



City Council Regular Meeting Minutes

January 6, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

DUE TO THE WEATHER - THIS MEETING WAS HELD VIA TEAMS

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

Councilmember Jared Fears did the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Pro Tem John Perkins, 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 – Mayor Rory Rowland.

CITIZEN REQUESTS

Councilmember Fears made a motion to allow non-residents to speak. Motion seconded by Councilmember Wiley.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Motion passes 6-0

Brent Schondelmeyer spoke on the Rental Ready proposal.

Mark Yanda spoke on the Rental Ready proposal.
Matt Roberts spoke on the Rental Ready proposal.
Allison White spoke on the Rental Ready proposal.

PRESENTATION RESOLUTIONS

1. 25-700 A Resolution recognizing Nicholas Alexander, Cyber Security Coordinator I for the IT Department, as the ISTAR Award Recipient for January 2025. **PP to 1/21/25**

Due to the meeting being held virtually, Councilmember Fears moved to postpone this item to 1/21/25. Motion seconded by Councilmember Wiley.

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

NAYS (0): None

ABSENT (1): Mayor Rowland.

Motion passes 6-0

PROCLAMATIONS

There were no proclamations.

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Fears moved to Approve the Consent Agenda. Motion seconded by Councilmember Wiley.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Motion passes 6-0

Items pulled for special consideration were numbers 4 and 5 under the Consent Agenda, Resolutions 25-701, 25-703 and 25-704.

1. Approval of minutes for the Regular Meetings on December 2nd and December 16th. **Approved**
2. Council action is requested to issue a purchase order to Mongan Painting, LLC in the amount of \$423,270, for a Protective Coating Systems Replacement for Filter Valve House No. 2 at the Courtney Bend Water Treatment Plant for the Municipal Services Department. **Approved**

3. 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 January 1, 2025 through June 30, 2025 in the amount of \$402,100.00, and authorizing future minor change orders not to exceed \$40,200.00. **Approved**
4. Council action is requested to issue a Change Order to Purchase Order 24000885 to Pros Consulting Inc. for a 2025 Parks and Recreation Master Plan for the Parks and Recreation Department. The new revised amount of PO will be \$412,440. **Passes 6-0**

This item was pulled by Councilmember Wiley for special consideration.

This will update the City's Parks Master Plan. The last plan was produced in 2010. There were several projects left incomplete from that plan. This update will include those that were left incomplete. This will also ensure that we focus on quality over quantity, including making sure that the parks are all-inclusive for citizens, from new parents to children and senior citizens. Most of the funding for this comes from the Park Sales Tax, which can only be used for parks. A portion of this is being funded through Tourism dollars.

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

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

5. Council action is requested to issue a purchase order to OTC Services Inc. in the amount of \$5,193,820.00, for Substation S Transformers for the Power & Light Department. **Passes 6-0**

This item was pulled for special consideration by Councilmember Fears.

This project is necessary for the growth and development in the Little Blue Valley area. This requires the city to add a new substation as part of that growth. The delivery time for the transformers is 3 years so they will be delivered in 2028. This investment is necessary for the development and growth of that area.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

6. Council approval is requested to enter into a contract with Asplundh Tree Expert

Company to provide line clearance services for the Power & Light Department. This is a one-year agreement with four, one-year renewal periods. **Approved**

RESOLUTIONS

1. 25-701 A Resolution establishing standards for the recruitment and selection of board members, establishing standards for communication, and establishing expectations, duties, and norms of behavior for all appointed city boards, commissions, and committees. **Passes 6-0 Res. No. 7082**

This item was pulled by Councilmember McCandless.

Staff Liaisons are to make the recommendations for appointments to boards and commissions but the City Council will officially appoint through resolutions.

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

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

2. 25-702 A Resolution appointing Kevin Stallings to the Board of Building and Engineering Appeals **Passes 6-0 Res. No. 7083**
3. 25-703 A Resolution of the City Council of the City of Independence, Missouri, stating the Council's intention regarding the use of up to \$197 million in General Obligation bond proceeds, directing the City Manager to include recommendations in the City's financial and capital improvement plans, and outlining the proposed allocation of funds. *(Sponsored by Mayor Rowland and Councilmembers Fears, McCandless, Perkins, Stewart, Wiley, and Vaught).* **Passes 6-0 Res. No. 7084**

This item was pulled for special consideration by Councilmember Fears.

