



## City Council Regular Meeting

May 18, 2026  
6:00 PM,  
20201 E. Jackson Drive  
First Floor, Council Chambers  
Independence, MO 64057

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 Reverend Michael Jones of the Grace Connection Church

### THE PLEDGE OF ALLEGIANCE

### ROLL CALL

### PROCLAMATIONS

### CITIZEN REQUESTS

### CONSENT AGENDA

### Reports and Recommendations of the City Manager

1. Approval of minutes from the April 8 and April 20 2026 Regular City Council Meetings  
**Approved**
2. Council action is requested to authorize the City Manager to approve Change Order #1 to the existing emergency repair contract (PO#26001633) with SHEDIGS IT, LLC, for a revised contract amount not to exceed \$148,650, and authorizing change orders up to ten percent (10%) of the authorized amount, to complete the Madison Rd Sanitary Sewer Repair as part of the Neighborhood Sanitary Sewer Improvements Project (No. 302004). **Approved**

3. Council action is requested to authorize the City Manager to approve Change Order #4 to the existing design services contract (PO#23001180) with Olsson Associates, for a revised contract amount not to exceed \$446,884.75, and authorizing change orders up to ten percent (10%) of the authorized amount, for additional engineering services as part of the Rockwood Storm Drainage Improvements Project (No. 132202).

**Approved**

4. Council approval is requested to authorize the City Manager to approve Change Order #1 on the existing contract (PO#26000339) with USIC to expend an additional \$26,000, and authorizing ten percent (10%) of the authorized amount for future change orders by the Sanitary Sewer Division of Municipal Services for utility locating services in the remainder of Fiscal Year 2025-2026. **Approved**

5. Council approval is requested to authorize the City Manager to approve Change Order #2 on the existing contract (PO#26000022) with Davenport Construction to expend an additional \$50,000, and authorizing ten percent (10%) of the authorized amount for future change orders, by the Sanitary Sewer Division of Municipal Services for asphalt patch repairs in the remainder of Fiscal Year 2025-2026.

**Approved**

6. Council action is requested to expend \$250,000.00 to Anixter, for Power Distribution Transformers and to authorize change orders of up to ten percent (10%) of the authorized amount, for the Power & Light Department (IPL). **Approved**

7. Council action is requested to authorize the City Manager to approve Change Order #1 to Purchase Order #26000323 with Midwest Public Risk, for a revised contact amount not to exceed \$929,887, for additions in property and/or vehicles to the City's non-utility property insurance policies. **Approved**

## **RESOLUTIONS**

1. 26-722 A resolution amending Article IV as it pertains to Personal Business Leave in the City of Independence Policies and Procedures Manual. **Approved Res. No. 7213**
2. 26-723 A resolution to amend Article VI Separation and Disciplinary Action as it pertains to the Termination language in the City of Independence Policies and Procedures Manual. **Approved Res. No. 7214**
3. 26-724 A Resolution Establishing and Appointing Members to the Nebius Community Advisory Board. **Approved Res. No. 7215**
4. 26-725 A resolution appointing Councilmembers to certain boards and commissions as Councilmember Liaisons **Item Postponed to 6/1/26 7-0**

5. 26-726 A resolution reappointing Councilmember Perkins and Councilmember Wiley and appointing Councilmember Atkinson to the Audit and Finance Committee **Item Postponed to 6/1/26 7-0**
6. 26-727 A resolution appointing Amber Bauer as a member of the House Authority Commission of the City of Independence, Missouri **Approved Res. No. 7216**
7. 26-728 A resolution appointing Caleb Holder as a member of the Board of Adjustment for the City of Independence, Missouri **Approved Res. No. 7217**
8. 26-729 A resolution appointing Cassie Nave and reappointing Mark Scherer to the Heritage Commission of the City of Independence, Missouri **Approved Res. No. 7218**
9. 26-730 A resolution reappointing Danjela Book, Jennae Segura Brown, and Cassy Pallo as members of the Japanese Sister City Committee of the City of Independence, Missouri **Approved Res. No. 7219**

#### **REGULAR AGENDA**

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

1. A full public hearing for a Retail Selling of Intoxicating Liquor License application for Truman Stop located at 11715 E. US Highway 24. **Full Public Hearing.**

Council action is requested on the application received from Truman Stop for Retail Selling of Intoxicating Liquor of all kinds in the original package that will be located at 11715 E. US Highway 24. **Item passes 7-0**

2. A public hearing regarding Noland Fashion Square Tax Increment Financing Redevelopment Plan, Redevelopment Area and Redevelopment Projects. **Full Public Hearing.**
3. A public hearing regarding the Petition for Amendment of the Noland Fashion Square Community Improvement District. **Full Public Hearing.**
4. A public hearing regarding the Plan for an Industrial Development Project for the Noland Fashion Square Redevelopment Project. **Full Public Hearing.**

#### **ORDINANCES**

1. 26-037 2R An ordinance adopting amendments to the Fiscal Year 2025-2026 Budget, which was approved by Ordinance No. 19682; and authorizing the City Manager to

issue the purchase order for a total amount of \$769,817.00 to Design Mechanical, and authorizing further change orders of up to ten percent (10%) of the authorized amount. 2R **Item passes 7-0 Ord. No. 19809**

#### **FIRST READING(S)**

1. 26-038 **1R** An ordinance adopting amendments to the Fiscal Year 2025-2026 Budget, which was approved by Ordinance No. 19682. 1R **Read**
2. 26-039 **1R** An ordinance finding, determining, and declaring the necessity of acquiring general utility easements and temporary construction easements for the 33rd and Willis Emergency Stormwater Project (Project No. 131802-19); 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**
3. 26-040 **1R** An ordinance approving the Noland Fashion Square Tax Increment Financing Redevelopment Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan, designating a developer, approving a redevelopment agreement with the developer and directing staff to implement the redevelopment plan. **1R**
4. 26-041 **1R** An ordinance approving Redevelopment Project 1 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 1. **1R**
5. 26-042 **1R** An ordinance approving Redevelopment Project 2 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 2. **1R**
6. 26-043 **1R** An ordinance approving Redevelopment Project 3 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 3. **1R**
7. 26-044 **1R** An ordinance approving Redevelopment Project 4 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 4. **1R**
8. 26-045 **1R** An ordinance approving Redevelopment Project 5 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 5. **1R**
9. 26-046 **1R** An ordinance approving Redevelopment Project 6 for the Noland Fashion

Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 6. **1R**

10. 26-047 **1R** An ordinance approving Redevelopment Project 7 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 7. **1R**
11. 26-048 **1R** An ordinance approving Redevelopment Project 8 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 8. **1R**
12. 26-049 **1R** An ordinance approving Redevelopment Project 9 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 9. **1R**
13. 26-050 **1R** An ordinance approving Redevelopment Project 10 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 10. **1R**
14. 26-051 **1R** An ordinance approving Redevelopment Project 11 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 11. **1R**
15. 26-053 **1R** An ordinance supporting the formation of the Noland Fashion Square Transportation Development District and approving a cooperative agreement. **1R**
16. 26-054 **1R** An ordinance approving the petition for amendment of the Noland Fashion Square Community Improvement District, making findings and authorizing certain actions related thereto, including the execution of a cooperative agreement. **1R**
17. 26-055 **1R** An ordinance approving a plan for an industrial development project; authorizing the City of Independence, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$75,000,000 in connection with the Noland Fashion Square Redevelopment Project; and authorizing certain documents and actions in connection therewith. **1R**

#### **INFORMATION ONLY**

1. Municipal Court Report for the month of April 2026
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**