



City Council Regular Meeting Minutes

December 2, 2024 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Tim Allison, Chaplain for the Visiting Nurse Association Hospice will give the Invocation

Tim Allison gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Rory Rowland, Presiding Officer of the City Council, called the meeting to order. Upon roll call, the following members were present: Jared Fears, Brice Stewart, Bridget McCandless, Jennie Vaught, John Perkins, Heather Wiley, and Mayor Rory Rowland. Absent – none.

CITIZEN REQUESTS

Councilmember Fears moved to suspend the rules to allow non-residents to speak. This was seconded by Councilmember Approve the item as presented. Motion seconded by Councilmember Perkins. Motion Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

Motion passes 7-0

Robert Sorenson spoke about the General Obligation Bond

PRESENTATION RESOLUTIONS

1. 24-794 A Resolution recognizing Gabe Glaser, Planner for the Community Development Department, as the ISTAR Award recipient for December 2024. **Passes 7-0 Res. No. 7072**

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

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

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

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Items pulled for consideration:

#3 by Councilmember McCandless

24-795 and 24-797 by Councilmember Stewart

24-796 by Fears

1. Approval of minutes for the Regular Meetings on November 4th and November 18th, 2024. **Approved**
2. Council action is requested to increase expenditures by \$105,000 with Ozark Kenworth for heavy equipment fleet repairs for the Central Garage for the Municipal Services Department. The total amount of expenditures will increase to \$200,000.00. **Approved**
3. Council action to issue a purchase order to Burns & McDonnell in the amount of \$327,300.00, for the Blue Valley Stack Demolition Project - Phase 1 for the Power & Light Department. **Approved**

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

This is to evaluate the process to take down the large 3-stack at Blue Valley Power Plant. The longer we wait to take it down, the more expensive it will be. It will need to be taken down in a controlled fashion in phases for safety reasons due to the area it is in. This is for the engineering and the project management of the demolition of this stack. This is not for the actual demolition.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Motion passes 7-0

4. Council action is requested to award change order #1 to Purchase Order 25000242 to Fletcher-Reinhardt in the amount of \$75,000.00 to cover additional costs for Steel and Aluminum poles for the Power & Light Department. The new amount of the purchase order will be \$225,000.00. **Approved**
5. Council action is requested to issue a purchase order to the Wilson Group in the amount of \$226,457.00, for Rock Creek Wastewater Treatment Plant Facility Renovations for the Municipal Services Department. **Approved**
6. Council action is requested to issue a purchase order to PTG Premier Truck Group in the amount of \$109,483. for a Freightliner single axle dump truck Chassis for the Street Maintenance Division of the Municipal Services Department. **Approved**
7. Council action is requested to issue a purchase order to Altec Industries in the amount of \$277,412.00, for an Altec TA50 bucket truck for the Power & Light Department. **Approved**

RESOLUTIONS

1. 24-795 A Resolution adopting the Reshaping the Square Redevelopment Plan.
Passes 7-0 Res. No. 7073

This item was pulled by Councilmember Stewart for further discussion.

Councilmember Stewart made a motion to approve. Seconded by Councilmember Vaught.

This will allow the master developer to engage their contacts to discuss the plan that has been presented and the City Council's support for it. This does not lock us into a specific outcome at a specific site. The goal is to attract new development through private means.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Passes 7-0

2. 24-796 A Resolution supporting the establishment of the Independence Convention & Visitors Bureau as a 501(C)(6) Organization to promote tourism in the City of Independence, Missouri. **Passes 7-0 Res. No. 7074**

This item was pulled for discussion by Councilmember Fears.

Councilmember Fears made a motion to approve; seconded by Councilmember McCandless

A standalone Convention and Visitor's Bureau is in the best interest of the City to give the most competitive advantage in relation to peer cities. The current transient tax would be split 50/50. 50% would continue to be used for maintenance and upkeep of historic sites within the city. The other 50% would be used for this standalone bureau.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Motion passes 7-0

3. 24-797 A Resolution directing the City Manager to amend the American Rescue Plan funding plan by reducing funding in certain accounts and reallocating said funds for one-time expenditures in certain accounts. **Passes 7-0 Res. No. 7075**

Councilmember Stewart made a motion to amend this resolution. Seconded by Councilmember Perkins.

This is the last of the funds that were distributed during COVID. It must be used or lost. Cannot be used on anything reoccurring. Councilmember Stewart motioned to amend the resolution to remove the downtown master plan and wanted to add the Heidelberg bridge and the Kentucky bridge that runs over Mill Creek. This was 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):

Motion to amend passes 7-0

Councilmember Stewart made a motion to approve the main bill. Seconded by Councilmember Perkins.

