



City Council Study Session

January 12, 2026

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'.

PRESENTATIONS

1. Nebius Presentation - Data Center Information
2. Facility Construction Update

INFORMATION ONLY

1. Boards and Commissions Report
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).

NEBIUS

NEBIUS x INDEPENDENCE

Study Session

January 12, 2026

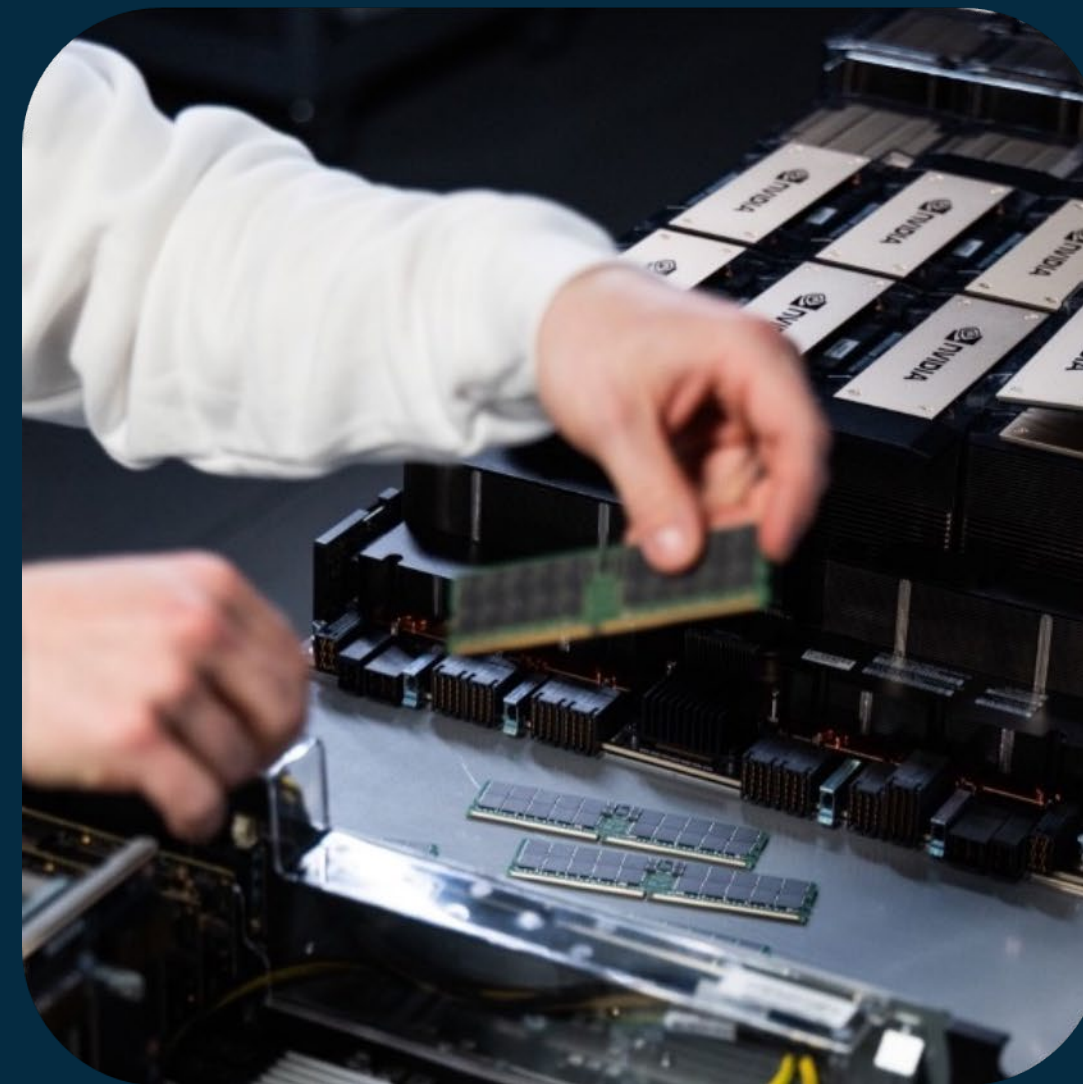
Representative:

