



City Council Study Session

June 22, 2026

6:00 PM, Council Chambers - 20201 E. Jackson Drive

To view a Council meeting agenda, visit <https://independencemo.portal.civicclerk.com/> and select 'Most Recent Council Agenda'.

WELCOME

COUNCIL SPONSORED ITEMS

1. A resolution declaring a 180-day moratorium on the processing of applications related to and issuance of city permits or licenses related to the installation or use of data processing and hosting facilities located in the City of Independence, Missouri, for projects or applications not already submitted to, authorized, or approved by the City. *(Sponsored by Councilmember Stewart)*
2. A resolution declaring a 180-day moratorium on the processing of applications related to and issuance of city permits or licenses related to the installation or use of battery energy storage systems (BESS) facilities located in the City of Independence, Missouri, for projects or applications not already submitted to, authorized, or approved by the City *(Sponsored by Councilmember Stewart)*

CITIZEN REQUESTS

1. Citizen Requests - Per Council Rules, Sec. 6.4 only "Council Sponsored Items" are eligible

INFORMATION ONLY

1. **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).

BILL NO: _____

RESOLUTION NO: _____

A RESOLUTION DECLARING A ONE HUNDRED EIGHTY (180) DAY MORATORIUM ON THE PROCESSING OF APPLICATIONS RELATED TO AND ISSUANCE OF CITY PERMITS OR LICENSES RELATED TO THE INSTALLATION OR USE OF DATA PROCESSING AND HOSTING FACILITIES LOCATED IN THE CITY OF INDEPENDENCE, MISSOURI, FOR PROJECTS OR APPLICATIONS NOT ALREADY SUBMITTED TO, AUTHORIZED, OR APPROVED BY THE CITY.

WHEREAS, the City Council desires to consider amendments to the City Code regarding the regulation of data processing and hosting facilities, also known as data centers, that have not already been submitted to, authorized, or approved by the City; and

WHEREAS, careful and prudent analysis of the City Code, State regulations, the impact additional data processing and hosting facilities may have on the health, safety, and general welfare of citizens, and other pertinent information is required by the City Council to reach an informed decision as to the propriety of such changes to the City Code, and to potentially draft an ordinance that amends the City Code as to further promote the health, safety, and general welfare of the citizens of Independence if such ordinance is found to be necessary subsequent to the City Council's analysis; and

WHEREAS, the City Council has determined that it is necessary to further examine business, zoning, fire, building, and/or development issues to determine if it is appropriate to further regulate and control uses of property within the City as related to data processing and hosting facilities; and

WHEREAS, it is important that development within the City be continuously managed to promote public safety and encourage the most appropriate use of the land and protect against unhealthy conditions, decreased visibility, and to ensure substantial justice in the quiet enjoyment of homes, businesses, and premises located within the City; and

WHEREAS, comprehensively designed development requires the City Council to examine further the construction and operation of the uses of property within the City and the development of business and zoning regulations; and

WHEREAS, a one hundred eighty (180) day moratorium is necessary to give the City Council time to examine the issues, benefits, and consequences of further regulation of the subdivision of land within the City and for further regulation of the use of land within the City, and to develop and pass any needed business, zoning, fire, building, and/or development ordinances related thereto, with the caveat that if more time is needed, said moratorium may be extended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

Section 1. From and after the passage and approval of this Resolution, and for a period of one hundred eighty (180) days, the City shall not issue any zoning or use permits, building permits, or business licenses related to the operation or installation of data processing and hosting facilities on any land located within the City of Independence; or accept an application for any zoning or use permits, building permits, or business licenses related to the operation or installation of data processing and hosting facilities; unless an application has already been received by the City initiating the formal process of securing the zoning or use permit, building permit, or business license, or any portion, component, or phase of the underlying project (including one or more phases of a multi-phase project) has otherwise been approved or authorized by the City Council or administrative action.

Section 2. From and after the passage and approval of this Resolution, and for a period of one hundred eighty (180) days, the City shall not process applications for changes in zoning, variances, special or conditional use permits, or temporary use permits for any land that the applicant intends to use for data processing and hosting facilities located within the City of Independence; unless an application has already been received by the City initiating the formal process of application review, or any portion, component, or phase of the underlying project (including one or more phases of a multi-phase project) has otherwise been approved or authorized by the City Council or administrative action.

Section 3. From and after the passage and approval of this Resolution, and for a period of one hundred eighty (180) days, the City shall not issue any business licenses for the operation or installation of data processing and hosting facilities on any land located within the City of Independence; unless an application has already been received by the City initiating the formal process of application review, or any portion, component, or phase of the underlying project (including one or more phases of a multi-phase project) has otherwise been approved by the City Council or administrative action.

