



City Council Regular Meeting Minutes

September 2, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The Invocation will be given by Laurie Dean Wiley, Chair of God at Center Committee at Truman Heritage Habitat for Humanity

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

CITIZEN REQUESTS

Aaron Mason spoke about resolution 25-785, bringing the Mid-Continent Library headquarters to Independence Square.

Lucy Young spoke about resolution 25-785.

Bob Sorenson spoke about items 8, 9 & 10 on the consent agenda, CIGNA insurance changes.

Marla McKimsey spoke about items 8 and 9 on the consent agenda, CIGNA insurance changes.

Jeff Becker spoke about Terrace Crossing, resolution 25-784

PRESENTATION RESOLUTIONS

1. The Susan P. Block Award will be presented to Charlotte Olejko by Kelly Freeland, Past President of the Junior Service League, 2022-2023, and Chair of the Susan P. Block Distinguished Public Service Award Committee.

Susan Ray presented Charlotte Olejko with the Susan P. Block Award.

2. 25-783 A resolution recognizing Michelle Carpenter, Telecommunicator II/Acting Emergency Communications Supervisor for the Independence Police Department as the ISTAR Award recipient for September 2025. **Item pass 6-0 Res. No. 7162**

The ISTAR Award was presented to Michelle Carpenter.

PROCLAMATIONS

1. National Preparedness Month

Mayor Rowland presented a proclamation for National Emergency Preparedness Month to our emergency services staff.

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 was seconded by Councilmember Fears.

Items pulled for special consideration were:

Items 8, 9 & 10 pulled by Councilmember Fears

Item 11 pulled by Councilmember McCandless

Resolutions 25-78 and 25-785 pulled by Councilmember Stewart

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Consent agenda is passed 6-0 minus the items pulled for special consideration.

1. Approval of minutes for the Regular Meetings on August 4 and August 18, 2025.
Approved
2. Council action is requested to issue a Purchase Order to ImageTrend, Inc. in the amount of \$105,483.75 to retain the current Independence Fire Department emergency reporting and report management system. **Approved**
3. Council action is requested to expend \$465,177 to Design Mechanical, for HVAC maintenance and repairs for Independence Power & Light (IPL) Service Center, Independence Utilities Center (IUC), Fire Department, Independence Municipal Commons and Parks & Recreation Department locations. **Approved**
4. Council action is requested to authorize the expenditure of \$250,000 with Central

Salt, LLC for the purchase of road salt by the Municipal Services Department.

Approved

5. Council action is requested to authorize the issuance of a purchase order to JCI Industries, LLC in the amount of \$249,996 for the purchase of two (2) replacement pumps for the Rock Creek Pump Station (Project No. 302606), for use by the Municipal Services Department. **Approved**
6. Council action is requested to approve an agreement with Prudential for employee life and disability insurance starting January 1, 2026. **Approved**
7. Council action is requested to approve an agreement with Cigna for employee voluntary worksite benefits starting January 1, 2026. **Approved 6-0**
8. Council action is requested to authorize a contract with HealthSpring (HCSC) for post-65 medical insurance coverage for Advantage and Medicare Part D plans effective January 1, 2026. **Approved 6-0**

Items 8, 9 and 10 were pulled for special consideration by Councilmember Fears, collectively, as they are all connected. Seconded by Councilmember Perkins.

A 10% budget increase was added this year as increases are generally 9-10%. This increase should not exceed budget.

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Items 8, 9 and 10 approved 6-0

9. Council action is requested to renew the contract with Cigna for Post-65 Medicare Surround insurance plans. **Approved 6-0**
10. Council action is requested to approve a 10% premium increase for all active and pre-65-member healthcare plans for the year 2026 with no other healthcare plan changes. **Approved 6-0**
11. Council action is requested to approve an RFP (request for proposal) to hire a search firm for the purpose of recruiting candidates for the City Manager position.
Approved 6-0

This item was pulled by Councilmember McCandless. This is to approve the RFP to hire a search firm for the recruitment of a new City Manager.

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

RESOLUTIONS

1. 25-784 A resolution in support of the application for an affordable rental housing development known as Terrace Crossing, to the Missouri Housing Development Commission's nine percent housing tax credits and approving a waiver of building permit fees in the amount of \$50,001.00. **Item passes 5-1 Res. No. 7163**

This item was pulled by Councilmember Stewart.

Last year, the Council voted on a resolution in support of this project. The developer has asked that the City waive the building permit fees. This resolution would grant City staff to waive this fee. The fee is a little over \$90,000. The City has done this in other situations as an incentive package.

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

AYES (5): Mayor Rowland, Councilmember Fears, Councilmember McCandless, Councilmember Perkins, Councilmember Wiley

NAYS (1): Councilmember Stewart

ABSENT (1): Councilmember Vaught

Item passes 5-1

2. 25-785 A resolution in support of Mid-Continent Public Library acquiring a portion of city-owned property located at 111 East Maple Avenue for the relocation of the library's headquarters. **Item passes 6-0 Res. No. 7164**

This resolution was pulled by Councilmember Stewart.

This resolution allows the City to continue discussing the Mid-Continent Library's purchase of the land, including the amount to be purchased.