Mark R. Coulter, Attorney

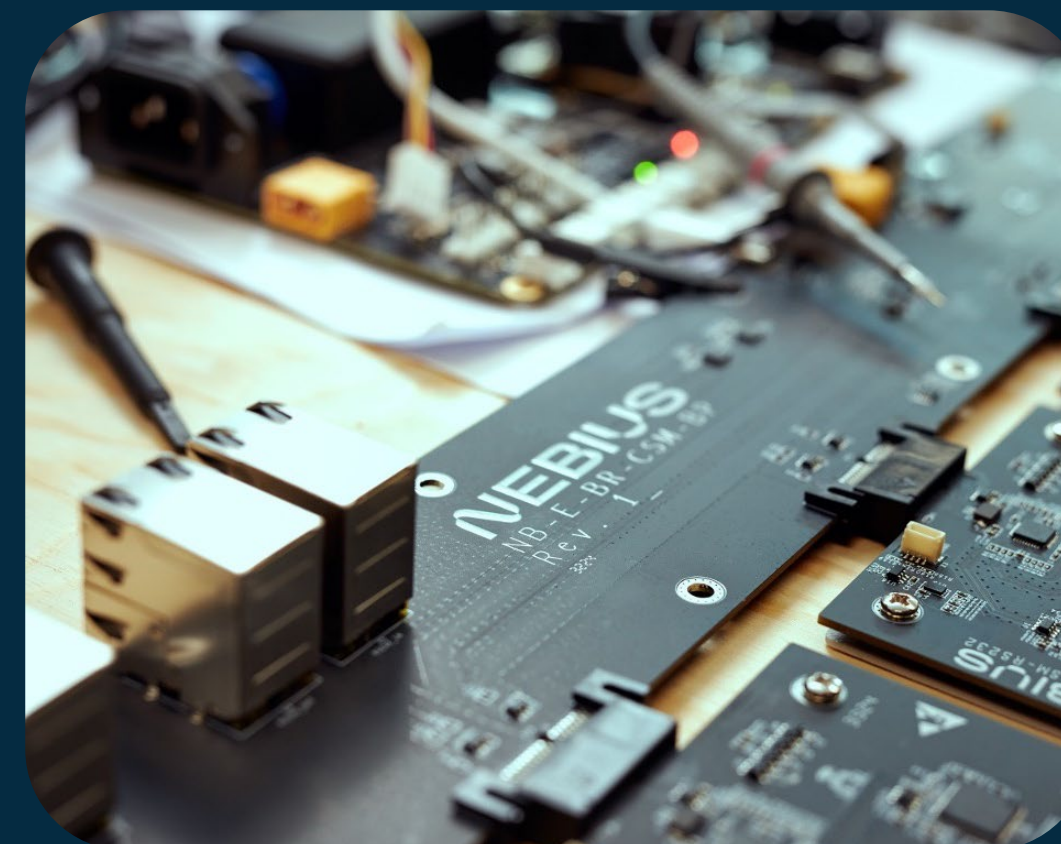
Rouse Frets White Goss Gentile Rhodes, P.C.

AGENDA

- INTRODUCTION OF PROJECT
- PROJECT SITE AND ARCHITECTURAL ELEMENTS
- TECHNICAL DETAILS: WATER, POWER, AIR EMISSIONS, ACOUSTICS
- COMMUNITY BENEFITS
- Q&A



Introduction to Nebius and Purpose of AI Factories



The Delivery Team:



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Vision for Independence

Why Independence?