Section 4. For the purposes of this Resolution, “data processing and hosting facilities” means establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services, or application hosting; provide application services provisioning or may provide general timeshare mainframe facilities to clients. Words used in the singular include the plural. The reverse is also true.

Section 5. Nothing in this Section shall be deemed to prohibit the City from seeking any or all alternative relief provided in law or equity, including specifically the City’s ability to seek an injunction to preclude a violation hereof.

Section 6. The provisions of this Resolution are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Resolution.

Section 7. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2026, BY THE CITY COUNCIL
OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

BILL NO: _____

RESOLUTION NO: _____

A RESOLUTION DECLARING A ONE HUNDRED EIGHTY (180) DAY MORATORIUM ON THE PROCESSING OF APPLICATIONS RELATED TO AND ISSUANCE OF CITY PERMITS OR LICENSES RELATED TO THE INSTALLATION OR USE OF BATTERY ENERGY STORAGE SYSTEMS (BESS) FACILITIES LOCATED IN THE CITY OF INDEPENDENCE, MISSOURI, FOR PROJECTS OR APPLICATIONS NOT ALREADY SUBMITTED TO, AUTHORIZED, OR APPROVED BY THE CITY.

WHEREAS, the City Council desires to consider amendments to the City Code regarding the regulation of battery energy storage systems (BESS) facilities, that have not already been submitted to, authorized, or approved by the City; and

WHEREAS, careful and prudent analysis of the City Code, State regulations, the impact additional BESS facilities may have on the health, safety, and general welfare of the citizens, and other pertinent information is required by the City Council to reach an informed decision as to the propriety of such changes to the City Code, and to potentially draft an ordinance that amends the City Code as to further promote the health, safety, and general welfare of the citizens of Independence if such ordinance is found to be necessary subsequent to the City Council's analysis; and

WHEREAS, the City Council has determined that it is necessary to further examine business, zoning, fire, building, and/or development issues to determine if it is appropriate to further regulate and control uses of property within the City as related to BESS facilities; and

WHEREAS, it is important that development within the City be continuously managed to promote public safety and encourage the most appropriate use of the land and protect against unhealthy conditions, decreased visibility, and increased fire risk, and to ensure substantial justice in the quiet enjoyment of homes, businesses, and premises located within the City; and

WHEREAS, comprehensively designed development requires the City Council to examine further the construction and operation of the uses of property within the City and the development of business and zoning regulations; and

WHEREAS, a one hundred eighty (180) day moratorium is necessary to give the City Council time to examine the issues, benefits, and consequences of further regulation of the subdivision of land within the City and for further regulation of the use of land within the City, and to develop and pass any needed business, zoning, fire, building, and/or development ordinances related thereto, with the caveat that if more time is needed, said moratorium may be extended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

Section 1. From and after the passage and approval of this Resolution, and for a period of one hundred eighty (180) days, the City shall not issue any zoning or use permits, building permits, or business licenses related to the operation or installation of BESS facilities on any land located within the City of Independence; or accept an application for any zoning or use permits, building permits, or business licenses related to the operation or installation of BESS facilities; unless an application has already been received by the City initiating the formal process of securing the zoning or use permit, building permit, or business license, or any portion, component, or phase of the underlying project (including one or more phases of a multi-phase project) has otherwise been approved or authorized by the City Council or administrative action.

Section 2. From and after the passage and approval of this Resolution, and for a period of one hundred eighty (180) days, the City shall not process applications for changes in zoning, variances, special or conditional use permits, or temporary use permits for any land that the applicant intends to use for BESS facilities located within the City of Independence; unless an application has already been received by the City initiating the formal process of application review, or any portion, component, or phase of the underlying project (including one or more phases of a multi-phase project) has otherwise been approved or authorized by the City Council or administrative action.

Section 3. From and after the passage and approval of this Resolution, and for a period of one hundred eighty (180) days, the City shall not issue any business licenses for the operation or installation of BESS facilities on any land located within the City of Independence; unless an application has already been received by the City initiating the formal process of application review, or any portion, component, or phase of the underlying project (including one or more phases of a multi-phase project) has otherwise been approved by the City Council or administrative action.

Section 4. For the purposes of this Resolution, “battery energy storage system (BESS) facilities” means a facility or portion thereof designed to store generated electricity for later use.

Section 5. Nothing in this Section shall be deemed to prohibit the City from seeking any or all alternative relief provided in law or equity, including specifically the City’s ability to seek an injunction to preclude a violation hereof.

