



City Council Regular Meeting Minutes

January 21, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Pastor Mike Hall of Keystone Powerhouse Ministries will give the invocation

Pastor Mike Hall of Keystone Powerhouse Ministries 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, and Heather Wiley. None were absent.

Councilmember Perkins made a motion to do the ISTAR Award out of order. Councilmember McCandless seconded. All ayes, no nays.

Motion Passes 7-0

CITIZEN REQUESTS

Councilmember Wiley moved to suspend the rules so non-residents could speak. Seconded by Councilmember Vaught.

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

Bryan Franklin spoke about the bus transit system.
Gary Calvert spoke on outdoor advertising.
Brian Winberry spoke on the Rental Ready Program.
Diasha White spoke on the Rental Ready Program.
Chris Carlton spoke on the Rental Ready Program.
Ben Neal spoke on the Rental Ready Program.
Mark Yanda spoke on the Rental Ready Program.

PRESENTATION RESOLUTIONS

1. 25-700 A Resolution recognizing Nicholas Alexander, Cyber Security Coordinator I for the IT Department, as the ISTAR Award Recipient for January 2025. **Item Passes 7-0 Res. No. 7086**

Councilmember Fears 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):

Motion passes 7-0

PROCLAMATIONS

A Proclamation for Lysle Weeks was read by Mayor Rowland.

CONSENT AGENDA

1. Council action to approve the issuance of a Change Order to Purchase Order 24001495 with DynaTouch Corporation for utilities payment kiosks for the Municipal Services Department in the amount of \$79,092. The revised purchase order amount will be \$112,543.20. **Approved**

This item was pulled by Councilmember McCandless. The kiosk will be set up at the IUC once the Utilities Department has moved. This will give the citizens an option to continue paying their bills at this location. Kiosks will also be available at the new Independence Commons building. The cost for this increased as the City is purchasing two outdoor kiosks. The one kiosk that has been purchased is an indoor kiosk. The outdoor kiosk is a little more costly.

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):

Item passes 7-0

2. 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 2024-25 HOME program funds

Approved

Reports and Recommendations of the City Manager

RESOLUTIONS

1. 25-705 A Resolution for approval of an agreement between the City of Independence, Missouri, and the Independence Chamber of Commerce for the operation of the Independence Economic Development Partnership. **Postponed to Feb. 4 2025**

Councilmember Fears moved to postpone this item to February 4, 2025. The Independence Economic Partnership meets tomorrow morning and he would like them to have an opportunity to review this before the Council votes on it.

Motion seconded by Councilmember Perkins.

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

NAYS (0): None

ABSENT (0):

7-0 Item is postponed to February 4, 2025.

2. 25-706 A Resolution reappointing Lori Halsey and Jason White to the Advisory Board of Health **Approved Res. No. 7087**
3. 25-707 A Resolution appointing Robert Frazier to the Board of Building and Engineering Appeals **Approved Res. No. 7088**
4. 25-708 A Resolution appointing Stacey Anderson to the Street Improvement Oversight Committee **Approved Res. No. 7089**
5. 25-709 A Resolution appointing Tonia Haakonstad to the Independence Square Advisory Board **Approved Res. No. 7090**
6. 25-710 A Resolution appointing Melissa Cabrera, Director of Finance, to the Jackson County Board of Equalization **Approved Res. No. 7091**
7. 25-711 A Resolution appointing Charline Traylor to the Independence FIFA World Cup Advisory Committee **Approved Res. No. 7092**

8. 25-712 A Resolution appointing Grant Watkins Davis to the Storm Water Control Oversight Committee **Approved Res. No. 7093**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the formation of the Blue Ridge Crossing – East Community Improvement District. This hearing was continued from January 6, 2025. ***Full Public Hearing.***

Tom Scannell, Director of Community Development spoke on this item. This is a 1% sales tax for a Community Improvement District to use for exterior improvements snow removal and private security for businesses within the Blue Ridge area. The boundary covers the Burlington Coat Factory, Starbucks, Pier 88 restaurant and McDonalds. This is a 20-year CID. Business owners have filed this petition.

Becky Haake spoke on this item. Ms. Haake stated that the expenses this CID is listed to cover are items she feels they should pay for themselves and not the taxpayers. She also stated that there are several businesses within CIDs in Independence that don't have business licenses. Dan Horne with IAS Partners, owner of Blue Ridge Crossing Shopping Center. In recent years, there has been a significant uptick in property crime in this area. The CID will provide additional funds for private security. They want to make it a shopping area where people feel safe to shop or work. Bolstering security is their top priority. This will be a cooperative CID with Kansas City. Walmart, Lowes and the businesses on that side are within Kansas City. Brian Newberry asked why do businesses get utilities if they don't have a business license? The Public Hearing was closed.

