



City Council Regular Meeting Minutes

May 19, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Laurie Dean Wiley, Chair of God at Center Committee at Truman Heritage Habitat for Humanity will give the invocation.

Laurie Dean Wiley 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.. Absent - None.

CITIZEN REQUESTS

Councilmember McCandless moved to suspend the rules to allow non-residents to speak.
Motion seconded by Councilmember Stewart.

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

Mary Tackett spoke about the bus service.

Ranay Robie spoke about the bus service.

Lisa Yewell spoke about the bus service.

Theresa Peterson spoke about trash disposal services.

PROCLAMATIONS

Councilmember Fears moved to do Proclamations out of order. 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

1. A proclamation recognizing May 18 - 24, 2025, as Emergency Medical Services Week.

Read and presented

CONSENT AGENDA

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

Items to be pulled for special consideration:

Resolution number 25-747 pulled by Councilmember Stewart

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 with the exception of Resolution 25-747.

Reports and Recommendations of the City Manager

1. Council action is requested authorizing a contract with the WHC SAF, LLC for the purpose of providing on-demand micro-transit services for the period of July 1, 2025, through June 30, 2026, in the amount of \$804,200.00, and authorizing future minor change orders not to exceed \$80,400.00. **Approved**
2. Council action is requested to authorize the City Manager to execute a design contract and issue a purchase order to Renaissance Infrastructure Consulting in an amount not to exceed \$139,460, and to authorize future minor change orders and/or time extensions not to exceed \$13,946, as part of the Bundschu Regional Detention Basin Project (No. 132501) **Approved**
3. Council action is requested to authorize the City Manager to issue a purchase order to Wiedenmann Construction Inc. in an amount not to exceed \$112,518, and to

authorize future minor change orders not to exceed \$11,251.80, for emergency stormwater repairs at 45th Street and Noland Road. **Approved**

RESOLUTIONS

1. 25-747 A Resolution formally assigning oversight responsibility for the \$55,000,000 General Obligation Bond authorized April 8, 2025, to the Street Improvement Oversight Committee (*Sponsored by Councilmember Stewart*) **Item passes 7-0 Res. No. 7127**

This item was pulled by Councilmember Stewart for special consideration.

Councilmember Stewart made a motion to approve the item. This was seconded by Councilmember McCandless.

This resolution would give oversight to the Street Oversight Committee with regard to the money received through the general ordinance bond that was recently passed. Members of the committee agreed to take this on. This is for transparency of the GO bond. The City Manager is preparing a resolution for the Council to consider broadcasting these meetings.

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

REGULAR AGENDA

ORDINANCES

1. 25-027 **2R** 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. **2R Item passes 7-0 Ord. No. 19673**

No discussion for this item.

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. 25-028 **2R** An ordinance amending Section 4.01.003 "Dangerous Buildings" of the Independence City Code. **2R Item passes 7-0 Ord. No. 19674**

This item is being amended because the owners of dangerous buildings are using a number of legal tactics to delay the demolition of these buildings. We have had an issue establishing a quorum for the Board of Engineering Appeals. The city code requires appeal hearings to be held within a certain period. Not having a quorum keeps these hearings from occurring within the timeframe required. This change will require the property owner to file an appeal through the 16th Judicial Circuit. The owner still gets due process, it just increases the timeline for the decision to be made. There are 21 different criteria that classify a building to be dangerous. The number of those being appealed is about 10. There are about 200 buildings on the demolition list for 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. 25-029 **2R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **2R Item passes 7-0 Ord. No. 19675**

No discussion for this item.

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. 25-030 **2R** An ordinance amending Chapter 2 of the City Code, "Alcoholic Beverages". **2R Item passes 7-0 Ord. No. 19676**

The reason for this amendment is that the last time it was amended, someone accidentally deleted the part where the ordinance requires a person to be 21 years of age to purchase alcohol. This adds that back into the ordinance.