Section 6. The provisions of this Resolution are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Resolution.

Section 7. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2026, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council

of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

IPL Capacity

*Joe Hegendeffeffer,
Director*



OVERVIEW

Walk through current capacity projections

Present options to meet future needs

Considerations

Future load increases will require:

17% Summer Planning Reserve Margin

38% Winter Planning Reserve Margin

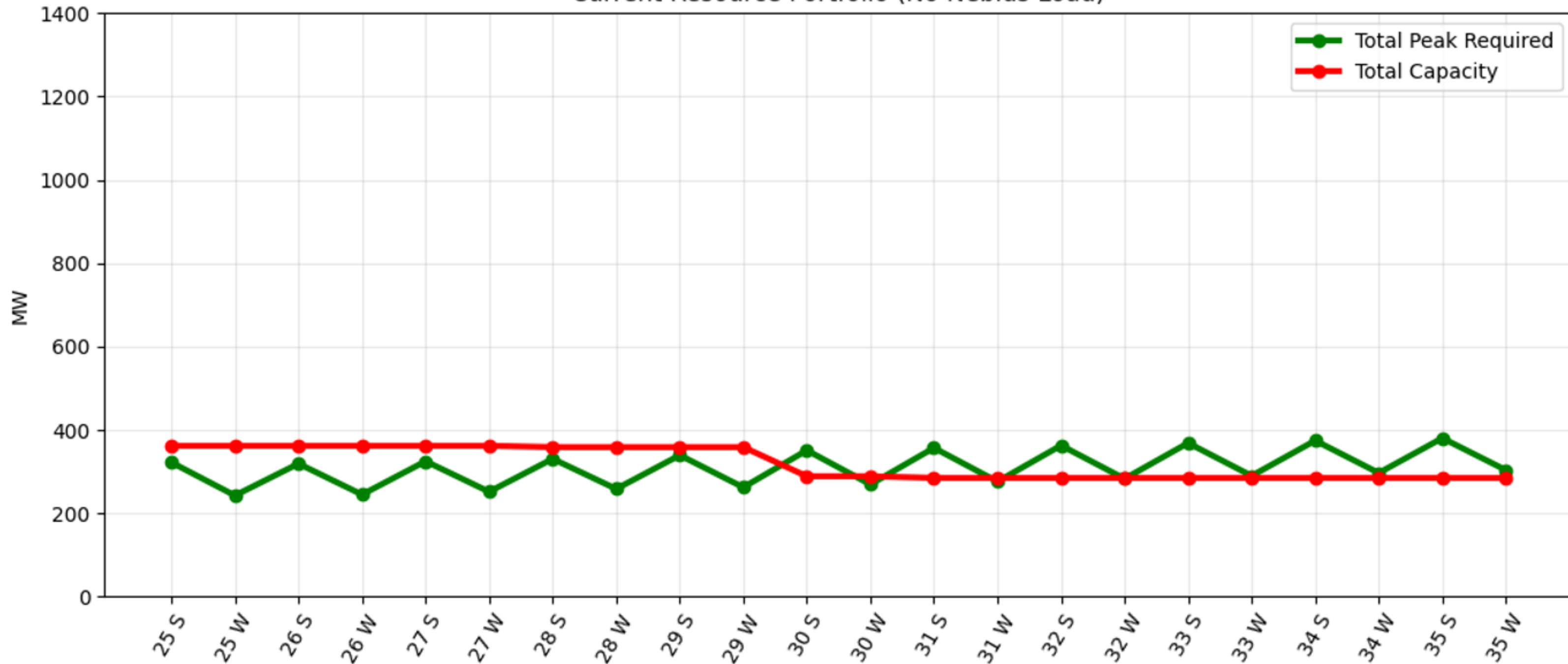
Meaning an additional load of:

10MW load = 11.7MW summer and 13.8MW winter

20MW load = 23.4MW summer and 27.6MW winter

50MW load = 58.5MW summer and 69MW winter

Current Resource Portfolio (No Nebius Load)