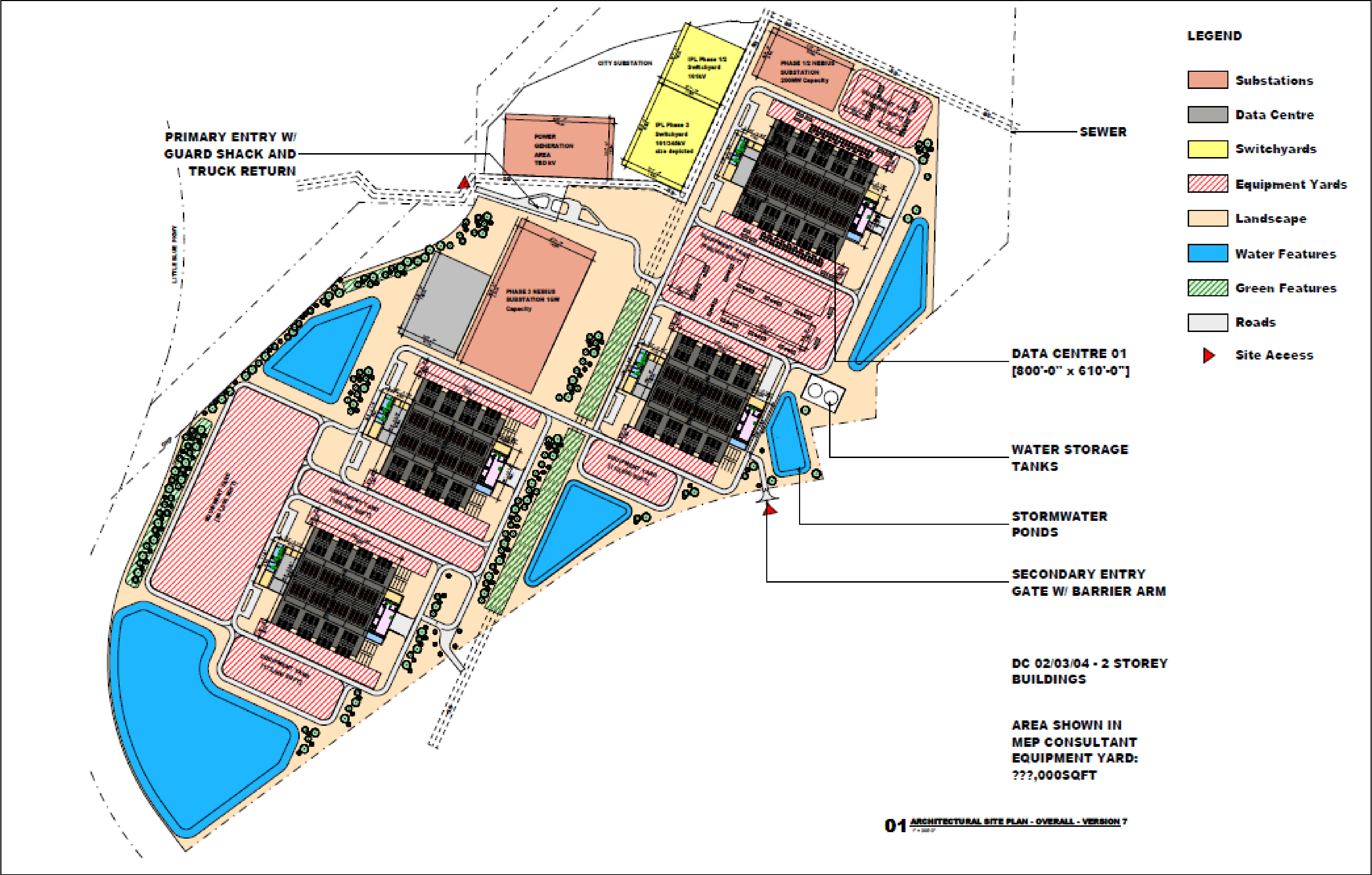
As a company with existing operations in the Kansas City area, we believe in the opportunities before it. Independence can be at the forefront of the AI Age by advancing digital infrastructure in a manner that's a win-win for its economy and citizens. **We commit to operating transparently, listening and assessing community needs, and working as the trusted partner Independence wants and deserves.**

We're excited to partner with the city every step of the way as we look to bring our sustainable computing approach to Independence.

Catalyst for Growth

By establishing a state-of-the-art AI factory, we enable businesses, startups, and local governments to harness the power of data and cloud technologies, fueling innovation across industries from healthcare and life sciences, education and job training, entertainment, retail and beyond.

Project Site and Architectural Elements: Development of Master Plan



Project Site and Architectural Elements: Design Development

OPTION 1



OPTION 2



OPTION 3



The images presented here reflect early-stage development and may be revised following community feedback.

Technical Details Overview

Water

- Closed-loop mechanical system
- One-time, ~1M gallon / 200MW system fill (~20% replenishment annually)
- Recurring use of 1.4M gallons / year for staff and process support (*50% less than similar sized buildings*)

Power (Utility)

- Derived from Independence Power & Light (IPL) and IPL's participation in the Southwest Power Pool (SPP)
- IPL to deliver 200MW late Q3 2026
- IPL starting a study to deliver 600MW in early 2029

Power (Site)

- Nebius evaluating a potential on-site power gen. solution to deliver additional 400MW
- Back-up generation for emergencies and infrastructure requirements
- Anticipate no more than 4 back-up generators for first facility

