



City Council Study Session Minutes

January 12, 2026 6:00 PM

Council Chambers - 111 E. Maple Ave.

PRESENTATIONS

1. Nebius Presentation - Data Center Information

This item is a continuation of the Open House that was held today.

Mark Coulter, Attorney with Rouse Frets White Goss Gentile Rhodes PC, gave this presentation as a representative of Nebius. Mr. Coulter started off by saying that typically, data centers would not have appeared in a public setting until further in the project, maybe June or July. The project would be completely designed and they would likely not be open to input, much less engagement with the community. They would present you with kind of a take it or leave it project. But one of the exciting things about this one is that is not who Nebius is. That is not how they want to run their projects. They want to really listen to the community, talk to the community because they want to be a part of the community for the next 20 plus years.

Agenda for the presentation

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

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.

A diagram of the layout of the building and property was presented.

Technical Details Overview

Water:

Closed-loop mechanical system

One-time ~1M gallon/200MW system fill (~20% replenishment annually)

Demineralized water - very specific use water

Recurring use of 1.4M gallons/year for staff and process support (50% less than similar sized buildings)

Power (Utility)

Derived from IPL and IPL's participation in the Southwest Power Pool (SPP)

IPL to deliver 200 MW late Q3 2026

IPL starting a study to deliver 600 MW in early 2029

Power (Site)

Nebius evaluating a potential on-site power gen. solution to deliver additional 400 MW

Back-up generation for emergencies and infrastutture requirements

Anitipcate no more than 4 back-up generators for first facility

Air Emissions

Minor emission source

Nebius to register with EPA and local jurisdictions

Acoustics and 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

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 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 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.

Total amount Nebius will be spending on this is around \$150 billion. Too early to determine if

local construction will be used. They will have approximately 125 employees.

Interim City Manager Lisa Reynolds the maximum amount of water the City can provide on a daily basis with out making adjustments at the water plant or additional infrastructure being required is 3M gallons/day. With the cooling of the new plant and the data center's usage being as low as it's anticipated to be, we're still well within that range. The water usage anticipated here, other than the charging, the 1.4 million gallons that would be used to charge the system. The day-to-day usage they're looking at, top end 635,000 gallons per year which is not even 2,000 gallons a day which is a small amount.

When asked if there would be anything other than the normal wear going into the sewer, representatives stated that there would be nothing out of the ordinary. Nothing that would be toxic or anything of that nature.

Nebius owns one data center in Finland and England. Mr. Coulter can get an exact number for us. This is a 2-year-old company so very new.

CM Fears asked for air pollution information from them.

There will be a community engagement panel that will be used as a regular feedback mechanism.

A Chapter 100 application has been submitted to the City. If it is accepted and awarded, they will hit the ground running.

When asked about making sure they abide by the rules of light and sound, Interim City Manager Lisa Reynolds stated that the rules apply to them just as they apply to any private development.

The Chapter 100 is the final piece of this that will come before the Council.

The zoning to allow this kind of project was passed years ago so this is not a topic that will come up for discussion or vote as it already happened.

The City is not issuing any debt for this. This is a private development and private funds.

But chapter 100 bonds are basically an incentive package that is applied to economic development projects that provide tax abatements in the form of construction materials, sales tax abatement, and or personal property tax abatement. Construction abatement of construction materials would end at the end of the construction project. The property tax abatement will continue for the life of the bond issuance. So that is what allows developers to pay back the costs associated with the project. Pilots are paid in lieu of taxes and that is something that is a payment that the city utilities make to the general fund for each utility based on their revenue. So the number for each utility is 9.08%. It's paid by power and light, it's paid by water, it's paid by sanitary sewer. All of those utilities pay their same percentage across the board in this project. It is anticipated, and again, everything is anticipated because the full buildout isn't here, design isn't complete, and things like that but it could be \$30M to the general fund per year.

The city never owned the land Nebius wants to build on.

What if they need more water and more electricity than what they say they will need? The City issues a 'Will Serve' letter which states the amount of water and electricity they will serve the business owner. If any future buildings were to be added, it would be reviewed again, and engineering studies would need to be resubmitted.

