



City Council Regular Meeting Minutes

July 21, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The Invocation will be given by Stephen Ballentyne, Assistant Pastor at the Mount Zion Restoration Branch

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, appearing via Teams, Bridget McCandless, Jennie Vaught, John Perkins and Heather Wiley. Absent – None.

CITIZEN REQUESTS

Connie Guthrie spoke about changing the fireworks ordinance

David Guthrie spoke about changing the fireworks ordinance.

Michael Fry spoke about the short-term rental resolution that is on the agenda tonight on Crysler Ave.

Jill Fry spoke about the short-term rental resolution that is on the agenda tonight on Crysler Ave.

PRESENTATION RESOLUTIONS

Councilmember Fears moved to hear Presentation Proclamations out of order. Motion seconded by Councilmember McCandless.

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

Proclamation presented.

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.
Passes 7-0 Res. No. 7140

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to Approve the Consent Agenda, minus the items pulled for special consideration. Motion seconded by Councilmember McCandless.

The following items were pulled:

Item number 6 and Resolution 25-763 pulled by Councilmember Fears

Resolution 25-760 pulled by Councilmember McCandless

Resolution 25-764 pulled by Councilmember Wiley

Resolution 25-765 pulled by Councilmember Perkins

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Consent Agenda minus items pulled, passes 7-0

1. Council action is requested to authorize the City Manager to execute a design services contract and issue a purchase order to Olsson Associates for an amount not to exceed \$119,980, for the Sanitary Sewer Main Relocation from Streambanks Project (Project No. 302203). **Approved**
2. Council action is requested to authorize the City Manager to approve Change Order No. 1 to the design contract with Wilson & Company, in an amount not to exceed \$12,620, for the Woodbury Storm Water Drainage Improvement Project (Project No. 132401). **Approved**
3. Council action is requested to authorize the expenditure of \$300,000 with Blue Springs Winwater for inventory purchases to support the Sanitary Collection System Maintenance and the Storm Water Maintenance Divisions of the Municipal Services Department. **Approved**

4. Council action is requested to authorize the expenditure of \$120,000 with Brenntag Mid-South Inc. for the purchase of water and wastewater treatment chemicals by the Municipal Services Department. **Approved**
5. Council action is requested to authorize the expenditure of \$3,619,750.00 for fuel and fuel oil purchases during fiscal year 2025–2026. The purchases will be made from Frazier Oil & LP Gas Company, Inc. to support the operational needs of the Fire Department, Municipal Services, and Power & Light Department. **Approved**
6. Council action is requested to issue a purchase order for \$602,000 to Enterprise FM Trust for 73 Vehicle Leases for the Fleet Division of the Municipal Services Department. **Item PP to August 4, 2025 7-0**

Councilmember Fears moved to Table the item as presented for two weeks. Motion seconded by Councilmember Perkins.

Councilmember Fears would like the calculations re-evaluated.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item is postponed to August 4 2025 7-0

7. Council action is requested to expend an additional \$200,000 to Tenaska for Energy Services and Energy Data Management services for the Power & Light Department for fiscal year 2024-25. **Approved**
8. Council action is requested to expend \$1,797,000 to Tenaska for Energy Services and Energy Data Management services for the Power & Light Department for fiscal year 2025-26. **Approved**
9. 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. **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 passes 4-3 Res. No. 7141

The item was pulled by Councilmember McCandless.

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

Councilmember Perkins.

Councilmember McCandless does not feel we have the bandwidth to address all of these. It is a well-intended resolution but we do not have the resources to record all meetings. She asked that the City Manager make all meeting minutes available to those who ask for them and summaries of any voting that takes place.

Councilmember Stewart disagreed with Councilmember McCandless. He is asking that these meetings be recorded and put on YouTube to be viewed later, not livestreamed.

Councilmember Fears agrees that we need to be fully transparent, but feels that we shouldn't pick out just one of the sales tax committees when we have five of them. The cost to do all of them would be way more than the budget can handle.

Councilmember Perkins said this is not a transparency issue as they are publicly noticed and open meetings for the public to attend.

Councilmember Stewart stated this is not just about the tax committees but it is also about covering the GO Bond issues.

Councilmember Vaught is in favor of this as it is about earning the public's trust.

Councilmember Wiley is in favor of this as we need a comprehensive solution to this question.

AYES (4): Mayor Rowland, Councilmember Stewart, Councilmember Vaught,
Councilmember Wiley

NAYS (3): Councilmember Fears, Councilmember McCandless, Councilmember Perkins
ABSENT (0):

Item passes 4 in favor, 3 opposed

2. 25-763 A resolution amending Section 5.1 of the Council Rules of Procedure
(Sponsored by Councilmember Fears) Item passes 7-0 Res. No. 7142

This item was pulled by Councilmember Fears for special consideration.

