



## City Council Regular Meeting Minutes

August 18, 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

Stephen Ballentyne, Assistant Pastor at the Mount Zion Restoration Branch, 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.

### PROCLAMATIONS

There were no proclamations.

### CITIZEN REQUESTS

Becky Hake spoke on the Independence Square Master Plan.

### CONSENT AGENDA

#### Reports and Recommendations of the City Manager

Councilmember Perkins moved to approve the consent agenda items minus those pulled for special consideration. Motion seconded by Councilmember Fears.

Items pulled for special consideration are items 5-10 pulled by Councilmember Fears and

resolution 25-782 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 minus those items pulled for special consideration.

1. Council action is requested to issue a purchase order to Power Engineers, Inc. in the amount of \$154,114.00 for Augmented Engineering Services for the Power & Light Department (IPL). **Approved**
2. Council action is requested to renew a contract with Pinnacle Staffing Group for Fiscal Year 2025-2026 and 2026-2027 for Custodial Services for the Power & Light Department and the Parks and Recreation Department. This contract was approved in FY2025 for one year with two one-year renewal options. *(This addresses item 4.1.d and 6.3.c in the 2023-2024 Independence Action Plan).* **Approved**
3. Council action is requested to authorize the City Manager to sign and accept the 2025/2026 Law Enforcement School-Based Initiative (LESBI) Agreement from Jackson County COMBAT in the amount of \$225,000.00 to be used for the Police Department's Students Transitioning Exceptionally Prepared (STEP) program. **Approved**
4. Council approval is requested to issue a blanket purchase order for \$150,000.00 to accommodate fuel purchase for Fire Department vehicles and apparatus with QuikTrip through WEX Bank. **Approved**
5. Council action is requested to issue a purchase order for \$240,000.00 to WEG Transformers USA LLC. (WEG), for power distribution transformers, for the Power & Light Department. **Approved**

Items 5-10 were pulled as a group by Councilmember Fears.

Motion to approve items 5-10 as a group was made by Councilmember Fears. Seconded by Councilmember Perkins.

Councilmember Fears stated all of the contracts attached to these items are old contracts dating back to 2019.

Finance Director, Melissa Cabrera addressed his concerns. She stated that some of the contracts have different stipulations to them where they honor the pricing that was given when the contract was awarded. The multi-year contracts keeps us from having to renew them yearly or go out looking for new bids. This also helps the City to negotiate lower prices upfront.

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

NAYS (0): None

ABSENT (0):

Items 5-10 pass 7-0

6. Council action is requested to issue a purchase order for \$180,000.00 to Solomon Corporation, for transformer repair/re-manufacturing, for the Power & Light Department. **Approved**
7. Council action is requested to issue a purchase order for \$575,000.00 to Graybar Electric, for aluminum & copper cable/wire, for the Power & Light Department. **Approved**
8. Council action is requested to expend \$350,000.00 in purchase orders for fiscal year 2025-2026 to Fletcher-Reinhardt for steel and aluminum poles for the Power & Light Department. **Approved**
9. Council action is requested to expend \$160,000.00 in purchase orders for fiscal year 2025-2026 to Anixter for steel and aluminum poles for the Power & Light Department. **Approved**
10. Council action is requested to issue a purchase order for \$850,000 to Fletcher-Reinhardt, for utility hardware group 1, 2, 4, 5 and 6 for fiscal year 2025-2026, for the Power & Light Department. **Approved**
11. Council action is requested to issue a purchase order for \$350,000 to Stella-Jones, for wood transmission & distribution poles, for the Power & Light Department. **Approved**

## RESOLUTIONS

1. 25-778 A resolution reappointing Les Boatright to the Public Utilities Advisory Board. **Approved Res. No. 7157**
2. 25-779 A resolution appointing Donna Knold and GK Callahan to the Independence Arts Council **Approved Res. No. 7158**
3. 25-780 A resolution appointing Jason Pearson to the Heritage Commission **Approved Res. No. 7159**
4. 25-781 A resolution amending the appointment of Haven Herndon and Lee Argo to the Heritage Commission **Approved Res. No. 7160**
5. 25-782 A resolution establishing the "City Manager Recruitment Sub-Committee" of

the City Council, Appointing members, and defining the Committee's rules and responsibilities (Requested by Councilmember Bridget McCandless). **Approved Res. No. 7161**

This item was pulled by Councilmember Stewart. He made a motion to amend the resolution to include the meeting being recorded and available to the public. This was seconded by Councilmember McCandless. Councilmember Fears asked if the meeting could be recorded by Teams in Conference Room A. The link to the recording will then be made available to the public via the City's website.