Councilmember Stewart moved to Amend the item as presented. Motion seconded by Councilmember Perkins. Motion Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Motion passes 7-0

REGULAR AGENDA

ORDINANCES

1. 24-107 **2R** An Ordinance amending Ordinance No. 19544 by updating certain legal descriptions where design changes became necessary & finding, determining, and declaring the necessity of acquiring construction easement for the Leslie to Crane at Hereford Project (Project No. 132201); 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 payments of funds to property owners holding property rights, in conjunction with the project. **2R Passes 7-0 Ord. No. 19625**
2. 24-108 **2R** An Ordinance authorizing the City Manager to execute a certain grant agreement with the Missouri Highways and Transportation Commission for the 23rd Street Sidewalk Phase 2 Project (Project No. 112111-2 / Federal Project No. TAP-3379(445). **2R Passes 7-0 Ord. No. 19626**
3. 24-109 **2R** An ordinance Approving a Final Plat for Jackson Drive Industrial Park, in Independence, Jackson County, Missouri. **2R Passes 7-0 Ord. No. 19627**
4. 24-110 **2R** An ordinance amending Independence City Code Section 5.01.023 "License Denial, Suspension or Revocation". **2R Passes 7-0 Ord. No. 19628**

FIRST READING(S)

1. 24-111 **1R** An ordinance amending Article 1, "Property Maintenance Code," of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Property Maintenance Code and making other necessary revisions. **1R Read**
2. 24-112 **1R** An ordinance amending Article 4, "Plumbing Code," of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Plumbing Code and making other necessary revisions. **1R Read**
3. 24-113 **1R** An ordinance amending Article 5, "Building Code," of Chapter 4 of the

Independence City Code and adopting the 2024 Edition of the International Building Code and making other necessary revisions. **1R Read**

4. 24-114 **1R** An ordinance amending Article 6, “Mechanical Code,” of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Mechanical Code and making other necessary revisions. **1R Read**
5. 24-115 **1R** An ordinance amending Article 7, “Electrical Code,” of Chapter 4 of the Independence City Code, and adopting the 2023 Edition of the National Electric Code and making other necessary revisions. **1R Read**
6. 24-116 **1R** An ordinance amending Article 12, “Existing Building Code,” of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Existing Building Code and making other necessary revisions. **1R Read**
7. 24-117 **1R** An ordinance amending Article 13, “Residential Code,” of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Residential Code with 2024 Energy Code amendments and making other necessary revisions. **1R Read**
8. 24-118 **1R** An ordinance amending Article 14, “Fuel Gas Code,” of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Fuel Gas Code and making other necessary revisions. **1R Read**
9. 24-119 **1R** An ordinance adding Article 17, “Energy Conservation Code – Commercial Provisions,” of Chapter 4 of the Independence City Code and adopting the 2024 Edition of the International Energy Conservation Code and making other necessary revisions. **1R Read**
10. 24-120 **1R** An ordinance amending Chapter 9, “Fire Code,” of the Independence City Code and adopting the 2024 Edition of the International Fire Code and making other necessary revisions. **1R Read**
11. 24-121 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) and District R-12 (Two-Family Residential) to District R-6 (Single-Family Residential) and R-12 (Two-Family Residential) for the properties along 18th Street and Ash Avenue in Independence, Missouri. **1R Read**
12. 24-122 **1R** An ordinance approving a rezoning from District I-1 (Industrial) and District R-6 (Single-Family Residential) to District R-6 (Single Family Residential) for the properties at 2301 S. Crysler Avenue. **1R Read**

13. 24-123 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to trash haulers. **1R Read**
14. 24-124 **1R** An ordinance calling for an election to authorize the issuance of General Obligation bonds for the City of Independence, Missouri. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for October, 2024
2. Independence Power & Light requests the issue of an emergency purchase order to Timken Gears & Services, Inc., Philadelphia Gear in the amount of \$288,192 for repair of the J2 Frame 5 Gearbox for IPL.
3. **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 addressed the General Obligation Bond that was brought up by a citizen. Anyone that files for the 65 and over tax freeze and is approved, would not be effected by the general obligation bond levy. The levy will only change with the amount that is approved by the City.

Councilmember Fears attended the square lighting and was excited to see the number of people who also attended. He also discussed the Hallmark movie, Holiday Touchdown that was released over the last weekend. This Friday is the Living Windows on the square.

Councilmember Vaught also attended the square lighting and thanked everyone that made that available. She also thanked the crews that helped clear the roads after the snow that just happened.

Councilmember Wiley talked about the animal shelter and encouraged everyone to adopt and not buy pets. The shelter is full and animals need to be adopted, including some purebreds.

Councilmember McCandless encouraged everyone to go see the Vaille Mansion that is decorated for Christmas. Jay Nixon was awarded the Truman Public Service Award at Truman Library. She extended appreciation to IPD for releasing video of the incident that occurred at the Oval Springs Apartment Complex. It was an important step in community-building. Lastly, she discussed a gentleman who was able to receive a habitat home for him and his son.

Councilmember Perkins talked about the Community Service League serving food over Thanksgiving. The Hallmark movie was fun to watch, seeing our local businesses in the movie was great. Also Bingham Waggoner made the news with their Christmas decorations.

Mayor Rowland stated he would work on getting something in writing from the bond council regarding the senior citizens that have filed for a tax freeze and this bond not affecting them. He also expressed his excitement about the Hallmark meeting. He stated it was an honor to give Gov. Nixon the Truman Award. He also reminded everyone that the Mayor's Prayer breakfast is tomorrow.

City Manager Zach Walker thanked and publicly acknowledged the Independence School District one of only two districts that has recognized gains in their test scores for three consecutive years.

ADJOURNMENT

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

ATTEST:

City Clerk