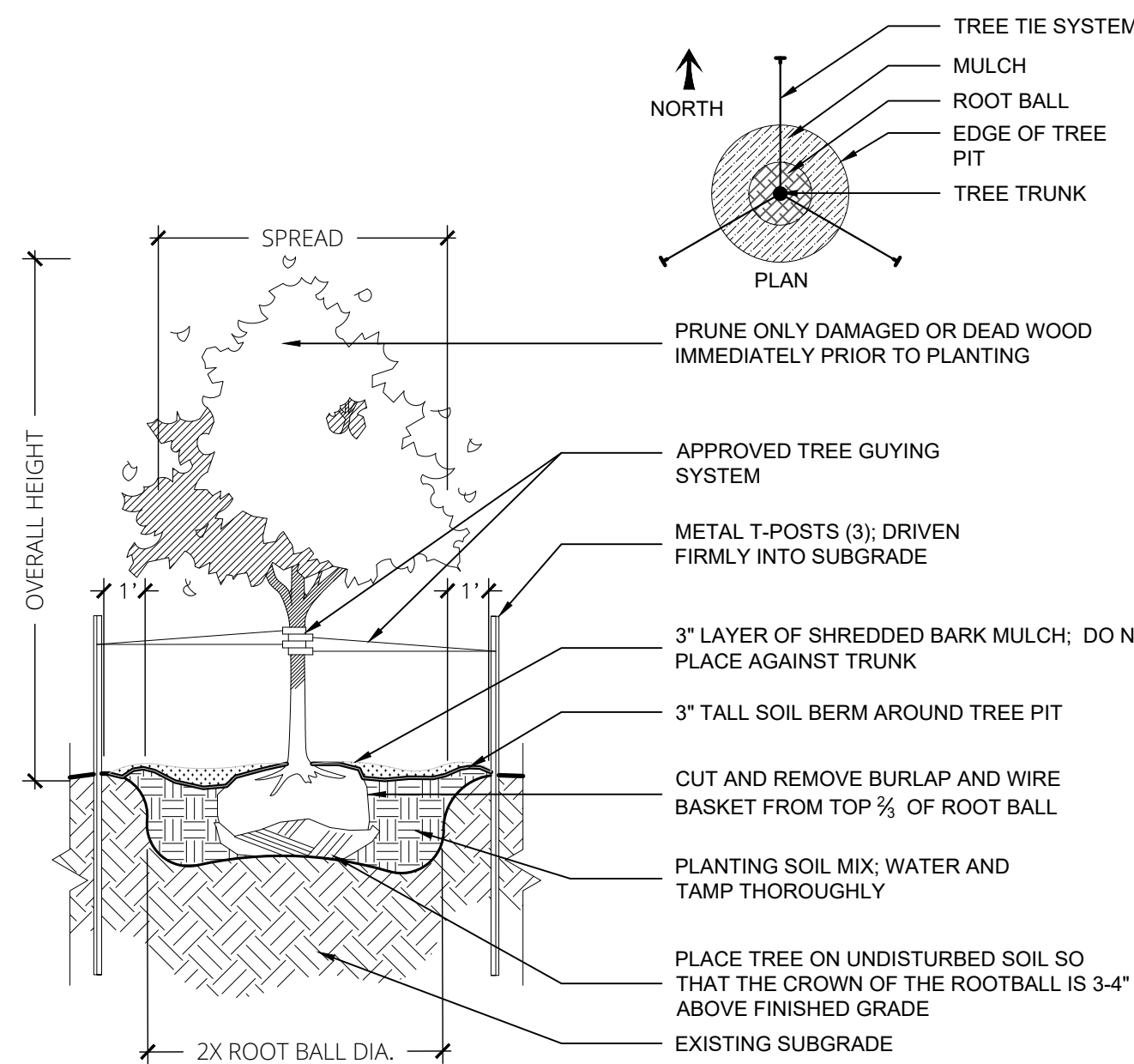
ISSUED BY: ERICA FLAD, PLA
LICENSE NO: 2010000196

SHEET TITLE

LANDSCAPE
PLAN

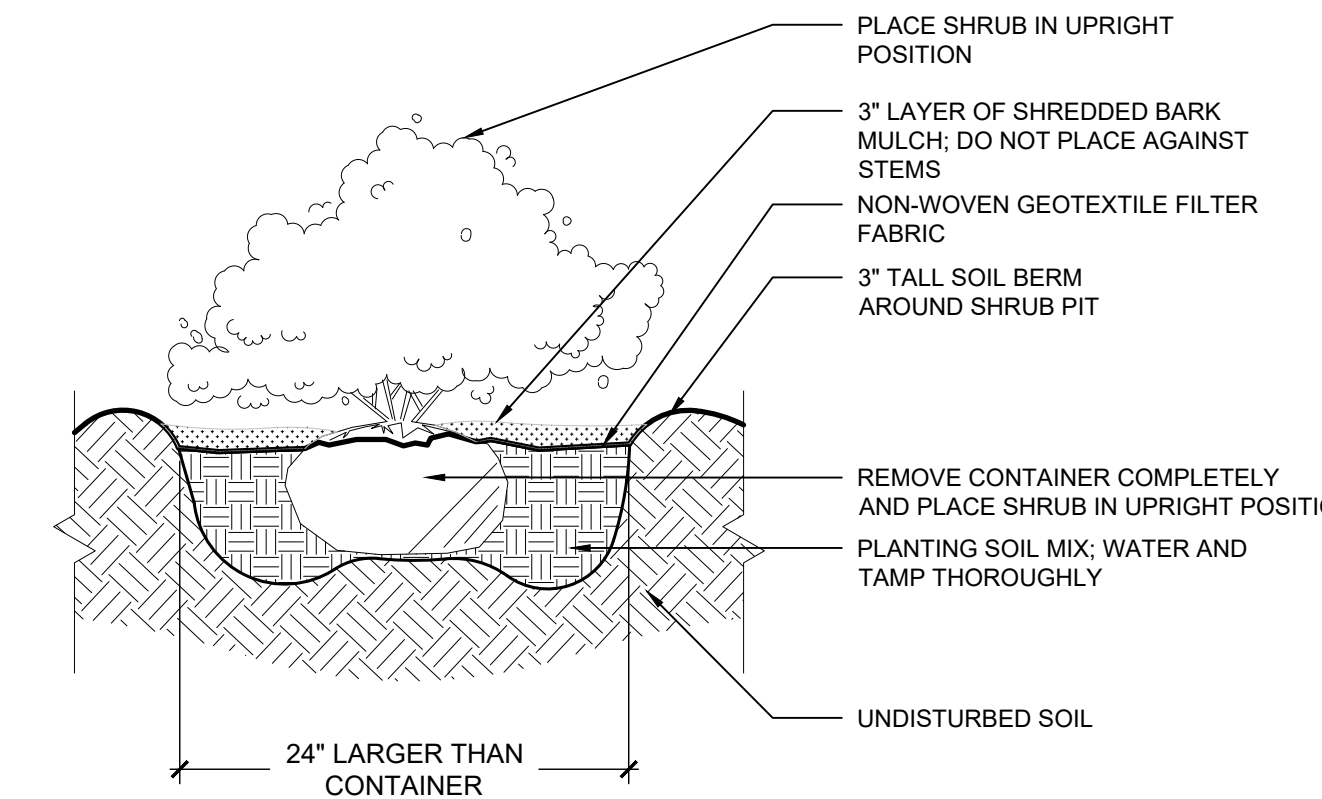
SHEET NUMBER

L1



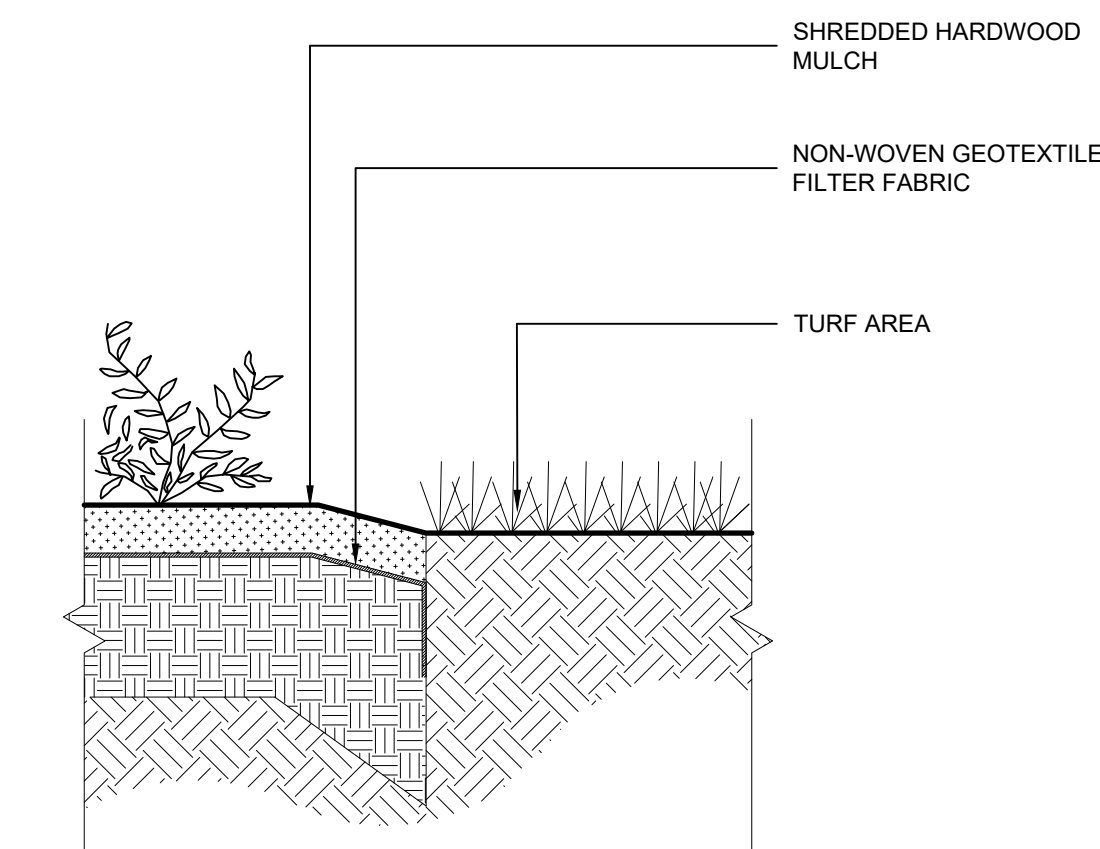
1 DECIDUOUS TREE PLANTING

SCALE = 1/4" = 1'-0"