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

Councilmember Stewart moved to approve the resolution as amended. Motion seconded by Councilmember McCandless.

Councilmember McCandless discussed the items they will be looking for in a search firm.

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

NAYS (0): None

ABSENT (0):

## **REGULAR AGENDA**

## **PUBLIC HEARING(S)**

## **ORDINANCES**

1. 25-060 **2R** An ordinance amending the Independence City Code Chapter 18, Traffic. **(Sponsored by Councilmember McCandless) 2R Item passes 7-0 Ord. No. 19708**

This item was discussed before but was set aside to clarify a couple of things with it. This is to help people like neighborhood homeowner associations that use these type of vehicles to transport items that are needed to clean-up or plant landscaping and things like that. This will not allow side-by-sides or 4-wheelers on the road, it is tailored to certain types of vehicles. Just to help with neighborhood beautification.

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. 25-064 **2R** An ordinance authorizing the issuance of not to exceed \$32,000,000 principal amount of general obligation bonds, series 2025 of the City of Independence, Missouri, and certain other documents and actions by the City. **2R**

**Item Passes 7-0 Ord. No. 19709**

Councilmember Fears asked City Manager Zach Walker to give a review of this.

City Manager Walker stated that on April 8th the community voted in favor of Question 2 which authorized the city to incur a debt of \$55 million dollars for street maintenance, bridge repair and sidewalk improvement. Now we have to go through formal processes to issue the debt. So this item is the first tranche of funds, \$32 million of the \$52 million, approving us to go into the competitive marketplace and sell these bonds. Investors will determine interest in them which will raise the revenue necessary to do these projects. Over a period of time, those bonds will be repaid with voters authorization to increase the property tax by a commiserate amount.

Kalen Dwyer from Columbia Capital discussed the possibility of individuals being able to buy these bonds. The Charter requires bonds to be sold competitively. A notice will be posted of when the bonds will be available for sale and what the amounts will be. Because of the way the bonds will be sold, it does not allow individuals to buy any. The bonds will be sold on September 3rd. Shortly after they are priced, they will be available to be resold to other investors.

Deputy City Manager Lisa Reynolds said the first project they will be working on with the GO bond funds are the Crysler Ave. bridge and the Kentucky Ave. bridge over Mill Creek. They are actively out for bid now. The Kentucky over Rock Creek bridge will be going into design this year for replacement next year. They are also actively working on the overlay list.

They will also work on the sidewalks for the elementary schools that were targeted during the election. Castlepark will be the first school and should start in 2026. It is hoped that the bridges will start to see work this year.

The work on bridges that go over railroads, will take longer just because they have to work with the railroads in doing the repairs while their trains are out of service for safety reasons.

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. 25-065 **2R** An Ordinance amending Ordinance No.19425 and the HOME-ARP 2021-22 Annual Action Plan; and making the necessary appropriations **2R Item passes 7-0 Ord. No. 19710**

These funds are grant dollars from the federal government to help residents maintain their homes . These funds are typically directed toward people who do not have the funds to keep

their homes up to code standards. This helps people to keep their homes and reduce homelessness. This is income-based and qualifications are required to receive the funds.

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. 25-066 **2R** An ordinance authorizing the Industrial Development Authority of the City of Independence, Missouri, to amend its articles of incorporation. **2R Item passes 7-0 Ord. No. 19711**

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. 25-067 **2R** An ordinance authorizing the acceptance of funding from Jackson County, Missouri, through a recipient award from COMBAT, which allocates \$90,000.00 to the City of Independence, Missouri, for a substance use and prevention program and adopting amendments to the Fiscal Year 2025-2026 budget, which was approved by Ordinance No. 19682. **2R Item passes 7-0 Ord. No. 19712**

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. 25-068 **2R** An ordinance authorizing the City Manager to execute a grant agreement with the Missouri Highways and Transportation Commission for the realignment of the East US-24 Highway and South Ash Avenue intersection, in connection with the 24 Highway Complete Streets Phase 3 Project (City Project No. 112212 / Federal Project No. CMAQ-3379(443)). **2R Item passes 7-0 Ord. No. 19713**

This is phase three of this section and the final piece to completion.

