INDEPENDENCE
MISSOURI

A GREAT AMERICAN STORY

City Council Regular Meeting Minutes

August 5, 2024 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Tim Allison, Chaplain of the Visiting Nurse Association Hospice

The invocation was given by Lynn Baker

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Councilemembers Fears, Perkins, Stewart, McCandless, Wiley and Vaught were all present. Mayor Rowland appeared via Teams

CITIZEN REQUESTS

Councilmember Fears moved to suspend th rules so those that live outside the City limits can participate in speaking during Citizen Requests. Motion seconded by Councilmember McCandless. Motion Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

Ron Mareda spoke against the proposed Charter changes.
Yvonne Hall spoke on behalf of the Chamber of Commerce and in favor of the proposed Charter changes and Proposition PD.
Doug Blodgett spoke on behalf of FOP Lodge 1 in support of Proposition PD.
Marjain Breitenback spoke against any tax increases.

Tom Watters spoke in support of the proposed Charter changes.
Bob Sorenson spoke on item #23 of the Consent Agenda regarding changes to the retirement health proposal (removal of eye coverage).
Marla Kimsey spoke on item #23 of the Consent Agenda regarding changes tot he retirement health proposal (removal of eye coverage).
Jason White spoke in support proposed Charter changes.
Mike Viet, Chair of the City's Staywell Committee, spoke about the RFP process with CIGNA and the reason they chose the plan they did.
Lynn Baker spoke in support of Proposition PD as well as the proposed Charter changes and in support of the Tourism Dept.

PRESENTATION RESOLUTIONS

1. 24-742 A Resolution recognizing Bretton Hilt, Treatment Plant Operator for the Municipal Services Department, as the ISTAR Award Recipient for August, 2024. **Res. No. 7021**

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):
Item passed 7-0

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Fears moved to Approve the Consent Agenda. Motion seconded by Councilmember McCandless.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):
Motion passed 7-0

Items to be pulled for further discussion:
#11 by Councilmember Fears
#20 by Councilmember Wiley
#23 by Councilmember McCandless
#24-753 by Councilmember Stewart

1. Approval of minutes for the Regular Meeting Minutes for July 1st and July 15th, 2024. **Approved**

2. Council action is requested to expend $155,000.00 in purchase orders for fiscal year 2024-2025 to Fletcher-Reinhardt and Anixter for Steel and Aluminum poles for the Power & Light Department. **Approved**

3. Council action is requested to issue a purchase order for $600,000 to Fletcher-Reinhardt, for Utility Hardware Group 1, 2, 4, 5 and 6 for Fiscal Year 2024-2025, for the Power & Light Department. **Approved**

4. Council action is requested to issue a purchase order for $410,000.00 to Graybar Electric, for Aluminum & Copper Cable/Wire, for the Power & Light Department. **Approved**

5. Council action is requested to issue a purchase order in the amount of $500,000.00 to Arkansas Electric Cooperatives, for Distribution Transformers for the Power & Light Department. **Approved**

6. Council action is requested to issue a purchase order for $240,000.00 to WEG Transformers USA LLC. (WEG), for Power Distribution Transformers, for the Power & Light Department. **Approved**

7. Council action is requested to issue a purchase order for $165,000.00 to Solomon Corporation, for Transformer Repair - Re-manufacturing, for the Power & Light Department. **Approved**

8. Council action is requested to issue a purchase order for $250,000 to Stella-Jones, for Wood Transmission & Distribution Poles, for the Power & Light Department. **Approved**

9. Council action is requested to issue annual purchase orders to PVS DX, Inc for Liquid Chlorine in the amount of $245,000 for the period of July 1, 2024, through June 30th, 2025. At the option of the City, purchase orders will be issued annually for four additional, one-year periods. **Approved**

10. Council action is requested to issue annual purchase orders to Shannon Chemical Corporation for an amount of $235,000 for sodium hexametaphosphate for the period of July 1, 2024, through June 30th, 2025. At the option of the City, purchase orders will be issued annually for four additional, one-year periods. **Approved**

11. Council approval is requested for the purchase of a Smeal 100' Mid Mount Platform Demo Firetruck for one million eight hundred ninety-one thousand fine hundred forty-five dollars and zero cents ($1,891,545.00). **Approved**

Fire Chief Jimmy Walker spoke on this item. This is to purchase a new fire truck. We had budgeted $2.2M for the purchase of a new aerial ladder. We are getting a huge deal on this

truck, well below budget. The truck is ready now instead of waiting three years for a truck to be built. This is a demo model. This will be housed at Firehouse 1 to replace an aged vehicle that is currently requiring large maintenance costs.
The item was presented, and discussion followed.

