



## City Council REGULAR MEETING

December 1, 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 Laurie Dean Wiley, Chair of God at Center Committee at Truman Heritage Habitat for Humanity

### THE PLEDGE OF ALLEGIANCE

### ROLL CALL

### PRESENTATION RESOLUTIONS

1. 25-810 A resolution recognizing Eric Michel, Battalion Chief of the Independence Fire Department, as the ISTAR Recipient for Service and Teamwork Above Responsibilities Award for December 2025 **Postponed to 12/15/25**

### PROCLAMATIONS

### CITIZEN REQUESTS

### CONSENT AGENDA

### Reports and Recommendations of the City Manager

1. Approval of regular meeting minutes from November 3 and November 17, 2025.  
**Approved**
2. Council action is requested to issue a purchase order to Trench Limited in the amount of \$128,928.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for twelve (12) 69kV CCVT transformer replacements for Substation M for the Power & Light (IPL) Department. **Approved**

3. Council action is requested to authorize the Municipal Services Department to expend \$265,000 with ESI Contracting Corp. for rock, and to approve change orders of up to ten percent (10%) of the authorized amount, in Fiscal Year 2025–2026.

**Approved**

4. Council action is requested to enter a one-year contract, with four one-year renewal terms with CBiz Benefits & Insurance Services, Inc for Benefits Consulting Services.

**Item passes 6-0**

5. Council action is requested to authorize the City Manager to execute a construction contract with JM Fahey Construction Company for an amount not to exceed \$2,616,572.60, and authorizing change orders of up to ten percent (10%) of the authorized amount and/or time extensions, for the Truman Connected Phase 1 Project (No. 112102). **Approved**

6. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 to a contract (PO #25000708) with Brotcke Well and Pump, Inc., for a new contract total of \$735,593.63, and authorizing change orders of up to ten percent (10%) of the authorized amount, to finalize repairs to the water supply wells at the Courtney Bend Water Treatment Plant. **Approved**

7. Council action is requested to authorize the City Manager to approve Change Order #1 on a contract (PO #2600038) with Davenport Construction, for a new contract amount not to exceed \$210,000, and authorizing change orders of up to ten percent (10%) of the authorized amount, for street repair services. **Approved**

8. Council action is requested to approve the issuance of a Purchase Order to Motorola for four (4) MCC7500E Dispatch Consoles for the Police Department in the amount of \$419,697.00. **Item passes 6-0**

## **RESOLUTIONS**

1. 25-811 A Resolution of Intent for the City of Independence to enter into discussions with the Missouri Department of Conservation concerning the future ownership and use of the Lipton Conservation Area. **Item passes 6-0 Res. No. 7188**
2. 25-812 A resolution establishing temporary Short Term Rental regulations in preparation for the 2026 FIFA World Cup. **Res. No. 7189**
3. 25-813 A resolution appointing Marcus Bowen to the Street Improvement Oversight Committee **Res. No. 7190**
4. 25-814 A resolution establishing a policy to temporarily disable security badge access for current city council members during non-business hours on the night prior to

candidate application packet submission (*Sponsored by Councilmember Stewart*) **Res. No. 7191**

## **REGULAR AGENDA**

### **PUBLIC HEARING(S)**

1. A public hearing for the application to rezone the properties generally located north of Farmer, south of Nettleton, east of Spring and west of Main from R-30, High Density Residential, to R-6, Single Family Residential and R-6/PUD, Single Family Residential/Planned Unit Development. ***New Information Only.***

25-112 **2R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) and District R-6/PUD (Single-Family Residential/Planned Unit Development) for the properties located north of Farmer Street, south of Nettleton Avenue, east of Spring Street and west of Main Street. **2R Item passes 5-1 Ord. No. 19754**

