



City Council Regular Meeting Minutes

February 17, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

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

Pastor Mike Hall 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

There were no citizen requests this evening.

PROCLAMATIONS

1. A Proclamation recognizing Engineer's Week, February 16th through February 22nd 2025

This Proclamation was presented to two of the City Engineers by Mayor Rowland.

CONSENT AGENDA

Councilmember Perkins moved to approve the consent agenda. Motion seconded by Councilmember Wiley.

Items pulled for special consideration were item number 2 by Councilmember Stewart, item

number 6 by Councilmember Fears, Resolution 25-705 by Councilmember Fears and Resolution 25.720 by Councilmember Wiley.

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

NAYS (0): None

ABSENT (0):

Consent agenda passes, 7-0

Reports and Recommendations of the City Manager

1. Council approval is requested to award change order #2 to P.O. 25000242 to Fletcher-Reinhardt in the amount of \$50,000.00 to cover additional costs for steel and aluminum poles for the Power & Light Department. The new amount of the purchase order will be \$275,000.00. **Approved**
2. Council approval is requested to authorize the City Manager to approve a design contract with and issue a purchase order to Affinis Corp in the amount of \$461,264.74, including authorization for future minor change orders and/or time extensions not to exceed \$46,126.47, as part of the 23rd Street Complete Streets Phase 2 Project (No. 112111-2). **Approved**

This item was pulled by Councilmember Stewart for special consideration.

This is for the sidewalk project along 23rd Street that will run from 291 East to Speck Road at Bridger Middle School. This includes a study for a multi-modal trail for bicycles. This will not change the lane configuration.

Councilmember Stewart moved to Approve the item as presented. 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):

Motion passes 7-0

3. Council approval is requested to issue a five-year contract with the United States Geological Survey, Department of the Interior, for water quality monitoring of urban streams with the City. **Approved**
4. Council approval is requested to authorize the City Manager to approve Purchase Order Change Order #2 to the design contract (PO#23001180) with Olsson Associates, increasing the total contract amount to \$393,295, and to authorize future minor

change orders not to exceed \$39,329.50 as part of the Rockwood Storm Drainage Improvements Project (No. 132202). **Approved**

5. Council approval is requested to authorize the City Manager to approve a construction contract with Abay Construction inc., for an amount not to exceed \$2,006,013, including authorizing future minor change orders not to exceed \$200,601.30 and/or time extensions as part of the Rockwood Storm Drainage Improvements Project (No. 132202). **Approved**
6. Council approval is requested to authorize the City Manager to approve a construction contract with SHE DIGS IT, LLC for an amount not to exceed \$5,012,318, including authorization for future minor change orders not to exceed \$501,231.80 and/or time extensions as part of the Rock Creek Corrugated Metal Pipe Repair and Replacement Phase 2 Project (No. 132402-2). **Approved**

This item was pulled by Councilmember Fears.

We were able to attain federal funding for a large part of this project. There is a lot of older corrugated pipe that is rusting and will eventually fail. this will allow us to replace this piping and replace with new, more updated type of piping.

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

7. Council approval is requested to authorize the City Manager to approve a construction contract with All Pro Asphalt & Maintenance, LLC for an amount not to exceed \$68,714.93, including authorization for future minor change orders not to exceed \$6,871.49 and/or time extensions for crack-filling operations as part of the Pavement Preventative Maintenance Operations Project (No. 112201-9). **Approved**
8. Council approval is requested to authorize the City Manager to enter into an agreement with the Independence School District for the District to acquire Crysler Stadium. **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, 2025 and February 4, 2025. **Passes 7-0 Res. No. 7098**

This item was pulled by Councilmember Fears. There has been an amended version of this circulated to the Councilmembers this evening. This is an agreement between the City of Independence and the Independence Chamber of Commerce for an economic development partnership. The changes allow additional input and oversight from the City to ensure those giving consulting services are doing so relative to economic development and with knowledge of state statutes and incentive programs. There were also changes by the City Attorney to match the requirements in other City contracts.

Councilmember Perkins also made a motion to correct a scrivener's error, changing the name of the city from Willard to Independence. This was 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 amendment passes 7-0

The substitute vote was:

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

NAYS (0): None

ABSENT (0):

Substitution passes 7-0 - item approved

2. 25-719 A resolution approving a preliminary plat of Liberty Commons in Independence, Missouri. **Approved Res. No. 7099**
3. 25-720 A Resolution establishing the Independence Animal Welfare Committee, defining the purposes and duties of the Committee, and providing for its organization and plan of operation. **7-0 Passes Res. No. 7100**

This item was pulled by Councilmember Wiley. Jackson County is no longer actively running their Animal Welfare Committee. This resolution will establish a new committee made up by Independence residents, ensuring the operations of the shelter are proper and appropriate and would provide recommendations to the City Council about future enhancements and also providing oversight of the animal shelter portion of the Prop P tax funds.