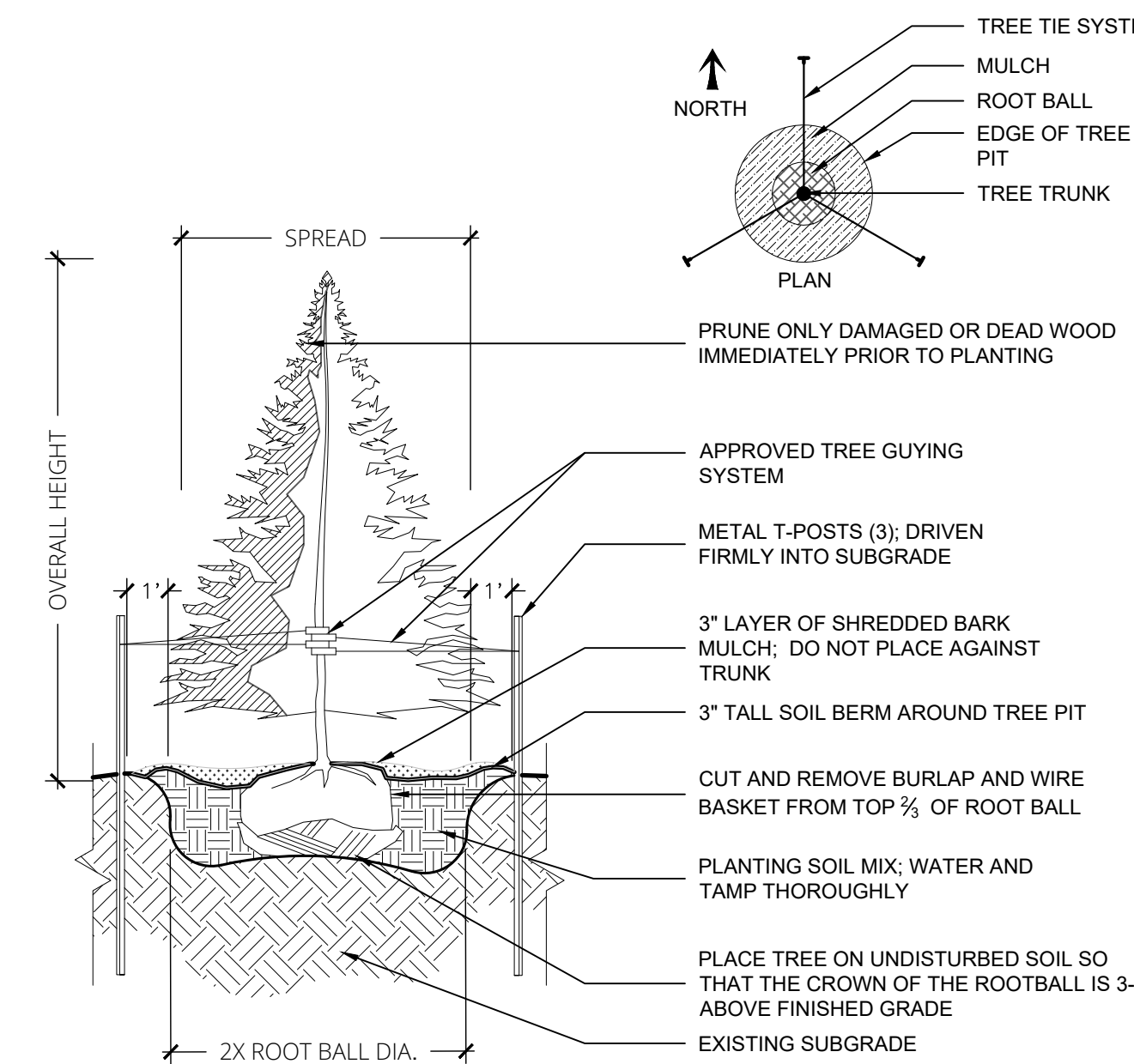
3 SHRUB PLANTING

SCALE = 1/2" = 1'-0"



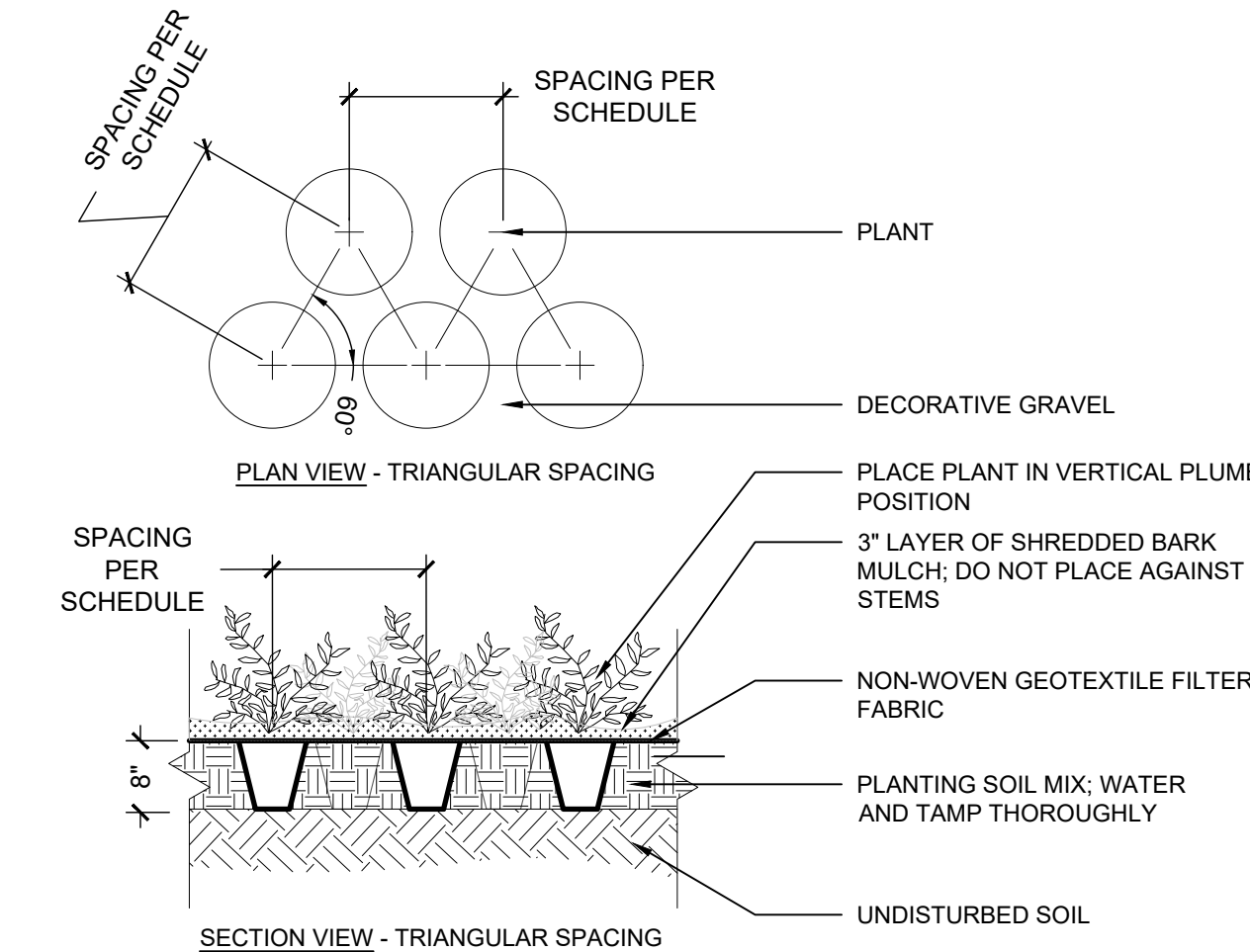
5 CULTIVATED LANDSCAPE EDGE

SCALE = 1" = 1'-0"



2 EVERGREEN TREE PLANTING

SCALE = 1/4" = 1'-0"



4 PERENNIAL & GRASS PLANTING

SCALE = 1/2" = 1'-0"

PLANTING NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED, OR LANDSCAPED WITH PLANT MATERIALS.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE BROUGHT TO FINISH GRADE AND SEEDED IN TURF-TYPE TALL FESCUE OR OTHER APPROPRIATE GROUND COVERS.
- CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL BE CONDUCTED BY A QUALIFIED SOIL-TESTING LABORATORY AND INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
- ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE SOIL TESTING ANALYSES FOR THE PLANTS TO BE GROWN. PROVIDE A ONE-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
- MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. ROOT BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP THEM MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - CREEPING GROUND COVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM EDGE OF PAVEMENT.
 - EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.
- TURF SOD SHALL COMPLY WITH TPI'S GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING. SOD SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS.
- TURF SEED SHALL COMPLY WITH T.U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. MULCH SHALL BE BROWN TO DARK BROWN IN COLOR. MULCH SHOULD NOT COME IN CONTACT WITH PLANTS.
- ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL: "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- BIO-SWALE SHALL HAVE MINIMUM 24" DEPTH OF RAIN GARDEN MARC BMP BLEND SOIL PROVIDED BY MISSOURI ORGANIC, OR AN APPROVED EQUAL. THE GROWING MEDIA SHALL HAVE A MOISTURE CONTENT LOW ENOUGH TO PREVENT VISIBLE CLUMPING AND COMPACTION DURING PLACEMENT. CONTRACTOR SHALL PLACE GROWING MEDIA IN HORIZONTAL LIFTS NOT TO EXCEED 6" FOR THE ENTIRE BIO-SWALE FACILITY, EACH LIFT SHALL BE LIGHTLY WATERED TO ENCOURAGE SETTLING. IF THE GROWING MEDIA BECOMES CONTAMINATED WITH UNDESIRE MATERIALS DURING CONSTRUCTION, THE UNDESIRE MATERIALS SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED GROWING MEDIA AT THE CONTRACTOR'S EXPENSE. TO ACCOUNT FOR SETTLING, CONTRACTOR SHALL INSTALL A SURCHARGE LIFT OF GROWING MEDIA OVER THE ENTIRE BIO-SWALE FACILITY. SURCHARGE LIFT SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 14 DAYS PRIOR TO BRINGING THE BIO-SWALE TO FINISHED GRADE. THE ENTIRE SURFACE OF THE GROWING MEDIA SHALL BE ROTO-TILLED TO A DEPTH OF 6" AT FINAL GRADING. MECHANICAL COMPACTION OF THE GROWING MEDIA IS NOT PERMITTED. COMPACTION OF THE GROWING MEDIA SHALL NOT EXCEED 85 PERCENT DENSITY PER ASTM D1557.

WATER PERMEABILITY TEST

- A WATER PERMEABILITY TEST IS REQUIRED IN ORDER TO DETERMINE THE TYPE OF SOIL THE PLANT MATERIAL IS PLANTED IN. THIS REQUIRES A SHARP SHOOTER SPADE DUG 18 INCHES INTO THE GROUND. FILL THE HOLE WITH WATER AND IF AFTER 18 HOURS THE HOLE STILL RETAINS THE WATER, THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING.
- IF THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING, THE FOLLOWING TWO POSSIBLE REMEDIES ARE RECOMMENDED. THE FIRST REMEDY IS TO INSTALL A TEN-FOOT WIDE RAISED PLANTING BED IN ORDER TO PROVIDE ACCEPTABLE PLANTING SOIL. THE HEIGHT OF THE BED IS THE AMOUNT OF SOIL IT TAKES TO COVER THE ROOT BALL OF THE PLANT TO A LEVEL TWO INCHES ABOVE THE BALL. THE BED MUST BE COVERED WITH FOUR INCHES OF MULCH TO PROVIDE FOR MOISTURE RETENTION. A SECOND REMEDY IS TO EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL, ALLOWING THE ROOT BALL TO REST ON THE CLAY SOIL. EXCAVATE AN AREA FIVE TIMES THE SIZE OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL. THIS MUST ALLOW THE TREE ROOTS TO SPREAD INTO ADEQUATE SOIL AND PROVIDE AN ESTABLISHED ROOT SYSTEM BEFORE SPREADING INTO THE POORER SOIL.