2. A public hearing for the application to rezone the properties located along Dodgion Avenue between College Avenue and US 24 Highway from C-1, Neighborhood Commercial, and C-2, General Commercial, to R-6, Single Family Residential, and R-6/PUD, Single Family Residential/Planned Unit Development. ***New Information Only.***

25-113 **2R** An ordinance approving a rezoning from District C-2 (General Commercial) and District C-1 (Neighborhood Commercial) to District R-6 (Single-Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development) for the properties along Dodgion Avenue north of College Street in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19755**

3. A public hearing for the application to rezone the properties at 1116 S. Woodland Avenue and 1506 W. 23rd Street from I-1, Industrial, to R-12, Two-Family Residential. ***New Information Only.***

25-114 **2R** An ordinance approving a rezoning from District I-1 (Industrial) to District R-12 (Two-Family Residential) for the property located at 1116 S. Woodland Avenue and 1506 W. 23<sup>rd</sup> Street S. **2R Item passes 6-0 Ord. No. 19756**

4. A public hearing for the Special Use Permit application to operate a bed & breakfast at 711 N. Arapaho Street. ***New Information Only.***

25-115 **2R** An ordinance approving a Special Use Permit to operate a bed and

breakfast at 711 N. Arapaho Street, in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19757**

5. A public hearing for the Special Use Permit application to operate a light equipment sales business at 1112 Dickinson Road. ***New Information Only.***

25-116 **2R** An ordinance approving a Special Use Permit to operate a light equipment sales business at 1112 Dickinson Road, in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19758**

6. Public Hearing regarding the Plan for an Industrial Development Project for the Wally's Redevelopment Project. ***Full Public Hearing.***

## **ORDINANCES**

1. 25-107 **2R** An Ordinance Approving a Plan for Industrial Development for a Power Generation Project located at 21500 East Truman Road, Independence, Missouri. **2R Item passes 6-0 Ord. No. 19759**
2. 25-108 **2R** An ordinance authorizing the acceptance of funding from the State of Missouri, through a recipient award from the Department of Health and Senior Services, which allocates \$60,059.80 to the City of Independence, Missouri, for a maternal child health program and adopting amendments to the fiscal year 2025-2026 budget, which was approved by ordinance no. 19682. **2R Item passes 6-0 Ord. No. 19760**
3. 25-109 **2R** An ordinance authorizing the acceptance of funding from the State of Missouri, through a recipient award from the Department of Elementary and Secondary Education, which allocates \$15,500.00 to the City of Independence, Missouri, for a child care health consultation program and adopting amendments to the fiscal year 2025-2026 budget, which was approved by Ordinance no. 19682. **2R Item passes 6-0 Ord. No. 19761**
4. 25-111 **2R** An ordinance authorizing and directing the City Manager to sign and execute for and on behalf of the City, a certain Real Estate Purchase Contract for the purchase of a certain tract of land commonly known as 18414 E. Bundschu Road for the construction, operation, and maintenance of the Bundschu Regional Detention Basin (Project No. 132501) for the sum of \$10,580.00; and to execute all documents, disburse funds, and do all things necessary to consummate said purchase. **2R Item passes 6-0 Ord. No. 19762**

## **FIRST READING(S)**

1. 25-117 **1R** An ordinance authorizing the City to enter into a Cooperative

Agreement relating to the Pavilions at Hartman Heritage Community Improvement District. **1R Read**

2. 25-118 **1R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Eastgate Commerce Center Community Improvement District. **1R Read**
3. 25-119 **1R** An ordinance declaring the vacant lot at 320 E. Elm St, as surplus property; and authorizing the disposition of said property in accordance with Chapter 20 of the City Code. **1R Read**
4. 25-120 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 Budget, which was approved by Ordinance No. 19561. **1R Read**
5. 25-121 **1R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District O-1 (Office-Residential) for the property located at 19405 E. 40<sup>th</sup> Street Court S. **1R Read**

#### **INFORMATION ONLY**

1. Municipal Court Report for the month of October
2. **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**