This resolution goes beyond the legal nature of the bond and gives more detail of the three questions and what specifically will occur with each question for the General Obligation Bond.

Councilmember Fears moved to the item as presented. Motion seconded by Councilmember McCandless. Motion Passed.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

4. 25-704 A Resolution declaring the official intent of the City of Independence, Missouri regarding financing the construction of three new fire stations and the renovation of the Independence Utilities Center as part of a new Justice Center. **Passes 6-0 Res. No. 7085**

This item was pulled by Councilmember Perkins.

The functions of the police department will be moved to the Independence Utilities Center. This is proposing to use some of the funds from the marijuana sales tax to start some of the renovations for the police to move into their new space. This is the most financially prudent way to start the project. This will also start the process of building new fire stations. It is vital to start the construction of three fire stations before the costs increases. This allows the process to start the paperwork. It is anticipated that the final paperwork will be brought to the City Council in March.

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

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 2131 S. Scott Avenue from R-12, Two-Family Residential, to C-2, General Commercial. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director spoke on this item.

This Rezoning was considered by the Planning Commission on November 19th of this 2024. The Planning Commissions voted in favor of this Rezoning.

This is to rezone a vacant lot at Scott Ave and 23rd Street from R-12 two family residential to C-2 General Commercial for the purpose of combing the lot with the lot to the south for a future expansion of the Venue Smart cleaning service business that exist just south on the adjacent lot. This is just for the rezoning; a minor subdivision will still need to be administratively approved to combine the lots, and the building expansion will need to meet all City building codes, engineering design standards, and non-residential development

standards.

No new information to provide.

24-127 **2R** An ordinance approving a rezoning from District R-12 (Two-Family Residential) to District C-2 (General Commercial) for the property at 2131 S. Scott Avenue. **2R Passes 6-0 Ord. No. 19643**

No discussion of this item.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

2. A public hearing for the application to rezone the property at 19300 E. 37th Terrace S from C-2, General Commercial, to R-30/PUD, High Density Residential/Planned Unit Development, and approving a Preliminary Development Plan. ***New Information Only.***

Applicant asked for this item to be postponed indefinitely.

24-128 **2R** An ordinance approving a rezoning from District C-2 (General Commercial) to District R-30/PUD (High Density Residential/Planned Unit Development) and approving a Preliminary Development Plan for the property located at 19300 E. 37th Terrace S. **2R Postponed Indefinitely**

Councilmember Fears moved to postpone this item indefinitely. Motion seconded by Councilmember Wiley.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item is postponed indefinitely 6-0

3. A public hearing for the application to rezone the property at 17200 E. Medical Center Parkway, 17203 & 17221 E. 23rd Street from R-30/PUD, High Density Residential/Planned Unit Development, to C-2, General Commercial. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director spoke on this item.

This staff-initiated Rezoning was considered by the Planning Commission on November 19th of 2024.

The Planning Commissions voted in favor of this Rezoning.

This is to rezone 3 properties that currently make up the Independence Utilities Center and Dispatch Communications Center. Prior to the City acquiring the properties in 2014 it was

zoned R4 PUD for the purpose of a proposed multi-family development that never occurred. In 2009 when the City adopted the UDO it was converted to R30/PUD. While the City can operate in any zoning district, staff believes it best to rezone the properties to C-2 to better align with the current use of the site and provide better design guidance for any future City uses on the site.

No new information to provide.

24-129 **2R** An ordinance approving a rezoning from District R-30/PUD (High-Density Residential Planned Unit Development) to District C-2 (General Commercial) for the properties at 17200 E. Medical Center Parkway, 17203 & 17221 E. 23rd Street. **2R Passes 6-0 Ord. No. 19644**

No discussion of this item.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

4. A public hearing for the formation of the Blue Ridge Crossing – East Community Improvement District. **Full Public Hearing. Postponed to 1/21/25**

This item was opened for public hearing. No information given.

