

City of Independence

June 12, 2017

6:00 PM

Council Chambers



An American Original

Agendas are published late in the week for the following week's Council business meetings. Changes made after the tentative agenda is published will be reflected in the latest version posted.

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ADJOURNED AGENDA

ROLL
CALL

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Council action is recommended to authorize the City Manager to execute a Letter of Intent with MC Power Companies, Inc., and/or its assignees for the Independence Community Solar Phase I Expansion Project.

Approved

Resolutions:

- 17-747 - A resolution of support for Community Development Block Grants.

Res. #6219

INFORMATION ONLY:

1. The City Clerk's office is in receipt of the Noland Road Square Community Improvement District's Fiscal Year 2017-2018 proposed budget.

Reported

COUNCILMEMBER COMMENTS

ADJOURNMENT

"Is It Good For The Children?"

City of Independence

AGENDA ITEM COVER SHEET

Approved

Agenda Title:

Council action is recommended to authorize the City Manager to execute a Letter of Intent with MC Power Companies, Inc., and/or its assignees for the Independence Community Solar Phase I Expansion Project.

Recommendations:

Approval is recommended.

Background:

MC Power Companies, Inc., and/or its assignees and the City of Independence entered into a Solar Photovoltaic Installation Power Purchase Agreement (PPA) on November 25, 2015 to develop a 3.0 megawatt solar photovoltaic community installation located at 24451 E. Bundschu Road, Independence, MO. The solar installation, known as the Independence Community Solar Farm, went into commercial operation on March 15, 2017. A customer program, the Community Solar Program (CSP), allows customers served by the City of Independence to voluntarily participate in solar by paying an additional monthly amount on utility bills. The CSP has achieved 100 percent customer participation as of the time of commercial operation due in large part to strong marketing efforts put forth by MC Power Companies, Inc., and/or its assignees.

Due to the high customer demand for the CSP along with additional customers expressing desire to participate should more solar capacity become available, MC Power Companies, Inc. has offered to expand the solar generating capacity an additional 8.5 megawatts for an aggregate total amount of approximately 11.5 megawatts, which would make the Independence Community Solar Farm the largest in the State of Missouri. MC Power Companies, Inc., and/or its assignees has put forth pricing and terms that are acceptable to the City and are further described in the attached Letter of Intent.

The expansion of the Independence Community Solar Farm will enable the City of Independence to exceed the renewable energy goals stipulated in Resolution No. 5933 adopted by City Council on July 21, 2014. In addition, the project furthers the Power &

Light Department's goals to establish itself as a leader in the next era of electric service through grid modernization, the development of new business partnerships, and in offering innovative and cost-effective customer programs.

Staff seeks City Council's approval of the Letter of Intent which will enable MC Power Companies, Inc., and/or its assignees to further develop specifications and plans for the expansion project. Once MC Power Companies, Inc., and/or its assignees has finalized the details for the expansion project, a PPA substantially similar to that entered into on November 25, 2015, will be provided for City Council consideration.

Staff recommends City Council approval of the Letter of Intent for the Independence Community Solar Phase I Expansion Project.

Department:	Power & Light	Contact Person:	E. Leon Daggett
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REVIEWERS:

Purchasing Division (Finance Department)	Approved
Power and Light Department	Approved
Finance Department	Approved
Finance Department	Approved
City Managers Office	Approved
City Clerk Department	Approved

Council Action:	Council Action:	Accepted
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ATTACHMENTS:

- Letter of Intent

IPL Letter of Intent to Complete Community Solar Program

RE: Letter of Intent to proceed with expansion of first phase for the Independence Community Solar Farm/City of Independence Power and Light.

Located at 24451 East Bundshu Road Independence, MO 64056 and additional site TBD.

Proposed Project: MCP-Independence, LLC (“**MCP-Independence**”), current lessee of the property located at 24451 E Bundschu Road, Independence, Missouri 64056 (“**Property**”), proposes to add an as yet undetermined number of solar panels to the Property (“**Phase I Expansion Project**”). The Phase I Expansion Project completes the initial plan for development of the Property. The final design of the Phase I Expansion Project will be determined at a later date and will add approximately 8.5MW AC/ 10.82MW DC to Phase I bringing the aggregated total to approximately 11.5MW AC/ 14.659MW DC. The City of Independence will allow immediate completion of the Phase I Expansion Project at the interconnection point located at the Property up to an additional 5.0MW AC. The City commits to the completion of the remaining 3.5 MW AC, the location(s) of which is (are) contingent on City approval.

Commissioning: The Phase I Expansion Project is to be commissioned no later than June 30, 2018.

Solar Facility Sites: Needed to facilitate the Phase I Expansion Project for the solar facility located at 24451 East Bundshu Road MC Power Companies will exercise the option of the property West of Phase I Facility from the Community of Christ and also provide a site “To Be Determined” that meets the criteria and cost budget within the PPA Cost Modeling. Consistent with the first phase of the solar development all planning, zoning, and permit costs will not exceed the \$5,000.00 per MW AC allowance.

Approvals/Documentation: The parties will enter into a new Power Purchase Agreement and Interconnection Agreement for the Phase 1 Expansion, the terms of which will be substantially similar to the agreement entered into on November 25, 2015.

Cost of Power Generated: Power generated as a result of the Phase 1 Expansion Project will be sold pursuant to a Power Purchase Agreement between the City of Independence, Missouri (“**City**”) and MC Power Companies, Inc., and/or its assignees at a rate of \$0.0815 per kilowatt-hour (\$81.50/MWh). All power generated by the Phase I Expansion Project will be separately metered.