Councilmember Fears moved to Approve the item as presented. Motion seconded by Councilmember Wiley.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

This item was passed 7-0

12. Council action is requested to enter into a contract with Truman Heritage Habitat for Humanity as a qualifying community housing development organization for the development of affordable housing, utilizing 2023-24 HOME program funds. **Approved**

13. Council action is requested to expend $567,500 to Enterprise FM Trust for 74 Vehicle Leases for the Fleet Division of the Municipal Services Department. **Approved**

14. Council action is requested to issue blanket purchase orders to Monaco Property Services and DuPree Landscaping & Lawn Care in an amount of $300,000 for the 2024-25 Abatement Services for the Community Development Department. **Approved**

15. Council action is requested to issue a $30,000 change order for 2023-24 transit services with KCATA, making the total contract amount $295,423, for the Community Development Department. **Approved**

16. Council action is requested to expend $2,500,000 with Symmetry for natural gas and supply management services for the Power & Light Department for fiscal year 2025. **Approved**

17. Council action is requested to issue a purchase order to Armor Equipment, in the amount of $187,227.96, for the purchase of a trash truck for the Parks, Recreation and Tourism Department. **Approved**

18. Council action is requested to expend $3,753,750.00 for fuel and fuel oil purchases for fiscal year 2024-2025 to Frazier Oil & LP Gas Company, Inc. for the Municipal Services and Power & Light Departments. **Approved**

19. Council action is requested to issue a $1,300,000.00 purchase order for fiscal year

2024-2025 to John Moore Oil Company for fuel oil purchases for the Power & Light Department. **Approved**

20. Council action is requested to expend $3,882,000.00 in purchase orders for fiscal year 2024-2025 to Asplundh for Line Clearing/Tree Trimming Vegetation Management for the Power & Light Department. **Approved**

This item is to ensure maintenance and keeping trees trimmed to prevent issues during storms and causes of interruption of power during storms.

Councilmember Wiley moved to Approve the item as presented. Motion seconded by Councilmember McCandless.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

This item passed 7-0

21. Council action is requested to enter into a contract with Charlesworth Consulting for Risk Management Consulting Services and Workers Compensation Claims Processing for the Finance Department for one year with four, one-year renewal options. **Approved**

22. Council action is requested to expend $380,000.00 for fiscal year 2024-2025 to USIC Locating Services Inc. for Locating Services for the Municipal Services and Power & Light Departments. **Approved**

23. Council action is recommended to enter into contracts with Cigna for Medical and Pharmacy Insurance Coverage for Active and Pre-65 Retirees; MetLife for Dental Insurance Coverage; EyeMed for Vision Insurance Coverage; MetLife for Flexible Spending Account Coverage and UMB for Health Savings Accounts. **Approved**

We have been asked to put this item on hold. The Staywell Committee has approved this.

Councilmember McCandless moved to Approve the item as presented. Motion seconded by Councilmember Fears.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

This item passes 7-0

RESOLUTIONS

1. 24-743 A Resolution reappointing Ron Bruch, James Conley, and John Szturo to the Tax Increment Financing Commission **Res. No. 7022**
2. 24-744 A Resolution reappointing Dan McGraw and Madalyn Osborn to the Sustainability Commission **Res. No. 7023**
3. 24-745 A Resolution reappointing Diane Keyser and Kay Douglas to the Park Commission **Res. No. 7024**
4. 24-746 A Resolution reappointing David Campbell to the Tree Commission **Res. No. 7025**
5. 24-747 A Resolution reappointing Joseph Flick to the Industrial Development Authority **Res. No. 7026**
6. 24-748 A Resolution reappointing Christine Hughes to the Board of Ethics **Res. No. 7027**
7. 24-749 A Resolution appointing Michael Young to the Planning Commission **Res. No. 7028**
8. 24-750 A Resolution reappointing Wesley Epperson to the Street Improvement Oversight Committee **Res. No. 7029**
9. 24-751 A Resolution appointing Angie Judy to the FIFA World Cup Advisory Committee **Res. No. 7030**
10. 24-752 A Resolution appointing members to the Independence General Obligation Bond Committee **Res. No. 7031**
11. 24-753 A Resolution Directing the City Manager to develop and present recommendations to establish the Independence Convention and Visitor's Bureau. **Res. No. 7032**

Councilmember Stewart moved to Approve the item as presented. Motion seconded by Councilmember McCandless.

