



City Council Regular Meeting Minutes

December 16, 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

Dan O'Neill gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

A motion was made by Councilmember Fears to suspend the rules for non-residents to speak. Seconded by Councilmember Perkins. All ayes, no nays. Motion passes 7-0

Becky Hake spoke about the Rental Ready Program.

Leigh Phillips spoke about fiscal responsibility.

Dan O'Neill spoke about the General Obligation Bond.

Yvonne Hall spoke about the General Obligation Bond.

Brian Winberry spoke about the proposed changes to the building codes.

Mark Yanda spoke about the proposed changes to the building codes.

Tom Lesnak spoke about the General Obligation Bond.

Doug Blodgett spoke about the General Obligation Bond.

PROCLAMATIONS

There were none.

CONSENT AGENDA

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):

No items were pulled for special consideration.

Reports and Recommendations of the City Manager

1. Council action is requested to add Stumpy Tree Service as an additional contractor for the 2024-25 Abatement Services for the Community Development Department. **Approved**
2. Council action to issue a purchase order to Miracle Recreation Equipment Co. in the amount of \$101,118, for playground equipment for Rotary Park for the Parks|Recreation|Tourism Department. **Approved**
3. Council action is requested authorizing a change order to the contract with the Kansas City Area Transportation Authority for the purpose of providing transit services through December 31, 2024, in the amount of \$150,000. **Approved**

RESOLUTIONS

1. 24-797 A Resolution appointing Kevin Baird to the Park Commission **Approved Res. No. 7076**
2. 24-798 A Resolution appointing Cassandra Krul to the Sustainability Commission **Approved Res. No. 7077**
3. 24-799 A Resolution reappointing Dennis Tharp and appointing John Powell to the Street Improvement Oversight Committee **Approved Res. No. 7078**
4. 24-780 A Resolution reappointing Bruce Frakes to the Public Safety Tax Oversight

Committee **Approved Res. No. 7079**

5. 24-781 A Resolution appointing Teri Mertel to the Public Utilities Advisory Board
Approved Res. No. 7080
6. 24-782 A Resolution appointing Cindy McClain to the Board of Adjustment
Approved Res. No. 7081

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the properties at 10120, 10124, 10125, 10200, 10201, 10202, and 10205 E. 18th Street S. and 1802 S. Ash Avenue from C-2 (General Commercial) to R-6 (Single-Family Residential); to rezone the properties at 10321, 10323, 10325 and 10327 E. 18th Street S. from C-2 (General Commercial) to R-12 (Two-Family Residential); and to rezone the property at 1803 S. Ash Avenue from C-2 (General Commercial) and R-12 (Two-Family Residential) to R-6 (Single-Family Residential). ***New Information Only.***

Rick Arroyo, Assistant Director, Community Development presented this item.

This City Initiated Rezoning was considered by the Planning Commission on October 29th of this year.

The Planning Commissions voted in favor of this Rezoning.

This is a corrective rezoning that started with 10205 E 18th Street S that turned into a City initiated rezoning for additional addresses along E 18th Street S and S Ash Ave. This corrects the zoning from C-2 General Commercial along 18th Street to R-6 single family residential and R-12 residential along Ash Ave.

No new information to provide.

24-121 **2R** 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. **2R Passes 7-0 Ord. No. 19625**

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

2. A public hearing for the application to rezone the property at 2301 S. Crysler Avenue

from R-6 (Single-Family Residential) and I-1 (Industrial) to R-6 (Single-Family Residential). ***New Information Only.***

Rick Arroyo, Assistant Director, Community Development, spoke about this topic.

This Rezoning was considered by the Planning Commission on November 19th of this year. The Planning Commissions voted in favor of this Rezoning.

This is to correct the zoning at 2301 S Crysler Avenue, or the Crysler Stadium property, into one zoning district, from I-1 Industrial and R-6 to R-6 Single Family residential in preparation for the Independence School Districts use of the stadium as the home field for Van Horn High School.

No new information to provide.

24-122 **2R** 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. **2R Passes 7-0 Ord. No. 19626**

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. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to trash haulers. ***Full Public Hearing.***

Rick Arroyo, Assistant Director, Community Development, spoke on this topic.

This Code Amendment was considered by the Planning Commission on October 29th of this year.

The Planning Commissions voted in favor of this code amendment.

This amendment #71 updates Chapter 14 of the Unified Development Ordinance to include use regulations for refuse collections businesses by specifying their use in the I-1 and I-2 zoning districts with the application of a special use permit. The amendment also provides the UDO with a definition of refuse collectors and creates a new section to define procedures and standards for these types of businesses.

No new information to provide.

24-123 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to trash haulers. **2R Passes 7-0 Ord. No. 19627**

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

ORDINANCES

1. 24-111 **2R** 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.