IPL Capacity

Status Before Large Load

Season		Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer
Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
IPL Peak		280.0	275.0	280.0	285.0	290.0	300.0	305.0	310.0	315.0	320.0	325.0
Nebius				-	-	-	-	-	-	-	-	-
PRM		42.0	44.0	44.8	45.6	49.3	51.0	51.9	52.7	53.6	54.4	55.3
Total Peak Required		322.0	319.0	324.8	330.6	339.3	351.0	356.9	362.7	368.6	374.4	380.3
Total Capacity		361.85	361.85	361.85	358.75	358.75	288.75	284.85	284.85	284.85	284.85	284.85
EXCESS		39.85	42.85	37.05	28.15	19.45	(62.25)	(72.05)	(77.85)	(83.75)	(89.55)	(95.45)
PRM %		15%	16%	16%	16%	17%	17%	17%	17%	17%	17%	17%
Year		Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
IPL Peak		178.4	180.0	185.0	190.0	190.0	195.0	200.0	205.0	210.0	215.0	220.0
Nebius			-	-	-	-	-	-	-	-	-	-
PRM		64.2	64.8	66.6	68.4	72.2	74.1	76.0	77.9	79.8	81.7	83.6
Total Peak Required		242.6	244.8	251.6	258.4	262.2	269.1	276.0	282.9	289.8	296.7	303.6
Total Capacity		361.85	361.85	361.85	358.75	358.75	288.75	284.85	284.85	284.85	284.85	284.85
EXCESS		119.21	117.05	110.25	100.35	96.55	19.65	8.85	1.95	(4.95)	(11.85)	(18.75)
PRM %		36%	36%	36%	36%	38%	38%	38%	38%	38%	38%	38%

IPL Capacity

COI 2026

Status Before Large Load

IPL was thin on capacity before the addition of the large load

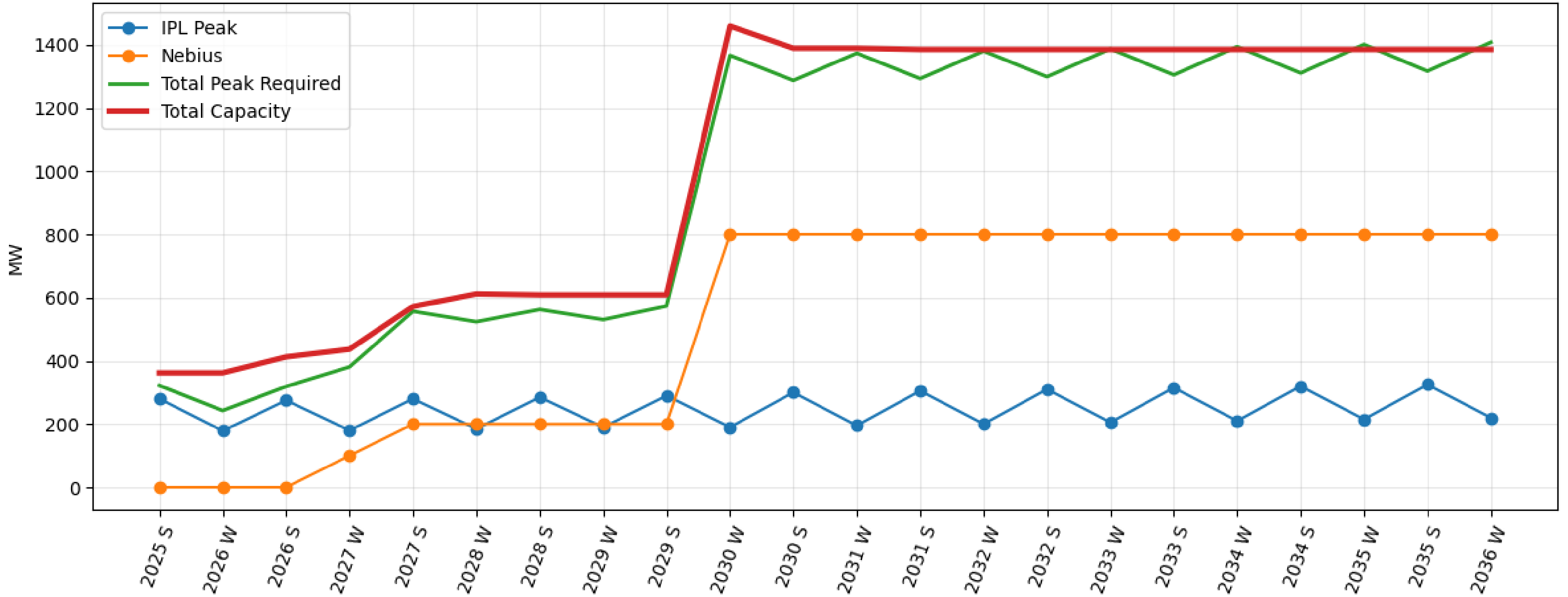
Projections took us negative in the summer of 2030 with the loss of Oneta capacity (70MW)

Solutions for additional capacity were discussed in 2022 with the request by staff to add gas generation at Blue Valley