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. 25-031 **2R** An ordinance declaring the results of the bond election held in the City

of Independence, Missouri on April 8, 2025. **2R Item passes 7-0 Ord No. 19677**

This is a formality, it is simply a matter of process. If the Council voted no, it would not change the results, it just would not put it officially on the record.

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. 25-032 **1R** An Ordinance Amending Chapter 5, Article 10, of the Independence City Code, regarding private security guards. **1R Read**
2. 25-033 **1R** An Ordinance Amending Chapter 8 Article 6 "PURCHASES AND SALES" Section 3 and Directing the City Manager to amend the Procurement Policy accordingly. *(Sponsored by Councilmember Stewart)* **1R Read - Proposed motion to amend fails 3 yes; 4 no**

Councilmember Fears moved to amend the item as presented. At the end of B3, he would like to add the phrase, "...when the total amount of said contract exceeds \$30,000..."

Motion seconded by Councilmember McCandless.

Councilmember Fears requested to amend this item because he thinks it is more practical to specify the level dollar amount they give to the City Manager. Anything under \$30,000 can be decided by the City Manager. Councilmember Stewart says he likes the ordinance the way it is written and will be voting no on the amendment. The City gets approximately five of these a year, so he does not think it will be an undue burden on the Council to vote on these when they come up.

Councilmember Perkins stated he will be voting no on the amendment and will also be voting no on the second reading as he does not feel there is a problem with the procurement policy the way it is now.

AYES (3): Councilmember Fears, Councilmember McCandless, Councilmember Wiley

NAYS (4): Mayor Rowland, Councilmember Stewart, Councilmember Vaught, Councilmember Perkins

ABSENT (0):

Amendment fails with 3 yes votes and 4 no votes.

3. 25-034 **1R** An Ordinance Amending Chapter 13, Article 1, Section 13.01.005 of the Independence City Code to Prohibit Metal Detecting, Prospecting, and Treasure Hunting in City Parks and Public Spaces. **1R Read**

4. 25-035 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to auto repair and motor vehicle equipment installation. **1R Read**
5. 25-036 **1R** An Ordinance Repealing Chapter 1, Article 40 of the City Code which Outlines the Establishment, Purpose, and Responsibilities of the Tourism Commission of the City of Independence. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for April 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 mentioned the Council had begun their meetings and discussions regarding the governance model for IPL. The City's consultant, DKMT, made a recommendation that they evaluate alternative governance models for IPL. The Council recently held a discussion session to begin consideration of important elements and will continue that discussion on June 16th. They are looking for opportunities to visit other municipal utilities to gain additional insight into their models. The PUAB had considerable discussion regarding AMI meters during their meeting last week. This was another recommendation by the consultant last year, and the City has recently completed the process of receiving quotes for a company to help them consider this possibility for IPL. He is bringing this to the citizens' attention early because the Council is very early in this process, and when it was brought up years ago, it caused quite a stir in the community. Staff is currently reviewing the proposals and will likely be bringing this to the Council soon. There is some concern in the community about the ability to opt out of this service. It is fair to say at this point that there should be some form of opt-out from AMI, but it is way too early in the process to determine what this would be like. He is talking about this now because it is important that the rate payers know where they are in the process and they have heard the requests for the ability to opt out loud and clear.

Councilmembers Fears, McCandless and Wiley attended the EMS week celebration at Fire Station 1. He is pleased to report that Chief Walker makes a mean hamburger.

Councilmember Vaught stated that there are some exciting changes coming to Rotary Park as the Parks and Rec crew have updated the equipment at Rotary Park and the splash pad. They are inviting people out to celebrate the renovations in a rededication ceremony on May 28th at 4:00 p.m. Popsicles in the Park events will be starting. It will be held on 6 Tuesdays starting in June

