



CITY COUNCIL Regular Meeting

September 15, 2025

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

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

INVOCATION

1. The invocation will be given by Zac Harmon-McLaughlin, Dean of Community of Christ Seminary

THE PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS

CITIZEN REQUESTS

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Council action is requested to authorize the City Manager to issue a purchase order to Foley Equipment in the amount of \$119,660.45 for the procurement of a Model 460-07 CAT Backhoe (Project No. 402606). **Approved**
2. Council action is requested to authorize the City Manager to issue a purchase order to Viking-Cives Midwest in the amount of \$308,819 for the procurement of two (2) stainless steel dump truck bodies with snow removal systems, including plows, spreader bodies, and salt dispensing control systems. (Project No. 112504).
Approved
3. Council action is requested to authorize the City Manager to issue a purchase order to Kranz in the amount of \$113,310.48 for the procurement of a truck service body

(Project No. 402607). **Approved**

4. Council action is requested to issue a purchase order for \$130,555 to S4 Water Sales and Service, LLC for Filter 1 Media Replacement for the Courtney Bend Water Treatment Plant. **Approved**
5. Council approval is requested for the purchase of a Precision/Spartan Custom 4-Door Heavy Duty Extruded Aluminum Top Mount Pumper for \$953,100.00 for the Independence Fire Department. **Approved**
6. Council action is requested to issue a purchase order for \$266,255.00 to Mongan Painting, LLC (Mongan) for the replacement of the protective coatings system of Filter #1 for the Courtney Bend Water Treatment Plant. **Approved**
7. Council action is requested to issue a purchase order to Game Time in the amount of \$161,977.66, for playground equipment for Santa Fe Park for the Parks and Recreation Department. **Item passes 6-0**
8. Council action is requested to expend \$200,000 to Baysinger Police Supply, Inc. for uniforms and accessories for the Police Department for FY 2025-2026, with two, one-year renewal options. **Approved**
9. Council action is requested to issue a purchase order for \$598,817.00 to Brotcke Well and Pump, Inc. to rehabilitate, maintain, and repair five of the water supply wells at the Courtney Bend Water Treatment Plant. **Item passes 6-0**
10. Council action is requested to issue a purchase order for \$555,735.00 to Mongan Painting, LLC for protective coating replacement of Contact Basin 6 & Splitter Basin 3 at the Courtney Bend Water Treatment Plant. **Approved**
11. Council action is requested to authorize a purchase order with Black & McDonald for the provision of two (2) augmented journeyman lineman crews to support Independence Power & Light (IPL) operations through December 31, 2025.
Approved
12. Council action to award a purchase order to Burns & McDonnell in the amount of \$267,000.00 to cover transmission planning support services for the Power & Light department. **Approved**
13. Council action is requested to approve the issuance of a Purchase Order to Douglas C. Christianson to provide technical services to the Police Department in an amount up to \$100,000.00. **Approved**
14. Council action is requested to authorize the City Manager to execute a design

services contract and issue a purchase order to HDR Engineering Inc. for an amount not to exceed \$417,809, for the Upper Adair Interceptor Project (No. 302201).

Approved

15. Council action is requested to authorize the City Manager to issue a purchase order in the amount of \$134,000 to the Mid-America Regional Council (MARC) for local funding match fees associated with the federal funds awarded to the 23rd Street Mobility & Safety Improvement Project (No. 112601) and the 23rd Street Complete Streets Project (No. 112111). **Item passes 6-0**

RESOLUTIONS

1. 25-786 A resolution appointing a member to the Board of Directors of the Independence Events Center Community Improvement District. **Approved Res. No. 7165**
2. 25-787 A resolution appointing Alan Voss to the Independence Arts Council **Approved Res. No. 7166**
3. 25-788 A resolution appointing Joseph Keary to the Independence Advisory Board of Health **Approved Res. No. 7167**
4. 25-789 A resolution reappointing Darla Eames and Tim O'Neill to the Tree Commission **Approved Res. No. 7168**
5. 25-790 A resolution reappointing Trevor Tilton and Sean Fite to the Independence Square Advisory Board **Approved Res. No. 7169**
6. 25-791 A resolution appointing Erin Boatright to the Personnel Board **Approved Res. No. 7170**
7. 25-792 A resolution appointing Patric Koon to the Japanese Sister City Committee **Approved Res. No. 7171**