Councilmember Fears moved to postpone this item to 1/21/25. Motion seconded by Councilmember Wiley. The motion was rescinded so the public hearing stays open but the item is continued to January 21st 2025.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Motion passes 6-0

ORDINANCES

1. 24-125 **2R** An ordinance authorizing the acceptance of funding from the U.S. Department of Justice, Bureau of Justice Assistance, Office of Justice Programs, FY 2024 Byrne Discretionary Grant Program, through a Subrecipient Award from the Mid America Regional Council, which allocates \$457,425.00 to the City of Independence, Missouri, to expand the use of Automated License Plate Readers; appropriating the necessary funds; and authorizing future change orders and appropriations for the same project. **2R Passes 6-0 Ord. No. 19645**

This funding allows for an additional 72 license plate readers.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

2. 24-126 **2R** An ordinance approving a Final Plat for McBee Acres, in Independence, Missouri. **2R Passes 6-0 Ord. No. 19646**

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

3. 24-130 **2R** An ordinance authorizing an amendment to the contract with the Missouri Department of Health and Senior Services to provide financial assistance for the Local Public Health Agency Accreditation Assistance Grant Program for one additional year for the period of December 1, 2023, through November 30, 2025; authorizing future change orders for additional funding and/or time extensions for the same project; and authorizing certain future appropriations. **2R Passes 6-0 Ord. No. 19647**

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Item passes 6-0

FIRST READING(S)

1. 25-001 **1R** An ordinance authorizing the City Manager to execute a Municipal Agreement with the Missouri Highways and Transportation Commission for the US 24 Highway Phase 3 Project from Wilson Road to Sterling Avenue as part of the US 24 Highway Phase 3 Project (Project No. 112212 / Federal Project No. JKU0226).
1R Read
2. 25-002 **1R** An ordinance approving the petition to establish the Blue Ridge Crossing - East Community Improvement District, establishing the district, and making findings and authorizing actions related to establishment of the district.
1R Postponed to 1/21/25

Councilmember Fears moved to postpone this reading with the public hearing to 1/21/25.
Motion seconded by Councilmember McCandless.

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

NAYS (0): None

ABSENT (1): Mayor Rowland

Motion passes 6-0

3. 25-003 **1R** An ordinance Repealing Ordinance No. 19521 Regarding Surplus Property **1R Read**
4. 25-004 **1R** An ordinance amending Chapter 5, Article 11 Landlord Tenant Code, and Article 15 Rental Ready of the City Code. **1R Read**

INFORMATION ONLY

1. Municipal Court Reports for November 2024
2. Purchase Order #25000822 has been issued to Wiedenmann Inc., in the amount of \$325,360 for construction services on the Heidelberger Bridge as part of the Emergency Transportation Project (No. 112203) to encumber funding eligible for ARPA reimbursement prior to the 12/31/2024 deadline.
3. Purchase Orders 25000216 and 25000217 with Davenport Construction have been increased by \$187,000 for Street Cut Paving Services for the Municipal Services Department. The combined total of the purchase orders has increased to \$385,000.
4. **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 extended his thanks to staff for working during the storm. There were two listening sessions held for the Rental Ready item. He will discuss the sessions at the next meeting when this item is up for passage.

Councilmember Vaught extended her thanks to staff for their work on the snow removal, keeping things running while the weather was bad and organizing the council meeting virtually. She also asked City Manager Zach Walker for an update on the Sonic at 35th and Noland Road. Zach stated that the property owner wants to renovate the business. He is working on getting the proper permits to do so. If any deadlines are missed, the City will put out bids for

demolishing the remnants as the building is dangerous.

Councilmember Wiley also thanked staff for working during the storm. She was able to do a ride along with one of the snow plow drivers. She said you don't realize how dangerous their job is until you ride with them. She was able to attend the investiture of Melesa Johnson, the new Jackson County Prosecutor.

Councilmember McCandless extended her thanks to the many nonprofits that assisted the houseless with shelter during the storm. CSL did a great job with getting hotel vouchers for many during the storm.

Councilmember Perkins - Very impressed with the way the city staff has handled the snowstorm. IPL has done a great job with outages, and the streets department has done a great job with tending to the streets prior to the storm and during.

City Manager Zach Walker reminded everyone that IPL will be giving a presentation on their strategic plan at the next study session.

He discussed the Charter amendment that passed during the past election. The legal department is working on getting that change implemented and documents to Zach for final review.

He then gave privilege to Police Chief Dustman to speak. Chief Dustman gave a big shoutout to City leadership staff who worked well with his department and other departments in communication during the storm. He also gave a big thanks to his officers for going above and beyond their duties in helping others during the storm, including shoveling paths so individuals could be treated by ambulance personnel and transported to the ambulance safely.

ADJOURNMENT

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

ATTEST:

City Clerk