There will be four generators that are being placed on site to help support the critical equipment cool down and shutdown of the operations in a power outage event. To equate it to something, it would probably be something close to like a regional hospital experiencing a power outage, and they need to turn their generators on, except that the hospital has to keep their generators

running the full time while the power outage is. We're looking at running the generators just to allow for the cooling of the equipment, the critical equipment inside to cool down, and shut off in their operational procedures. We are operating under the city's MPDS permit. We have to abide by all of those rules at all times. We have decibel restrictions that we put on any other industrial user and we will do that here as well. The personal property tax money is distributed by the taxing jurisdiction and where those lines fall. So the majority of the money to school districts goes to Independence School. There is a portion that also goes to Fort Osage. We have a company that will help build the generation. That electricity passes through Independence Power and Light, where we have the opportunity to impose a franchise fee just like Evergy or other any other for-profit energy system, and then that energy drives right out the door and into the large industrial user. So it really doesn't even cross the utility for the ratepayers. Their generation is completely separate from this, and the rates that they pay are based on that.

A break was taken from 7:39 to 7:48p.m.

Assistant City Manager Charlie Dissell stated that the changes in Bly Road will be completed before the data center project is started.

2. Facility Construction Update

The Facility Construction Update was given by representatives from Project Advocates. This item and the next on the agenda are the same topic.

Danny Jonas of Project Advocates gave an update on the six projects they are working on.

Municipal Commons - In progress

Justice Center Phase 1 - in progress

Justice Center Phase 2 - Paused

Fire Station No. 8 & Training - Design Development Complete (getting ready to break ground)

Fire Station No. 5 - Conceptual Design Complete

Fire Station No. 11 - Conceptual Design Complete

Project Schedule

IMC started in June 2025

Fire Stations are overlapped

Getting ready to wrap up the first two projects

Municipal Commons Overview

Levels two, three, and four are substantially complete.

Utility Customer Service (Level 1): Substantial Completion 1/23/26

Council Chambers (Level 1): Design complete, estimating efforts underway

Justice Center Phase 1 - IUC Renovation

Overview:

Budget is \$5M

Status: Construction in process

Milestones:

Substantial Completion is February 2026

Project Completion is March 2026

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

Jennifer Gurlock of Project Advocates discussed the fire station projects.

Fire Station 8 and Training Facility

Overview

Budget: \$21.4M

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

Fire Station #5

Overview

Budget: \$13.3M

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

Fire Station 11

Overview

Budget: \$15.3M

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

Interim City Manager Lisa Reynolds discussed funding.

Municipal Commons was funded through a lease purchase for \$20 million

That included the purchase of the building from GEHA and the renovation associated with turning it into the Municipal Commons

One and a half was covered by the future sale of the outlot adjacent
\$750,000 from the utilities as their share of bring primary occupants.

The justice center has two different things going on that should be clarified. The listed budget here is at \$5M and that is for the renovation alone. We issued revenue bonds for \$50 million, five of that for this remodel of the utility center and then the remaining \$45M is dedicated to the fire stations. The marijuana sales tax is dedicated to facilities and operations for public safety entities. So that is the funding source being used to repay the debt service on this \$5M and also will pay the additional funds for police to pay IPL for that building. So the utility isn't paying for a justice center. We did have a formal appraisal of the IUC done and it came back at \$5M for the building itself and then there was an additional \$1.9M cost associated to this for the for the property adjacent that's currently greenfield. If the campus is realized at full build-out then that repayment would also be paid to IPL. That total is \$5M. It's going to be paid as a line item in the budget at \$300,000 a year for 20 years. It is also going to be seen in the budget book in the marijuana sales tax fund. So, two pieces there. The \$5M listed in the slide is for construction alone. They do have to also purchase that building. The fire stations are being funded, again, at \$45M which was taken from the \$50M revenue bond and debt service is being paid by the Fire Safety Sales Tax. As all of you know, half of that sales tax money is to go toward hiring personnel and for personnel operations and new personnel operations and then the other half was for facilities and equipment. So the facilities and equipment half is what's being dedicated pay the debt service on the three fire stations.

Nearly all city offices have been consolidated in the Commons and we have a receptionist at the front door who can help with answering questions and way-finding. There are two kiosks at the Commons for utility payments and one will stay at IUC. It is planned to have one at either IPD or the Truman Memorial Building.

The temporary location of the municipal court has been viewed by state court staff and approved. This is a temporary location.

Meeting adjourned at 8

3. Project Advocates - Capital Project 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).