2R Passes 7-0 Ord. No. 19628

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

2. 24-112 **2R** 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. **2R Passes 7-0 Ord. No.**

19629

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. 24-113 **2R** 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. **2R Passes 7-0 Ord. No.**

19630

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

4. 24-114 **2R** 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. **2R Passes 7-0 Ord. No. 19631**

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

5. 24-115 **2R** 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. **2R Passes 7-0 Ord. No. 19632**

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

6. 24-116 **2R** 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. **2R Passes 7-0 Ord. No. 19633**

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

7. 24-117 **2R** 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. **2R Passes 7-0 Ord. No. 19634**

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

8. 24-118 **2R** 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. **2R Passes 7-0 Ord. No. 19635**

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

9. 24-119 **2R** 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. **2R Passes 7-0 Ord. No. 19636**

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

10. 24-120 **2R** 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. **2R Passes 7-0 Ord. No. 19637**

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

11. 24-124 **2R** An ordinance calling for an election to authorize the issuance of General Obligation bonds for the City of Independence, Missouri. **2R Passes 7-0 Ord. No. 19638**

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

FIRST READING(S)

1. 24-125 **1R** An ordinance authorizing the acceptance of funding from the U.S. Department of Justice, Bureau of Justice Assistance, Office of Justice Programs, FY 2024 Byrne Discretionary Grant Program, through a Subrecipient Award from the Mid America Regional Council, which allocates \$457,425.00 to the City of Independence, Missouri, to expand the use of Automated License Plate Readers; appropriating the necessary funds; and authorizing future change orders and appropriations for the same project. **1R Read**
2. 24-126 **1R** An ordinance approving a Final Plat for McBee Acres, in Independence, Missouri. **1R Read**
3. 24-127 **1R** An ordinance approving a rezoning from District R-12 (Two-Family Residential) to District C-2 (General Commercial) for the property at 2131 S. Scott Avenue. **1R Read**
4. 24-128 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) to District R-30/PUD (High Density Residential/Planned Unit Development) and approving a Preliminary Development Plan for the property located at 19300 E. 37th Terrace S. **1R Read**
5. 24-129 **1R** An ordinance approving a rezoning from District R-30/PUD (High-Density Residential Planned Unit Development) to District C-2 (General Commercial) for the properties at 17200 E. Medical Center Parkway, 17203 & 17221 E. 23rd Street. **1R Read**
6. 24-130 **1R** An ordinance authorizing an amendment to the contract with the Missouri Department of Health and Senior Services to provide financial assistance for the Local Public Health Agency Accreditation Assistance Grant Program for one additional year for the period of December 1, 2023, through November 30, 2025;

authorizing future change orders for additional funding and/or time extensions for the same project; and authorizing certain future appropriations. **1R Read**

INFORMATION ONLY

1. The Municipal Services Department is requesting a \$50,000 increase in expenditures for sanitary sewer pipe and related fittings against purchase order 25000236 with Blue Springs Winwater. The total of the purchase order increased to \$149,000.00.
2. ***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 Fears reminded everyone the Rental Ready Program changes will be on the agenda for a first reading on January 6th. He is also hosting two listening sessions on Wednesday at 2 p.m. in Conference Room D and on Saturday at 10 a.m. at Blendwell Cafe on 24 Highway. He also wished everyone a very Merry Christmas.

Councilmember Vaught wished residents and staff and Merry Christmas and Happy New Year.

Councilmember Wiley thanked staff and fellow councilmembers for a great first year for her as a new Councilmember. She also wished everyone a Merry Christmas.

Councilmember McCandless gave a shout out to Councilmembers Fears and Wiley for serving lunch to over 250 seniors at the Palmer Center. Special thanks to Parks and Rec for putting it together. She participated in Wreaths Across America which puts wreaths at the graves of veterans at Woodlawn Cemetery. All 50 states participate in this. Fort Osage celebrated their 75th Anniversary. Shout-out to the Health Dept. for judging students at Fort Osage in a competition for creating solutions for societal problems. The Missouri Pacific caboose will be moving from the Truman Depot to the Model Railroad Museum. She expressed thanks and gratitude for staff that have to work on Christmas Day.

Councilmember Perkins wished everyone a Merry Christmas. The water tower at the Railroad Museum will be demolished starting on January 6th. The tower will be taken down in pieces and should be completed within one week, weather permitting. CGRI initiative has had little interest with individuals to form that committee, therefore, this will be reviewed by the City Manager and staff. Courtney and Atherton bridge will be down for 8-9 months for repair.

Mayor Rowland said he was able to judge a debate tournament at William Chrisman High

School. Living Windows was a big success.

City Manager, Zach Walker talked about the trials and tribulations the City faced. He discussed the passing of one of the amendments of the Charter and the Police tax. He discussed the tragic loss of PO Cody Allen and other City employees and honored their service. We welcomed new department heads this year. We had explosive growth in business and economic development. We created a new strategic plan that benefits the citizens and City of Independence. He also spoke about the ordinance that passed this evening to put the General Obligation Bond on the ballot in April and all the great things the bond can do for the City.

ADJOURNMENT

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

ATTEST:

City Clerk