



City Council Regular Meeting Minutes

July 7, 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: Rory Rowland, Jared Fears via Teams, Bridget McCandless, Jennie Vaught, John Perkins, and Heather Wiley. Absent – Brice Stewart.

CITIZEN REQUESTS

Hannah Mullins spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Maureen Seskis spoke on Resolution 25-761. short-term rental for 14901 E. 40th Street South.
Phoebe Forbes spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Harold Ellis spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Jeanette Miller spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Renee Hughes spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Pam Ellis spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Kim Perciario spoke on Resolution 25-761, short-term rental for 14901 E. 40th Street South.
Lucy Young spoke on the IPL Charter Governance Review

PRESENTATION RESOLUTIONS

1. 25-759 A Resolution recognizing Trenton Schroder, PRT Maintenance Worker II, in the Parks, Recreation & Tourism Department as the ISTAR Award recipient for July 2025.

Item Postponed to 7/21/25 6-0

Councilmember Perkins moved to Table the item as the recipient could not attend the meeting this evening. Motion seconded by Councilmember McCandless.

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item is postponed to July 21 - 6-0

PROCLAMATIONS

1. A Proclamation recognizing July as Parks and Recreation Month **Presented**

The proclamation was presented to Diane Keyser.

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to Approve the Consent Agenda. Motion seconded by Councilmember McCandless.

Items pulled for special consideration were:

Item number 2, 13, 14 and resolution 25-762 pulled by Councilmember McCandless

Item number 12 pulled by Councilmember Perkins

Resolution 25-760 pulled by Councilmember Wiley, and

Resolution 25-761 pulled by Councilmember Vaught

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Consent Agenda passes 6-0

1. Approval of minutes for the Regular Meetings on June 2 and June 16, 2025.
Approved
2. Council action is requested to expend \$150,050 in purchase orders for fiscal year 2025-2026 to ESRI, for software licensing. **Approved**

This item was pulled by Councilmember McCandless.

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

Councilmember Perkins.

This is one of many items that are coming up on this agenda due to this being the start of the new fiscal year. All are budgeted expenses.

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item passes 6-0

3. Council action is requested to expend \$172,522.23 in purchase orders for fiscal year 2025-2026 to Azteca Systems, LLC, for Cityworks software licensing. **Approved**
4. Council action is requested to expend \$114,251.76 in purchase orders for fiscal year 2025-2026 to AVI-SPL for the continuation of licensing and vendor support for the utility customer service call center telephone system. **Approved**
5. Council action is requested to expend \$627,325.47 in purchase orders for fiscal year 2025-2026 to Logicalis for the renewal of Microsoft Office Licensing. **Approved**
6. Council action is requested to authorize the issuance of a purchase order to Layne Christensen Company in the amount of \$860,000.00 for the rehabilitation and overhaul of the Horizontal Collector Well at the Courtney Bend Water Treatment Plant, for the Water Production division of the Municipal Services Department. **Approved**
7. Council action is requested to issue a purchase order to Olathe Ford in the amount of \$228,276.60 for the purchase of 5 Fleet vehicles to replace aging vehicles. **Approved**
8. Council action is requested to authorize the City Manager to enter into an agreement with Catalyst Property Group, LLC to sell approximately 1.69 acres of real property located at 20221 E. Jackson Drive, Independence, Missouri. **Approved**
9. Council action is requested to expend \$592,748.58 in purchase orders for fiscal year 2025-2026 to C1, to continue the use of cybersecurity infrastructure. **Approved**
10. Council action to expend \$900,000 to Symmetry for natural gas and supply management services for the Power & Light Department for the period from July 1, 2025 through October 31, 2025. **Approved**
11. Council action is requested to issue blanket purchase orders to Monaco Property

Services, Estrada Services and DuPree Landscaping & Lawn Care in an amount of \$350,000 for the 2025-26 Code Enforcement Abatement Services for the Community Development Department. **Approved**

12. Council action is requested authorizing a contract with the Kansas City Area Transportation Authority for the purpose of providing transit services for the period of July 1, 2025 through June 30, 2026. **Item is postponed to 7/21/25 6-0**

This item was pulled by Councilmember Perkins.