Several years ago, Tourism was joined with the Parks and Recreation Department. This is a recommendation to make Tourism its own stand-alone entity again. Passing this only means that it will be looked into further and bring additional proposals to promote tourism to the Council. Councilmember Perkins stated he believes it is time to take a closer look at this and see what kind of visitor/convention bureau we can have.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): Councilmember Stewart
ABSENT (0):
Item passes 7-1

12. 24-754 A resolution approving a Preliminary Plat of Behavioral Health in Independence, Missouri. **Res. No. 7033**

REGULAR AGENDA

PUBLIC HEARINGS(S)

1. A public hearing for the application to rezone the property at 300, 306, & 315 W. Maple Ave from C-2, General Commercial, to C-2/PUD, General Commercial/Planned Unit Development, and approving a preliminary development plan. ***New Information Only.***

Councilmember Fears made a motion to clarify that 306 W. Maple is being added to the rezoning request. Seconded by Councilmember Wiley.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

Amendment passes 7-0

Rick Arroyo, Assistant Community Development Director, spoke on this topic. Planning Commission voted in favor of this on June 11, 2024. This is a rezoning to go from C-2 to C-2/PUD to allow Polly's Pop to accommodate their increased scope of production to include diet soda, bottled water and bar-be-que sauce. This will allow limited manufacturing and warehousing at their current location.

24-064 **2R** An ordinance approving a rezoning from district C-2 (General Commercial) to C-2/PUD (General Commercial/Planned Unit Development) and a preliminary development plan for the properties located at 300 and 315 W. Maple Avenue. **2R Ord. No. 19581**

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

This item passes 7-0

ORDINANCES

1. 24-065 **2R** An ordinance finding, determining, and declaring the necessity of acquiring general utility easements for the E. Heidelberger Rd. Bridge Replacement Project (Project No. 112203); 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. **2R** **Ord. No. 19582**

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

This item passes 7-0

FIRST READING(S)

1. 24-066 **1R** An Ordinance approving an emergency purchase order to ShinYoung Electric Company, LTD in the amount of $1,446,710 for Single-Phase and Three-Phase Pad Mounted Transformers for IPL; ***and declaring an emergency (five affirmative votes required to approve) 1R*** **1st and 2nd readings completed Ord. No. 19583**

This is an emergency item, therefore it was read twice (1st and 2nd readings).

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

This item passes 7-0

2. 24-067 **1R** An Ordinance finding, determining and declaring the necessity of acquiring general utility easements, temporary access easements, and temporary construction easements for the Rock Creek Watershed CMP Repair and Replacement CIP Project (Project No. 132402); 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, ***and declaring an emergency. (five affirmative votes required to approve)*** **1R** **1st and 2nd Readings Completed Ord. No. 19584**

This is an emergency item therefore it was read twice (1st and 2nd readings)

This item is being funded through the American Rescue Act Dollars that were appropriated during the COVID-19 Pandemic. The funds have to be encumbered by December 31, 2024. In order to get this done by December 31st, we would be hopeful to get it approved tonight.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (0):

Item passes 7-0

3. 24-068 **1R** An ordinance authorizing acceptance of the 2024 Midwest High Intensity Drug Trafficking Area (HIDTA) Memorandum of Understanding (MOU) for the Kansas City / Overland Park DEA Task Force Initiative, and related documents, with the Kansas Bureau of investigation, for a grant award in the amount of $163,362.00; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and authorizing certain future appropriations. **1R Read**

4. 24-069 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to police facilities. **1R Read**

5. 24-070 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to home-based businesses. **1R Read**

6. 24-071 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to small box discount, tobacco, convenience and liquor stores. **1R Read**

7. 24-072 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to Recreational Vehicle Parks. **1R Read**

8. 24-073 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) to R-6 (Single Family Residential) for the property at 1301 S. Noland Road. **1R Read**

9. 24-074 **1R** An ordinance approving a rezoning from District R-1 (Single Family Residential Estate) to R-6 (Single Family Residential) for a portion of the property at 19307 E. Holke Road. **1R Read**

10. 24-075 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) to District C-2/PUD (General Commercial/Planned Unit Development) and approving a preliminary development plan for the property located at 1550 S. Noland Road. **1R Read**

