



City Council Regular Meeting Minutes

April 7, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Rob Douglas, Elder at the East Independence Church of Christ, will give the invocation

Rob Douglas, Elder at the East Independence Church of Christ, 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: Rory Rowland, Jared Fears, Brice Stewart, Bridget McCandless, Jennie Vaught, John Perkins and Heather Wiley. Absent – None.

Councilmember Perkins moved to do the ISTAR Award out of order. 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

CITIZEN REQUESTS

Lois McDonald spoke and handed out a letter to the council regarding the Mayor's performance in his role.

Lynn Baker spoke about the GO Bond.

Lucy Young spoke about the GO Bond.

Doug Blodgett spoke on behalf of the Independence Police Officers present regarding the GO Bond.

Mike Viet spoke on behalf of the Independence Fire Fighters present regarding the GO Bond.

PRESENTATION RESOLUTIONS

1. 25-732 A Resolution recognizing Charles R. Harvey, III, Administrative Support Supervisor in the Municipal Services Department, as the ISTAR recipient for April 2025. **Passes 7-0 Res. No. 7113**

Councilmember Fears moved to approve this item. 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

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to the item as presented. Motion seconded by Councilmember Vaught.

Items pulled for special consideration:

Item #2 pulled by Councilmember McCandless

Items #4-7 pulled by Councilmember Fears

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

NAYS (0): None

ABSENT (0):

Items #1 and #3 passes 7-0

1. Approval of minutes for the Regular Meetings on March 3rd and March 24th 2025
Approved
2. Council action is requested to authorize the City Manager to issue a purchase order to Insituform Technologies, Inc. in the amount of \$504,422.80 for the purchase and installation of Cured-In-Place Piping (CIPP) as part of the Stormwater and Sanitary

Sewer Trenchless Technology projects (No. 130508 & No. 9757). Additionally, Council is requested to authorize future minor change orders not to exceed \$50,442.28.

Item passes 7-0

This item was pulled for special consideration by Councilmember McCandless.

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

CIPP is cured in place, which is a liner that goes into the existing pipe. It extends the life of the pipe that is in the ground without having to excavate it. It assists in renewing the full life of the pipe. This is a proactive measure to help save funds down the road.

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. Council action is requested to authorize the City Manager to issue a purchase order to Wiedenmann Construction, Inc. for an amount not to exceed \$96,126 and to authorize future minor change orders and/or time extensions not to exceed \$9,612.60 for stormwater infrastructure repairs in the Saddlebrook Subdivision as part of the Emergency Stormwater Project (No. 131802). **Approved**

4. Council action is requested to approve the Construction Manager at Risk (CMAR) agreement with McCownGordon Construction for the Independence Justice Center project, located at 17221 East 23rd St S, Independence, MO 64057. **Item passes 7-0**

This item was pulled for special consideration by Councilmember Fears. He asked the City Manager to address this item with the others he pulled (4-7) collectively. Jennifer Gurlock from Project Advocates addressed this item. An at-risk agreement puts the risk on the contractor.

There will be a guaranteed final price amendment, which the contractor will not be allowed to charge over that amount. They look for who is best suited to build the projects with the best value. They can come in under budget. To address the possibility of an increase in costs, they recommend that their clients be prepared for a 1.5% increase per quarter for each project for escalation costs. There is nothing out of the ordinary in any of the contracts. She is confident all buildings can be completed within budget. The City is only authorized to borrow a certain amount and cannot go beyond that. There is a \$1.4M increase because the buildings were separated and because they are being built closer together instead of spreading them out through 2 years. Costs are just going to increase so the longer the project waits, the higher the cost will be.

Councilmember Fears 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):

Item passes 7-0

5. Council action is requested to approve the AIA G802 Amendment to Professional Services Agreement with WSKF, Inc, for additional design services for the New and Replacement Fire Station Projects. **Item passes 7-0**

Councilmember Fears moved to Approve the item as presented. Motion 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):

Item passes 7-0

6. Council action is requested to approve Amendment #1 to Project Advocates, LLC for Consulting Services for the Fire Station Projects. **Item passes 7-0**

Councilmember Fears 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):

Item passes 7-0

7. Council action is requested to approve the Construction Manager at Risk agreement with Turner Construction Company on the Independence Fire Station 5, 8 & 11 projects. **Item passes 7-0**

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

Item passes 7-0

RESOLUTIONS

1. 25-733 A Resolution appointing Councilmember John Perkins to the Independence

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 1009 N. Kiger Road from R-12, Two Family Residential, to R-6, Single Family Residential. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director presented this time.

This item was considered by the Planning Commission on February 11 of this year. They voted to approve. This rezoning combines two residential properties into one to build a single-family home. It would all be an R6 rezoning.