from 6:30 to 8 p.m. This is a free event. Go to the city's website to find out which park will be hosting the event for that week. She is excited to share the progress of the Sonic at 35th and Noland Road. The owners decided to update this site with their new prototype. This will be the first and only Sonic with this feature in the State of Missouri. Hopeful to see them reopen in July. Recently, she and Councilmembers Wiley and McCandless took a trip to Washington DC to meet directly with federal legislators to discuss several key priorities facing our community, including advocating for funding to support overtime costs for our emergency services during the World Cup. While Independence is not the host city, we are just a few miles from Arrowhead Stadium, where matches will take place. Despite our close proximity, we do not anticipate receiving any portion of the host city's designated funding. Meetings helped our legislators better understand the strain this event will place on nearby communities like Independence, including public safety. The World Cup will be a 24/7 event spanning approximately six weeks, bringing 650,000 visitors to our region. That volume of activity will impact Independence and we must be ready to respond to any number of emergencies. All of our first responders, police, fire, EMS, and dispatchers will be essential at this time. We are not asking for extras. We are asking for the resources to make sure our City stays safe, staffed and ready. She received information from Representative Mark Alford's office that the Department of Homeland Security will be authorized to make grants to localities for the security funding. Once that bill has passed and the money is available, they have offered us assistance.

Councilmember Wiley thanked Station 1 for the EMS celebration cookout today. They were also able to tour some of the apparatuses at the station. She also mentioned the police department's memorial service that was held on Friday, May 9th. It was a beautiful day and a very powerful, moving service, honoring all of the fallen officers from Independence and Sugar Creek. The Independence Police Pipes and Drum band made their debut. They have been practicing for about a year. Some of them learned the instruments as they had never played them before. They played Amazing Grace, which was so beautiful. Members of our police department spent the week in DC this week for Police Week to honor Officer Cody Allen who was added to the memorial wall.

Councilmember McCandless appreciated the attention they received from the democratic and republican lawmakers while they were in Washington DC. They talked about a variety of matters, including the World Cup, the availability of transformers for their utility, and the affordability of municipal bonds, which we use to enhance our utilities and infrastructure.

Should this change, these would become drastically unaffordable for cities. They also talked about utility assistance, housing funds, and specifically the community development block grant, which gives us \$895,000/year to help seniors stay in their homes. it was a well-timed and well-staffed visit. Shout out to Kelly Chris from Municipal Services, who received the Crystal Crucible Award for being Lab Professional of the Year. The second is for Lindsey Gallman, who obtained her certification as a municipal official from the Missouri Municipal League. IPL staff gave her and one of the utility board members a wonderful tour. They spent some time looking at the system that supports the transformers and substations. One of the challenges we have is that if you lose power, you have to get on your phone and call the utility to tell them you have no electricity. This is an inefficient system, as they have to figure out where the outage occurred. The advanced metering that Councilmember Fears talked about will allow them to immediately map where the outage occurred. This is a cost-saving for the city, and it speeds up

restoration services. Almost every other community in the area has it. Shout out to Municipal Services for their drug take-back. They collected over 245 lbs of medicine. Drug take-back is the best way to protect our water resources. The Jackson County Tax Revenue Director will be holding public visits in Independence on May 28th at 3:30 p.m. at the North Independence Branch Library. If you have questions about your personal property tax, this is the person to ask.

Councilmember Perkins reminded everyone that the Winner Road Complete Streets Community engagement is tomorrow from 4 to 6 at Van Horn High School. There will be members there from the design team to answer questions and take feedback. It is about 30-40% complete, so they would like public input. This goes from 24 Highway to Hedges along Winner Road. He asked City Manager Zach Walker to send out an email to the Council regarding mowing cycles and give a brief update on the cycle. Zach will get that put together and also put it on the city-wide newsletter so the community is aware of what that looks like as well. It is not as frequent as years past. Part of that is the strategy of being more environmentally friendly, and part of it is due to staffing.

City Manager Zach Walker reminded everyone that next Tuesday and Wednesday are the budget presentations to the Council. Each city department will give a presentation to the Council on its budget that is being proposed for the fiscal year that begins July 1. Monday is a holiday so Council will not be in session.

ADJOURNMENT

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

ATTEST:

City Clerk