2035 projections were 95MW below capacity requirements for summer

Worth noting - IPL is a summer peaking utility due to heavy residential load

Current Base - Summer and Winter



IPL Capacity

Current Status - Do Nothing

COI 2026

Season		Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer
Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
IPL Peak		280.0	275.0	280.0	285.0	290.0	300.0	305.0	310.0	315.0	320.0	325.0
Nebius				200.0	200.0	200.0	800.0	800.0	800.0	800.0	800.0	800.0
PRM		42.0	44.0	76.8	77.6	83.3	187.0	187.9	188.7	189.6	190.4	191.3
Total Peak Required		322.0	319.0	556.8	562.6	573.3	1,287.0	1,292.9	1,298.7	1,304.6	1,310.4	1,316.3
Total Capacity		361.85	412.55	571.85	608.75	608.75	1388.75	1384.85	1384.85	1384.85	1384.85	1384.85
EXCESS		39.85	93.55	15.05	46.15	35.45	101.75	91.95	86.15	80.25	74.45	68.55
PRM %		15%	16%	16%	16%	17%	17%	17%	17%	17%	17%	17%
Year		Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter
Year		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
IPL Peak		178.4	180.0	185.0	190.0	190.0	195.0	200.0	205.0	210.0	215.0	220.0
Nebius			100.0	200.0	200.0	800.0	800.0	800.0	800.0	800.0	800.0	800.0
PRM		64.2	100.8	138.6	140.4	376.2	378.1	380.0	381.9	383.8	385.7	387.6
Total Peak Required		242.6	380.8	523.6	530.4	1,366.2	1,373.1	1,380.0	1,386.9	1,393.8	1,400.7	1,407.6
Total Capacity		361.85	436.85	611.85	608.75	1458.75	1388.75	1384.85	1384.85	1384.85	1384.85	1384.85
EXCESS		119.21	56.05	88.25	78.35	92.55	15.65	4.85	(2.05)	(8.95)	(15.85)	(22.75)
PRM %		36%	36%	36%	36%	38%	38%	38%	38%	38%	38%	38%

IPL Capacity

COI 2026

Current Status – Do Nothing

Loss of Oneta capacity before summer 2030 can be seen

15MW excess capacity in summer of 2027

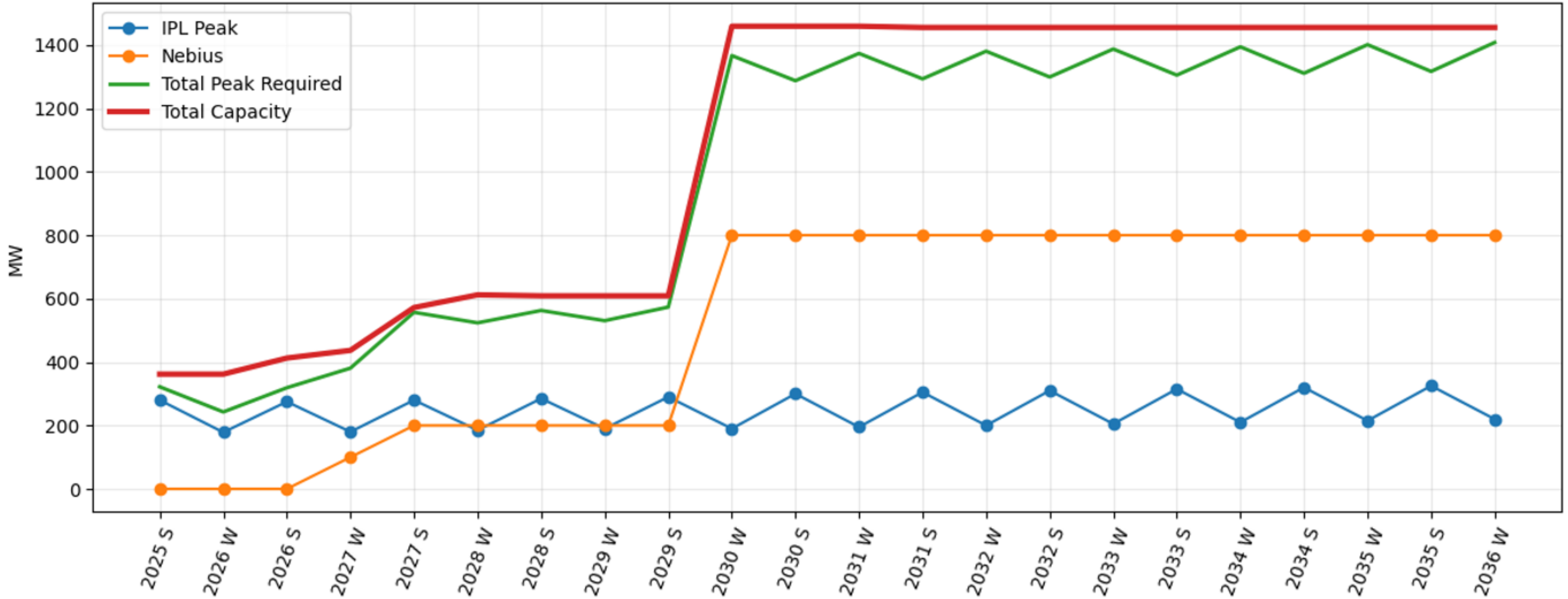
15MW excess capacity in winter of 2030-2031