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A licensed Kansas
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COA# E-137

CRASH CHAMPIONS PRELIMINARY DEVELOPMENT PLAN

1550 S. NOLAND RD.
INDEPENDENCE, MO 64055

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10013

DRAWN BY: EMF

CHECK BY: EMF

ISSUED DATE: 04/28/2025

ISSUED BY: ERICA FLAD, PLA

LICENSE NO: 2010000196

SHEET TITLE

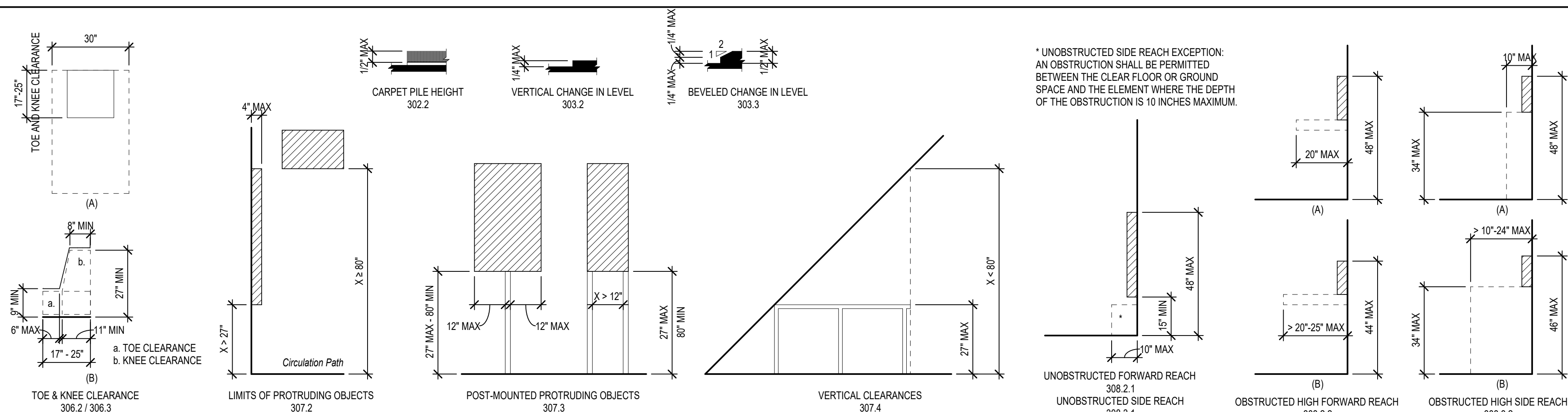
LANDSCAPE
DETAILS & NOTES

SHEET NUMBER

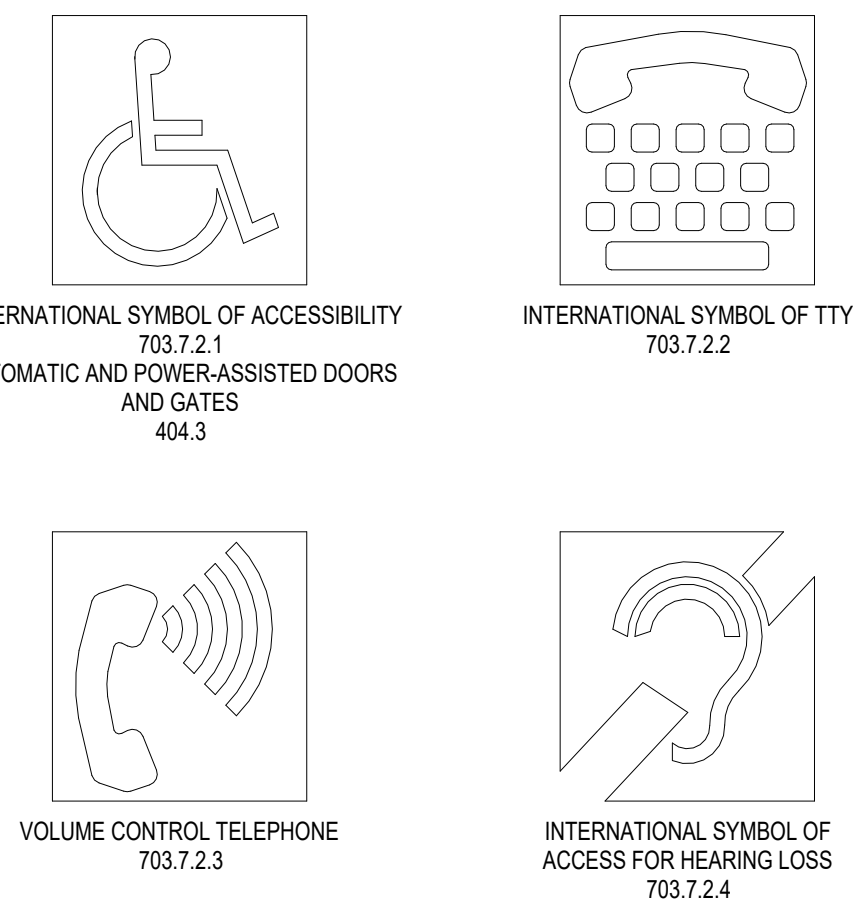
L2



BUILDING BLOCKS



SYMBOLS OF ACCESSIBILITY



SHEET NOTES

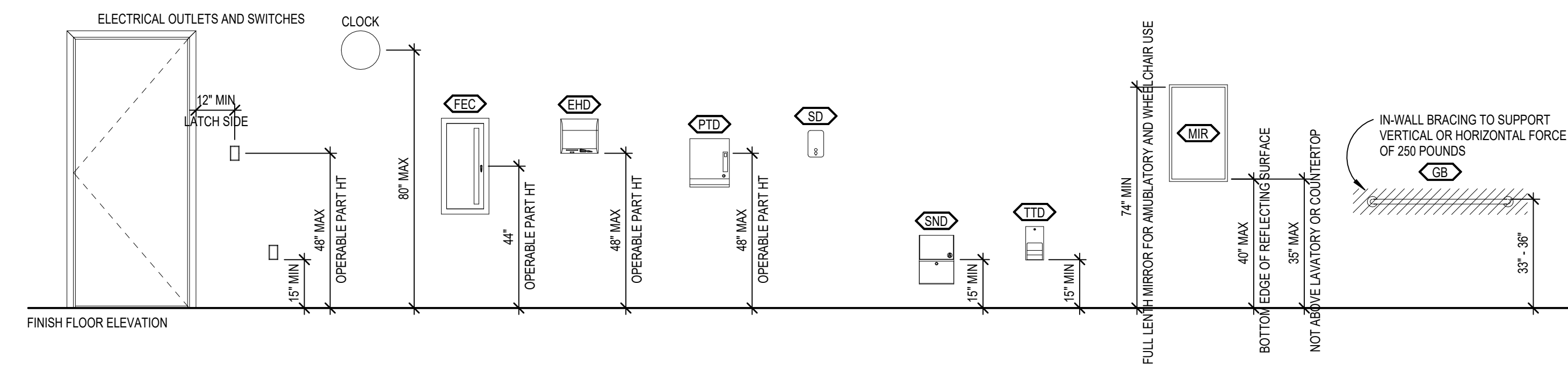
- A. THESE ARE TYPICAL DIAGRAMS INTENDED TO SHOW MOUNTING HEIGHTS, DIMENSIONS, SPATIAL REQUIREMENTS, ACCESS TO BOTH ACCESSIBLE AND NON-ACCESSIBLE FIXTURES AND ACCESSORIES.
- B. NOT ALL DEVICES, FIXTURES, ACCESSORIES, ETC. THAT ARE SHOWN IN THESE DIAGRAMS ARE APPLICABLE TO THIS PROJECT. REFER TO ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS, FINISH SCHEDULE, SCHEDULE OF FINISHES AND PROJECT MANUAL FOR ADDITIONAL INFORMATION AND IDENTIFICATION OF WHICH SPECIFIC DEVICES, FIXTURES AND ACCESSORIES ARE INCLUDED UNDER THIS CONTRACT.
- C. COMPLY WITH THE MOUNTING HEIGHTS SHOWN ON THESE DIAGRAMS UNLESS OTHERWISE SPECIFICALLY NOTED ELSEWHERE ON THESE DRAWINGS.
- D. ALL DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH MATERIAL.
- E. CLEAR FLOOR SPACE TO THE KNEES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES