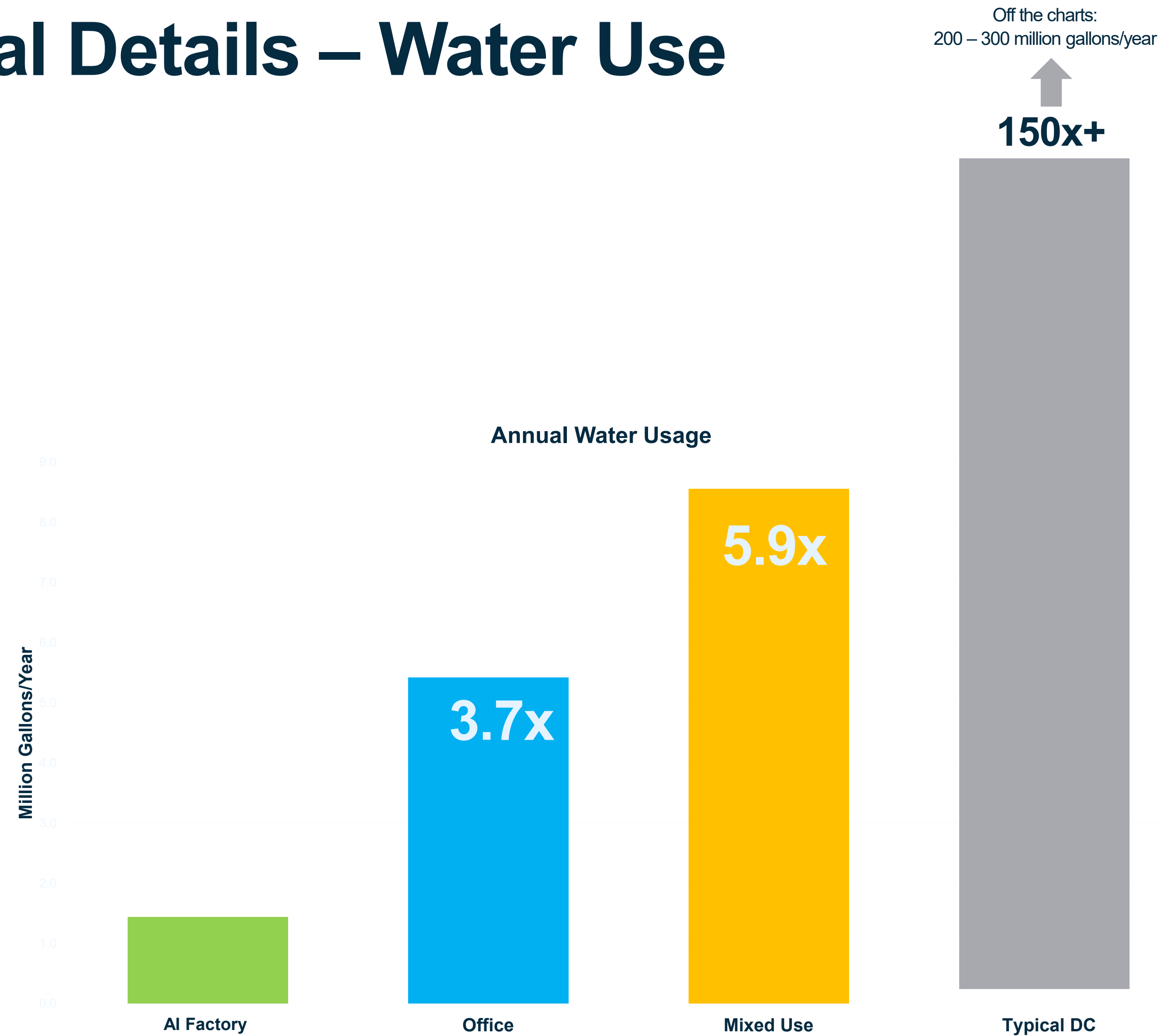
Air Emissions

- Minor emission source
- Nebius to register with EPA and local jurisdictions

Acoustics & Sound Attenuation

- Initial studies indicate a decibel level around 85db at the property line, approx. sound level of regular traffic
- Nebius is committed to meeting all local requirements and will add sound mitigation as needed

Technical Details – Water Use



Community Benefits Plan

Sustainable computing means building efficient, intelligent and resilient infrastructure and doing so in a way that's responsible and partners with the communities around us. In developing our community benefits actions, we will first listen to understand the needs and tailor a package of investment, volunteerism, and commitments to meet or exceed expectations. At its core, our Independence community benefits plan will be centered on authentic, transparent, and early engagement with actions focused on:

Education

- K-12 enrichment
- Metropolitan Community College partnership
- Mid-Continent Public Library

Community Wellbeing

- Safety
- Volunteerism
- Conservation

Areas of Community Benefit Focus

Education

Independence / Ft. Osage School

- **STEM Enrichment:** Volunteer for hands-on STEM learning opportunities and teacher development programs.
- **Maker Spaces:** Sponsor creative, project-based spaces with tools for building and prototyping.
- **AI Literacy:** Host courses into how AI works and responsible use to prepare students for work in the digital age.

Blue River Valley Campus

- **Apprenticeship Support:** Sponsor programs and support curriculum that builds foundational skills and prepares students for digital infrastructure fields.
- **Training Facilities & Equipment:** Donate modern tools, simulators, and updated labs that reflect current industry standards to local trade programs, particularly electrician programs.

Metropolitan Community College System

- **Nebius Academy:** A joint initiative with local schools to build a shared education hub featuring TripleTen curriculum for students to gain real cloud project experience.
- **Workforce Development:** Nebius' TripleTen platform provides hands-on training for professionals looking to learn or advance their skills for high-demand AI roles.

