



City Council Regular Meeting Minutes

September 15, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The invocation will be given by Zac Harmon-McLaughlin, Dean of Community of Christ Seminary

The invocation was given by Rev. Michael Jones.

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: Brice Stewart, Bridget McCandless, and Jennie Vaught. Absent – John Perkins.

Jared Fears and Heather Wiley appeared via Teams.

PROCLAMATIONS

A proclamation for the anniversary of the Constitution was presented to Steven Sullins, Sons of the American Revolution.

CITIZEN REQUESTS

Rev. Michael Jones of Cornerstone Church spoke on the rezoning of his church.

Lucy Young spoke on the Noland Road CID and Wally's.

Michael Talcott spoke on Wally's.

Valerie Burns spoke on behalf of the Independence Chamber of Commerce regarding Wally's.

Leigh Phillips spoke on the future of City Hall.

CONSENT AGENDA

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

Items pulled for special consideration are items number 7, 9 and 15 pulled by Councilmember McCandless for special consideration.

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Consent Agenda passes 6-0, minus items pulled.

Reports and Recommendations of the City Manager

1. Council action is requested to authorize the City Manager to issue a purchase order to Foley Equipment in the amount of \$119,660.45 for the procurement of a Model 460-07 CAT Backhoe (Project No. 402606). **Approved**
2. Council action is requested to authorize the City Manager to issue a purchase order to Viking-Cives Midwest in the amount of \$308,819 for the procurement of two (2) stainless steel dump truck bodies with snow removal systems, including plows, spreader bodies, and salt dispensing control systems. (Project No. 112504).
Approved
3. Council action is requested to authorize the City Manager to issue a purchase order to Kranz in the amount of \$113,310.48 for the procurement of a truck service body (Project No. 402607). **Approved**
4. Council action is requested to issue a purchase order for \$130,555 to S4 Water Sales and Service, LLC for Filter 1 Media Replacement for the Courtney Bend Water Treatment Plant. **Approved**
5. Council approval is requested for the purchase of a Precision/Spartan Custom 4-Door Heavy Duty Extruded Aluminum Top Mount Pumper for \$953,100.00 for the Independence Fire Department. **Approved**
6. Council action is requested to issue a purchase order for \$266,255.00 to Mongan Painting, LLC (Mongan) for the replacement of the protective coatings system of Filter #1 for the Courtney Bend Water Treatment Plant. **Approved**
7. Council action is requested to issue a purchase order to Game Time in the amount of \$161,977.66, for playground equipment for Santa Fe Park for the Parks and

Recreation Department. **Item passes 6-0**

This item was pulled by Councilmember McCandless. This is part of the scheduled maintenance for the park.

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

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

8. Council action is requested to expend \$200,000 to Baysinger Police Supply, Inc. for uniforms and accessories for the Police Department for FY 2025-2026, with two, one-year renewal options. **Approved**
9. Council action is requested to issue a purchase order for \$598,817.00 to Brotcke Well and Pump, Inc. to rehabilitate, maintain, and repair five of the water supply wells at the Courtney Bend Water Treatment Plant. **Item passes 6-0**

This item was pulled for special consideration by Councilmember McCandless. This is part of the Capital Improvement Program. All is within the budget and all are planned maintenance.

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

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

item passes 6-0

10. Council action is requested to issue a purchase order for \$555,735.00 to Mongan Painting, LLC for protective coating replacement of Contact Basin 6 & Splitter Basin 3 at the Courtney Bend Water Treatment Plant. **Approved**
11. Council action is requested to authorize a purchase order with Black & McDonald for the provision of two (2) augmented journeyman lineman crews to support Independence Power & Light (IPL) operations through December 31, 2025.
Approved
12. Council action to award a purchase order to Burns & McDonnell in the amount of

\$267,000.00 to cover transmission planning support services for the Power & Light department. **Approved**

13. Council action is requested to approve the issuance of a Purchase Order to Douglas C. Christianson to provide technical services to the Police Department in an amount up to \$100,000.00. **Approved**
14. Council action is requested to authorize the City Manager to execute a design services contract and issue a purchase order to HDR Engineering Inc. for an amount not to exceed \$417,809, for the Upper Adair Interceptor Project (No. 302201).
Approved
15. Council action is requested to authorize the City Manager to issue a purchase order in the amount of \$134,000 to the Mid-America Regional Council (MARC) for local funding match fees associated with the federal funds awarded to the 23rd Street Mobility & Safety Improvement Project (No. 112601) and the 23rd Street Complete Streets Project (No. 112111). **Item passes 6-0**

This item was pulled by Councilmember McCandless.