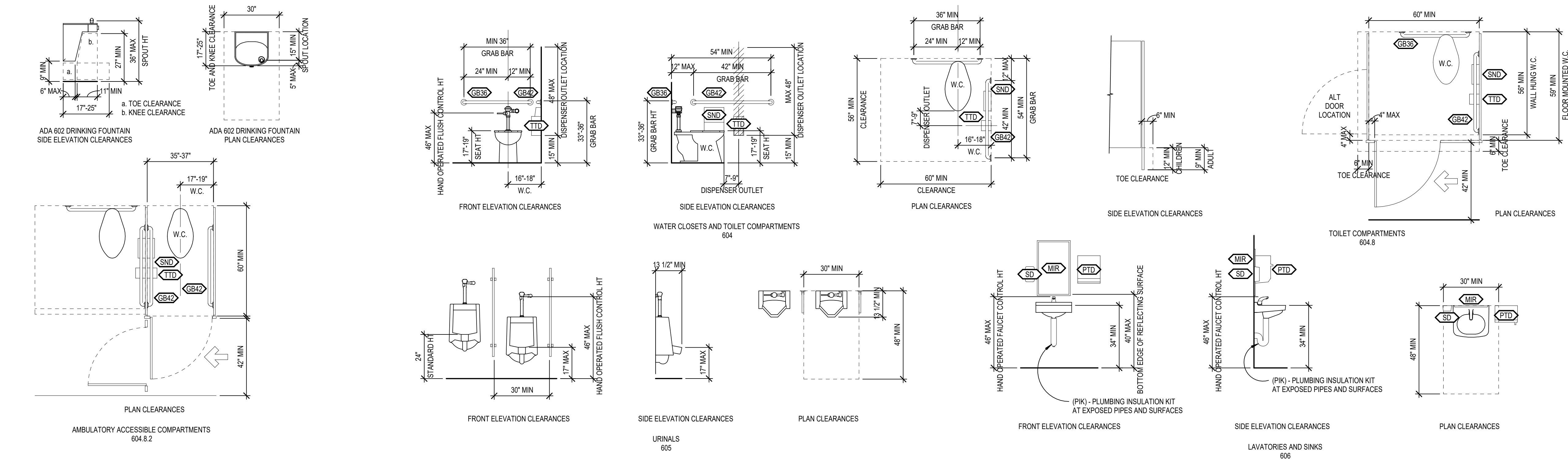
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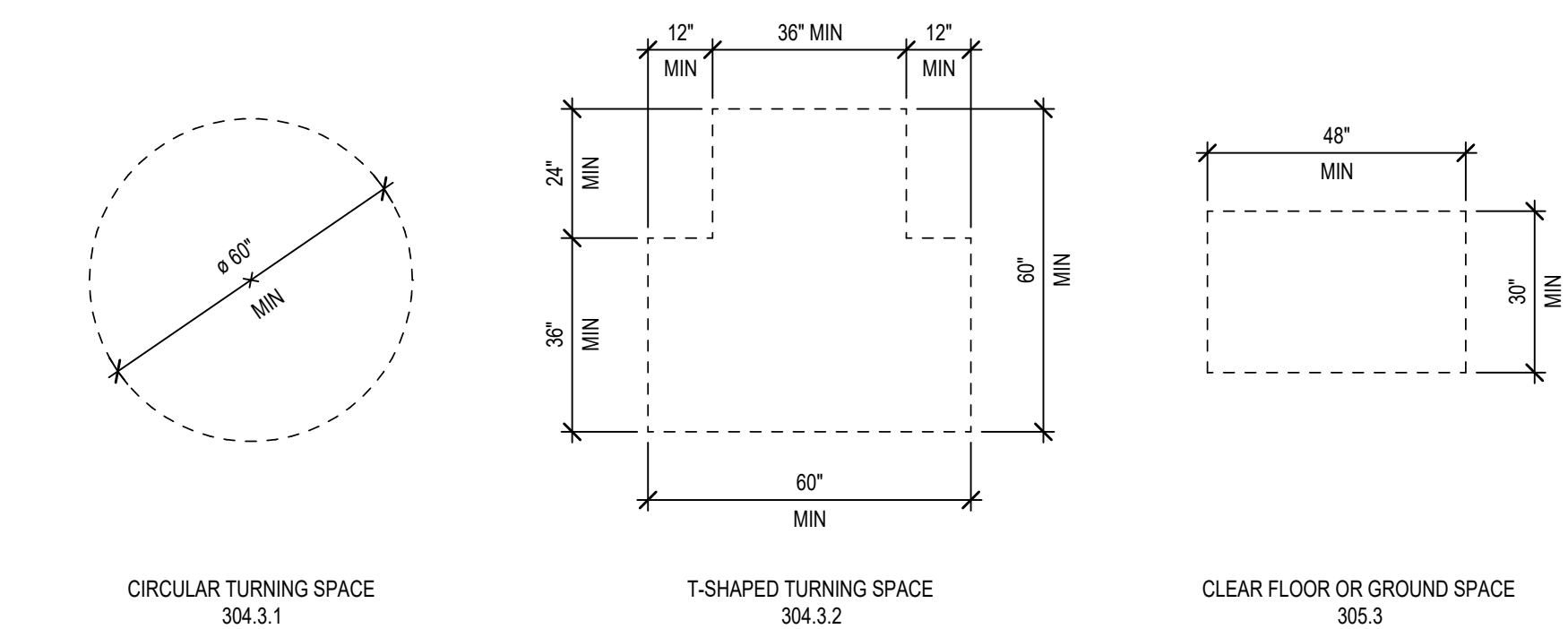
TYPICAL MOUNTING HEIGHTS



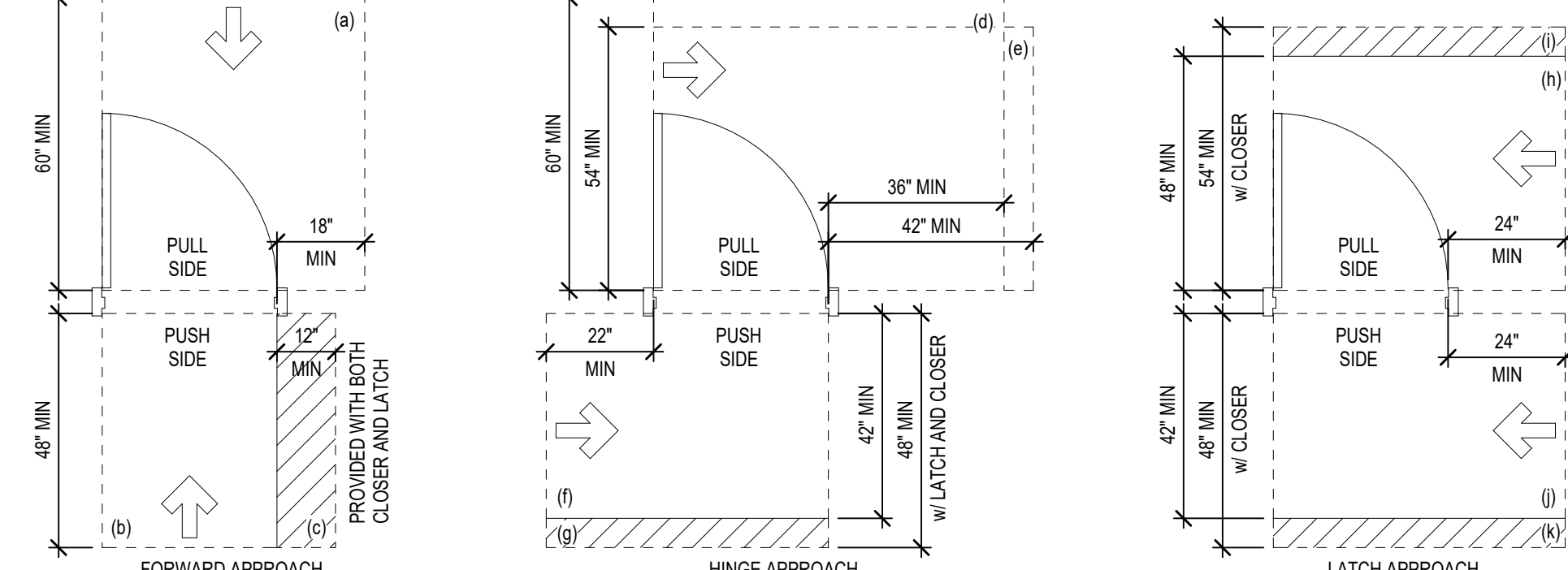
PLUMBING ELEMENTS AND FACILITIES



CLEAR FLOOR AND GROUND SPACE



DOOR MANEUVERING CLEARANCES



VAN ACCESSIBLE STALL SIGN DETAIL



INDEPENDENCE, MO

CRASH CHAMPIONS
1550 S Noland Rd, Independence, MO 64055

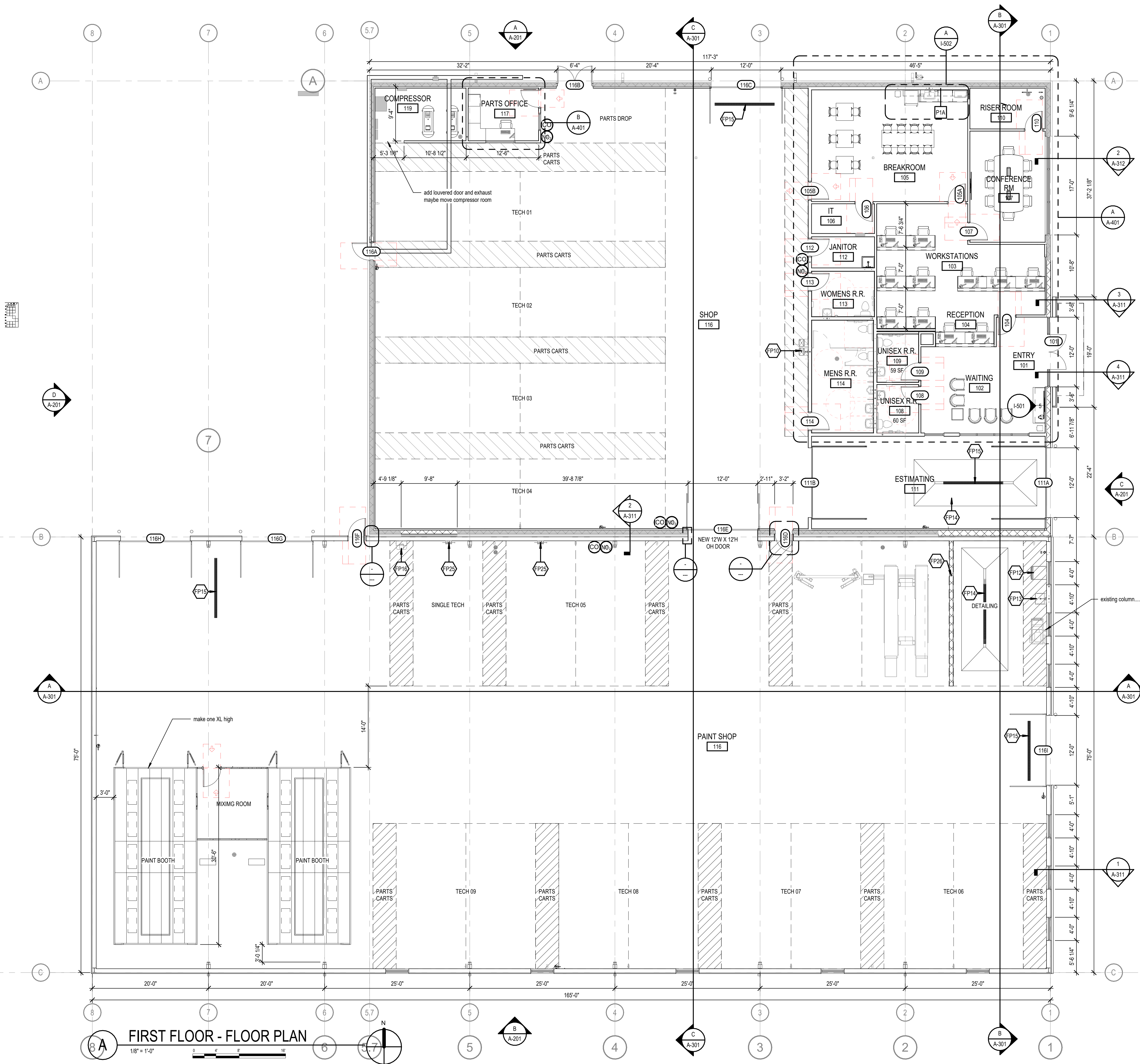
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FILE PATH: AutodesK Docs://21692R24008 CrashChampions IndependenceMO/21692R24008 CrashChampions-Independence MO-Build.mv

△	DESCRIPTION	DATE
PROJECT NO:	21692R24008	
STATUS:	75% COORDINATION SET	
DATE:	4/21/2025	
DRAWN BY:	SMC,JW	
CHECKED BY:	BTJ	