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

This is a simple change to the agenda so they don't have to continue making motions to hear items out of order.

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. 25-764 A resolution calling on Jackson County to create property tax relief for commercial property owners facing significant tax increases. **(Sponsored by Councilmembers John Perkins and Heather Wiley) Item passes 7-0 Res. No. 7143**

This item was pulled by Councilmember Wiley.

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

Councilmember Wiley corrected something she said about this item last week. Last week she said there were 54,000 outstanding appeals. That was the total amount of appeals. The total outstanding is much less than that.

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. 25-765 A resolution approving a Short-Term Rental for the property located at 3712 South Crysler Avenue, in Independence, Jackson County, Missouri. (***Valid legal protest filed. Requires 5 votes for approval.***) **Item passes 7-0 Res. No. 7144**

This item was pulled by Councilmember Perkins.

No discussion took place. There is a valid legal protest and requires 5 votes to pass.

Councilmember Vaught stated that she has not received any calls regarding this property.

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

5. 25-766 A resolution naming Jarvis Sackman as Interim Director of the Board of Directors of the Susquehanna East Shopping Center Community Improvement District **Approved Res. No. 7145**
6. 25-767 A resolution reappointing Tom Lesnak and Nancy Clayton to the Board of Directors of the Susquehanna East Shopping Center Community Improvement District **Approved Res. No. 7146**
7. 25-768 A resolution amending the Independence FIFA World Cup Advisory Committee Appointments to include four alternate members **Approved Res. No. 7147**
8. 25-769 A resolution authorizing the City of Independence to adopt the Multi-Jurisdictional Hazard Mitigation Plan **Approved Res. No. 7148**

9. 25-770 A resolution appointing the Successor Directors to the Hub Drive Community Improvement District **Approved Res. No. 7149**
10. 25-771 A resolution appointing Pamela Jean Smith to the Independence Park Commission **Approved Res. No. 7150**
11. 25-772 A resolution appointing Charline Gray to the Public Safety Tax Oversight Committee **Approved Res. No. 7151**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 15430 & 15440 E. US 24 Highway from R-6, Single Family Residential, and C-2, General Commercial, to R-6, Single Family Residential. ***New Information Only.***

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

This rezoning was considered by the Planning Commission on June 10th of this year. The Planning Commission voted in favor of this rezoning. This is to rezone two residential properties along US 24 Hwy with mixed zoning of R-6 and C-2 to just R-6 for the purpose of being able to rebuild the property and to eliminate any financing difficulties in refinancing. I have no new information to provide.

25-054 **2R** 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.

2R Item passes 7-0 Ord. No. 19699

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 application to rezone the property at 11307 E. Aaron Lane from R-12, Two Family Residential, and I-1, Industrial, to R-6, Single Family Residential. ***New Information Only.***

Assistant Community Development Director, Rick Arroyo presented this item.

This rezoning was considered by the Planning Commission also on June 10th of this year. The Planning Commission voted in favor of this rezoning. The property along Aaron Lane currently has mixed zoning of R-12 and I-1. The applicant wishes to repair the structure

which has been deemed dangerous and to resolve the legal nonconformity is requesting this zoning correction. I have no new information to provide.

25-055 **2R** 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. **2R Item passes Ord. No. 19700**

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 Special Use Permit application to operate a convenience store without fuel sales at 104 E. Lexington Avenue. ***New Information Only.***

Assistant Community Development Director, Rick Arroyo presented this item.

This special use permit was also considered by the Planning Commission on June 10th of this year. The Planning Commission voted in favor of this special use permit. This is for a convenience store with no fuel sales at 104 E Lexington in the downtown square. There are four residential units above prompting the need for this special use permit request. No new information to provide.

25-056 **2R** An ordinance approving a Special Use Permit to operate a convenience store without fuel sales at 104 E. Lexington Avenue, in Independence, Missouri. **2R Item passes Ord. No. 19701**

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. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to billboard setback requirements. ***Full Public Hearing.***

Assistant Community Development Director, Rick Arroyo, presented this item.

This proposed Code amendment was heard by Planning Commission on June 10th of this year. The Planning Commission voted in favor of this Code amendment.

This will be UDO amendment #73 clarifying Billboard setback requirements. The current code requires a 500 ft setback from residential, schools, parks, playgrounds, hospitals, and

churches, however clarity was needed in how that's measured. Terminology for churches and parks was also included in this amendment.
no new information for this full public hearing.

25-057 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to the billboard setback requirements. **2R Item passes Ord. No. 19702**

This is for newly constructed billboards. Existing billboards are grandfathered in.

