



CITY COUNCIL Regular Meeting

October 6, 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 Stephen Ballentyne, Assistant Pastor at the Mount Zion Restoration Branch

THE PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. 2025 Legislative Advocate of the Year

PRESENTATION RESOLUTIONS

1. 25-793 A resolution recognizing Jodi Baker, Community Development Program Specialist, as the ISTAR Award Recipient for October 2025.

PROCLAMATIONS

CITIZEN REQUESTS

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Approval of minutes for the Regular Meetings for September 2 and September 15 2025.
2. Council action is requested to authorize the City Manager to execute a construction

contract with Louis-Company LLC, in an amount not to exceed \$3,596,546.82, for Crysler Ave. over Union Pacific Railroad Bridge (No. 542601-1) and E. Kentucky Rd. over Mill Creek Bridge (No. 542601-2) as part of the Bridges - GO Bond Project (No. 542601).

3. Council action is requested to authorize the City Manager to execute a construction contract with Abay Construction, Inc., for an amount not to exceed \$829,206 for the 6" Water Main Replacement along E. Rankin Rd. and Bellevista Dr. Project (no. C26-126-401301) as part of the Water Main Replacement Program (No. 9749).
4. Council action is requested to authorize the City Manager to approve an emergency construction contract with, and issue a purchase order to, TC Fuller, for an amount not to exceed \$209,670 as part of the Sanitary Sewer Main Relocation from Streambanks Project (No. 302203-3).
5. Council action is requested to authorize the City Manager to approve a design services contract and issue a purchase order to Affinis Corp for an amount not to exceed \$540,481.09 as part of the 23rd Street Complete Streets, Phase 3 Project (No. 112111-3).
6. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 on the design contract (PO #26000434) with Burns & McDonnell for a new contract totaling \$131,030, as part of the emergency construction on the Sanitary Sewer Main Relocation from Streambanks Project (No. 302203-3).
7. Council action is requested to award a contract to Voya Financial to provide recordkeeping and administration services for the City's 457(b) Deferred Compensation plan and 401(a) Defined Contribution retirement program.
8. Council approval is requested to enter into a lease agreement with Stryker, manufacturer of the LifePak 35 cardiac monitor, for lease purchase for the Fire Department and to issue a Purchase Order for the first year's payment.
9. Council action is requested to authorize the City Manager to issue a purchase order to Insituform Technologies USA, LLC., for an amount not to exceed \$107,360 for emergency lining repair as part of the Trenchless Technologies Project (No. 130508).
10. Council action is requested to authorize the City Manager to issue a purchase order with Independent Salt Company for the purchase of de-icing road salt by the Municipal Services Department and authorize purchases not to exceed \$250,000 in FY 2025-2026.

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the properties at 710 & 720 W Maple Avenue from R-30, High Density Residential, and C-2, General Commercial, to R-6, Single Family Residential. ***New Information Only.***

25-085 **2R** 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. **2R**

2. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to fuel sales & auto repair. ***Full Public Hearing.***

25-086 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to motor vehicle repair and gasoline and fuel sales. **2R**

3. A public hearing for the Special Use Permit application to operate a gas station at 4023 S. Noland Road. ***New Information Only.***

25-087 **2R** An ordinance approving a Special Use Permit to operate a gas station at 4023 South Noland Road, Independence, Missouri. **2R**

4. A public hearing on a petition for the addition of property to the Noland Road Community Improvement District. ***Full Public Hearing.***

ORDINANCES

1. 25-082 **2R** An ordinance adopting the attached Schedule of Sanitary Sewer Rates, with the first change scheduled for all bills dated November 1, 2025. **2R**
2. 25-083 **2R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **2R**
3. 25-084 **2R** 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. **2R**
4. 25-088 (formerly listed as 25-086) **2R** 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). **2R**

FIRST READING(S)

1. 25-089 **1R** An ordinance amending Article 6 of Chapter 8 and Article 4 of Chapter 20, of the Independence City Code pertaining to the adoption of a revised Procurement Policy. **1R**
2. 25-090 **1R** An ordinance exempting the City of Independence from temporary extended hours for selling, serving, and allowing consumption of intoxicating liquor within the City of Independence during the 2026 FIFA World Cup. **1R**
3. 25-091 **1R** An ordinance finding, determining and declaring the necessity of acquiring temporary construction easements for the Fairmount Loop Project (Project No. 112501); authorizing the negotiation and eminent domain proceedings if necessary; approving the plans and specifications for the project; authorizing the use of experts as needed; authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in conjunction with the project. **1R**
4. 25-092 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to community gardens. **1R**
5. 25-093 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code to allow electronic message signs in the ARTS District. **1R**
6. 25-094 **1R** An ordinance authorizing the acceptance of a grant for \$2,500 from the MO Department of Conservation (MDC) to remove invasive honeysuckle at George Owens Nature Park (GONP). **1R**
7. 25-095 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R**
8. 25-096 **1R** An ordinance authorizing the acceptance of an agreement with the City of Sugar Creek, Missouri for Independence Police to provide dispatching services for an annual fee and allocating that fee to a special revenue account to support related communications expenses; appropriating the necessary funds; and authorizing future change orders and appropriations for the same project. **1R**

INFORMATION ONLY

1. **Please Note:** In accordance with RSMo. 610.021, the City Council may convene in a Closed 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