TYPICAL MOUNTING HEIGHTS AND CLEARANCES

G-111



FIRST FLOOR - FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

- DIMENSIONS ARE FROM FACE OF STUD OR MASONRY TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
- REF PARTITION TYPES SHEET FOR INTERIOR PARTITION WALL ASSEMBLY INFORMATION
- PRIOR TO CONSTRUCTION, GC TO VERIFY WITH MANUFACTURER OR SUPPLIER, ALL DIMENSIONS OF FIXTURES AND EQUIPMENT. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSION ARE TO BE LOCATED 4" OFF OF ADJACENT PERPENDICULAR WALL STUD UNO
- WINDOW AND DOOR OPENING DIMENSIONS REPRESENT ROUGH OPENINGS
- FRAMER IS RESPONSIBLE FOR PROVIDING ALL BLOCKING REQUIRED FOR ANY WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELVING, EXTERIOR LIGHT FIXTURES, WINDOW TREATMENTS, HARDWARE, ETC. G.C. RESPONSIBLE FOR COORDINATION WITH OWNER, FF&E VENDORS AND OTHER VENDORS FOR BLOCKING AND ROUGH IN REQUIREMENTS.
- ALL CONCEALED WOOD TO BE FIRE TREATED. ALL WOOD THAT IS TO BE IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED
- SEALANT TO BE INSTALLED AT, BUT NOT LIMITED TO, THE FOLLOWING AREAS: BETWEEN EXTERIOR WALLS AND FOUNDATIONS AND AROUND ALL EXTERIOR BUILDING ENVELOPE OPENINGS, EXTENTS OF CABINETRY MEETING GYP WALLS, INTERIOR AND EXTERIOR PERIMETER OF ALL DOOR FRAMES, WINDOW FRAMES, AND GYP BOARD OPENINGS, AND PERIMETER OF ALL TOILETS, URINALS, AND SINKS TO FLOOR AND WALLS. REF SPEC SECTION 079200 FOR SEALANT INFORMATION. PLUMBING CONTRACTOR RESPONSIBLE FOR SEALING AT ALL PLUMBING FIXTURES
- MOLD RESISTANT GYP BD. TO BE USED IN ALL WET AREAS, INCLUDING, BUT NOT LIMITED TO: WALLS IN PUBLIC AND PRIVATE RESTROOMS, PLUMBING FIXTURE WALLS, AND AROUND ALL MOP SINKS. FIBER CEMENT BOARD TO BE USED IN LIEU OF MOLD RESISTANT GYP BOARD AS DIRECTED ELSEWHERE
- REFER TO INTERIOR SHEETS & EQUIPMENT SHEETS FOR CASEWORK, FINISH, FURNITURE, EQUIPMENT AND ACCESSORY INFORMATION.
- NOT USED.
- REFER TO RESPONSIBILITY MATRIX FOR OWNER PROVIDED FURNITURE AND EQUIPMENT.
- CONTRACTOR TO PROVIDE NEW MOISTURE BARRIER WHERE EXISTING CONCRETE SLAB WILL BE REMOVED AND/OR WHEN INFILLING EXISTING OPENINGS
- COORDINATE LOW VOLTAGE TELEPHONE / DATA / SECURITY / IT WORK WITH OWNER AND WITH LOCAL TELEPHONE COMPANY BEFORE BEGINNING WORK
- STRUCTURAL AND MEP CONTENT SHOWN IN ARCHITECTURAL DRAWINGS IS FOR DESIGN INTENT REFERENCE ONLY. REFER TO FULL DRAWING SET FOR SPECIFIC INFORMATION PERTAINING TO EACH TRADE

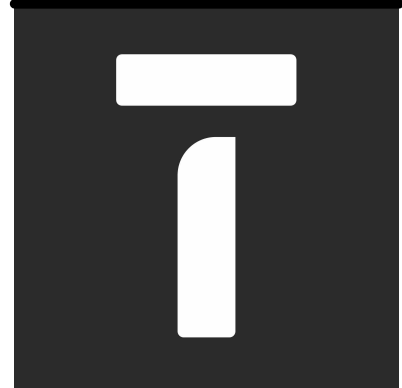
FLOOR PLAN LEGEND

	NEW WALL ASSEMBLY		EXISTING WALL ASSEMBLY
	NEW MASONRY WALL ASSEMBLY		EXISTING MASONRY WALL ASSEMBLY
	EXISTING WALL ASSEMBLY DEMO		

FLOOR PLAN KEYNOTES

FP10	BI-LEVEL DRINKING FOUNTAIN. REF MEP.
FP12	ALL-IN-ONE WASHER/DRYER. REF MEP.
FP13	UTILITY SINK. REF PLUMBING.
FP14	SLOPE CONCRETE 1/4" PER FOOT TO TRENCH DRAIN.
FP15	NEW TRENCH DRAIN. REF PLUMBING AND STRUCTURAL. PROVIDE NEW VAPOR BARRIER.
FP16	SELF-CONTAINED WALL-MOUNTED EYEWASH STATION
FP25	NEW EV CHARGER. REF MEP.
FP26	NEW 6'X6" CONCRETE CURB.

PRODUCT SPECIFICATIONS	
NAME	MANUF/DESCRIPTION
CURTAIN WALL	AMCRAFT MANUFACTURING, INC/MATERIAL: 11" HIGH 14 OZ. LAMINATED VINYL W/LEATHER GRAIN FINISH, FIRE RETARDANT; COLOR: GRAY/WELDVIEW BLUE/WHITE (FROM BOTTOM TO TOP); TOP EDGE: REINFORCED W/GRAPHS; 12" ON CENTER; FLOOR SWEEP; TO STOP AIR FLOW THROUGH 1" GAP FROM BOTTOM OF CURTAIN TO THE FLOOR MADE WITH 14 OZ. LAMINATED VINYL IN BLACK; WEIGHTED BOTTOM. CHAIN SEWN INTO BOTTOM HEM. NOTE: G.C. TO VERIFY HEIGHT/WIDTH AND MOUNTING OPTION FOR CURTAIN WALL BASED ON EXISTING CEILING CONDITIONS.
RETRACTABLE BOLLARDS	THE BOLLARD EXPERTS: MANUAL RETRACTABLE - SERIES #MR4000



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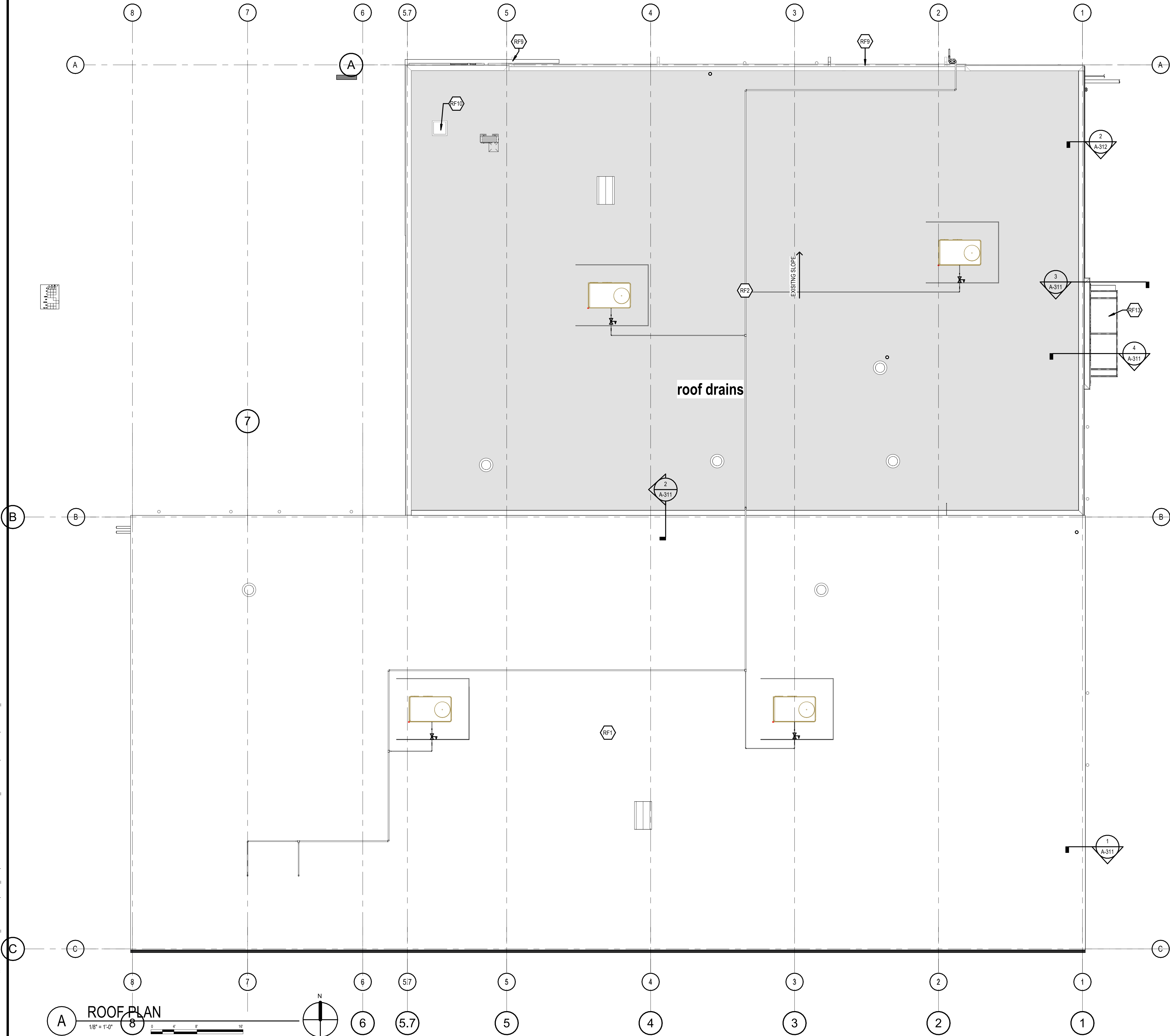
INDEPENDENCE, MO

CRASH CHAMPIONS
1550 S Noland Rd, Independence, MO 64055

DESCRIPTION	DATE
PROJECT NO:	21692R24008
STATUS:	75% COORDINATION SET
DATE:	4/21/2025
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CHECKED BY:	BTJ

ARCHITECTURAL
FLOOR PLAN

A-101



ROOF LEGEND	
	AREA NOT IN SCOPE OF WORK U.N.O.
	ROOF CRICKET
	EXPANSION JOINT LOCATION
	INDICATES DIRECTION OF FLOW / ROOF SLOPE