Potential Additional Areas of Focus

Community Wellbeing

Safety

First Responder Support:
We're dedicated to working with IPD and the Fire Department on training, emergency response programs, and securing needed equipment.

Nebius can support local first responder organizations to help fund equipment and critical preparedness initiatives.

Volunteerism

Employee Volunteer Program: Offer organized volunteer days and partnerships with local nonprofits to encourage ongoing participation.

Conservation

Watershed Stewardship:
Support programs that protect and restore the Little Blue River through monitoring, clean-up efforts, and sustainable management practices. Company employees can volunteer time and Nebius will look for investments to boost local environmental programs.

Q&A

THANK YOU

CITY OF INDEPENDENCE 2026
CITY MANAGER'S OFFICE

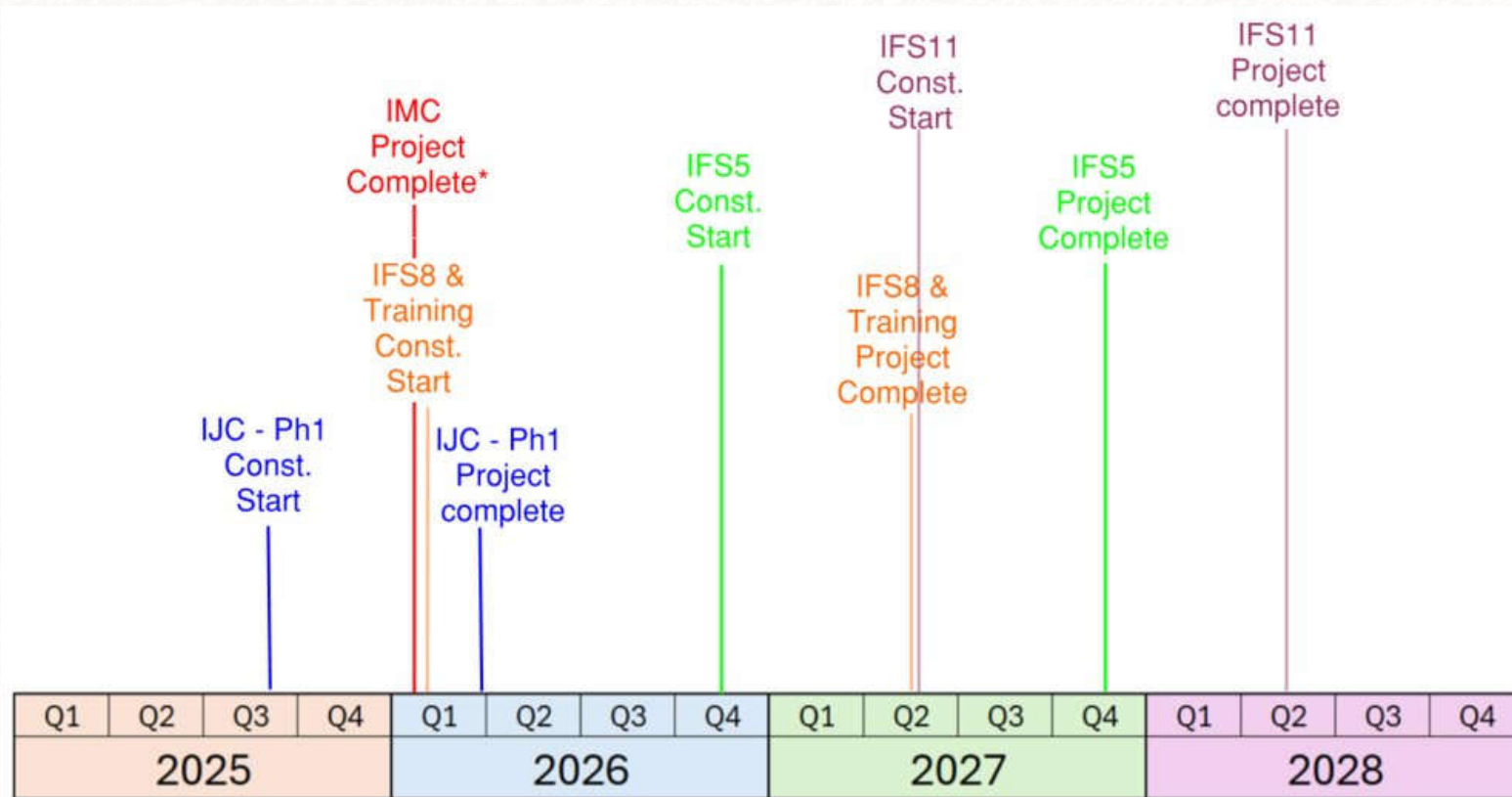
VERTICAL CONSTRUCTION UPDATE



MUNICIPAL COMMONS		CONSTRUCTION IN PROCESS
JUSTICE CENTER PHASE 1 (IUC RENO)		CONSTRUCTION IN PROCESS
JUSTICE CENTER PHASE 2 (CAMPUS)		PROJECT PAUSED
FIRE STATION NO. 8 & TRAINING		CONSTRUCTION MOBILIZATION
FIRE STATION NO. 5		DESIGN DEVELOPMENT COMPLETE
FIRE STATION NO. 11		CONCEPTUAL DESIGN COMPLETE

