



City Council Regular Meeting Minutes

February 4, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Stephen Ballantyne, Assistant Pastor with Mount Zion Restoration Branch will give the invocation

Stephen Ballantyne gave the invocation

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember McCandless moved to do Presentation Proclamations and Proclamations out of order.

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

CITIZEN REQUESTS

Councilmember McCandless moved to suspend the rules to allow non-residents to speak.

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):

Motion passes 7-0

Renay Roby spoke on the transit system

Lisa Eleazer spoke on the transit system

Merle Long spoke on the transit system

Lisa Yewell spoke on the transit system

Mary Tackett spoke on the transit system

Brian Franklin spoke on the transit system

Dan O'Neill spoke on Resolution 25-705, Independence Economic Development Partnership with the Chamber of Commerce

Becky Hake spoke on the Blue Ridge Crossing CID

Wes Epperson spoke on the Blue Ridge Crossing CID

PRESENTATION RESOLUTIONS

1. 25-714 A Resolution recognizing Police Officer Shawn Salazar of the Independence Police Department as the ISTAR Award recipient for February 2025 **Item passes 7-0 Res. No.**

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):

Item passes 7-0

A Proclamation and ISTAR Award was presented to Kim Osborne.

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

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

PROCLAMATIONS

A Proclamation was presented to Mr. Grover of the Sons of the Revolution honoring George Washington's birthday.

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to approve the Reports and Recommendations. Motion seconded by Councilmember Fears.

Items pulled for special consideration were 25-705 by Councilmember Perkins, 25-715 by Mayor Rowland, and 25-718 by Councilmember McCandless.

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

NAYS (0): None

ABSENT (0):

All other items pass 7-0

1. Approval of minutes for the Regular Meetings on January 6th and January 21st 2025.
Approved
2. Council action is requested to approve \$550,000 in expenditures for ductile iron pipe, gate valves, and fittings, to be procured from Blue Springs Winwater, Core & Main, Ferguson Plumbing Supply, and Schulte Supply. These purchases are for the Water Construction Maintenance Division of the Municipal Services Department for fiscal year 2024-2025. **Approved**
3. Council action is requested to authorize the City Manager to issue Change Order #2 to the design contract with Garver LLC (PO#22001089 for \$722,935) in an amount not to exceed \$296,956. The authorization also includes approval for future minor change orders not to exceed \$101,989 for the Sludge Thickening Process Improvements (Project No. 302301), as part of the Rock Creek Wastewater Treatment Plant Rehabilitation Project (Project No. 302205). **Approved**
4. Council action is requested on the change in ownership for a Retail Selling of Intoxicating Liquor of all kinds in the original package for KC Quick 7 located at 3302 S. Blue Ridge Cutoff. **Approved**

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. This was continued from January 21, 2024. **Postponed to February 17, 2025**

Councilmember Perkins moved to postpone the item to the February 17th agenda for some changes to be made. 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):

Item is postponed to February 17th, 7-0

2. 25-715 A Resolution accepting the City of Independence Transportation For All Plan.
Postponed to March 3, 2025

Councilmember Perkins moved to postpone this item to the March 3rd agenda. Motion seconded by Councilmember McCandless. This is a review of our public transit, including pedestrians and bicyclists.

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

Item is postponed to March 3, 2025 7-0

3. 25-716 A Resolution appointing Melissa Cabrera, Director of Finance for the City of Independence to the Independence Events Center Community Improvement District
Approved
4. 25-717 A Resolution urging the Missouri General Assembly to overturn Senate Bill 5 and Senate Bill 572, which were adopted in 2015 and 2016. (*Sponsored by Mayor Rowland*) **Approved**
5. 25-718 A Resolution of support for the Critical Materials Crossroads Campus at Lake City. **Approved 5 yes; 1 no; 1 abstain**

Councilmember McCandless moved to Approve the item to move it forward. Motion seconded by Councilmember Wiley.

Councilmember McCandless stated that the Council received a request for a letter of support for this project. She also stated that the City will not approve the sale of this land because it is owned by the Federal Government. The City will not issue a business license because it will be managed by the Federal Government. The City does not have any regulatory authority over this site. Encouraging points for this topic are the number of jobs it would bring to the area, opportunities for our chemistry students to stay in the area for work, and materials and energy that would be purchased within the City. Councilmember McCandless does not feel she has a good enough understanding of the environmental considerations for this space. Therefore, she will be abstaining from this vote. To move it forward, though, she recommended for consideration.