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. 25-069 **1R** An ordinance authorizing the City Manager to accept a grant from Mid-America Regional Council in the amount of \$81,370 for the City's Senior Adult Nutrition Site Program for Fiscal Year 2025-2026, and execute the Community Center Services Agreement; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and, authorizing certain future appropriations. **1R Read**
2. 25-070 **1R** An ordinance authorizing acceptance of the 2025 Midwest High Intensity Drug Trafficking Area (HIDTA) Memorandum of Understanding (MOU) for the Kansas City / Overland Park DEA Task Force Initiative, and related documents, with the Kansas Bureau of Investigation, for a grant award in the amount of \$165,015.00; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and authorizing certain future appropriations. **1R Read**
3. 25-071 **1R** An ordinance authorizing the acceptance of the 2025 Midwest High Intensity Drug Trafficking Area (HIDTA) Memorandum of Understanding (MOU) for the Investigative Support Center Initiative, and related documents, with the Kansas Bureau of Investigation, for a grant award in the amount of \$135,054.31; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and authorizing certain future appropriations. **1R Read**
4. 25-072 **1R** An ordinance amending Independence City Code Section 5.01.023 "License Denial, Suspension or Revocation". **1R Read**
5. 25-073 **1R** An ordinance approving a rezoning from District R-18/PUD (Moderate Density Residential/Planned Unit Development) and District C-1 (Neighborhood Commercial) to District C-1 (Neighborhood Commercial) for the property located at 201 E. Partridge Avenue. **1R Read**
6. 25-074 **1R** An ordinance approving a Special Use Permit to operate a convenience store at 11037 East Winner Road, in Independence, Missouri. **1R Read**
7. 25-075 **1R** An ordinance approving a Final Plat for Little Blue Estates—Plat 1B

located on Quail Drive west of Jackson Drive in Independence, Jackson County, Missouri. **1R Read**

### **INFORMATION ONLY**

1. Municipal Court Report for July 2025
2. ***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 said it was nice to be back in Independence from his vacation. He discussed that school is back in session and reminded everyone to be aware of the kids and school buses out. This Wednesday, the Chamber of Commerce will have the State of the Schools with the school superintendents. He also reminded everyone that Santa Caligon was coming up over Labor Day weekend.

Councilmember Vaught also mentioned that schools were back in session and encouraged everyone to be aware.

Councilmember Wiley was the guest speaker at the Child and Animal Abuse and Neglect Coalition meeting. She shared an update on the formation of the Animal Cruelty Task Force and their next steps and the important work ahead. She also attended the annual Convocation of the Independence School District. She also touched on the change that is happening in our City. She is genuinely excited about the work going forward. She is proud to be a part of the new generation of Councilmembers. It is a responsibility she takes seriously. Tonight she challenged other members to keep working hard, to collaborate, communicate, and above all, to put our community above ourselves. She is confident in the good work that lies before the Council.

Councilmember McCandless also wanted to talk about the weight of the responsibility that lies ahead of the Council as well as the opportunity to reshape the city. The Community Services League had 1500 children come through for backpacks, school supplies, brand new tennis shoes, and socks. This is a town that invests in its kids and takes care of its neighbors. The Bluegrass Festival at Bingham Wagoner was fantastic. She also discussed the part of the GO bond that covered police facilities. That part of the bond did not pass, but the problem has not gone away. There is a partial solution in that most of the police department offices will be moving into the IUC building; however, the move will not happen until February. This morning, there was a sewage backup in both the men's and women's locker rooms, which means those facilities were unusable. The Council will have to come up with a plan the community can



get behind to take care of these issues.

Mayor Rowland seconded Councilmember Wiley's comments about the convocation. He talked about a young lady named Layla who did a fantastic job singing.

City Manager Zach Walker talked about some major issues that will be coming up this week. The PUAB meeting will be discussing the presentation regarding the sewer cost increase that the Council previously heard. They will be considering their recommendation. If citizens are interested, they should tune into that. A sub-committee was given formal approval tonight that will be having some upcoming meetings. There will also be a robust discussion at the next study session about the next City Manager.

**ADJOURNMENT**

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

ATTEST:

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City Clerk