Councilmember Perkins moved to postpone this item to July 21st. Seconded by Councilmember McCandless.

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item is postponed to July 21st. 6-0

13. Council action is requested to authorize the City Manager to approve Change Order No. 4 to the existing design contract (PO#21000753) with WSP USA, in an amount not to exceed \$57,283.99. This authorization also includes approval for future minor change orders not to exceed 10% of the new contract total, as part of the Square Streetscape Project (No. 111902). **Approved**

This item was pulled by Councilmember McCandless.

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

This is related to the Square Streetscape project. One area was found to have a basement that extended into the right-of-way and into the street area. This is to make sure this is no longer a potential safety issue to pedestrians or vehicles. This part will still be restricted during the Santa Caligon festival.

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item passes 6-0

14. Council action is requested to approve Exhibit A of the existing Construction Manager at Risk agreement with McCownGordon Construction on the Independence Justice Center project located at 17221 East 23rd St S, Independence, MO 64057

Approved

This item was pulled by Councilmember McCandless.

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

The Marijuana Sales Tax funds will be used to renovate the Independence Utilities Center for the police department to move into the building.

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item passes 6-0

15. Council action is requested for approval to allow an additional \$100,000.00 in expenditures to Fletcher-Reinhardt for utility hardware for the Power & Light Department. The new total amount allowed for expenditures will be \$700,000.00.

Approved

RESOLUTIONS

1. 25-760 A resolution repealing Resolution No. 6906 and Directing the City Manager on Boards and Commissions Recordings. (***Sponsored by Councilmember Brice Stewart***)
Item postponed to 7/21/25 6-0

This item was pulled by Councilmember Wiley.

Councilmember Wiley made a motion to postpone this item to July 21st. Seconded by Councilmember Vaught.

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item is postponed to July 21st, 6-0

2. 25-761 A resolution approving a Short-Term Rental for the property located at 14901 E. 40th Street South, in Independence, Jackson County, Missouri. (***Valid legal protest filed. Requires 5 votes for approval.***) **Item fails 4-2**

This item was pulled by Councilmember Vaught.

This is the petitioner's primary residence. She will be staying at another location while it is being rented.

Councilmember Vaught has had several emails and messages from concerned neighbors in the area. She feels she needs to take their concerns into consideration when voting on this item.

Item requires 5 votes for approval

Ayes: Councilmember Fears, Councilmember McCandless, Councilmember Wiley and Mayor Rowland

Nays: Councilmember Perkins and Councilmember Vaught

Item fails 4-2

3. 25-762 A resolution authorizing an agreement with the United Steel Workers Collective Bargaining Unit, for the term of July 7, 2025 through June 30, 2028. **Item passes 6-0 Res.No. 7139**

This item was pulled by Councilmember McCandless.

This is the collective bargaining agreement with the Steel Workers' Union.

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

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property 13893 E. 35th Street Ct S from I-1, Industrial, to C-2, General Commercial. ***New Information Only.***

This item was presented by Assistant Community Development Director, Rick Arroyo.

This rezoning was considered by the Planning Commission on May 13th of this year. The Planning Commission voted in favor of this rezoning.

This is to rezone a property at the corner of E. 35th Street South and E. 35th Street Court from I-1 Industrial to C-2 Commercial to allow use of a convenience store.

No new information to provide.

25-044 **2R** 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. **2R Item passes 4-2 Ord. No. 19688**

If issues arise with this business, the City has the authority to revoke the license.

AYES (4): Mayor Rowland, Councilmember Fears, Councilmember McCandless, Councilmember Wiley

NAYS (2): Councilmember Vaught, Councilmember Perkins
ABSENT (1): Councilmember Stewart

Item passes 4-2

2. A public hearing for the Special Use Permit application to operate a convenience store at 13893 E. 35th Street Ct S. ***New Information Only.***

Assistant Community Development Director, Rick Arroyo gave the presentation for this item.

This special use permit was also considered by the Planning Commission on May 13th of this year.

The Planning Commission voted in favor of this special use permit.

