



City Council REGULAR MEETING Minutes

October 20, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The invocation will be given by Ken Truax, Elder at the East Independence Church of Christ

Ken Truax, Elder at the East Independence Church of Christ, 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, Bridget McCandless, Jennie Vaught, John Perkins, and Heather Wiley. Brice Stewart appeared via Teams. None were absent.

PRESENTATION RESOLUTIONS

1. Citizen's Academy Graduation Presentation

Health and Animal Services Director, Christina Heinen, gave a brief overview of what the citizens' academy participated in.

PROCLAMATIONS

There were no proclamations.

CITIZEN REQUESTS

Tom Gebken spoke on 25-096, the ordinance authorizing an agreement between IPD and Sugar Creek PD for dispatching services.

CONSENT AGENDA

Councilmember Perkins moved to approve the consent agenda. Motion seconded by Councilmember Fears.

Items pulled for special consideration were:

Item #1 pulled by CM McCandless

Item #4 pulled by CM Perkins

Resolution 25-794 pulled by CM Fears

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 the items pulled for special consideration.

Reports and Recommendations of the City Manager

1. Council action is requested to enter into a contract with Truman Heritage Habitat for Humanity for the administration of a Minor Home Repair Program for low- to moderate-income homeowners utilizing 2025-26 CDBG Program funds in an amount not to exceed \$401,953.75 **Item passes 7-0**

This item was pulled by CM McCandless. These are federal funds that come to local levels for disbursement. They will go to the Truman Habitat for Humanity for moderate home repairs.

Councilmember McCandless moved to approve the item as presented. 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):

Item passes 7-0

2. Council action is requested to authorize the City Manager to approve a contract and issue a purchase order with the Johnson County Sheriff's Office for detention housing services for the Police Department, in an amount not to exceed \$600,000.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, with the option to renew for up to five additional one-year terms. **Approved**
3. Council action is requested to authorize the City Manager to issue a purchase order to Strategic Government Resources for the Interim Police Chief position in the amount of \$274,700.00. **Approved**
4. Council action is requested to authorize the City Manager to execute a design

services contract and issue a purchase order to Alfred Benesch & Company for an amount not to exceed \$825,603, for the Kentucky Avenue over Rock Creek Bridge (No. 542601-4), the Arlington Avenue over Rock Creek Bridge (No. 542601-5), and the R D Mize over Little Blue River Bridge (No. 542601-6) as part of the Bridges - GO Bond Project (No. 542601). **Item passes 7-0**

This item was pulled by CM Perkins.

This is for repairs to three bridges. One of the bridges is the Kentucky Avenue bridge, which has needed repairs for some time.

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. Council action is requested to authorize the City Manager to issue a purchase order to Rand Construction Company in the amount of \$234,701.88 for a replacement dual cage drive on Contact Basin No. 8 at the Courtney Bend Water Plant as part of the Basin Drive Improvements Project (No. 402108). **Approved**

RESOLUTIONS

1. 25-794 A resolution directing the City Manager to verify business license compliance within proposed economic development incentive districts. (***Sponsored by Councilmember Stewart***) **Item passes 7-0 Res. No. 7172**

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

This work is already being done by staff in the Community Development Dept.

CM Fears made a motion to amend this resolution. The amendment would change Section 1 from saying the "City Manager" to the "Applicant" is hereby directed to verify. This was seconded by CM Perkins.

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

Item vote:

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. 25-795 A resolution authorizing the acceptance of funding from the Missouri Department of Public Safety, Blue Shield Program in the amount of \$50,000.00, for the purchase of Law Enforcement Equipment. **Approved Res. No. 7173**

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 community gardens. **Full Public Hearing.**

This item was presented by the Community Director, Tom Scannell. This UDO pertains to community gardens. The current regulations allow for a storage building on the community garden property. This amendment would allow the building to be used for other activities, such as educational activities. This was recommended by the planning commission on September 9th. No other speakers came forward on this item.

25-092 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to community gardens. **2R Item passes 7-0 Ord. No. 19736**

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 amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to ARTS District signage. **Full Public Hearing.**

This item was presented by Community Development Director, Tom Scannell. This would allow electronic message signs in the Arts District. This was reviewed and recommended by the Planning Commission on September 9th. No other speakers came forward.

25-093 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code to allow electronic message signs

in the ARTS District. **2R Item passes 7-0 Ord. No. 19737**

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 on a petition for the addition of property to the Noland Road Community Improvement District. **Full Public Hearing.**

David Martin with Gilmore and Bell presented this item. This is to add property located at the SW corner of 23rd and Noland Road. That property is next to the old Cottman Transmission. There is one existing business within the building.

Bill Moore, attorney representing the Noland Road CID spoke on this item.

25-097 **1R** An ordinance approving a petition to add property to the Noland Road Community Improvement District. **1R Read**

This was a first reading.

ORDINANCES

1. 25-089 **2R** An ordinance amending Article 6 of Chapter 8 and Article 4 of Chapter 20, of the Independence City Code pertaining to the adoption of a revised Procurement Policy. **2R Item fails 1-6**

The policy subsection 83 removes a local labor policy under certain circumstances. Projects over \$300,000 need to be awarded to a contractor that has a state-recognized apprenticeship program. The striking of this language is being done to align with other cities in the metro area. This language is out of line with any other entities. There is already prevailing wage language in the procurement policy that covers this. Having this provision has cost the city quite a bit in past years.