REGULAR AGENDA

PUBLIC HEARING(S)

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

25-078 **2R** An ordinance repealing Section 14-901 "HSQ District" and adding a new Section 14-901 "HSQ District" of the Unified Development Ordinance. **2R**

Item passes 6-0 Ord No. 19724

2. A public hearing for the application to rezone the property at 1316 S. Osage Street from R-6, Single Family Residential, to R-6/PUD, Single Family Residential/Planned Unit Development, and approve a Preliminary Development Plan. ***New Information Only.***

25-079 **2R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District R-6/PUD (Single-Family Residential/Planned Unit Development) and approving a preliminary development plan for the property located at 1316 S. Osage Street. **2R Item passes 6-0 Ord. No. 19725**

3. A public hearing for the Special Use Permit application to operate a bed and breakfast at 3417 S. Denton Road. ***New Information Only.***

25-080 **2R** An ordinance approving a Special Use Permit to operate a bed and breakfast at 3417 S. Denton Road, in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19727**

4. A public hearing for the Noland South Shopping Center Community Improvement District five-year budget amendment. ***Full Public Hearing.***

25-084 **1R** An ordinance approving the petition to amend the five-year budget for the Noland South Shopping Center Community Improvement District, making findings and authorizing other actions, and approving the first amendment to the cooperative agreement among the City of Independence, Missouri, the Noland South Shopping Center Community Improvement District, and the Noland South Development Company, L.L.P. **1R Read**

ORDINANCES

1. 25-076 **2R** An ordinance levying a tax on all real property subject to taxation on January 1, 2025, within the corporate limits of the City of Independence, Missouri, for all General Revenue and Public Health and Recreation Purposes, for General Obligation Debt, and for the Independence Square Special Benefit District; said levies and assessments being separate and distinct, all for the fiscal year commencing on the 1st day of July 2025 and ending on the 30th day of June 2026. **2R Item passes 6-0 Ord. No. 19722**
2. 25-077 **2R** An Ordinance finding, determining, and declaring the necessity of acquiring General Utility Easements and Temporary Construction Easements for the Annual Neighborhood Sanitary Sewer Project (Project No. 302004-1); authorizing negotiation with property owners and the initiation of eminent domain proceedings, if necessary; approving the plans and specifications for the

project; authorizing the use of experts as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in connection with the project. **2R Item passes 6-0 Ord. No. 19723**

3. 25-081 **2R** An ordinance authorizing the City Clerk to do all things necessary for the holding of a Primary and General Election within the City of Independence, Missouri, in compliance with the Charter adopted by said City, as amended, and all state laws in reference thereto, and to certify to the Jackson County Board of Election Commissioners all names of candidates properly presented by petitions under the Charter and for the holding of a Primary Election on February 3, 2026, and a General Election on April 7, 2026. **2R Item passes 6-0 Ord. No. 19726**

FIRST READING(S)

1. 25-082 **1R** An ordinance adopting the attached Schedule of Sanitary Sewer Rates, with the first change scheduled for all bills dated November 1, 2025. **1R Read**
2. 25-083 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R Read**
3. 25-085 **1R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) and District C-2 (General Commercial) to District R-6 (Single-Family Residential) for the properties located at 710 & 720 W. Maple Avenue. **1R Read**
4. 25-086 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to motor vehicle repair and gasoline and fuel sales. **1R Read**
5. 25-087 **1R** An ordinance approving a Special Use Permit to operate a gas station at 4023 South Noland Road, Independence, Missouri. **1R Read**
6. 25-086 **1R** An ordinance to adjust the City of Independence Power & Light Department customer charge to be effective for the monthly billing period beginning January 1, 2026, under which the charge will be increased by \$5 for rate classifications MR1 and MR5 (i.e. residential) and increased by \$10 for rate classification MG1, MG2, MG3, MG4, and MG5 (i.e. commercial/industrial). **1R Read**

INFORMATION ONLY

1. Municipal Court Report for August 2025

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

COUNCILMEMBER COMMENTS

ADJOURNMENT