Tom Scannell stated that all businesses and property managers are licensed and in compliance. Staff recently checked and confirmed this. A CID is a separate entity once it is formed and it is formed within state statute. It must have 50% of the property owners agree to form the CID and the petition. Most of the CIDs impose an additional sales tax which improves the area or the safety of the area. The meetings are open to the public and they must provide a budget to the City. They are also subject to audits by the State of Missouri to make sure they are doing what they are supposed to do.

Audited by the State of Missouri to make sure the money is spent on what it is supposed to be spent on.

Zach Walker stated that CIDS are petitioned by business owners. This is not a city-created organization, the City didn't ask for it, the businesses do.

ORDINANCES

1. 25-001 **2R** An ordinance authorizing the City Manager to execute a Municipal Agreement with the Missouri Highways and Transportation Commission for the US 24 Highway Phase 3 Project from Wilson Road to Sterling Avenue as part of the US 24

Highway Phase 3 Project (Project No. 112212 / Federal Project No. JKU0226). **2R**
Passes 7-0 Ord. No. 19648

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. 25-003 **2R** An ordinance Repealing Ordinance No. 19521 Regarding Surplus Property
2R Passes 7-0 Ord. No. 19649

This ordinance allows the Crysler Stadium to be turned over to the Independence School District so they could invest in the property. Doing this ensures the property is used in a very defined way. This agreement also ensures that certain improvements are made to the facility. If at any time the school district decides they no longer want to utilize the property, they will be required to turn it back over to the City.

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. 25-004 **2R** An ordinance amending Chapter 5, Article 11 Landlord Tenant Code, and Article 15 Rental Ready of the City Code. **2R Passes 7-0 Ord. No.19650**

Councilmember Stewart made a motion to amend this ordinance. He believes the inspectors must provide the inspections to the city and that the city shall keep them on file. Those records would be retained for 5 years. Councilmember Stewart offered suggested amendments to Section 4.15.006 labeled Rental Dwelling Unit Inspection Required. Councilmember Wiley seconded his motion for an amendment.

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

City Attorney, Jeremy Cover stated there is no current authority for the City to require a landlord to rehome tenants if their building is shut down for violations and he recommends not including this in the current ordinance.

Councilmember Wiley made a motion to amend 25.004 by keeping and amending 4.11.001 subsection D, requiring the landlord to give all tenants a copy of the Landlord/Tenant Guide.

This was seconded by Councilmember Perkins. Councilmember McCandless added that the amendment should state that the copy can be offered as an electronic copy or a physical copy.

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

NAYS (0): None

ABSENT (0):

Amendment to the amendment passes 7-0

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

NAYS (0): None

ABSENT (0):

Amended amendment 2 passes 7-0

Councilmember Fears confirmed with City Attorney, Jeremy Cover that there is no conflict with him voting on this item since he is a landlord. City Attorney Cover stated there is no conflict as this addresses all landlords.

If a landlord does not abide by this ordinance, his business license is revoked.

Vote on Ordinance:

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

NAYS (0): None

ABSENT (0):

Ordinance passes 7-0

FIRST READING(S)

1. 25-002 **1R** An ordinance approving the petition to establish the Blue Ridge Crossing - East Community Improvement District, establishing the district, and making findings and authorizing actions related to establishment of the district. **1R**

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 Fears gave a shoutout to Lynn Baker for receiving an award at the Martin Luther King Jr. celebration.

Councilmember Wiley had a volunteer orientation at the animal shelter a couple of weeks ago. She is going to start walking dogs and encouraged others to volunteer. She also did a ride-along with firefighters with Station 3. She was impressed at how they can be a calming influence when they go to a scene. Lastly, she was able to tour Hope House and was excited to see what we have to offer those in need here in Independence.

Councilmember Vaught spoke on the upcoming General Ordinance Bond. She showed photos of her childhood home and her first adult home showing what a difference curbs and sidewalks can make.

Councilmember McCandless stated she represented the City at the Inauguration of the new Governor. Congratulated Coach Rodriguez at Van Horn, who just crossed 200 wins in soccer. She thanked the City Manager for finding funds in the budget to give hotel vouchers to the homeless during this cold weather period. She also talked about the four new police officers that were just commissioned.

Councilmember Perkins wanted to remind everyone of the point count that will begin tomorrow and go on for 24 hours. This count is to identify the number of homeless in our community. This is important because that count will help determine the federal funding that will come to assist them. He also reminded everyone to be respectful to the pedestrians that are walking in the streets right now because the sidewalks are inaccessible due to the snow.

Mayor Rowland congratulated City Manager Zach Walker for this State of the City address and reminded everyone that the event is on the City's website.

ADJOURNMENT

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

ATTEST:

City Clerk