



City Council REGULAR MEETING

December 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'.

VIRTUAL MEETING LINK

1. Due to a water main break, City Hall is closed this evening. The City Council meeting will be held virtually. Below is a link to view the meeting live stream.

<https://www.youtube.com/@IndependenceMissouri/streams>

If you wish to speak at tonight's meeting, please send an email to the City Clerk at cityclerk@indepmo.org to sign up. All requests must be received by 5:30 p.m.

INVOCATION

1. The invocation will be given by Stephen Ballentyne, Assistant Pastor at the Mount Zion Restoration Branch.

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 January 5, 2026**

PROCLAMATIONS

1. Van Horn Boys Soccer Team - State Champions **Postponed to January 5, 2026**

2. Elementary Students Heroism **Postponed to January 5, 2026**

CITIZEN REQUESTS

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Council action is requested to issue a purchase order to Allied Power Group, in the amount of \$425,000.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for a major offsite repair of the J-2 substation combustion turbine rotor for the Power & Light Department. **Item passes 7-0**
2. Council action is requested to issue a purchase order to GE Vernova, in the amount of \$2,015,015.33, and authorizing change orders of up to ten percent (10%) of the authorized amount, for a major inspection of the J-2 substation combustion turbine for the Power & Light Department. **Item passes 7-0**
3. Council action is requested to issue a purchase order to GE Vernova in the amount of \$114,421.75, and authorizing change orders of up to ten percent (10%) of the authorized amount, for SEL generator protection relay upgrades to both gas turbine generating units located at Sub-H for the Power & Light Department (IPL).
Approved
4. Council approval has been requested to direct the City Manager to enter into a purchase agreement with Precision Fire Apparatus for the purchase of a Precision/Spartan Custom 4-Door Heavy Duty Extruded Aluminum Top Mount Pumper for the sale price of \$873,100.00. **Approved**
5. Council action is requested to authorize the City Manager to issue a purchase order to Crossland Heavy Construction for an amount not to exceed \$569,336, and to authorize change orders of up to ten percent (10%) of the authorized amount, for the design and construction of a new maintenance building at the Courtney Bend Water Treatment Plant (Project No. 401703). **Approved**
6. Council action is requested to issue a purchase order to Remco Demolition, LLC, in the amount of \$248,200.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the demolition of 111 E Maple Avenue. **Approved**
7. Council action is requested to authorize the City Manager to execute a Letter of Intent with Mid-Continent Public Library outlining the general terms for the potential sale of a portion of City-owned property located at 111 E. Maple Ave. **Item passes 6-1**

8. Council action is requested to authorize the City Manager to execute the Purchase and Sale Agreement between the City of Independence and Community Services League for the property at 136 E. White Oak Avenue. **Approved**
9. Council action is requested to issue purchase orders to Ceridian for the continuation of licensing and vendor support for the Ceridian/Dayforce Human Capital Management System in the amount of \$347,000 for fiscal year 2025-26, and to approve change orders of up to ten percent (10%) of the authorized amount.
Approved

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 19405 E. 40th Street Court S from R-6, Single Family Residential, to O-1, Office-Residential. ***New Information Only.***

25-121 **2R** 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. 40th Street Court S. **2R Item passes 7-0 Ord. No. 19763**

2. A full public hearing for Retail Selling of Intoxicating Liquor by the Drink for Fringe Beerworks that will be located at 4354 S. Noland Rd. *Full Public Hearing.*

Council action is requested on the application received from Fringe Beerworks for Retail Selling of Intoxicating Liquor by the Drink that will be located at 4354 S. Noland Rd. **Item passes 7-0**

3. A full public hearing for a Restaurant Selling Intoxicating Liquor for Bleu House Bistro that will be located at 15800 E. US Hwy. 24. *Full Public Hearing.*

Council action is requested on the application received from Bleu House Bistro, Inc. for Restaurant Selling Intoxicating Liquor for Bleu House Bistro that will be located at 15800 E. US Hwy. 24. **Item passes 7-0**

ORDINANCES

1. 25-117 **2R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Pavilions at Hartman Heritage Community Improvement District. **2R Item passes 7-0 Ord. No. 19764**
2. 25-118 **2R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Eastgate Commerce Center Community Improvement District. **2R Item passes 7-0 Ord. No. 19765**

3. 25-119 **2R** 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. **2R Item passes 7-0 Ord. No. 19766**
4. 25-120 **2R** An ordinance adopting amendments to the Fiscal Year 2024-2025 Budget, which was approved by Ordinance No. 19561. **2R Item passes 7-0 Ord. No. 19767**
5. 25-126 **2R** An ordinance approving the Wally's Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment as a blighted area, making other required findings for the redevelopment plan, designating a developer, approving a redevelopment agreement with that developer, and directing staff to implement the redevelopment plan. **2R Item passes 7-0 Ord. No. 19768**
6. 25-123 **2R** An ordinance approving a redevelopment project for the Wally's Tax Increment Financing Plan and initiating tax increment financing therein. **2R Item passes 7-0 Ord. No. 19769**
7. 25-125 **2R** An ordinance approving a plan for an industrial development project for the Wally's Redevelopment Project; authorizing the City of Independence, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$52,050,000; and authorizing certain documents and actions in connection therewith. **2R Item passes 7-0 Ord. No. 19770**
8. 25-124 **2R** An ordinance supporting the formation of the Wally's Transportation Development District and approving a cooperative agreement. **2R Item passes 7-0 Ord. No. 19771**

FIRST READING(S)

1. 25-127 **1R** An ordinance finding, determining and declaring the necessity of acquiring general utility easements and temporary construction and grading easements for the Woodbury Drainage Improvements Project (Project No. 132401); 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 Read**

INFORMATION ONLY

1. Item 25-122 An ordinance amending Ordinance No. 19250, which authorized the imposition of a Fire Protection Sales Tax subject to approval by the voters of the City

of Independence, with said approval occurring at the November 2, 2021 general election, that was read aloud during the 12/1 meeting did not appear on the meeting agenda and will not be considered by council at this time.

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