INDEPENDENCE
MISSOURI
A GREAT AMERICAN STORY

City Council Regular Meeting Minutes

June 16, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. Stephen Ballentyne, Assistant Pastor of the Mount Zion Restoration Branch Church, will give the invocation.

Stephen Ballentyne, Asst. Pastor of the Mount Zion Restoration Branch Church 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

Councilmember Perkins moved to allow non-residents to speak. 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):

Motion passes 7-0

Beau Knauff spoke about an investigation involving child abuse on his grandson.

Lucy Young spoke about the budget.
Laura Dominik spoke about the IPL Risk Manager
Mike Johann spoke about IPD and Chief Dustman
Becky Hake spoke about the Santa Fe TIF
Wes Epperson spoke about the Street Sales Tax

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to Approve the consent agenda. Motion seconded by Councilmember Fears.
Items pulled for special consideration:
Item number 7 by Councilmember Perkins
Items 3 and 8 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. Council action is requested to authorize an additional $100,000 in expenditures to USIC Locating Services, Inc. for utility locating services provided to the Municipal Services Department, bringing the total authorized amount to $297,000.00.
   Approved

2. Council action is requested to issue a purchase order to Altec Industries, Inc., in the amount of $395,636, for two (2) bucket trucks for the Power & Light Department.
   Approved

3. Council action is requested for the 2025-2026 Workers' Compensation Insurance Program with Midwest Employers, with an estimated annual premium cost of $452,250. **Item passes 7-0 Approved**

The item was presented, and discussion followed.

Councilmember McCandless moved to approve the item as presented. Motion seconded by Councilmember Perkins.
There is an escalation in premiums across all entities.

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. Council action is requested for the 2025-26 utility property insurance renewal with an estimated annual premium of $832,274. **Approved**

5. Council action is requested for the 2025-26 non-utility property insurance renewal with Midwest Public Risk, which includes the Auto Physical Damage and Contractors Equipment programs, for an annual premium of $924,570. **Approved**

6. Council action is requested for approval to issue a purchase order to Altec Industries, Inc., for the amount of $136,000.00, for an overhead cable puller/tensioner for the Power & Light Department. **Approved**

7. Council action is requested to authorize the City Manager to execute a construction contract with Linaweaver Construction, Inc., in an amount not to exceed $1,030,103.50 for the Barnes Place Storm Drainage Improvements Project (Project No. 131901). This authorization includes approval of future minor change orders not to exceed $103,010.35 and any necessary time extensions. **Item passes 7-0 Approved**

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

Item passes 7-0

8. Council action is requested to authorize a one (1) year contract with Davenport Construction for Street Cut Repairs, with the option to renew for two (2) additional one-year periods. The contract will support the Power & Light and Municipal Services Departments. Approval will permit 10% contingency expenditures provided they do not exceed budgeted amounts. **Approved**

Councilmember McCandless moved to approve the item as presented. Motion seconded by Councilmember Fears.
There is no specific price controls in the contract. We have used this vendor previously, who is local and we are very happy with their work and craftsmanship. Our Municipal Services staff hold vendors to the highest accountability.

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

9. Council action is requested to issue a purchase order to Advanced Utility Systems in the amount of $228,392.14 for the annual maintenance and support of the City's utility customer information and billing system. **Approved**

RESOLUTIONS

1. 25-751 A Resolution repealing Resolution No. 6975 and establishing standards for the recruitment and selection of board and commission members, establishing standards for communication, and establishing expectations, duties, and norms of behavior for all appointed City boards, commissions, and committees. **Approved Res. No. 7131**

2. 25-752 A Resolution appointing Marcus Bowen to the Jackson County Board of Equalization. **Approved Res. No. 7132**

3. 25-753 A Resolution appointing Nedra Jeffress to the Truman Memorial Scholarship Committee. **Approved Res. No. 7133**

4. 25-754 A Resolution appointing Anthony Sommer to the Board of Adjustment. **Approved Res. No. 7134**

5. 25-755 A Resolution appointing Cody Atkinson to the Independence Animal Welfare Committee. **Approved Res. No. 7135**

6. 25-756 A Resolution appointing Pam Wishon to the Street Improvement Oversight Committee. **Approved Res. No. 7136**

7. 25-757 A Resolution reappointing Laurie Dean Wiley to the Planning Commission **Approved Res. No. 7137**

8. 25-758 A Resolution appointing Cindy Culp to the Board of Building and Engineering Appeals. **Approved Res. No. 7138**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 11601 E. US 24 Highway from R-6, Single Family Residential, to R-30/PUD, High Density Residential/Planned Unit Development, and to approve a preliminary development plan. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director, gave information on this item.