This is for a special use permit to allow a convenience store less than 500 feet from residential in this case at the corner of E. 35th street south or specifically the location of the rezoning that was just considered.

No new information to provide.

25-045 **2R** 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. **2R Item passes 4-2 Ord. No. 19689**

Councilmember Vaught is concerned about the foot traffic in this area. She does not feel this is a safe area for a convenience store.

AYES (4): Mayor Rowland, Councilmember Fears, Councilmember McCandless, Councilmember Wiley

NAYS (2): Councilmember Vaught, Councilmember Perkins

ABSENT (1): Councilmember Stewart

Item passes 4-2

3. A public hearing for the Preliminary Development Plan application for the property at 1550 S. Noland Road for approval of a body shop. ***New Information Only.***

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

This Planned Unit Development (PUD) was considered by the Planning Commission on May 13th of this year also.

The Planning Commission voted in favor of this PUD.

This is a revision of a PUD application for the Cable Dahmer Crash Champions collision repair center that was approved by this Council back in August (19th) of 2024. This revision alters the location of the building expansion mostly from the west to the south side requiring a revised PUD approval. Many of the elements from the previous application remain the same.

No new information to provide.

25-046 **2R** 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. **2R Item passes 6-0 Ord. No. 19690**

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

NAYS (0): None

ABSENT (1): Councilmember Stewart

Item passes 6-0

ORDINANCES

1. 25-043 **2R** 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. **2R Item passes 5-1 Ord. No. 19691**

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (1): Mayor Rowland

ABSENT (1): Councilmember Stewart

Item passes 5-1

FIRST READING(S)

1. 25-047 **1R** An ordinance authorizing the acceptance of funding from the Jackson County, Missouri 911 System Fund, through a resolution passed by the Jackson County, Missouri Legislature, which allocates \$469,181.00 to the City of Independence, Missouri, for the police department's use; appropriating the necessary funds; and authorizing future change orders and appropriations for the same project. **1R Read**
2. 25-048 **1R** 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 Justice Assistance Grant (JAG) Program, through a memorandum of understanding with Kansas City, Missouri, which allocates \$50,214.00 to the City of Independence, Missouri, for the police department's use; appropriating the necessary funds; and authorizing future change orders and appropriations for the same project. **1R Read**
3. 25-049 **1R** An ordinance authorizing acceptance of a grant in the amount of \$30,000.00 from the Missouri Department of Transportation for reimbursement

of overtime for pedestrian safety enforcement programs from October 1, 2025 to September 30, 2026; authorizing future change orders, extensions, amendments or addendums for additional funding for the same project and making the necessary appropriations. **1R Read**

4. 25-050 **1R** An ordinance authorizing acceptance of a grant in the amount of \$500,000.00 from the Missouri Department of Transportation for reimbursement for LETSAC Conference fees and an overtime program for hazardous moving violations enforcement from October 1, 2025 to September 30, 2026; authorizing future change orders, extensions, amendments or addendums for additional funding for the same project and making the necessary appropriations. **1R Read**
5. 25-051 **1R** An ordinance authorizing acceptance of a grant in the amount of \$1,156,000.00 from the Missouri Department of Transportation for reimbursement of Drug Recognition Expert (DRE) Conference fees and overtime programs for the police department for impaired driving enforcement and youth alcohol liquor compliance checks from October 1, 2025, to September 30, 2026; authorizing future change orders and/or time extensions for the same project and making the necessary appropriations. **1R Read**
6. 25-052 **1R** An ordinance authorizing acceptance of a grant in the amount of \$50,000.00 from the Missouri Department of Transportation for reimbursement of overtime for occupant protection enforcement programs from October 1, 2025, to September 30, 2026; authorizing future change orders, extensions, amendments or addendums for additional funding for the same project and making the necessary appropriations. **1R Read**
7. 25-053 **1R** An ordinance approving a Final Plat for Tybrook Estates -2nd Plat located west of Powell Road north of Truman Road in Independence, Jackson County, Missouri. **1R Read**
8. 25-054 **1R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) and District C-2 (General Commercial) to District R-6 (Single-Family Residential) for the properties located at 15430 and 15440 E. US 24 Highway. **1R Read**
9. 25-055 **1R** An ordinance approving a rezoning from District I-1 (Industrial) and R-12 (Two-Family Residential) to District R-6 (Single-Family Residential) for the property located at 11307 E. Aaron Lane. **1R Read**
10. 25-056 **1R** An ordinance approving a Special Use Permit to operate a convenience store without fuel sales at 104 E. Lexington Avenue, in