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

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

RESOLUTIONS

1. 25-786 A resolution appointing a member to the Board of Directors of the Independence Events Center Community Improvement District. **Approved Res. No. 7165**
2. 25-787 A resolution appointing Alan Voss to the Independence Arts Council
Approved Res. No. 7166
3. 25-788 A resolution appointing Joseph Keary to the Independence Advisory Board of Health **Approved Res. No. 7167**
4. 25-789 A resolution reappointing Darla Eames and Tim O'Neill to the Tree Commission **Approved Res. No. 7168**

5. 25-790 A resolution reappointing Trevor Tilton and Sean Fite to the Independence Square Advisory Board **Approved Res. No. 7169**
6. 25-791 A resolution appointing Erin Boatright to the Personnel Board **Approved Res. No. 7170**
7. 25-792 A resolution appointing Patric Koon to the Japanese Sister City Committee **Approved Res. No. 7171**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to the Historic Square District. **Full Public Hearing.**

Rick Arroyo, Assistant Community Development Director spoke on this item. The Planning Commission voted in favor of this amendment on July 29, 2025. This is a revision to our existing historic square standards that better aligns with the Square Master Plan. It provides guidelines for future development in the area.

No other speakers came forward.

25-078 **2R** An ordinance repealing Section 14-901 "HSQ District" and adding a new Section 14-901 "HSQ District" of the Unified Development Ordinance. **2R Item passes 6-0 Ord No. 19724**

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Wiley
NAYS (0): None
ABSENT (1): Councilmember Perkins

Item passes 6-0

2. A public hearing for the application to rezone the property at 1316 S. Osage Street from R-6, Single Family Residential, to R-6/PUD, Single Family Residential/Planned Unit Development, and approve a Preliminary Development Plan. **New Information Only.**

Rick Arroyo, Assistant Community Development Director spoke on this item. The Planning Commission voted in favor of this project on July 29, 2025. Rezoning of this area will allow the church to have a daycare center for 20 children or more in this building. Council has not received any correspondence from anyone opposed to this.

25-079 **2R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District R-6/PUD (Single-Family Residential/Planned Unit

Development) and approving a preliminary development plan for the property located at 1316 S. Osage Street. **2R Item passes 6-0 Ord. No. 19725**

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

item passes 6-0

3. A public hearing for the Special Use Permit application to operate a bed and breakfast at 3417 S. Denton Road. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director, spoke on this topic. The Planning Commission voted in favor of this project on July 29, 2025. This will allow the applicant to run a bed and breakfast at this location. Council has not received any correspondence from anyone regarding this project.

25-080 **2R** An ordinance approving a Special Use Permit to operate a bed and breakfast at 3417 S. Denton Road, in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19727**

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

4. A public hearing for the Noland South Shopping Center Community Improvement District five-year budget amendment. ***Full Public Hearing.***

David Martin, Attorney with Gilmore Bell, along with developers, spoke on this topic, as well as Christopher Shank, who is the family representative for the Noland South Shopping Center. One is to update the existing 5-year budget to add additional improvements, which are internal and external improvements to the existing buildings. The second is related to amending the budget for the cooperative agreement.

25-084 **1R** An ordinance approving the petition to amend the five-year budget for the Noland South Shopping Center Community Improvement District, making findings and authorizing other actions, and approving the first amendment to the cooperative agreement among the City of Independence, Missouri, the Noland South Shopping Center Community Improvement District, and the Noland South Development Company, L.L.P. **1R Read**

ORDINANCES

1. 25-076 **2R** An ordinance levying a tax on all real property subject to taxation on January 1, 2025, within the corporate limits of the City of Independence, Missouri, for all General Revenue and Public Health and Recreation Purposes, for General Obligation Debt, and for the Independence Square Special Benefit District; said levies and assessments being separate and distinct, all for the fiscal year commencing on the 1st day of July 2025 and ending on the 30th day of June 2026.

2R Item passes 6-0 Ord. No. 19722

Councilmember McCandless moved to amend the item. The amendment includes corrected numbers received from the County. Motion seconded by Councilmember Fears.