Capacity runs negative for winter seasons starting in 2032-2033

Target would be 25MW minimum excess capacity in any given season to accommodate a loss of any 1 generator in the IPL system

Note - IPL flips and while load is still summer peaking, the reserve margin requirements drive higher capacity needs in the winter following 2030

Renew Oneta - Summer and Winter



IPL Capacity

Renew or Replace Oneta Capacity (due in 2030)

Season		Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer
Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
IPL Peak		280.0	275.0	280.0	285.0	290.0	300.0	305.0	310.0	315.0	320.0	325.0
Nebius				200.0	200.0	200.0	800.0	800.0	800.0	800.0	800.0	800.0
PRM		42.0	44.0	76.8	77.6	83.3	187.0	187.9	188.7	189.6	190.4	191.3
Total Peak Required		322.0	319.0	556.8	562.6	573.3	1,287.0	1,292.9	1,298.7	1,304.6	1,310.4	1,316.3
Total Capacity		361.85	412.55	571.85	608.75	608.75	1458.75	1454.85	1454.85	1454.85	1454.85	1454.85
EXCESS		39.85	93.55	15.05	46.15	35.45	171.75	161.95	156.15	150.25	144.45	138.55
PRM %		15%	16%	16%	16%	17%	17%	17%	17%	17%	17%	17%
		Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
IPL Peak		178.4	180.0	185.0	190.0	190.0	195.0	200.0	205.0	210.0	215.0	220.0
Nebius			100.0	200.0	200.0	800.0	800.0	800.0	800.0	800.0	800.0	800.0
PRM		64.2	100.8	138.6	140.4	376.2	378.1	380.0	381.9	383.8	385.7	387.6
Total Peak Required		242.6	380.8	523.6	530.4	1,366.2	1,373.1	1,380.0	1,386.9	1,393.8	1,400.7	1,407.6
Total Capacity		361.85	436.85	611.85	608.75	1458.75	1458.75	1454.85	1454.85	1454.85	1454.85	1454.85
EXCESS		119.21	56.05	88.25	78.35	92.55	85.65	74.85	67.95	61.05	54.15	47.25
PRM %		36%	36%	36%	36%	38%	38%	38%	38%	38%	38%	38%

IPL Capacity

COI 2026

Renew or Replace Oneta Capacity (due in 2030)