GENERAL NOTES	
#	NOTES
A	ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, ACCEPTED CONSTRUCTION STANDARDS, AND CONFORM TO ALL BUILDING CODES AND REGULATIONS.
B	ALL ROOFS TO SLOPE 1/4" PER FOOT MIN. U.N.O. ALL CRICKETS TO SLOPE 90 DEGREES TO ROOF PLANE AND SLOPE 1/2" PER FOOT MIN. U.N.O..
C	CONTRACTOR TO PROVIDE ALL NECESSARY FLASHINGS AND CAULKING TO PROVIDE A WATER-TIGHT BUILDING. ALL FLASHING CONCEALED FROM VIEW TO BE GALVANIZED METAL. ALL VISIBLE FLASHING TO BE PRE-FINISHED METAL. U.N.O. ALL VISIBLE CAULKING TO MATCH COLOR OF ADJACENT SURFACES.
D	ALL PARAPET, CURBS, PENETRATIONS, FLASHINGS, ETC. TO BE PER MANUFACTURER'S STANDARD DETAIL REQUIREMENTS.
E	SEE MECHANICAL PLANS FOR HVAC UNIT LOCATIONS, EXHAUST FAN LOCATIONS, PIPE PENETRATIONS, ETC.. SEE ELECTRICAL PLANS FOR ALL ELECTRICAL CONDUIT PENETRATIONS. FLASH ALL PENETRATIONS PER ROOFING MANUFACTURER'S STANDARD ROOF FLASHING DETAILS.
F	ALL ROOFING AND FLASHING SHALL FORM A WATER TIGHT SYSTEM AND SHALL BE WARRENTED BY ROOFING MANUFACTURER FOR 20 YEARS (LABOR AND MATERIALS).
G	PROVIDE RUBBER ROOF WALKING TREADS (FULLY ADHERED TO ROOF) AS APPROVED BY ROOFING MANUFACTURER. INSTALL FROM ROOF HATCH TO EACH HVAC UNIT.
H	PAINT UNDERSIDE OF PARAPET CAP FLASHING WITH FACTORY BONDED PAINT GRIP OR PRIMER.
I	EXHAUST FANS MIN 10'-0" AWAY FROM ALL AIR INTAKE/SUPPLY.

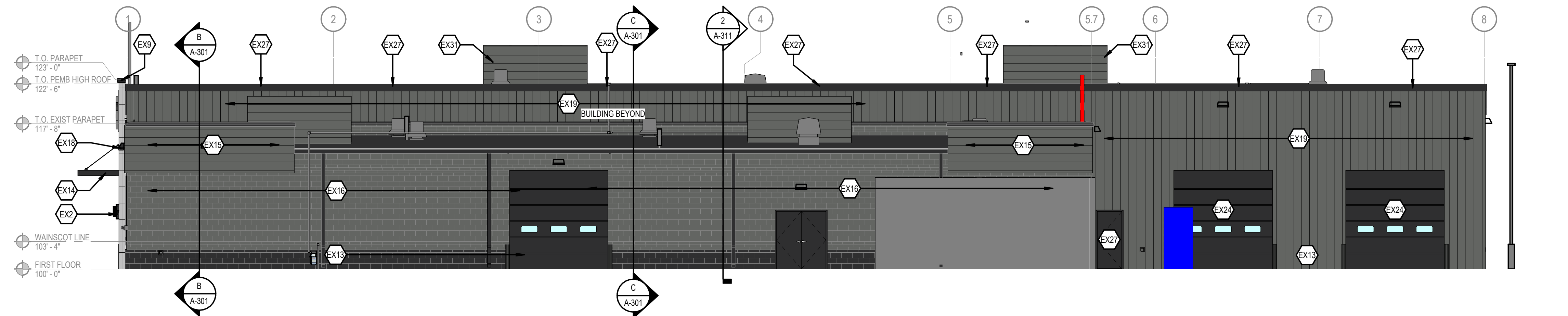
ROOF PLAN KEYNOTES	
RF1	NEW PREFINISHED BATTENLOK HS STANDING SEAM METAL. ROOF. COLOR: TRUE BLACK.
RF2	EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS REQUIRED.
RF9	GUTTER AND DOWNSPOUTS
RF10	ROOF HATCH
RF13	NEW CANOPY REF. B/A-411



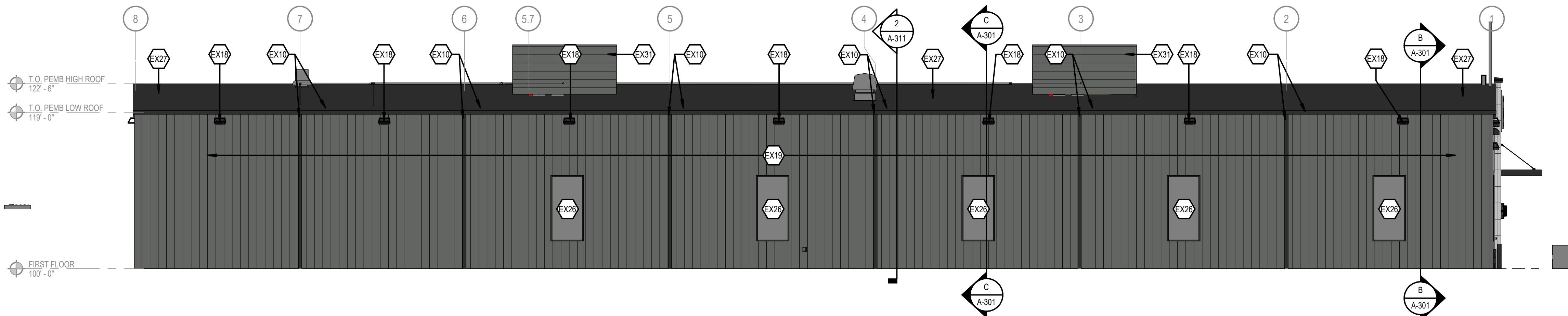
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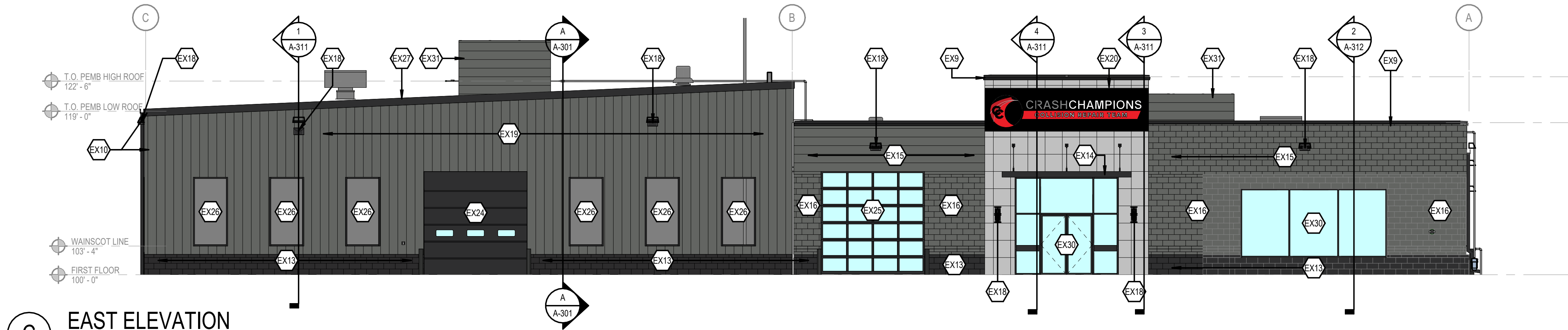
ROOF PLAN
A-121



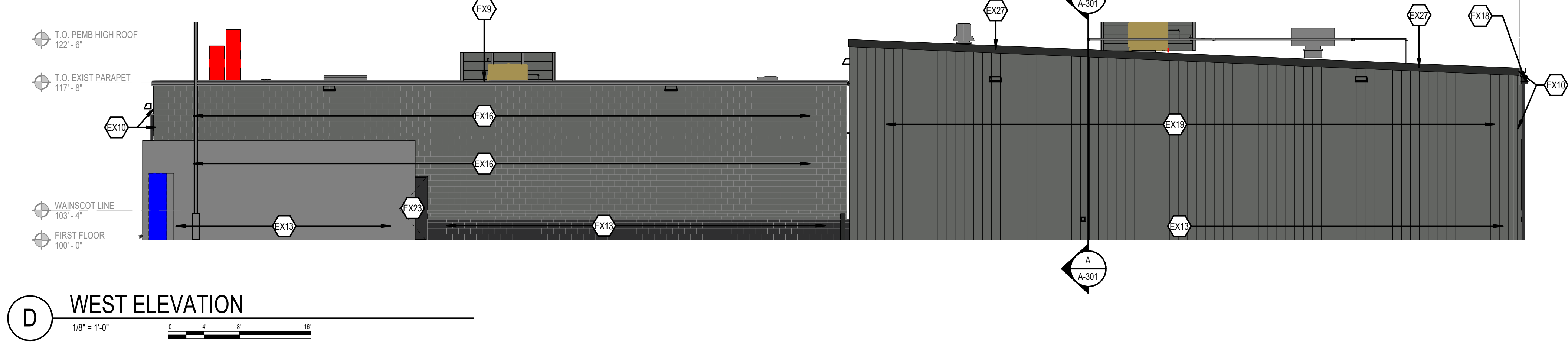
A NORTH ELEVATION
1/8" = 1'-0"



B SOUTH ELEVATION
1/8" = 1'-0"



C EAST ELEVATION
1/8" = 1'-0"



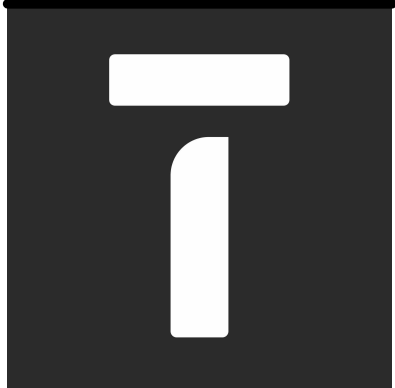
D WEST ELEVATION
1/8" = 1'-0"

EXTERIOR NOTES:

- BUILDING MOUNTED EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO MEP/DETAIL DRAWINGS FOR SPECIFICATIONS, TYP.
- EXTERIOR SIGNAGE IS BY OWNER AND TO BE COORDINATED WITH OWNER'S SIGN VENDOR. THE EXTERIOR SIGNAGE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL REQUIRED SIGN PERMITS.
- ALL WALL MOUNT EXHAUST FANS/DOVERS TO HAVE A COLOR TO MATCH ADJACENT BUILDING COLOR, U.N.O., SUBJECT TO ARCHITECT APPROVAL. REFER TO MECHANICAL DRAWINGS FOR FINAL LOCATIONS AND ADDITIONAL INFORMATION.
- EXPPOSED METAL FLASHING AND MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR, U.N.O..
- CAULK AND SEAL ALL BUILDING JOINTS AS REQUIRED TO PROVIDE WEATHER TIGHTNESS.