Independence, Missouri. **1R Read**

11. 25-057 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to the billboard setback requirements. **1R Read**
12. 25-058 **1R** An ordinance authorizing the transfer of Crysler Stadium to the Independence School District and authorizing the City Manager to execute all documents associated with said transfer. **1R Read**
13. 25-059 **1R** An ordinance authorizing the removal and destruction of Municipal Court records that have met all requirements to be eligible for such destruction and are the subject of Circuit Court Administrative Order No. 2025-217, 2025-218 and 2025-219. **1R Read**

INFORMATION ONLY

1. Noland South Shopping Center CID Proposed Budget FY 7/1/2025 - 6/30/2026
2. Quarterly Records Requests Report from the City Clerk and the Police Department Records Unit
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 spoke from Boy Scout Camp in Central Missouri. There are 1500 scouts there trying to do great things for the future of scouting. He also spent the morning with IFD Station 3 on the C shift. He watched them train. He also participated in the Fire Ops group. It was an eye-opening experience and one that is needed for their work. Hearts and thoughts go out to those involved in the fires this past weekend.

Councilmember Vaught agreed that Fire Ops was an incredible experience. It became more meaningful for her in light of the tragedy on the 4th of July. She also reminded everyone that the last Popsicles in the Park is tomorrow night. Last week was the largest event with 200 people enjoying the music and popsicles. The final event will be held at Rotary Park with entertainment provided by Wicked Liars Comedy. She thanked Blackburn Orthodontics for their sponsorship of this event.

Councilmember Wiley highlighted some things she has been doing. She attended the Independence 4th of July event this past Saturday. Independence is the only one that has the Spirit of Independence band that performs live with music in sync with the fireworks show. She also attended the Juneteenth celebration. It was a powerful gathering and specifically appreciated the speech given by Jackson County Prosecutor, Melesa Johnson. On June 21st she joined lots of residents for Project Shine at Bingham Middle School, helping with painting classrooms. She also attended Firefest that day at Cable Dahmer Arena. They had antique fire trucks. She also attended Fire Ops to experience just a small piece of what our firefighters do. She struggled with the heat and the mask which gave her a new appreciation of what firefighters do everyday. She also gave her condolences to the family that lost loved ones in the fire this past weekend.

Councilmember McCandless seconded the appreciation for the fireworks. The fire training was incredible. They attended to the councilmembers overall safety during the event and it was very much appreciated. She also reminded everyone that not only did two people die in the fire, but a firefighter was injured as well. He is now home and recovering. She reminded everyone that the time to shoot off fireworks is over for this year. She also stated that IFD has done 19 rescues this year. Parks and Recreation have a survey out. She stated that Adventure Oasis was closed because of the cost to maintain it and attendance had fallen by a third. This is the opportunity to create a community plan using this survey.

Councilmember Perkins echoed the comments regarding the events that happened over the past week. The fire training put a lot of things in perspective for him of the things they have to deal with everyday.

Mayor Rowland thought doing the fireworks show on the 5th was a great idea. He attended the Juneteenth event and agreed Melesa Johnson did a great job with her speech. He also expressed his heartfelt condolences to the families who lost loved ones in the fire this past weekend. He reminded everyone that if you need a fire alarm, you can call IFD and they will provide and install one.

Zach Walker, City Manager, gave a couple of updates. He highlighted that business licensing is up with 503 new applications and renewals, which is ahead of this time last year. We are seeing new businesses, and existing businesses are renewing their licenses. This includes landlords as well. Building permits have also increased. In June 2025, \$6.59M were given out in building permits, bringing the total to \$62M to date. That represents a 25% increase compared to this time last year. Next Monday night's study session, we will talk about the IPL Governance.

ADJOURNMENT

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

ATTEST:

City Clerk