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Amendment passes 6-0

Vote for item as amended:

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

2. 25-077 **2R** An Ordinance finding, determining, and declaring the necessity of acquiring General Utility Easements and Temporary Construction Easements for the Annual Neighborhood Sanitary Sewer Project (Project No. 302004-1); authorizing negotiation with property owners and the initiation of eminent domain proceedings, if necessary; approving the plans and specifications for the project; authorizing the use of experts as needed; and authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in connection with the project. **2R Item passes 6-0 Ord. No. 19723**

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

3. 25-081 **2R** An ordinance authorizing the City Clerk to do all things necessary for the holding of a Primary and General Election within the City of Independence,

Missouri, in compliance with the Charter adopted by said City, as amended, and all state laws in reference thereto, and to certify to the Jackson County Board of Election Commissioners all names of candidates properly presented by petitions under the Charter and for the holding of a Primary Election on February 3, 2026, and a General Election on April 7, 2026. **2R Item passes 6-0 Ord. No. 19726**

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

FIRST READING(S)

1. 25-082 **1R** An ordinance adopting the attached Schedule of Sanitary Sewer Rates, with the first change scheduled for all bills dated November 1, 2025. **1R Read**

Councilmember McCandless moved to amend the item as presented. Motion seconded by Councilmember Fears. The proposed amended shall read as follows: "Section 2. That beginning in 2031, annual sanitary sewer rate increases will be tied directly to the federal government's Consumer Price Index (CPI) and shall not exceed three percent (3%)."

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

NAYS (1): Mayor Rowland

ABSENT (1): Councilmember Perkins

Amendment passes 5-1

Item will be amended for the second reading.

2. 25-083 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **1R Read**
3. 25-085 **1R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) and District C-2 (General Commercial) to District R-6 (Single-Family Residential) for the properties located at 710 & 720 W. Maple Avenue. **1R Read**
4. 25-086 **1R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to motor vehicle repair and gasoline and fuel sales. **1R Read**
5. 25-087 **1R** An ordinance approving a Special Use Permit to operate a gas station at 4023 South Noland Road, Independence, Missouri. **1R Read**

Michael Rubenstein from the Wally's Corporation was present to answer any questions

regarding this development. Councilmember Fears asked if they were seeking any kind of incentives. Mr. Rubenstein said they are considering incentives, but are not seeking city-backed guarantees.

6. 25-086 **1R** An ordinance to adjust the City of Independence Power & Light Department customer charge to be effective for the monthly billing period beginning January 1, 2026, under which the charge will be increased by \$5 for rate classifications MR1 and MR5 (i.e. residential) and increased by \$10 for rate classification MG1, MG2, MG3, MG4, and MG5 (i.e. commercial/industrial). **1R**
Read

INFORMATION ONLY

1. Municipal Court Report for August 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 Stewart asked Community Development Director Tom Scannell to discuss businesses with 10 or more shopping carts needing to file a shopping cart plan with the city, and what the City is doing with those that do not comply with the ordinance requirement.

Councilmember Stewart also discussed the ordinance regarding individuals who solicit money for charitable organizations at intersections and the increasing number of people engaging in this practice. Interim Police Chief Petersen discussed the requirements for them to do this.

Councilmember Stewart confirmed with Deputy City Manager Lisa Reynolds that there is room for City Council meetings to take place on the first floor of the new City Hall if that needs to happen, but the resolution that is in place stating those meetings have to take place on the square would have to be rescinded.

Councilmember Wiley stated that she and Councilmember Perkins met with officials regarding the future of the animal shelter. The Animal Welfare Committee met for the first time today, and Councilmember Wiley discovered that a majority of the members have undergone volunteer training and will be volunteering at the animal shelter. She also attended the ribbon-cutting for the new 24-hour Emergency Room of Independence at the corner of 23rd and Lee's Summit Road. This will be a great addition to our City. She is currently at the Missouri Municipal League annual conference and has been learning about retail development, aging facilities, and building resilient communities.

Councilmember Vaiught took a moment to remember PO Blaize Madrid-Evans, who was taken

in the line of duty in 2021. She also gave an update of the Sonic at 35th and Noland Road. They have had many final inspections recently which indicates the opening date is fast approaching.

Councilmember McCandless also remembered PO Blaize Madrid-Evans and discussed an incident last week where an individual was shooting outside of this house then turned the gas on inside the house igniting an explosion in the house. She recognized the officers' work during that incident. She also discussed the IndepNow app available on cell phones to report issues and violations. She also discussed that Mid-America Regional Council is working on some modifications and processes to the regional 911 approach that will help the cell towers to ping a more accurate location of where you are making your call from. Councilmember McCandless also gave a warm welcome to the new HR Director, Carissa Smith.

Councilmember Fears added that he is also at the Missouri Municipal League Conference and is learning a number of things that will help with the governance of our city.

Mayor Rowland said he attended the wine fest on Saturday. The Independence Young Matrons had their 85th anniversary.

Deputy City Manager Lisa Reynolds said the City has received a response to the bid for the Chrysler and Kentucky over the Mill Creek bid. Hope to have it before the Council for a vote soon.

ADJOURNMENT

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

ATTEST:

City Clerk