PROJECT STATUS

PROJECT SCHEDULE



**excludes Council Chambers scope*

MUNICIPAL COMMONS

OVERVIEW

- Budget: \$21,500,000
- Status: Construction in process
- Milestones:
 - Levels 2,3,&4: Complete
 - Utility Customer Service (Level 1): Substantial Completion 1/23/26
 - Council Chambers (Level 1): Design complete, estimating efforts underway





Reception Desk

Building Permit Counter





Monument Sign

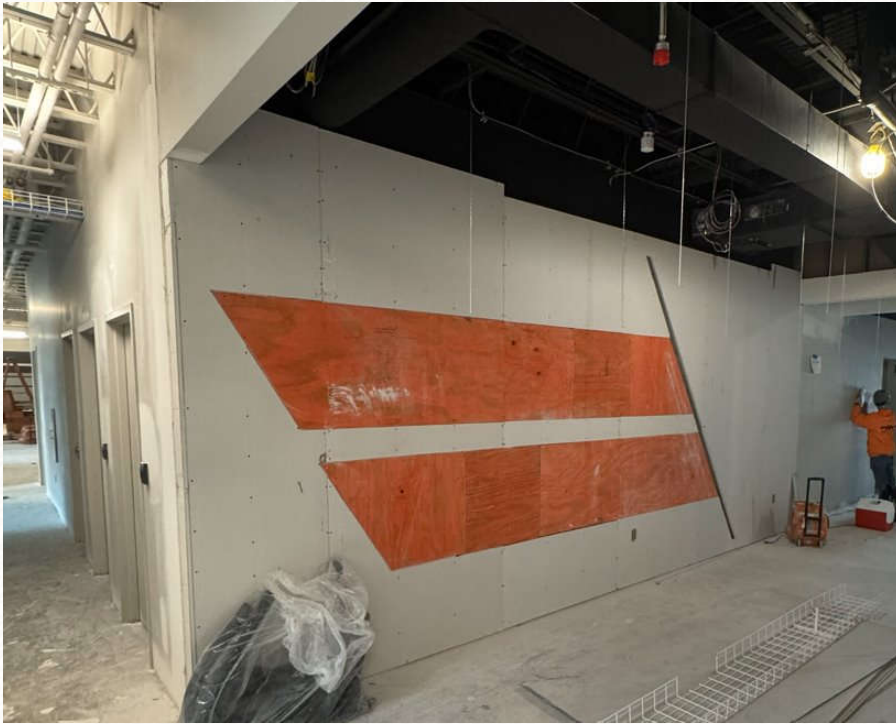
Front Entrance and Kiosks



JUSTICE CENTER PHASE 1 – IUC RENOVATION OVERVIEW

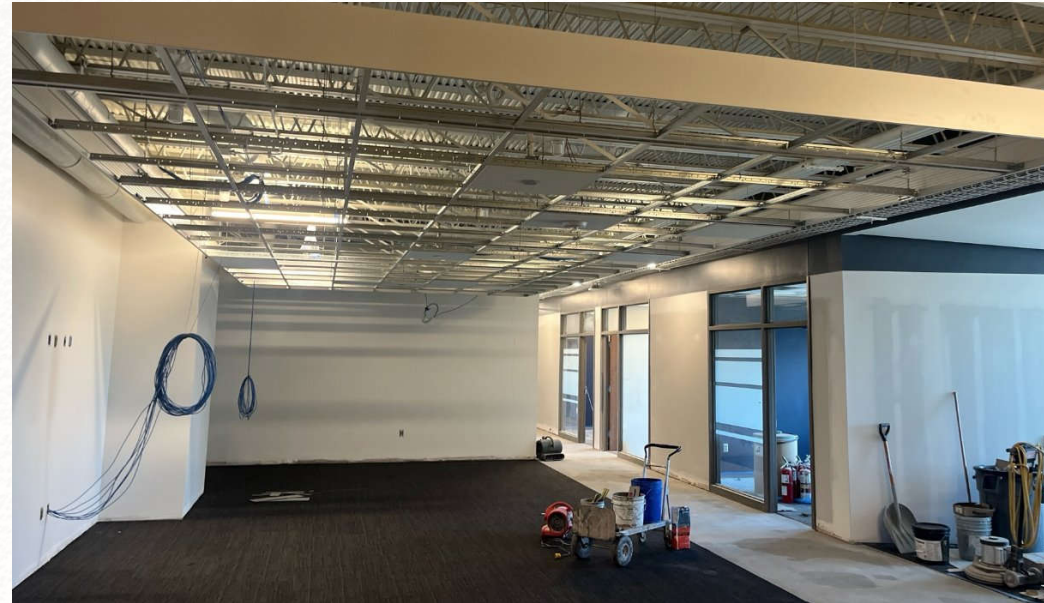
- Budget: \$5,000,000
- Status: Construction in process
- Milestones:
 - Substantial Completion: February 2026
 - Project Completion: March 2026