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):

Item passes 7-0

4. 25-721 A Resolution appointing Genesis Rivera to the Independence Advisory Board of Health of the City of Independence, Missouri **Approved Res. No. 7101**
5. 25-722 A Resolution appointing Audrey Elder to the Heritage Commission **Approved Res. No. 7102**
6. 25-723 A Resolution appointing Eric Strack to the Independence Square Advisory Board **Approved Res. No. 7103**
7. 25-724 A Resolution reappointing Sara Zorich to the Truman Memorial Scholarship Fund Candidate Selection Committee **Approved Res. No. 7104**

REGULAR AGENDA

ORDINANCES

1. 25-005 **2R** An ordinance amending Article 3 of Chapter 5 of the City Code pertaining to Hotels And Extended Stay Hotels. **2R Passes 7-0 Ord. No. 19652**

This ordinance will provide more grace and humanity for those who use extended-stay hotels as housing. It maintains health standards through regular cleaning schedules and safety enhancements, as well as being specific as to what kind of property qualifies as an extended-stay hotel.

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. 25-006 **2R** 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. **2R Passes 7-0 Ord. No. 19653**

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. 25-007 **2R** 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. **2R Passes 7-0 Ord. No. 19654**

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. 25-008 **1R** An ordinance approving a rezoning from District R-A (Residential-Agricultural) to District R-4 (Single-Family Residential Low Density) for the property at 2000 N. Elsea Smith Road. **1R Read**
2. 25-009 **1R** An ordinance approving a rezoning from District O-1 (Office-Residential) and District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) for the properties along Winner Road, Brookside Boulevard, Glenwood Avenue and 9th Street S in Independence, Missouri. **1R Read**
3. 25-010 **1R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) for the properties along Liberty Street South of 23rd Street in Independence, Missouri. **1R Read**
4. 25-011 **1R** An ordinance vacating an existing electric easement, utility easement, sanitary sewer easement, and general utility easement, all of which are part of 18785 E. 39th Street South, lying in, on, and across Tracts 4 & 5 of Independence Center, a subdivision of Independence, Jackson County, Missouri. **1R Read**
5. 25-012 **1R** An ordinance authorizing the award of funds to Burns & McDonnell, Inc. and AspenTech OSI totaling \$841,711 for a six-year project to fulfill the Federal Energy Regulatory Commission (FERC) Order No. 881; further authorizing Council action to issue purchase orders for fiscal year 2025 to Burns & McDonnell in the amount of \$309,225 and AspenTech in the amount of \$99,470 for a total of

\$408,695 for the Power and Light Department; and authorizing future change orders not to exceed 10% of the entire six-year project, \$84,171.10; and appropriating \$408,695 from the Power & Light reserve fund balance to fund the fiscal year 2025 portion of the project. **1R Read**

INFORMATION ONLY

1. Municipal Court report for January 2025
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 said he and Councilmembers Wiley and Vaught attended an HOA meeting to discuss the GO Bond. They have several others set up to attend. He also stated the adhoc group regarding the City healthcare plan met last week and shared the movement that has been happening with employees switching from the OAP to the OAP 2 plan and basic plan.

Councilmember Wiley attended the Fort Osage District State of the District speech. There are a lot of great things happening in that district. Today she and Councilmember Vaught toured the Rock Creek treatment plant. They saw the whole process of where everything comes in, how it is treated and then going into the creek. The staff was great. They love what they do. She loves that we are good stewards of our environment.

Councilmember McCandless expressed her appreciation to Tom Scannell, Director of Community Development Dept. and Charlie Dissell, Assistant City Manager for their work on the extended stay hotel ordinance.

Mayor Rowland wanted to give thanks to Tyler Hines for coming back to Kansas City to give everyone a hug after the Chiefs' loss in the Super Bowl. He thanked the folks at the Palmer Center for inviting him to play Pickle Ball. He also went to the Lake City groundbreaking.

They are building a huge new addition that is tens of thousands of feet. This weekend is the video contest awards at Englewood Arts at 2:00 p.m. He also expressed his condolences for the loss of Representative Ira Anders.

City Manager Zach Walker reminded everyone that it is going to snow again and it will be very, very cold. Crews are already out treating roads, however with the extreme cold, the treatments may not be very effective. Please make sure you get vehicles off the street or get everyone to park on one side of the street so the snow plows have room to clear the road.

ADJOURNMENT

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

ATTEST:

City Clerk