EXTERIOR KEYNOTES

EX2	DECORATIVE WALL SCOURCE, REF ELEC
EX9	MATERIAL: METAL COPING CAP/ROOF TRIM COLOR: SW-6258 'TRICORN BLACK'
EX10	MATERIAL: METAL GUTTER/DOWNSPOUTS COLOR: SW-6258 'TRICORN BLACK'
EX13	CMU BLOCK VENEER COLOR: SW-6258 'TRICORN BLACK'
EX14	NEW METAL CANOPY, COLOR: SW-6258 'TRICORN BLACK'
EX15	MATERIAL: HORIZONTAL RIBBED METAL PANEL, MORIN MATRIX MX-1 COLOR: PREFINISHED ZINC GRAY
EX16	PAINT COLOR: SW 7068 'GRIZZLE GRAY'
EX18	EXTERIOR LIGHT FIXTURE, REF ELECTRICAL
EX19	MATERIAL: VERTICAL METAL PANEL, MBCI MANUF. FW-120 PANEL COLOR: SLATE GRAY
EX20	MATERIAL: MCM PANEL -3A COMPOSITES USA INC - ALUCOBOND PLUS MALE/FEMALE RAINSREEN. COLOR: NATURAL COLLECTION; BRUSHED STAINLESS
EX23	HOLLOW METAL DOOR AND FRAME COLOR: SW-6258 'TRICORN BLACK'
EX24	STEEL SECTIONAL OVERHEAD DOOR COLOR: SW-6258 'TRICORN BLACK'
EX25	ALUMINUM SECTIONAL OVERHEAD DOOR FRAME COLOR: SW-6258 'TRICORN BLACK'
EX26	ALUMINUM SPANDREL WINDOW; MFR: KAWNEER; MODEL: TRI-FAB VERSAGLAZE 451-T COLOR: ANODIZED BLACK
EX27	MATERIAL: STANDING SEAM METAL ROOFING, MBCI MANUF. BATTENLOK HS COLOR: TRUE BLACK
EX30	ALUMINUM STOREFRONT SYM, MANUFACTURER: KAWNEER MODEL: TRI-FAB VERSAGLAZE 451-T COLOR: ANODIZED BLACK
EX31	METAL RTU SCREEN MANUFACTURER: ENVISOR OR EQUIVALENT MODEL: HORIZONTAL 7.2 RIBBED SOLID COLOR: SLATE GRAY



TESSERE
www.tessere.com

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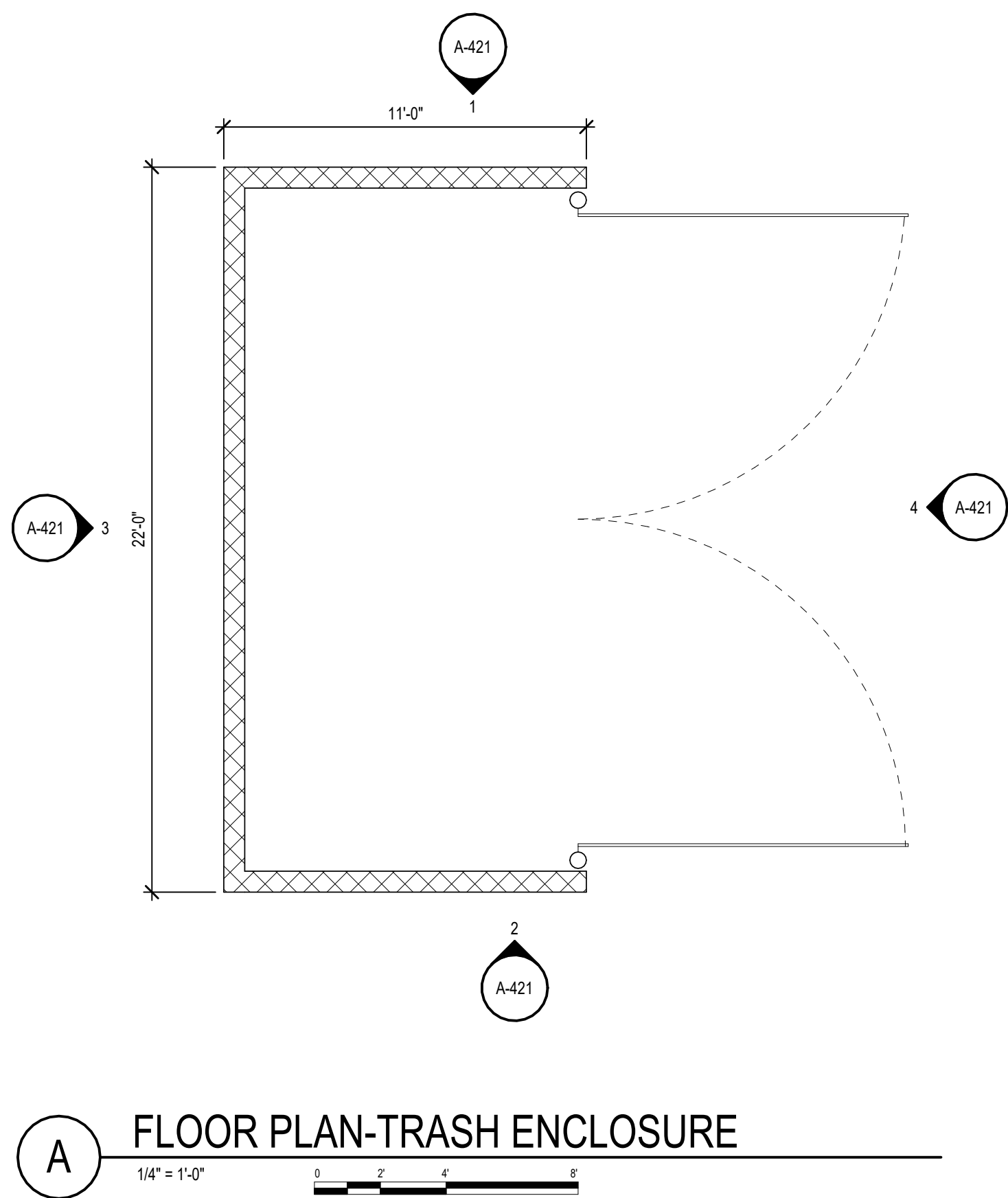
INDEPENDENCE, MO

CRASH CHAMPIONS
1550 S Noland Rd, Independence, MO 64055

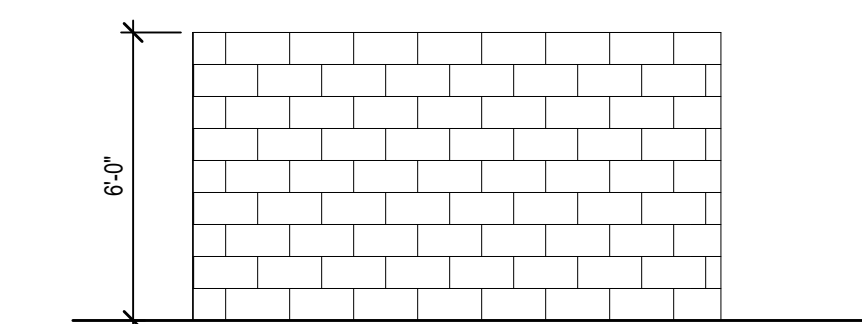
DESCRIPTION	DATE
PROJECT NO:	21692R24008
STATUS:	75% COORDINATION SET
DATE:	4/21/2025
DRAWN BY:	SMC_JW
CHECKED BY:	BTJ

EXTERIOR ELEVATIONS

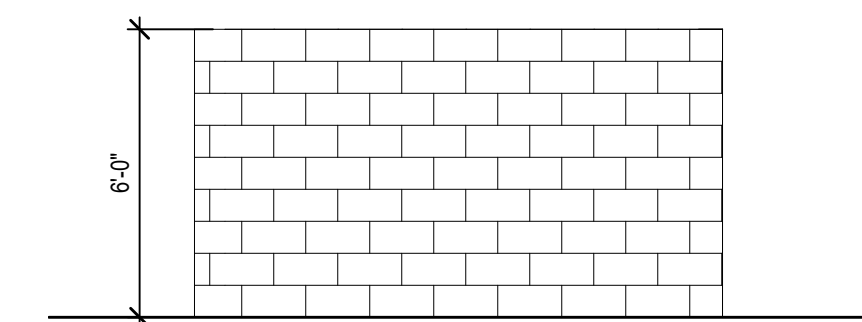
A-201



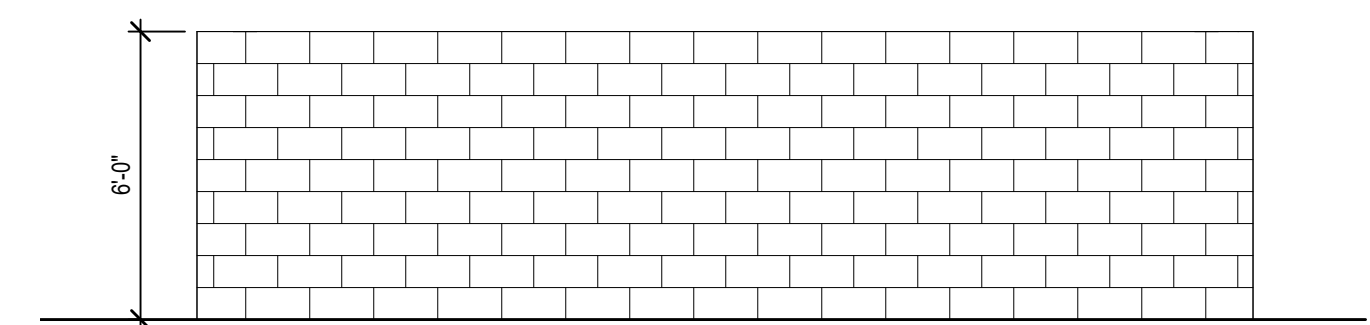
A FLOOR PLAN-TRASH ENCLOSURE
1/4" = 1'-0"



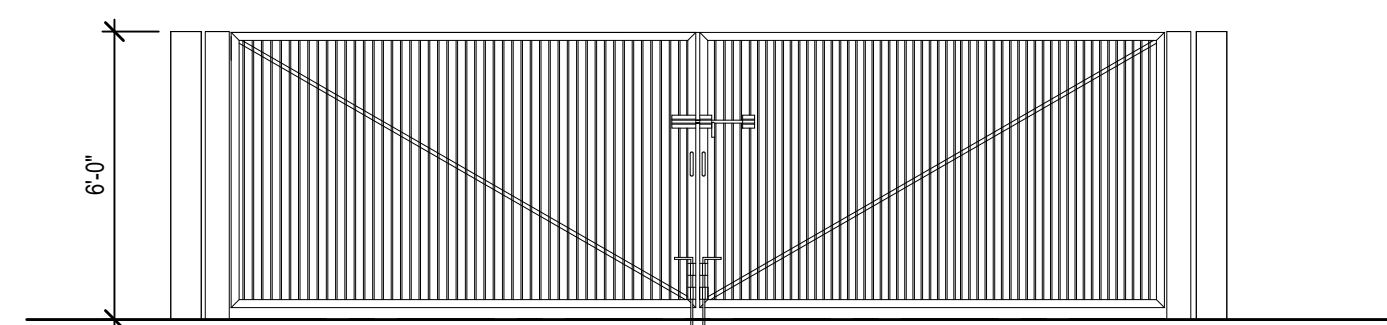
1 NORTH ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"