Total Power Produced: The Phase I Expansion Project energy production amount of electricity will be verified and will be subject to the final design.

City of Independence

AGENDA ITEM COVER SHEET

BILL NO. 17-747

Res.No: 6219

Agenda Title:

17-747 - A resolution of support for Community Development Block Grants.

Background:

At the City Council meeting on June 5, 2017, Congressman Emanuel Cleaver II made a presentation regarding Community Development Block Grants (CDBG). The City of Independence is an entitlement community through the CDBG program and receives an annual allocation funds for community and economic development projects in low- and moderate-income areas of the city. The President's proposed budget for Federal Fiscal Year 2018 eliminates all funding for CDBG. Congressman Cleaver recommended that the City Council adopt a resolution of support for CDBG to advocate for reinstatement of the program at the Congressional level.

Department: City Manager's Office **Contact Person:** Lauren Palmer

REVIEWERS:

City Managers Office	Approved
City Clerk Department	Approved
Finance Department	Approved
Finance Department	Approved
Law Department	Approved
City Managers Office	Approved
City Clerk Department	Approved

Council Action: **Council Action:** Accepted

ATTACHMENTS:

▫ Resolution of Support for CDBG

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION OF SUPPORT FOR COMMUNITY DEVELOPMENT BLOCK GRANTS.

WHEREAS, the City of Independence is a recipient of grants through the Community Development Block Grant (CDBG) Entitlement Program; and,

WHEREAS, the City of Independence uses annual CDBG allocations for essential community and economic development projects such as park amenities, income-eligible emergency home repairs, job training programs, code enforcement, dangerous building demolitions, and sub-grants for local community service agencies; and,

WHEREAS, CDBG is a proven program that has helped over 1.3 million low- and moderate-income persons nationwide since Federal Fiscal Year 2005 through housing repairs, homeownership assistance, energy-efficient improvements, and lead-based abatement, among other activities; and,

WHEREAS, CDBG has created or retained over 380,000 jobs nationwide since Federal Fiscal Year 2005 for low- and moderate-income people through economic development activities; and,

WHEREAS, CDBG is the single best tool to empower local elected officials with flexibility to make funding and policy decisions that meet the highest and best needs in individual communities; and,

WHEREAS, the proposed Federal Fiscal Year 2018 budget presented by Office of Management and Budget (OMB) Director Mick Mulvaney aims to eliminate the entire CDBG program by cutting over \$3 billion of funding that goes directly to cities.

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

SECTION 1. That the City Council urges members of Congress to support the Community Development Block Grant (CDBG) program and to include funding of at least \$3.3 billion in the Federal Fiscal Year 2018 Transportation, Housing and Urban Development and Related Agencies appropriation bill.

PASSED THIS _____ DAY OF _____, 2017, 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

City of Independence

AGENDA ITEM COVER SHEET

Reported

Agenda Title:

The City Clerk's office is in receipt of the Noland Road Square Community Improvement District's Fiscal Year 2017-2018 proposed budget.

Emergency Justification:

The City Council may provide comments as stated in Sections 67.1401-67.1571, Revised Statutes of Missouri.

Department:	City Clerk	Contact Person:	Sarah Carnes-Lemp
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REVIEWERS:

City Clerk Department	Approved
City Clerk Department	Approved

Council Action:	Council Action:	Accepted
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ATTACHMENTS:

- Proposed Budget

HUSCH BLACKWELL

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June 8, 2017

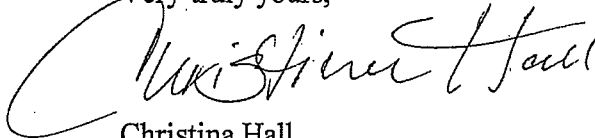
VIA ELECTRONIC MAIL

Office of the City Clerk
Independence City Hall
111 E Maple Ave
Independence, MO 64050

Re: The Noland Fashion Square Community Improvement District (the "District")

On behalf of the District and as required by the Missouri Community Improvement District Act Sections 67.1401-67.1571 of the Revised Statutes of Missouri, we submit for review and comment by the City Council, the proposed budget for the District covering fiscal year 2018 (July 1, 2017 through June 30, 2018).

Very truly yours,



Christina Hall
Paralegal Assistant

/p
Enclosure
cc: Amy Elhers

RESOLUTION NO. 2017-03

THE NOLAND FASHION SQUARE COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE NOLAND FASHION SQUARE COMMUNITY
IMPROVEMENT DISTRICT ("DISTRICT") APPROVING THE BUDGET FOR
FISCAL YEAR 2018.

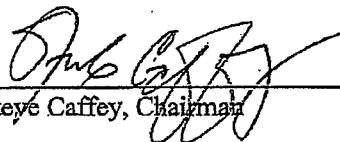
WHEREAS, the District, which was formed by Ordinance Number 18415 adopted by the City Council of the City of Independence, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq, RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Ac;

WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for fiscal year 2018, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

- Section 1. The Board approves the proposed budget for fiscal year 2018.
- Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. This resolution shall take effect immediately.

Adopted this 28th day of April, 2017.



Steve Caffey, Chairman

ATTEST:



Amy Ehlers, Secretary

EXHIBIT A

Noland Fashion Square CID Budget

April 1, 2017 to March 31, 2018

Revenues

Sales Tax Proceeds	\$ 164,000
Redevelopment Financing	\$ 968,000
Total Revenues	\$1,132,000

Expenses

Redevelopment Activities -- Hard & Soft Costs (if triggered)	\$ 968,000
Pylon Sign Repair (3) Carry Forward	\$ 55,000
CID Services	\$ 20,000
CID Operating Expenses	\$ 20,000
Total Expenses	\$1,063,000