



City Council Regular Meeting Minutes

May 5, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Zac Harmon-McLaughlin, Dean of the Community of Christ Seminary, will give the invocation.

Zac Harmon-McLaughlin, Dean of the Community of Christ Seminary, gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

Leigh Phillips discussed bullying from the bench.

PRESENTATION RESOLUTIONS

1. 25-746 A Resolution recognizing James Walton, Engineer III, Municipal Services Department, as the ISTAR Award recipient for May 2025. **Item passes 6-0 Res. No. 7127**

Councilmember Wiley moved to approve the item. Motion seconded by Councilmember Perkins.

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

PROCLAMATIONS

1. A Proclamation recognizing the month of May as National Historic Preservation Month

Wendy Shay

Pam Fulmer was awarded the 2025 Preserve Independence Award for distinguished service
The Proclamation recognizing the month of May as National Historic Preservation Month was read.

CONSENT AGENDA

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

Item(s) pulled for special consideration:

Item number 3 pulled by Councilmember Wiley

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

All items pass 6-0 with the exception of item number 3.

Reports and Recommendations of the City Manager

1. Approval of minutes for the Regular Meetings on April 7th and April 21st 2025.
Approved
2. Approval is requested to authorize an additional \$200,000 in expenditures to Davenport Construction LLC (Davenport) for asphalt street cut repairs for the Municipal Services Department. This increase will bring the total contract amount to \$1,100,000.00. **Approved**
3. Council action is requested to authorize the City Manager to execute a construction contract with Vance Brothers, Inc., in an amount not to exceed \$3,947,904.63, for the Pavement Preventative Maintenance Operations Project (Project No. 112201-10). This authorization includes approval for future minor change orders not to exceed \$394,790.46 and/or time extensions, as necessary, to complete roadway sealing activities. **Approved**

This item will be funded by the Street Tax.

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

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone properties on Zaun Avenue and Hocker Avenue from I-1, Industrial, to R-6, Single Family Residential. ***New Information Only.***

This was presented by Rick Arroyo, Assistant Director to the Community Development Department.

This Rezoning was considered by the Planning Commission on March 25th of this year. The Planning Commission voted in favor of this Rezoning.

This is a city-initiated rezoning of 32 lots along E Zaun Avenue and N Hocker Avenue to correct single family homes zoned I-1 to R-6 Single family to better align with their use. No new information to provide.

25-023 **2R** An Ordinance approving a rezoning from District I-1 (Industrial) to District R-6 (Single-Family Residential) for the property located along Zaun Avenue and Hocker Avenue, north of Truman Road. **2R Item Passes 6-0 Ord. No. 19669**

No discussion for this item.

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

2. A public hearing for the application to rezone the properties at 20201 & 20221 E. Jackson Drive from O-1, Office Residential, to C-2, General Commercial. ***New Information Only.***

This was presented by Rick Arroyo, Assistant Director to the Community Development Department.

This Rezoning was considered by the Planning Commission on March 25th of this year. The Planning Commission voted in favor of this Rezoning. This is a city-initiated rezoning of the property at 20201 and 20221 E Jackson Drive from O-1 office to C-2 general commercial to better align with the customer service and public assembly uses on the site and will align with the C-2 zoning of the Hartman Heritage development across Jackson Drive. No new information to provide.

25-024 **2R** An Ordinance approving a rezoning from District O-1 (Office Residential) to District C-2 (General Commercial) for the property located at 20201 and 20221 E. Jackson Drive. **2R Item passes 6-0 Ord. No. 19670**

No discussion for this item.

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

3. A public hearing for the street name change application to rename Necessary Road to Pop Warner Drive. ***New Information Only.***

This was presented by Rick Arroyo, Assistant Director to the Community Development Department.

This is a street name change considered by the Planning Commission on March 25th of this year. The Planning Commission voted in favor of this name change. This is an application by Heart of America Pop Warner to rename a segment of Necessary Road between E RD Mize and Little Blue Parkway to Pop Warner Drive. No new information to provide.

25-025 **2R** An Ordinance changing the name of a segment of "Necessary Road" to "S. Pop Warner Drive." **2R Item passes 6-0 Ord. No. 19671**

No discussion for this item.