Memorial Wall (Level 2)

Street Crimes Office Area (Level 2)



JUSTICE CENTER PHASE 2 - CAMPUS CONSTRUCTION

OVERVIEW

- Budget: TBD
- Status: Paused
 - Schematic Design completed July 2025
 - Revised budget effort completed September 2025
 - Completed study and design on modified deliverables with revised budget and delivery options November 2025



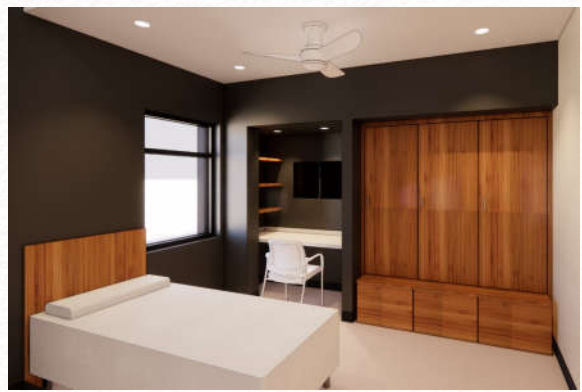
FIRE STATION #8 & TRAINING FACILITY

OVERVIEW



- Budget: \$21,400,000
- Status:
 - GMP #1 (site work and long lead time items) approved by Council November 17, 2025
 - GMP #2 (primary construction contract) will be presented for Council approval January 20, 2026
- Milestones
 - Permitting & Bidding: November 2025 - January 2026
 - Mobilization & Commencement: January 2026
 - Project Completion: Spring 2027

Front View - South Powell Road



Rear View - drive through bays & staff entrance

Training Facility Front View – Storage bays, classroom-style training room, and restrooms. Located south of the existing training tower.



FIRE STATION #5

OVERVIEW

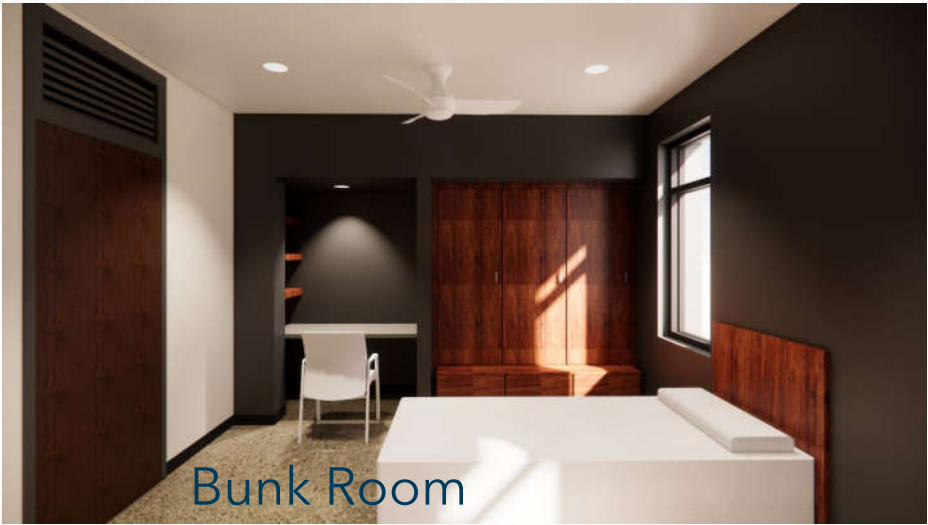
- Budget: \$13,300,000
- Status:
 - Design development complete
 - Construction documents in process
- Milestones
 - Final construction documents: Summer 2026
 - Construction Start: Fall 2026 (station to remain operational until the conclusion of the World Cup)
 - Project Completion: Fall 2027