AYES (1): Councilmember Fears

NAYS (6): Mayor Rowland, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

ABSENT (0):

This item fails 1-6

2. 25-090 **2R** An ordinance exempting the City of Independence from temporary extended hours for selling, serving, and allowing consumption of intoxicating liquor within the City of Independence during the 2026 FIFA World Cup. **2R Item passes 7-0 Ord. No. 19738**

This allows the City to opt out of the State allowance of selling liquor 23 hours/day during

the FIFA World Cup.

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. 25-091 **2R** An ordinance finding, determining and declaring the necessity of acquiring temporary construction easements for the Fairmount Loop Project (Project No. 112501); authorizing the negotiation and eminent domain proceedings if necessary; approving the plans and specifications for the project; authorizing the use of experts as needed; authorizing and directing the execution of documents and the payment of funds to property owners or others holding property rights in conjunction with the project. **2R Item passes Ord. No. 19739**

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. 25-094 **2R** An ordinance authorizing the acceptance of a grant for \$2,500 from the MO Department of Conservation (MDC) to remove invasive honeysuckle at George Owens Nature Park (GONP). **2R Item passes 7-0 Ord. No. 19740**

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. 25-095 **2R** An ordinance adopting amendments to the Fiscal Year 2024-2025 budget, which was approved by Ordinance No. 19561. **2R Item passes 7-0 ord. No. 19741**

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. 25-096 **2R** An ordinance authorizing the acceptance of an agreement with the City of Sugar Creek, Missouri for Independence Police to provide dispatching services for an annual fee and allocating that fee to a special revenue account to support related communications expenses; appropriating the necessary funds; and authorizing future change orders and appropriations for the same project.

2R Item passes 7-0 Ord. No. 19742

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. 25-098 **1R** An ordinance authorizing the acceptance of a grant in the amount of \$8,000.00 from the Missouri Department of Transportation for reimbursement of overtime for the police department for work zone enforcement from July 1, 2024 to December 31, 2025; authorizing future change orders and/or time extensions for the same project and making the necessary appropriations. **1R Read**
2. 25-099 **1R** An ordinance adopting amendments to the Fiscal Year 2025-2026 budget, which was approved by Ordinance No. 19682. **1R Read**
3. 25-100 **1R** An ordinance amending Article 15 of Chapter 4 Rental Ready Program to amend the effective date of the licensing requirement for utility turn-on. **1R Read**
4. 25-101 **1R** An ordinance amending Independence City Code Section 5.01.002 "Definitions" related to businesses. **1R Read**
5. 25-102 **1R** An ordinance authorizing the City Manager to execute a certain grant agreement with the Missouri Highways and Transportation Commission as part of the 23rd Street (M-78) Complete Streets Phase 3 Project (Project No. 112111-3 / Federal Project No. CRP-3379(447)). **1R Read**

INFORMATION ONLY

1. **Please Note:** In accordance with RSMo. 610.021, the City Council may convene in a

Closed 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 rode along with Animal Control. He also rode along with the environmental team with the Health Department doing food inspections. Both were very helpful and interesting. He also acknowledged new police officers commissioned the week before last.

Councilmember Vaught said that the Kansas City City Council voted to name the Kansas City Airport the Harry S. Truman Terminal. This puts Independence on the map.

Councilmember Wiley gave a staff shoutout to the shelter staff. They had 22 adoptions this week and 29 adoptions last week. The staff organized a transfer of dogs from our shelter to a shelter in Arkansas. This frees some space in our shelter. She also discussed animals that are being abandoned at the shelter recently. She encouraged citizens to make appointments to surrender pets so they can get information on the pet. She also encouraged citizens to spay and neuter pets.

Councilmember McCandless was invited to Summit Point Baptist Church for their 100th Anniversary. She encouraged citizens to participate in the Citizens' Academy. She recognized Deacon Ross Beaudoin who was a Deacon at St. Mark's Parish. He recently passed. She gave an update on the subcommittee search for the recruitment of a new city manager. The meetings are on the YouTube channel for the public's viewing. The subcommittee unanimously recommended SGR as the search firm. The Council agreed with this recommendation.

Councilmember Perkins said that this Saturday, the Independence Square Association is holding a ribbon-cutting for the first phase of the downtown streetscape completion. The new County Executive Phil Levota will be there and possible Representative Clever.

Mayor Rowland reminded everyone that the Halloween parade is this Saturday on the square. He also gave an apology for his comments regarding Cargo Largo at the last City Council meeting.

Interim City Manager Lisa Reynolds stated that the procurement policy that was presented this evening was mostly a clean-up of items from this summer.

Councilmember Fears made a motion to go into Executive Session under 610.021(1) legal matters in Conference Room A. This was seconded by Councilmember Perkins.

Yes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught and Mayor Rowland.

No nays.

ADJOURNMENT

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

ATTEST:

City Clerk