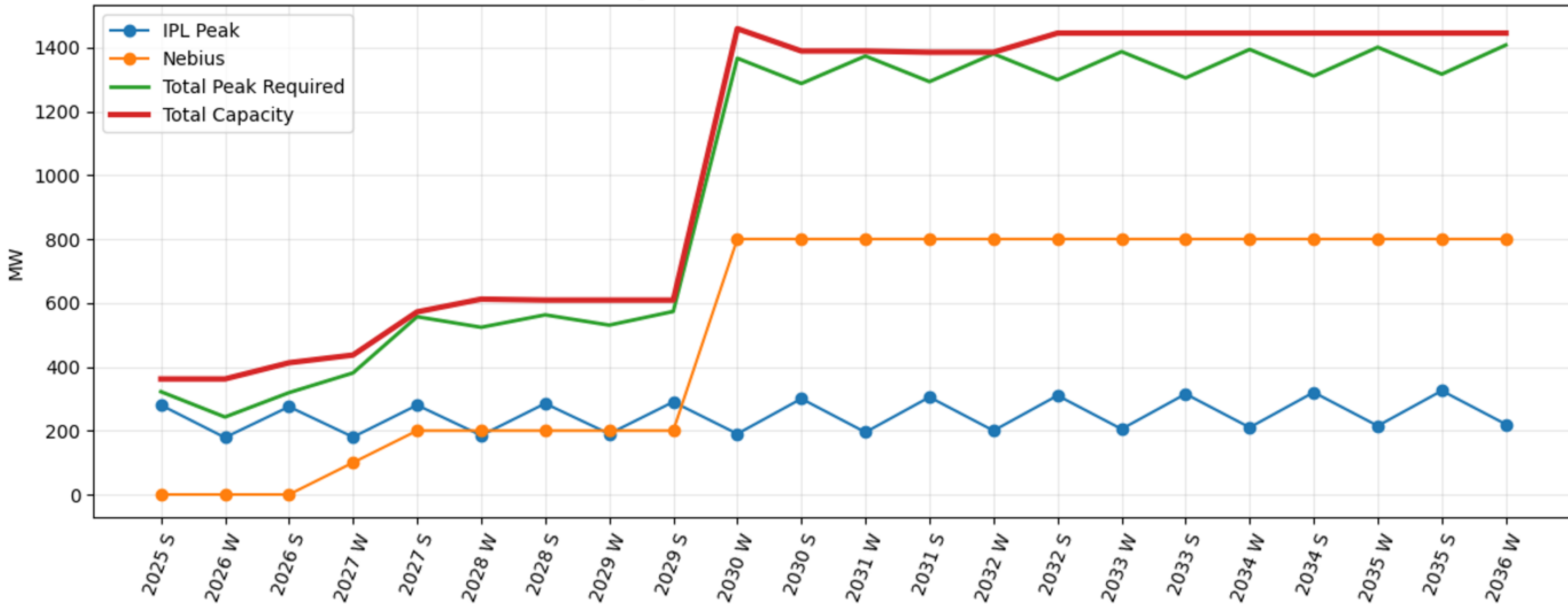
15MW excess capacity in summer of 2027

Winter 2035-2036 season presents 47MW excess capacity

Summer 2035 season presents 138MW excess capacity

Target would be 25MW minimum excess capacity in any given season to accommodate a loss of any 1 generator in the IPL system

Dogwood no Oneta - Summer and Winter



IPL Capacity

New Dogwood plant ownership w/o Oneta

COI 2026

Season		Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer
Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
IPL Peak		280.0	275.0	280.0	285.0	290.0	300.0	305.0	310.0	315.0	320.0	325.0
Nebius				200.0	200.0	200.0	800.0	800.0	800.0	800.0	800.0	800.0
PRM		42.0	44.0	76.8	77.6	83.3	187.0	187.9	188.7	189.6	190.4	191.3
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Total Capacity		361.85	412.55	571.85	608.75	608.75	1388.75	1384.85	1444.85	1444.85	1444.85	1444.85
EXCESS		39.85	93.55	15.05	46.15	35.45	101.75	91.95	146.15	140.25	134.45	128.55
PRM %		15%	16%	16%	16%	17%	17%	17%	17%	17%	17%	17%
		8692.4	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
IPL Peak		178.4	180.0	185.0	190.0	190.0	195.0	200.0	205.0	210.0	215.0	220.0
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EXCESS		119.21	56.05	88.25	78.35	92.55	15.65	4.85	57.95	51.05	44.15	37.25
PRM %		36%	36%	36%	36%	38%	38%	38%	38%	38%	38%	38%