25-019 **2R** An ordinance approving a rezoning from Districts R-12 (Two-Family Residential) to District R-6 (Single-Family Residential) for the property at 1009 North Kiger Road. **2R Passes 7-0 Ord. No. 19665**

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. 25-016 **2R** An ordinance authorizing the borrowing of not to exceed \$50,000,000 from the Missouri Development Finance Board to finance certain project costs for the City; approving the form of and authorizing the execution of a Financing Agreement with the Missouri Development Finance Board; and prescribing other matters relating thereto. **2R Passes 6-0 (Mayor absent for vote) Ord. No. 19662**

The City has been approved for a loan of up to \$50M. If approved, they will proceed with the bond sales to investors in the bond market. The majority of these will be funded through the fire safety sales tax. Voter approval of the increase in that sales tax in 2021 authorized half to be utilized for personnel expenses and the other half for facilities and equipment.

The current projected sales tax can pay for the bond. There has been a healthy reserve in that fund that would help if the sales tax dropped. Projects will also be managed in such a way as to make sure the revenue is there for them. Weighted average maturity means it is representative of the time it takes to pay down the principal. They are expecting 20 years or less for it to amortize. The City can elect to pay off the bonds if interest rates become lower. Retail investors can purchase the bonds. They are hoping for a interest rate in the low 5%.

The Mayor left the dais during this vote.

AYES (6): Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 6-0 (Mayor not present to vote)

2. 25-017 **2R** An ordinance authorizing the acceptance of a monetary donation to the George Owens Nature Park (GONP) to establish a butterfly garden and adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **2R Passes 7-0 Ord. No. 19663**

There will be minimal maintenance costs for the City after the three-year period. The main cost is in the set up of the garden.

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. 25-018 **2R** An ordinance authorizing the acceptance of funding from the US Department of Agriculture's Gus Schumacher Nutrition Incentive Program, through a recipient award from the Mid-America Regional Council (MARC) and sub-recipient Cultivate KC, which allocates \$11,992.50 to the City of Independence, Missouri, for nutrition incentives for the Double Up Food Bucks Program and adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by ordinance NO. 19561. **2R Passes 7-0 Ord. No. 19664**

This is a program that the Health Forward program brought to the KC area 15 years ago.

They partner with SNAP to help incentivize people to buy fresh food and it can be used at Farmer's Markets.

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. 25-020 **1R** An ordinance amending articles of Chapter 11 of the Code of the City of Independence, Missouri, pertaining to food establishment and retail sanitation and adopting the sections of the Food and Drug Administration Model Food Code, 2022 Edition, as the food establishment and retail sanitation code. **Read**
2. 25-021 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) to District I-1 (Industrial) for the property at 420 S M-291 Highway. **1R Read**
3. 25-022 **1R** An ordinance amending the Independence City Code Chapter 3 Animals and Fowl **1R Read**

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 spoke about the General Obligation Bond vote and what a historical event it is. The City has moved forward on a number of economic development initiatives, retained police officers that we were at risk of losing and even hired several new ones. Tonight the Council passed an ordinance to build three new fire stations and remodel the IUC for the police department to move into. One of the contracts includes a major national construction company that has never done business in the City before. He hopes that tomorrow's election will continue to help the City move forward.

Councilmember Vaught thanked the first responders and gave a fire safety reminder that the fire department offers to go to your home and install up to two smoke detectors for free. You can all fire prevention at 816-325-7123 to schedule a time.

Councilmember Wiley talked about the First Responders breakfast. The Chamber gave out awards for dedication, bravery, leadership, and heroism to firefighters and the police department. She thanked everyone for all they do. She also attended the Employee Service Recognition Dinner at the Uptown Market for many years. She also has spent the last several weeks knocking on doors to talk about the GO Bond. She has had really good conversations with constituents. She is appreciative to everyone for their time and the conversations she had with them.

Councilmember McCandless seconded what Councilmember Wiley said. She is very proud of Independence. It is okay to not agree but there were great conversations and have lots of future conversations that will need to be had.

Councilmember Perkins said the First Responder breakfast was very humbling. it is wonderful that they put their lives on the line to do the things they do. The dispatchers also have such an important job and sometimes have horrible things they have to hear. He feels the Council has done everything they can to lay the groundwork for the vote tomorrow. They have attended over 35 meetings and is proud and excited for the outcome. He hears people talk around the metro area about Independence and it's positive talk.

Mayor Rowland thanked the first responders for their work. The breakfast was inspiring and challenging. Not only were officers and firefighters acknowledged but it was nice to see PO Cody Allen's wife as well. He continues to do videos at the shelter and thanked everyone for their assistance in the videos.

ADJOURNMENT

Councilmember Perkins made a motion to go into Executive Session under RSMo. 610.021 legal matters, matters of personnel and personnel records. 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 passes

Mayor Rowland raised an issue with where the meeting was going to take place. The notice said conference room D, but the council was going to adjourn to conference room A. The acting City Attorney stated that it is not required under the Sunshine Law to say where the meeting will take place as long as there is a place for attendees to stay while the executive session is in progress.

Meeting adjourned to closed executive session at 7:25 p.m.

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

ATTEST:

City Clerk