This PUD update was considered by the Planning Commission on April 29th of this year.
The Planning Commission voted in favor of this PUD.
This PUD request is for a property along US 24 Hwy that had been used as a motel travel lodge for many years. The applicant wishes to use the unique small houses as a long-term residential complex requiring the need for the zone change to R-30 PUD. (15 separate buildings)
No new information to provide.

25-041 **2R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan for the property located at 11601 E. US 24 Highway. **2R** **Item Passes 7-0 Ord. No. 19685**

This is to correct the zoning for the way these businesses are operated. This is no change to what is occurring now.

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. A public hearing for the Special Use Permit application to operate a tattoo shop at 18801 E. 39th Street #D09D. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director, gave information on this item.

This special use permit was considered by the Planning Commission on April 29th of this year.
The Planning Commission voted in favor of this special use permit.
This special use permit is to allow a Body Art establishment inside the independence center mall on the lower level.
No new information to provide.

25-042 **2R** An ordinance approving a Special Use Permit to operate a body art establishment at 18801 East 39th Street, in Independence, Missouri. **2R** **Item passes 7-0 Ord. No. 19686**

There is a limit of eight tattoo establishments within the city. This business would make six current businesses.

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. A public hearing for the formation of the Pavilions at Hartman Heritage Community Improvement District. ***Full Public Hearing.***

David Martin, Attorney with Gilmore and Bell, who represents the City regarding bonds, gave a presentation on this item. This involves the strip center buildings on the north side for a 1% sales tax on the retailers that will be operating in that area, for private improvements.

Developer: Highland Capital
Retail redevelopment and property management expertise
Over ten million square feet of redevelopment across 10 states

Project site: 2000 E Jackson Dr.
General Location: Northwest quadrant of I-70 and Little Blue Parkway

Specifications: Total Leasable square footage - 214,059
Unoccupied square footage - 150,630
Vacancy rate: 70%

CID Blight: Approximately 95% of the unoccupied space is in a deteriorated condition

Proposed Public Incentives: CID
1% add-on sales tax
No special assessments
27-year term
Revenue Projections: Approximately $9.2 million of CID revenues generated over the life of the CID
Projected City Sales Taxes: Approximately $24.9 million in City sales tax revenues generated over the life of the CID

Currently looking at 4 to 5 tenants to move in and have signed a letter of intent (LOI). Early next year, we should start to see a lot of progress. Very confident they can get much of the space filled.
Becky Hake spoke on this item, stating that this would be the third CID on this property, so she has a problem with stacking CIDs on this property.

David Martin confirmed there are other CIDs in the area, however this has its own boundaries and purposes than the other CIDs. There will be a 10-year overlap of the CID that covers the arena. Mr. Martin stated this is not tax stacking due to boundaries, purpose and revenue generator. This is allowable under the CID Act.

25-043 **1R** An ordinance approving the petition for the establishment of the Pavilions at Hartman Heritage Community Improvement District, establishing the district, making findings and authorizing actions related to establishment of the district. **1R** **Read**

4. A full public hearing for a Retail Selling of Beer by the Drink License for Next Level Soccer Training that will be located at 13801 E. 42nd Terr. S. ***Full Public Hearing***.

Tom Scannell, Director of Community Development, gave a brief presentation on this item. This is for a liquor license within a training facility called Next Level Training. There is currently one liquor license within 1000 feet, which is held by Casey's at Noland Road and 42nd Street. There is a residential area nearby, which is why this requires City Council approval. Parents and those of legal age can purchase beer at this facility while athletes are receiving training.
The owner of the Next Level Training spoke on this item. The majority of time spent by parents is about an hour. They are trying to generate more revenue at this facility by obtaining this license. They want to create a social environment for the parents so they can get a drink and watch their kids in training.
Elisa Breitenbach spoke in favor of this item.
Don Deboard spoke on this item, asking about the ages of the children who would be subjected to this facility and would have access to the bar?