Front View - 35th Street



Day Room



Bunk Room

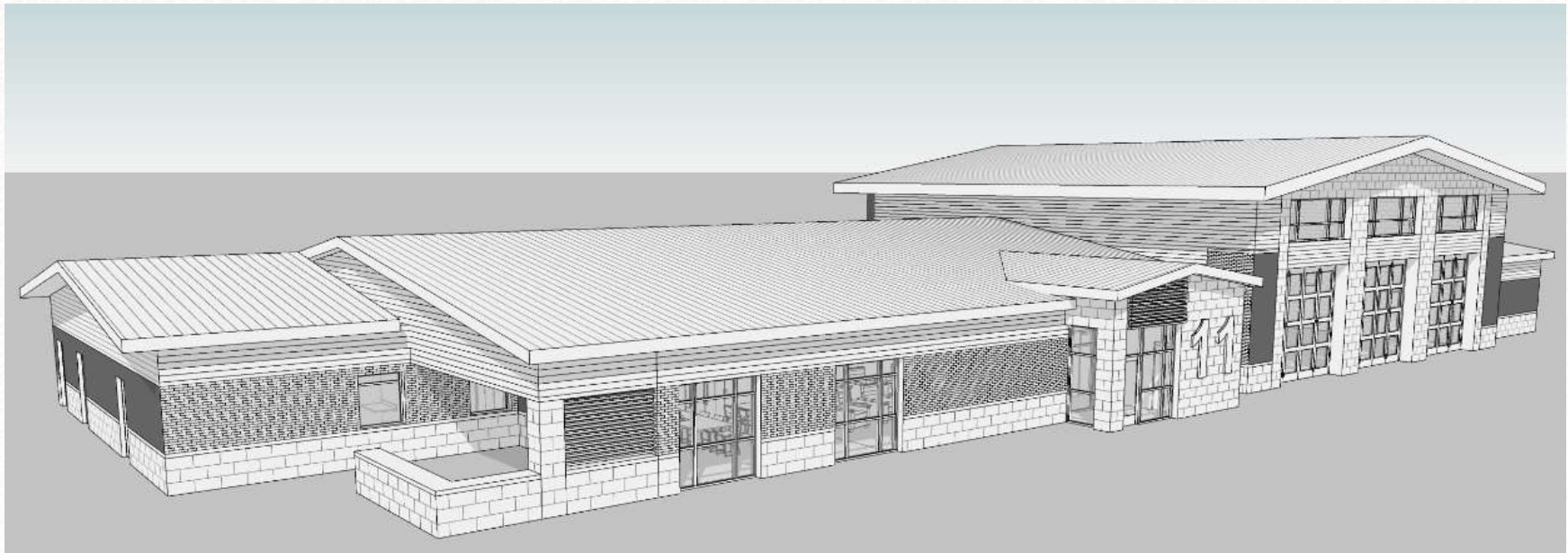
FIRE STATION #11

OVERVIEW

- Budget: \$15,300,000
- Status:
 - Conceptual Design complete
 - Schematic Design to commence Spring 2026
- Milestones
 - Design development complete: Fall 2026
 - Final construction documents: Early 2027
 - Construction Start: Spring 2027
 - Project Completion: Spring 2028



Front View - 39th Street







MEMORANDUM

DATE: January 12, 2026

TO: Mayor and Members of the City Council

FROM: Susanne Holland, City Clerk

SUBJECT: Boards and Commissions Report

Industrial Development Authority

- A recommendation has been made to appoint Stacey Carlson and reappoint Alex Gonzales to the Industrial Development Authority.
- Staff requests direction to add a resolution to the next regular meeting, appointing these individuals to the above board.

Human Relations Committee

- A recommendation has been made to reappoint Mara Bradford to the Human Relations Committee.
- Staff requests direction to add a resolution to the next regular meeting, reappointing this individual to the above board.

Advisory Board of Health

- A recommendation has been made to reappoint John Ruddy and Larry Legler to the Advisory Board of Health.
- Staff requests direction to add a resolution to the next regular meeting, reappointing these individuals to the above board.



Storm Water Control Oversight Committee

- A recommendation has been made to reappoint R Scott Smith to the Storm Water Control Oversight Committee.
- Staff requests direction to add a resolution to the next regular meeting, appointing this individual to the above board.

Public Utilities Advisory Board

- A recommendation has been made to appoint Steve Ward to the Public Utilities Advisory Board.
- Staff requests direction to add a resolution to the next regular meeting, appointing this individual to the above board.

Sustainability Commission

- A recommendation has been made to appoint Diane Papiernik to the Sustainability Commission.
- Staff requests direction to add a resolution to the next regular meeting, appointing these individuals to the above board.

Housing Authority

- A recommendation has been made to reappoint Bud Perrin, Christina Leakey, and Herbert Bankston to the Housing Authority.
- Staff requests direction to add a resolution to the next regular meeting, reappointing these individuals to the above board.