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

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing on proposed property tax rates to be set by the City of Independence for the fiscal year beginning July 1, 2025, based on the current assessed valuation by Jackson and Clay Counties. *Full Public Hearing.*

Director of Finance, Melissa Cabrera gave a presentation on this item. No other people came forward to speak.

25-076 **1R** 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. **1R Read**

2. A public hearing for the application to rezone the property at 201 E. Partridge Avenue from R-18/PUD, Medium Density Residential/Planned Unit Development, and C-1, Neighborhood Commercial, to C-1, Neighborhood Commercial. **New Information Only.**

Assistant Community Director, Rick Arroyo spoke on this item. The Planning Commission voted in favor of this rezoning on July 15th, 2025. This is to correct the zoning at 201 E. Partridge Ave, a 4-story building. The applicant wishes to get a building permit for a perimeter fence.

25-073 **2R** 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. **2R Item passes 6-0 Ord. No. 19715**

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

3. A public hearing for the Special Use Permit application to operate a convenience

store at 11037 E. Winner Road. ***New Information Only.***

This was presented by Assistant Community Development Director, Rick Aroyo. The Planning Commission recommended this special use permit on July 15, 2025. This is for the sale of limited grocery items, pre-packaged foods and food that is prepared onsite. This location is within 500 feet of residential, which is why the special use permit is required.

25-074 **2R** An ordinance approving a Special Use Permit to operate a convenience store at 11037 East Winner Road, in Independence, Missouri. **2R**
Item passes 6-0 Ord. No. 19716

Councilmember Perkins submitted an amendment to this ordinance. The amendments are listed as 5 through 9 under Section 2 of the ordinance. The applicant is in agreement with these modifications.

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

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

Vote to approve item

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

Item passes 6-0

4. A full public hearing for a Retail Selling of Intoxicating Liquor by the Drink for Pour Decisionz that will be located at 925 E. US 24 Hwy. ***Full Public Hearing.***

Tom Scannell, Director of Community Development presented this item. This is seeking a license to sell liquor by the drink. The establishment is within 300 feet of a residential area so council approval is required.

No other speakers came forward on this item.

Council action is requested on the application received from Pour Decisionz, LLC for Retail Selling of Intoxicating Liquor by the Drink for Pour Decisionz that will be located at 925 E. US 24 Hwy.

Councilmember Perkins said there have been no objections or concerns raised to the Council office on this item.

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

ABSENT (1): Councilmember Vaught

Item passes 6-0

ORDINANCES

1. 25-069 **2R** 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. **2R Item passes 6-0 Ord. No. 19717**

In 2024, there were 16,628 lunch meals served, 11,555 home-delivered frozen meals, and 305 boxes of supplemental food distributed, all from this grant.

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

2. 25-070 **2R** 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. **2R Item passes 6-0 Ord. No. 19718**

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

NAYS (0): None

ABSENT (1): Councilmember Vaught

Item passes 6-0

3. 25-071 **2R** 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. **2R Item passes 6-0 Ord. No. 19719**

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

Item passes 6-0

4. 25-072 **2R** An ordinance amending Independence City Code Section 5.01.023
“License Denial, Suspension or Revocation”. **2R Item passes 6-0 Ord. No.
19720**

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

Item passes 6-0

5. 25-075 **2R** 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. **2R Item passes 6-0 ord. No. 19721**

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

Item passes 6-0

FIRST READING(S)

1. 25-077 **1R** 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. **1R Read**
2. 25-078 **1R** An ordinance repealing Section 14-901 “HSQ District” and adding a new
Section 14-901 “HSQ District” of the Unified Development Ordinance. **1R Read**
3. 25-079 **1R** 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. **1R Read**

4. 25-080 **1R** An ordinance approving a Special Use Permit to operate a bed and breakfast at 3417 S. Denton Road, in Independence, Missouri. **1R Read**
5. 25-081 **1R** 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. **1R Read**

INFORMATION ONLY

1. **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 talked about how busy the Council has been working on items for the City and hoped that everyone enjoyed Santa Caligon.

Councilmember Wiley met with citizens who have enrolled in the Citizens' Academy. Over the next seven weeks, they will get to have a behind-the-scenes look at how city government works.

She has observed the City Manager recruitment meetings. The meetings have been very productive. She thanked the city staff who took the time to fill out a survey for potential interview questions for the City Manager position. She thanked volunteers and organizers who helped with Santa Caligon. Last week she and Mayor Rowland attended a vigil for Deacon Robinson who was a Fort Osage high school student that died from an accidental fentanyl ingestion.

Councilmember McCandless discussed Google and AT&T coming through the city and laying fiber. Due to new fiber companies coming through, Comcast is seeing a reduction in service.

The city currently broadcasts meetings on City 7 through Comcast. She asked the City Manager to look at costs to move this channel to a company where more citizens can view it.

She and Councilmember Fears met with MODOT engineers regarding the intersection of 40 Hwy and I-470. They are looking at how to make this area more safe. Englewood Theater will be having a meeting on September 9th regarding the future of the theater.

Councilmember Perkins stated the meeting on September 9th at 6 p.m. at the Englewood Arts Center, is to discuss the feasibility study for the theater.

Mayor Rowland discussed the good weather during Santa Caligon.

ADJOURNMENT

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

ATTEST:

City Clerk