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Vaught

Item passes 6-0

ORDINANCES

1. 25-026 **2R** An Ordinance finding, determining, and declaring the necessity of

acquiring temporary construction easements for the Sidewalks Program Phase 2 Project (Project No. 112209); authorizing negotiation with property owners and the initiation of eminent domain proceedings, if necessary; approving the plans and specifications for the project; authorizing the use of experts, as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in connection with the project. **2R Item passes 6-0 Ord. No. 19672**

FIRST READING(S)

1. 25-027 **1R** An ordinance finding, determining, and declaring the necessity of acquiring general utility easements and temporary construction easements for the Nickell Avenue Culvert Replacement Project (Project No. 132404); authorizing negotiations and, if necessary, the initiation of eminent domain proceedings; authorizing the use of experts as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in conjunction with the project. **1R Read**
2. 25-028 **1R** An ordinance amending Section 4.01.003 "Dangerous Buildings" of the Independence City Code. **1R Read**
3. 25-029 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R Read**
4. 25-030 **1R** An ordinance amending Chapter 2 of the City Code, "Alcoholic Beverages". **1R Read**
5. 25-031 **1R** An ordinance declaring the results of the bond election held in the City of Independence, Missouri on April 8, 2025. **1R Read**

INFORMATION ONLY

1. Noland Road Community Improvement District Budget FY 25-26
2. ***Please Note:*** *In accordance with RSMo. 610.021, the City Council may convene in an Executive Session during or after the 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 that the new Rental Ready regulations went into effect on May 1. He has heard from our Communications department that the information has received 273 clicks so far.

Councilmember Stewart asked City Manager Zach Walker to discuss an issue that was brought to his attention by a member of the Lager retirees group regarding Medicaid Part D. Zach stated he is looking into the question and has planned a meeting with the leader of the Lager retirees group.

Over the weekend, he attended the Missouri Law Enforcement Memorial event in Jefferson City with Chief Dustman, Deputy Chief Sumstad and Rep. Mike Steinmeyer. While the reason for the gathering was sad, the outpouring of comfort and support was great.

Councilmember Wiley discussed all the wonderful things going on in the 3rd district. The Independence Center is working on some new development opportunities to help get more foot traffic in the center during the business hours of the week. Vendors will include the driver's testing center for the Missouri State Highway Patrol will go in there along with the Division of Family Services Counseling Center. The Universal Health Services is building a state-of-the-art mental health treatment facility at Little Blue and I-70 (Trinity Woods) which will bring over 200 jobs as well as mental health services for our area. A multi-million dollar expansion is being built at Centerpoint Hospital. The pad site near the new City Hall location is close to being sold which will bring in additional amenities to that area. The \$5M cost share grant to improve the I-70 and Little Blue Parkway interchange is almost complete. The Cable Dahmer arena is undergoing a multi-million dollar renovation. A developer is exploring a \$30 million dollar renovation of the Hartman Heritage Shopping Center. And, millions of dollars are being spent on residential development in the 3rd District, particularly the housing that is being constructed at RD Mize and Jackson Drive. The ER of Independence at 23rd and Lee's Summit is planning to open the fall of 2025. It will be staffed 24 hours a day, 365 days a year. The shelter did free vaccinations on Friday. On Friday and Saturday was a spay/neuter event. They spayed/neutered 31 animals.

Councilmember McCandless spent several hours with Michelle Carpenter, who is a dispatcher at the dispatch center. She learned some of the most common phone calls that come into 911 that are not 911 calls. People who call 911 asking for a snowplow, asking for them to find a number for them, or asking what was going on because they saw the police somewhere. She reminded everyone how important it is to utilize 911 and the dispatchers for the proper reasons.

Dispatchers took 57,000 calls in the first quarter this year. In that number, they had a 98% success rate of answering the calls within one minute which is at the top of the chart. She also talked about seeing two serious wrecks on her way into the meeting this evening and encouraged everyone to be safe and attentive.

Truman High School was recognized as one of the top-performing high schools in the Kansas City area due to its graduation rate.

She congratulated City Manager Zach Walker on being elected as President to the Missouri City/County Management Association. She thanked him for doing his job so well.

She also reminded everyone that one of the hardest jobs Zach has is making hard budget decisions and how important that part of his job is.

Councilmember Perkins had the pleasure of volunteering at the Give 'em Hell Harry race. The Winner Road complete street project will be discussed at Van Horn on Tuesday, May 20th. Public participation is encouraged.

The Mayor gave a shout-out to the Parks Dept for earning the Tree City USA status for 2024 for planting and taking care of trees. Also, he went to the Palmer Center to give a proclamation recognizing folks for Older Americans Month for the month of May. Last week he did a ride-along with PO Bishop who was a fantastic officer and a great example for the department.

City Manager Zach Walker invited everyone to tune in next Monday night to watch the budget be officially submitted to the Council for consideration. There will be plenty of opportunities for review and engagement thereafter. There will be two different nights where each department will go into more detail on their budget. We welcome participation and feedback. This week is employee recognition week across the nation. We will celebrate the hard work of our employees this week. Construction is still on track to start in May 2026 for the completion of a new National Parks Visitor's Center.

ADJOURNMENT

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

ATTEST:

City Clerk