Council action is requested on the application received from Next Level Soccer Training, LLC for Retail Selling of Beer by the Drink for Next Level Soccer Training that will be located at 13801 E. 42nd Terr. S. **Item passes 6-1 Approved**

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (1): Councilmember Stewart
ABSENT (0):
Item passes 6-1

ORDINANCES

1. 25-037 **2R** An ordinance adopting the Annual Operating and Capital Budgets of the City of Independence, Missouri, for the Fiscal Year July 1, 2025–June 30, 2026; estimating the revenues for the fiscal year, appropriating sums for the purposes stated in said Budget, establishing Operating Transfers, designating Fund Balance Allocations, establishing the authorized Table of Organization, and designating those who may make a requisition for encumbrances against appropriations. **2R** **Amendment passes 7-0; Budget Item passes 6-1 Ord. No. 19682**

Councilmember Perkins made a motion to amend this ordinance. He and Councilmember Vaught have requested this amendment. This motion was seconded by Councilmember Wiley. The amendment would eliminate the proposed $400,000 appropriation of the Marijuana Sales Tax Fund for additional dangerous building activities and would appropriate

$400,000 from the unrestricted reserve balance of the general fund to the Community Development Dept. for the same purpose. Second, the proposed ordinance would strike the appropriation for the Homeless Outreach Coordination from the Marijuana Sales Tax Fund and move this to the proposed funding from Gov. Kehoe for the ARCH Program as it is appropriated. This will replace the funding for two part-time animal dispatch using the Marijuana Sales Tax Fund.

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

Amendment passes 7-0

(Meeting was interrupted due to a power outage that affected the recording of the meeting)

Councilmember McCandless asked for a review of the new risk management procedure in three months. City Manager Zach Walker agreed.
Joe Heggendeffer, Director of IPL, stated he will oversee the time the Risk Manager spends working for other departments within the City and making sure he is keeping up with IPL.
Mayor Rowland stated he is going to vote no on the budget due to the transportation issue.
Voting on the budget ordinance itself:
AYES (7): Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley
NAYS (0): Mayor Rowland
ABSENT (0):
Ordinance passes 6-1

2. 25-038 **2R** An ordinance terminating tax increment financing within the Santa Fe Trail Redevelopment Area; and authorizing certain actions relating thereto. **2R** **Item passes 7-0 Ord. No. 19683**

This TIF did not perform the way it was intended to perform. There is still debt from this. Money that is still being generated from this area will be used to pay off the debt. They money will not come from the general fund, however, the city will not benefit from it.

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. 25-039 **2R** An ordinance amending Article 5 of Chapter 5 of the City Code related

to solicitors and peddlers. **2R** **Item passes 7-0 Ord. No. 19684**

This will allow residents to mark their property for no solicitations of any kind. If someone comes into city offices for a list of residences, they would be provided this list of those who have registered for no solicitors. This is for marketing solicitors only, not those running for office.
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. 25-040 **2R** An ordinance approving the 2025-26 Annual Action Plan for the CDBG and HOME programs, authorizing applications to the Department of Housing and Urban Development; authorizing execution of a written agreement and acceptance of CDBG and HOME program funds; and making the necessary appropriations. **2R** **Item passes 7-0 Ord. No. 19685**

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

FIRST READING(S)

1. 25-044 **1R** An ordinance approving a rezoning from District I-1 (Industrial) to District C-2 (General Commercial) for the property located at 13893 East 35th Street Court South. **1R** **Read**

2. 25-045 **1R** An ordinance approving a Special Use Permit to operate a convenience store without fuel sales at 13893 East 35th Street Court South, in Independence, Missouri. **1R** **Read**

3. 25-046 **1R** An ordinance approving a Preliminary Development Plan for the property located at 1550 S. Noland Road in District C-2/PUD (General Commercial/Planned Unit Development) in Independence, Missouri. **1R** **Read**

INFORMATION ONLY

1. Hartman Heritage CID 2025-2026 Proposed Budget.

2. Municipal Court report for the month of May 2025

3. ***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 reported that during the Audit and Finance meeting, they had a full review of the animal shelter. The full report will be forthcoming. They were asked to look at the way the funds were being used for the Street Improvement Sales Tax and the percentage of funds being used for overhead. The Audit and Finance Committee looked at how those funds were being used. There was a discussion about whether or not we should continue accepting Spire payments at the utilities center. This is an ongoing discussion.

Councilmember Wiley stated the Independence Tower Tenant Union came to an agreement with Dynasty Properties. All current residents will receive new leases and major repairs will begin by November of this year. This is an important and positive step for the tenants of this building.

Councilmember McCandless talked about the governance meetings for IPL and the important role a board would have in the strategic plan for the business side of IPL. This is a working topic and more information will be coming. Welcomed Valerie Burns as the new CEO of the Chamber. Community Services League received the leadership award from Mid-America Regional Council. The Strawberry Festival was a success before the rain hit. Big Brothers and Big Sisters is looking for matches in the community.

Councilmember Perkins said the Public Safety Sales Tax has an expiration date of December 2028 and this is something that needs to renewed.

City Manager Zach Walker clarified that the Independence Events Center CID termination date is 2042.

ADJOURNMENT

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

ATTEST:

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City Clerk