2 SOUTH ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"



3 WEST ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"

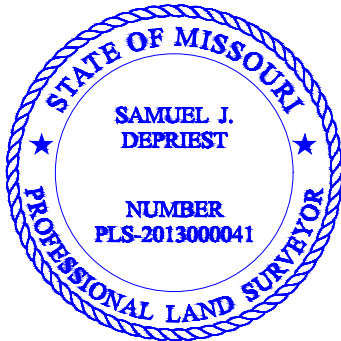


4 EAST ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"

	DESCRIPTION	DATE
PROJECT NO:		21692R24008
STATUS:	75% COORDINATION SET	
DATE:		4/21/2025
DRAWN BY:		SCJW
CHECKED BY:		BTJ

UTILITY EASEMENT VACATION

All that part of a vacated alley in Martha's Vineyard, a subdivision in the City of Independence, Jackson County, Missouri (as recorded in Document No. I-76697 in Book I230 at page 1483), being more particularly described as follows: commencing at the southeast corner of Lot 24 thence North 88 degrees 15 minutes 42 seconds West with the south line of Lot 24 a distance 176.00 feet to the southeast corner of Lot 34, said point being on the west line of aforesaid alley; thence North 01 degrees 44 minutes 54 seconds East, with the east lines of Lots 31, 32, and 33, Martha's Vineyard and the west line of said vacated 16.00 foot alley, a distance of 180.00 feet to the southeast corner of Lot 34, said point also being the point of beginning; thence continuing North 01 degrees 44 minutes 54 seconds East, with the east line of Lot 34, a distance of 60.00 feet to the northeast corner of said Lot 34; thence South 88 degrees 15 minutes 42 seconds East, with the easterly prolongation of the north line of said Lot 34, a distance of 10.00 feet; thence South 01 degrees 44 minutes 54 seconds West, and no longer with the easterly prolongation of the north line of said Lot 34, a distance of 60.00 feet; thence North 88 degrees 15 minutes 42 seconds West, with the easterly prolongation of the south line of Lot 34, a distance of 10.00 feet to the point of beginning. The above described tract of land contains 600 square feet or 0.01 acres.



05/07/2024

City of Independence Municipal Services

Right-of-Way Division

111 E. Maple Ave., Independence, MO 64050

Date: 5/6/2024

Re: Proposed Easement/Street Vacation

I, Jackie Davis, as managing member of Wellington Real Estate LLC, the owner of the property located at 1550 S Noland Rd, Assessor's Parcel No.26-530-16-27-00-0-00-000 AND 26-530-16-10-00-0-00-000 located in the City of Independence, County of Jackson, State of Missouri. I have reviewed the attached Exhibit B that indicates the location of the proposed vacation of Easement. I agree with and support the request for the proposed Easement Vacation.

Signed

Jackie Davis

Wellington Real Estate LLC

A handwritten signature in black ink, appearing to read 'Jackie Davis', is written over a horizontal line.

Date

5-6-2024

Legend

Parcels

Right-of-Way

Municipal Boundaries

Proposed Land Use (Comp Plan)

Residential Neighborhoods

Residential Urban Neighborhoods

Mixed Use

Neighborhood Commercial

Community Commercial

Regional Commercial

Office

Business Park

Industrial

Civic/Public

Community Attraction

Parks

Agricultural

Trust Center

Contact Esri

Report Abuse

120'

60'

60'

35'

203'

180'

336'

168'

410'

198.5'

M'69

M'35

630'

125'

140'

125'

120.5'

180'

180'

10'

Noland

E GUDGELL AVE

0' 60' 120'

Page 395 of 404
Esri Community Maps Contributors, City



Legend
Zoning District

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL





Planning Commission Minutes

May 13, 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 5/13/2025, 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Edward Nesbitt.

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 29, 2025

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

PUBLIC HEARINGS

1. Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S – A request by Noland Market to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial).

Brian Harker noted this case is being presented with the second Case 25-200-01.

Staff Presentation

Mr. Harker presented the cases. 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

Jacob with Olsson Associates, 1301 Burlington Street, Kansas City, stated he's available for any questions.

Public Comments

No public comments.

Commissioner Comments

Chairwoman Wiley stated she thinks this will be a great addition to the neighborhood.

In response to Commissioner Ferguson's question, Mr. Harker explained where the entrances will be located.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

2. **Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S** – A request by Noland Market to operate a convenience store.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

3. **Case 25-810-01 - Preliminary Development Plan – 1550 S. Noland Road** – A request by Cable-Dahmer/Crash Champions for Preliminary Development Plan approval for a body shop.

Staff Presentation

Mr. 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

Robert Merritt, 1200 E. 104th Street, Kansas City, stated the configuration changed due to grading on the property. He said the look and feel of the project is still the same and they are okay with the conditions as outlined by staff.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 10, 2025

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

Hartman Heritage Proposed Budget							
7/1/2025 - 6/30/2026							
			Recomendation '25-'26		Approved '24-'25		Adjustment
Grounds Maintenance/Repairs			\$63,000.00		58,232.00		\$4,768.00
Utilities			\$5,000.00		5,000.00		0
Insurance			\$1,500.00		1,468.00		\$32.00
Driveway Repairs/Maint.			\$8,000.00		26,400.00		-\$18,400.00
Administrative Costs			\$9,000.00		9,000.00		\$0.00
Legal			\$3,000.00		3,000.00		\$0.00
Misc./Bank fees			\$800.00		500.00		\$300.00
Total Expenses			\$90,300.00		103,600.00		-\$13,300.00
50% Carryover			\$45,000.00		\$52,000.00		\$7,000.00
Less Begining Cash		<i>Estimate</i>	\$85,000.00		\$102,879.86		\$17,879.86
FUNDING - Jackson County CID - CORP			Fiscal Yr. '25-'26		Fiscal Yr. '24-'25		Fiscal Yr. '23-'24
<i>Total Square Footage for District</i>			394,400		394,400		495,027
<i>Special Assessment per</i>			\$0.18		\$0.18		\$0.18
			\$70,992.00		\$70,992.00		\$89,104.86
				Note:	City purchased GEHA building - Tax Exempt		
					Resulting in a reduction of annual income		

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: INDEPENDENCE		Reporting Period: May 1, 2025 - May 29, 2025	
Mailing Address: 111 EAST MAPLE, INDEPENDENCE, MO 64050					
Physical Address: 111 EAST MAPLE, INDEPENDENCE, MO 64050				County: Jackson County	
Telephone Number:		Fax Number:			
Prepared by: Dawna Cordon		E-mail Address:			
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>			Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month			451	19,322	8,858
B. Cases (citations/informations) filed			17	1,478	456
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)			0	0	0
2. court/bench trial - GUILTY			0	3	16
3. court/bench trial - NOT GUILTY			0	0	1
4. plea of GUILTY in court			14	674	158
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)			0	197	0
6. dismissed by court			0	37	33
7. <i>nolle prosequi</i>			4	69	16
8. certified for jury trial (not heard in Municipal Division)			0	0	0
9. TOTAL CASE DISPOSITIONS			18	980	224
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]			450	19,820	9,090
E. Trial de Novo and/or appeal applications filed			0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>			<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period		877	1. # Issued during period		0
2. # Served/withdrawn during reporting period		429	☐ Court staff does not process parking tickets		
3. # Outstanding at end of reporting period		22,023			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: INDEPENDENCE	Reporting Period: May 1, 2025 - May 29, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$210,814.00	Bad Check Fee	\$25.00
Clerk Fee - Excess Revenue	\$22,019.38	Court Automation	\$16,389.63
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$678.95	Law Enf Arrest-Local	\$4,620.31
Bond forfeitures (paid to city) - Excess Revenue	\$3,170.00	Total Other Disbursements	\$21,034.94
Total Excess Revenue	\$236,682.33	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$391,759.31
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$12,287.00
Fines - Other	\$77,411.00	Total Disbursements	\$404,046.31
Clerk Fee - Other	\$6,077.25		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$2,341.33		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$16,694.10		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$187.36		
Law Enforcement Training (LET) Fund surcharge	\$4,651.00		
Domestic Violence Shelter surcharge	\$9,301.50		
Inmate Prisoner Detainee Security Fund surcharge	\$4,653.50		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$12,725.00		
Total Other Revenue	\$134,042.04		

Municipal Division Summary Reporting

16th Judicial Circuit - Jackson County - Independence Municipal Division

I. COURT INFORMATION

Reporting Period:		
May	2025	Court activity occurred in reporting period: Yes
Clerk's Physical Address:	Mailing Address:	Vendor
111 East Maple Independence, MO 64051	PO Box 1019 Independence, MO 64051	Incode (Tyler Technologies)
Telephone Number:	Fax Number:	
(816) 325-7235		
Prepared by:	Prepared by E-mail Address:	Municipal Judge(s) Active During Reporting Period:
Dawna Cordon	dawna.cordon@courts.mo.gov	Garry L. Helm, Susan G. Watkins

II. MONTHLY CASELOAD INFORMATION		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month		8,602	79,416	44,258
B. Cases (citations / informations) filed		0	0	0
C. Cases (citations / informations) disposed				
	1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
	2. court / bench trial - GUILTY	0	0	0
	3. court / bench trial - NOT GUILTY	0	0	0
	4. plea of GUILTY in court	0	0	0
	5. violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	2	104	45
	6. dismissed by court	0	1	12
	7. nolle prosequi	0	5	11
	8. certified for jury trial (not heard in the Municipal Division)	0	0	0
	9. TOTAL CASE DISPOSITIONS	2	110	68
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]		8,600	79,306	44,190
E. Trial de Novo and / or appeal applications filed		0	0	0

Municipal Division Summary Reporting

Court Information	Municipality: 16th Judicial Circuit - Jackson County - Independence Municipal Division	Reporting Period: May - 2025
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III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period:	305	Does court staff process parking tickets? Yes	
2. # Served/withdrawn during reporting period:	562	1. # Issued during reporting period:	0
3. # Outstanding at end of reporting period:	38,202		

V. DISBURSEMENTS	
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines – Excess Revenue	\$5,666.00
Clerk Fee – Excess Revenue	\$814.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Excess Revenue	\$0.00
Bond forfeitures (paid to city) – Excess Revenue	\$1,060.00
Total Excess Revenue	\$7,540.00
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines – Other	\$15,735.48
Clerk Fee – Other	\$1,018.00
Judicial Education Fund (JEF) Court does not retain funds for JEF: Yes	
Peace Officer Standards and Training (POST) Commission surcharge	\$154.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to State	\$1,098.02
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Other	\$0.00
Law Enforcement Training (LET) Fund surcharge	\$305.00
Domestic Violence Shelter surcharge	\$597.50
Inmate Prisoner Detainee Security Fund surcharge	\$308.00
Restitution	\$0.00
Parking ticket revenue (including penalties)	\$15.50
Bond forfeitures (paid to city) – Other	\$4,414.50
Total Other Revenue	\$23,646.00
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Total Other Disbursements	\$0.00
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$31,186.00
Bond Refunds	\$6,012.00
Total Disbursements	\$37,198.00