11. 24-076 **1R** An ordinance approving a Special Use Permit to operate a group home for transitional housing at 801 W. 23rd Street, in Independence, Missouri. ***Valid legal protest filed - five affirmative votes required to approve. 1R*** **Read**

12. 24-077 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) and C-1 (Neighborhood Commercial) to C-2 (General Commercial) for the property at 13001 E. US Highway 40. **1R** **Read**

13. 24-078 **1R** An ordinance amending Article 5 of Chapter 19 of the City Code enacting a maximum number of refuse collection establishments operating in the City. **1R** **Read**

14. 24-079 **1R** An ordinance approving a final plat for Behavioral Health, in Independence, Jackson County, Missouri. **1R** **Read**

15. 24-080 **1R** An ordinance approving a final plat for Timber Creek Ranch – 3rd Plat, in Independence, Jackson County, Missouri. **1R** **Read**

16. 24-081 **1R** An ordinance approving a final plat for Timber Creek Ranch – 4th Plat, in Independence, Jackson County, Missouri. **1R** **Read**

17. 24-082 **1R** An ordinance vacating an existing unconstructed right-of-way being part of St Clair Park, on, and across lots 240-248, a subdivision in Independence, Jackson County, Missouri. **1R** **Read**

18. 24-083 **1R** An ordinance authorizing an agreement with the Missouri Highways and Transportation Commission for the Public Transit Operating Assistance Grant in the amount of $141,300.64 for operating expenses associated with transit service for the period July 1, 2024, through June 30, 2025; and making the necessary appropriations. **1R** **Read**

19. 24-084 **1R** An ordinance authorizing the City Manager to accept a grant from Mid-America Regional Council in the amount of $88,007 for the City's senior adult nutrition site program for fiscal year 2024-2025, and execute the amendment community center services agreement; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and, authorizing certain future appropriations. **1R** **Read**

INFORMATION ONLY

1. ***Please Note:*** *In accordance with RSMo. 610.021, the City Council may convene in an Executive Session during or after the meeting, in the Council Chambers and move to*

Conference Room D for the closed 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

Councilmember Stewart - nothing tonight
Councilmember Fears - We recently had the State of The City Address at Chamber of Commerce given by the Mayor. We also recently had a meeting for the Independence Economic Development Partnership. There was a business license survey at this meeting. Not a large response to this so far, so he encourages business license holders to get on the site and fill this out to help us better streamline the process of licensing and permitting. We have commissioned five new police officers. We said goodbye to Interim Fire Chief Lauss. They met with the architectural firm working on the police campus. Also spoke about the vote tomorrow and how important the topics are to the City.
Councnilmember Vaught - Attended alongside officers with the Community Engagement Dept., Community Business League, Comprehensive Mental Health, Heartland Center for Behavioral Change and ARCH. They conducted an outreach and enforcement day at the Noland Fashion Square on 40 Highway. There were no persons located inside the building on this day. All of these buildings are in bad condition and not safe for anyone to be in. It was very encouraging to see all of the agencies working together to help homeless people. There is some interest in this area so she is very hopeful something positive will be happening with the area. She also encouraged everyone to get out and vote tomorrow.
Councilmember Wiley - Encouraged everyone to get out and vote tomorrow and also to get online and read about the topics on the ballot. She also reminded everyone that tomorrow night is National Night Out with the Police Department.
Councilmember McCandless - She visited the Salvation Army to see the revisions to their site. They can take up to 16 families. She sent her appreciation to the Southwest Independence Community Group for them taking the time to look at the conditions of IPD and the need for a new building. We welcomed the Hispanic Chamber of Commerce to Drumm Farm for their golf tournament. She extended condolences to the family and neighbors of the child whose life was lost at Independence Towers and asked for City Manager to look into the resources available for residents to report issues with rentals and landlord complaints.
Mayor Rowland - National Night Out is a great evening out for everyone. He also seconded what Councilmember McCandless stated regarding landlords and tenant complaints.
Councilmember Perkins - Had three firefighters sworn in and promotions as well. Shoutout to the Interim City Manager while Zach was out last week. They handled some big issues and did a tremendous job.
Zach Walker - One of the things passed tonight on the Consent Agenda is the GO Bond Committee. This group will begin evaluating all of the many needs of the City and the financial impact to the community.

ADJOURNMENT

ADJOURNMENT 7:23 p.m.

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

ATTEST:

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City Clerk