AYES (5): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember Vaught, Councilmember Perkins

NAYS (1): Councilmember Wiley
ABSTAIN (1): McCandless
ABSENT (0):

Item passes 5-1-1

REGULAR AGENDA

PUBLIC HEARING(S)

1. A full public hearing for a Restaurant Selling Intoxicating Liquor License application for American Way Smokehouse located at 17710 E. 39th St. S. **Full Public Hearing.**

Tom Scannell, Community Development Director spoke on this item. This is a new restaurant that will be located in the Bolger Square shopping center next to Target. This license is to sell liquor by the drink. Other locations nearby that sell liquor are Target, Casey's, Long Horn, and QuikTrip. Residential within 300 feet of the location, which is why approval is required by the City Council.

Jay Sanders, Manager of this establishment, spoke in favor of this license. The restaurant will sell KC-style BBQ.

Council action is requested on the application received from American Way Smokehouse, LLC for a Restaurant Selling of Intoxicating Liquor by the drink license for American Way Smokehouse that will be located at 17710 E. 39th St. S.

Approved

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. 25-002 **2R** 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. **2R Approved**

Councilmember Fears stated the CID is an effort to improve the security in that area. Kansas City is to do a CID for the other side of this area for the same security improvement. The

CID board will have to submit an annual budget, but the City Council does not approve that annual budget, nor does the City have any control of how the money is spent. The Council can send a letter expressing their opinion as to how much should be spent on security and we can ask them to come to a study session in six months and then again in 12 months, to give a review of how it is coming along.

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. 25-005 **1R** An ordinance amending Article 3 of Chapter 5 of the City Code pertaining to Hotels And Extended Stay Hotels. **1R Read**
2. 25-006 **1R** An ordinance finding, determining, and declaring the necessity of acquiring electrical easements for the Sub S Distribution Feeder Project (Project No. 202316); authorizing negotiations and, if necessary, eminent domain proceedings; approving the project plans and specifications; authorizing the use of experts as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or other parties holding property rights in connection with the project. **1R Read**
3. 25-007 **1R** An ordinance vacating a portion of an existing water line easement and dedicating a new water line easement, located generally in Section 8, Township 49, Range 31, and situated in, on, and across 1656 and 1716 S. Speck Road in Independence, Jackson County, Missouri. **1R Read**

INFORMATION ONLY

1. Boards and Commission Reports
2. Municipal Court Report for December 2024
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 asked about the Volunteer Appreciation Breakfast that the City used to hold. City Manager Zach Walker stated that this stopped due to COVID and has not been revived since that time. Councilmember Stewart would like to get this started again. City Manager Walker will look into getting this going again.

Councilmember Fears stated he would support this breakfast as well.

Councilmember Vaught mentioned that she saw the Sonic at 35th and Noland Road being worked on and was excited to see that.

Councilmember Wiley stated that she is on the Advisory Board of the Herndon Career Center and introduced Ella Campbell who is a student from the Career Center. Ella is helping Councilmember Wiley with some web design to help get dogs adopted. She also stated that she attended the Audit and Finance meeting. They had an outside audit done and it came back a clean audit.

Councilmember McCandless stated that not for profits are important in the functioning of the City. There was a lot of uncertainty in the last week regarding funding. She also stated that 988 has a mobile crisis unit and you can request that they send someone to you if you feel you are having a crisis. She also mentioned the Super Bowl game coming up this weekend.

Councilmember Perkins stated that he also supports the volunteer breakfast. Councilmember Perkins stated the Cyrslar Ave. bridge was in the news this week for being closed and asked the City Manager for information on that closure. Zach said that this is the 6th Bridge that has closed in Independence. It is closed due to age and wear and tear on the bridge. The underdecking of the bridge has begun to break off and fall onto the railroad tracks below, creating a hazard for the trains that travel that track. This bridge has been out on three different occasions for bids for repairs, however, it has not received any responses. The contractors do not feel this job is big enough for them to bid on. Councilmember Perkins also said that the Governor is looking to put substantial funding in the area for FIFA. The games that will be here in 2026 will have a significant impact to our community.

Mayor Rowland said that the end of the video contest will be February 22nd. The submissions have concluded but it will be open to the public and held at the Englewood Arts.

Zach Walker said that the Community Services League and the Good Shepherd opened a drop-in shelter this week for those who have daily needs such as laundry services, mail boxes, etc. This is another tool in addressing the homeless population and their needs. There will be a study session on February 24th regarding the transit system. This is a funding issue. We would need an additional \$3.5 Million to sustain that service, out of the general fund. This is a regional transit crisis affecting communities around us.

Councilmember McCandless stated that Nancy Pelosi was at the Harry Truman Library for an event last night.

ADJOURNMENT

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

ATTEST:

City Clerk