IPL Capacity

COI 2026

New Dogwood Plant Ownership w/o Oneta Capacity

15MW excess capacity in summer of 2027

15MW excess capacity in winter of 2030-2031

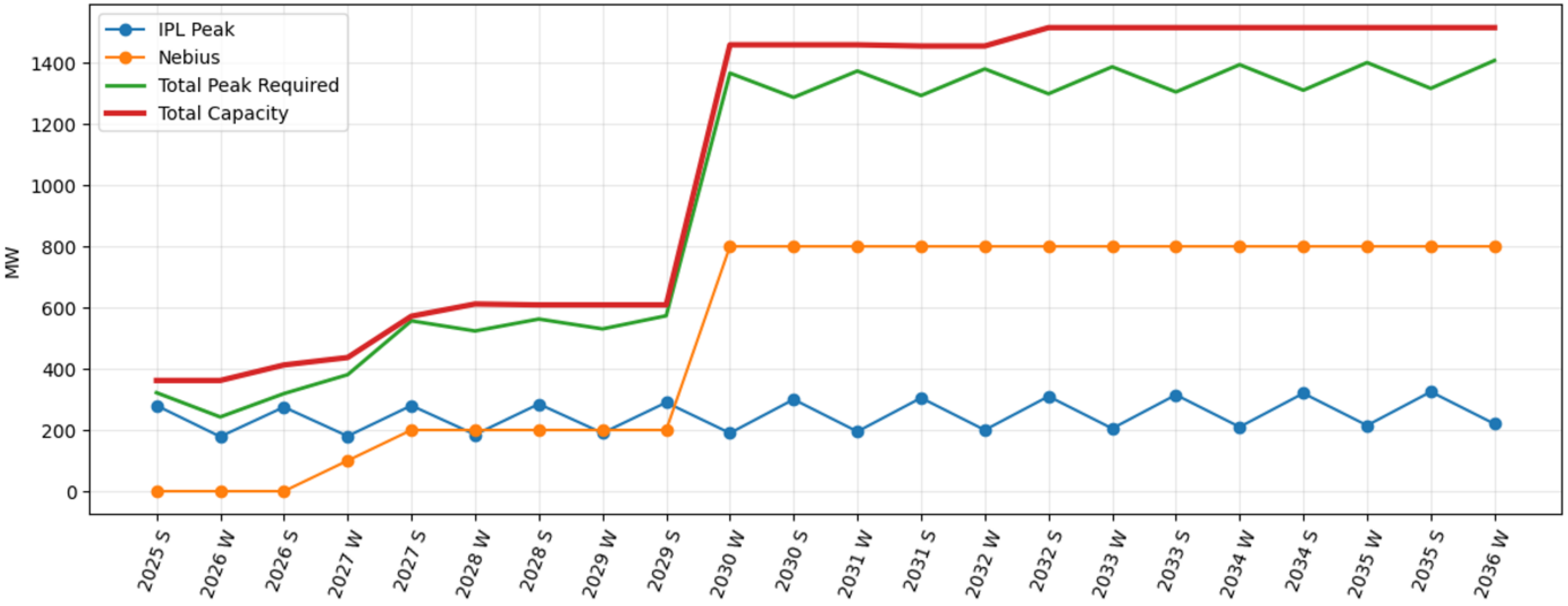
5MW excess capacity in winter of 2031-2032

Winter 2035-2036 season presents 37MW excess capacity

Summer 2035 season presents 128MW excess capacity

Target would be 25MW minimum excess capacity in any given season to accommodate a loss of any 1 generator in the IPL system

Dogwood w Oneta - Summer and Winter



IPL Capacity

**New Dogwood plant plus
renew/replace Oneta cap**

Season		Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer	Summer
Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
IPL Peak		280.0	275.0	280.0	285.0	290.0	300.0	305.0	310.0	315.0	320.0	325.0
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EXCESS		39.85	93.55	15.05	46.15	35.45	171.75	161.95	216.15	210.25	204.45	198.55
PRM %		15%	16%	16%	16%	17%	17%	17%	17%	17%	17%	17%
		8692.4	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter	Winter
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
IPL Peak		178.4	180.0	185.0	190.0	190.0	195.0	200.0	205.0	210.0	215.0	220.0
Nebius			100.0	200.0	200.0	800.0	800.0	800.0	800.0	800.0	800.0	800.0
PRM		64.2	100.8	138.6	140.4	376.2	378.1	380.0	381.9	383.8	385.7	387.6
Total Peak Required		242.6	380.8	523.6	530.4	1,366.2	1,373.1	1,380.0	1,386.9	1,393.8	1,400.7	1,407.6
Total Capacity		361.85	436.85	611.85	608.75	1458.75	1458.75	1454.85	1514.85	1514.85	1514.85	1514.85
EXCESS		119.21	56.05	88.25	78.35	92.55	85.65	74.85	127.95	121.05	114.15	107.25
PRM %		36%	36%	36%	36%	38%	38%	38%	38%	38%	38%	38%

IPL Capacity

COI 2026

New Dogwood Plant Plus renew/replace Oneta Capacity

15MW excess capacity in summer of 2027

Winter 2035-2036 season presents 107MW excess capacity

Summer 2035 season presents 198MW excess capacity

Target would be 25MW minimum excess capacity in any given season to accommodate a loss of any 1 generator in the IPL system

In conclusion:

The addition of the large load neither hurt nor helped IPL capacity needs.

800MW of additional load requires 1100MW of additional capacity (winter season reserve margin) – the exact amount of the new power plant.

We still need to solve future IPL capacity needs for the remainder of the city's requirements.

Staff recommends:

- Extension or replacement of Oneta capacity in 2030
- Participation in the Dogwood expansion ownership
- Renewal or replacement of all renewable PPAs
 - Smoky Hills in 2028 (15MW nameplate, 3.1MW cap)
 - Marshall in 2031 (20MW nameplate, 3.9MW cap)



INDEPENDENCE

★ MISSOURI ★