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

ORDINANCES

1. 25-047 **2R** 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. **2R Item passes 7-0 Ord. No. 19692**

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. 25-048 **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 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. **2R Item passes 7-0 Ord. No. 19693**

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. 25-049 **2R** 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. **2R Item passes 7-0 Ord. No. 19694**

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. 25-050 **2R** 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. **2R Item passes Ord. No. 19695**

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. 25-051 **2R** 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. **2R Item passes 7-0 Ord. No. 19696**

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

6. 25-052 **2R** 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. **2R Item passes 7-0 Ord. No. 19697**

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

7. 25-053 **2R** 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. **2R Item passes Ord. No. 19698**

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. 25-058 **2R** 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. **2R Item passes 7-0 Ord. No. 19703**

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. 25-059 **2R** 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. **2R Item passes 7-0 Ord. No. 19704**

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. 25-060 **1R** An ordinance amending the Independence City Code Chapter 18, Traffic. ***(Sponsored by Councilmember McCandless)*** **1R Read Second reading postponed to 8/18/25**

Councilmember McCandless moved to postpone the second reading of this item until August 18th. 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):

Second reading is postponed to August 18th. 7-0

2. 25-061 **1R** 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 East 37th Terrace South. **1R Read**
3. 25-062 **1R** An ordinance vacating a portion of an existing Right-of-Way and accepting new Right-of-Way of all that part of 2020 Quail Drive lying in, on, and across replat of Lot 1 of ISD East Elementary Center, a subdivision of Independence, Jackson County, Missouri. **1R Read**
4. 25-063 **1R** An ordinance authorizing the City Manager to appropriate \$250,000 from the City of Independence Opioid Settlement Funds for the City's Alternative Response to Community Health program for Fiscal Year 2025-2026. **1R Read**

INFORMATION ONLY

1. Susquehanna East CID Proposed Budget for 2025-26
2. Municipal Court Report for June 2025
3. Records Request report for April 1 through June 30, 2025
4. ***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 moved to Adjourn to a Closed Executive Session under Section 610.021(3) personnel, after Councilmember Comments. Motion 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 to go into executive session passes 7-0

Councilmember Fears went to Washington DC last week to represent IPL at the American Public Power Association public policies council.

Councilmember Stewart asked if the City or City Council needed to take any action with Cigna for the changes they have made. He wanted to make sure this was not going to affect the retirees. City Manager Zach Walker assured there was no cause for concern. They have met with representatives from the retiree group. Cigna will be quoting the 2026 renewal for the medicare advantage and prescription plan. It will be under the same terms as the 2025 contract. Councilmember Stewart also asked about the appraisal of the current IUC building. Zach stated that the building appraised for \$5M and the land for \$1.9M and that a recommended payment structure and funding source will be proposed to the Council in the next 30-45 days.

Councilmember Stewart also asked for the timeline for moving into the new facility on Valley View. We will start doing a staggered move-in on October 8th and be completed in December.

Construction at the IUC building will start on August 18th. This is in preparation for IPD to move in. Completion will be in February 2026 with the start of moving personnel in March 2026.

Councilmember Wiley said they held the first meeting of the Animal Welfare Committee last week. The committee elected officers and began making initial plans. She also attended the beam topping ceremony at the new Three Trails Mental Health Hospital that is being built in the 3rd district. The workers let them sign the beam before it was lifted into place. This facility will bring in 200 jobs and much needed mental health services for area residents.

Councilmember McCandless gave a special thank you to the Parks Dept for their clean-up efforts after the flooding that occurred recently. She also recognized IFD for the water rescues they assisted with at 23rd Street and 435. She also attended the Antique Fair at Bingham Wagoner. We welcomed one new police officer and five other staff. She also clarified some of her comments for the GO Bond reporting. She stated that we have roughly 100 people that

attend the City Council meetings remotely so probably not many people will attend the GO Bond or other tax oversight committee meetings remotely. For that reason, we should explore other communication tools. She knows that the communications department already has a plan for getting maps and information out to the public for these projects.

Councilmember Perkins reminded everyone that the Audit and Finance Committee would also review the GO Bond measures so there will be two committees as well as the body as a whole, so three that will be watching this.

Mayor Rowland agreed the beam topping was a great event and thanked everyone for going to it. Also the Bingham Wagoner Antique and Craft Fair was terrific. He was there serving breakfast.

City Manager Zach Walker said that later this week, he and staff will have a rating call with Standard and Poor regarding the issuance of the first GO Bond funds. He will keep Council closely updated. This is a necessary step to get our credit rating before they step into the marketplace to use the bonds. He also said that the Council will be meeting in a roundtable discussion next week regarding some lingering projects. They will also discuss two of the three general obligation bond questions that did not pass and sales tax items that are nearing completion. The meeting will be available to watch online.

ADJOURNMENT

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

ATTEST:

City Clerk