



City Council REGULAR MEETING Minutes

November 3, 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

Dan O'Neill 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 and Heather Wiley. Absent – John Perkins.

PRESENTATION RESOLUTIONS

1. 25-796 A resolution recognizing Taylor Corwin, Water Production Maintenance Laborer in the Municipal Services Department, and the ISTAR award recipient for November 2025. **Item postponed to November 17, 2025**

This item was postponed to November 17th.

PROCLAMATIONS

There were no proclamations

CITIZEN REQUESTS

Naomi Wolfson spoke about short-term rentals
Kelly Cannon spoke about code enforcement

Cody Atkinson spoke about park playground equipment
Wes Epperson spoke about proposed development

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Approval of regular meeting minutes from October 6 and October 20, 2025.
Approved
2. Council action is requested to issue a purchase order to Miracle Recreation in the amount of \$102,932.00, for playground equipment for Benton Park for the Parks and Recreation Department. **Postponed to November 17, 2025**

Councilmember Wiley moved to postpone this item to the next regular meeting on November 17th so Councilmembers can have time to look into this further. Motion seconded by Councilmember McCandless.

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item is postponed to November 17th - 6-0

3. Council action is requested to authorize the City Manager to issue a purchase order to Guier Fence Company with the amount of \$173,000.00 to install fencing for Substation M for the Power & Light department. **Approved**
4. Council action is requested to authorize a purchase order to Tyler Technologies, Inc. in the amount of \$606,939.48 for the city's annual subscription to Tyler Munis Enterprise Resource Planning (ERP) financial and human resources software system.
Approved
5. Council action is requested to authorize the City Manager to issue a purchase order to Cogent Inc. in the amount of \$253,570 for the refurbishment of high service pumps #1 & #3 at the Courtney Bend Water Treatment Plant as part of the High Service Pump Overhaul Project (No. 402604). **Approved**
6. Council action is requested to authorize the City Manager to execute a construction contract with Linaweaver Construction, Inc., for an amount not to exceed \$120,658 for Liberty Street Sidewalk & Structural Repairs as part of the Square Streetscape Phase 1 Project (No. 111902). **Approved**
7. Council action is requested to authorize the City Manager to approve Change Orders #5 and #6 on the existing design contract (PO #24000627) with Kimley-Horn

Associates for a contract totaling \$1,923,466 as part of the Winner Rd Complete Streets Project (No. 112403). **Approved**

8. Council action is requested to authorize a purchase order with Toth & Associates in the amount of \$122,750.00 for the development of transmission line plan and profile drawings for the Power & Light Department. **Approved**

RESOLUTIONS

1. 25-797 A resolution amending Resolution No. 6983 to remove the requirement that core functions of governance be preserved on the Historic Square, to authorize public meetings, including City Council meetings, to be held at the Independence Municipal Commons, and to align with the vision and implementation strategy of the Reshaping the Square Master Redevelopment Plan. *(Sponsored by Councilmembers Stewart and Vaught)* **Amended Item passes 4-2 Res. No. 7174**

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

Councilmember Vaught made a motion to amend this item to replace the word 'shall' in Section 2 with the word 'may'. This was seconded by Councilmember Stewart.

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

Amendment passes 6-0

Vote on main item

AYES (4): Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Wiley

NAYS (2): Mayor Rowland, Councilmember Fears

ABSENT (1): Councilmember Perkins

Main item passes 4-2

2. 25-798 A resolution appointing Carly Young to the Sustainability Commission of the City of Independence **Approved Res. No. 7175**
3. 25-799 A resolution appointing Carly Young to the Independence Arts Council **Approved Res. No. 7176**
4. 25-800 A resolution appointing Stacey Carlson as an alternate member of the Board of Adjustment **Approved Res. No. 7177**

REGULAR AGENDA

ORDINANCES

1. 25-097 **2R** An ordinance approving a petition to add property to the Noland Road Community Improvement District. **2R Item passes 5-1 Ord. No. 19743**

None moved to Approve the item as presented. Motion seconded by None.

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

NAYS (1): Mayor Rowland

ABSENT (1): Councilmember Perkins

Item passes 5-1

2. 25-098 **2R** 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. **2R Item passes 6-0 Ord. No. 19744**

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. 25-099 **2R** An ordinance adopting amendments to the Fiscal Year 2025-2026 budget, which was approved by Ordinance No. 19682. **2R Item passes 6-0 Ord. No. 19745**

This is a routine clean-up item that reconciles the differences between the proposed budget and actual expenditures. This is for appropriation of grant funds and items related to the police department for equipment needs.

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. 25-100 **2R** An ordinance amending Article 15 of Chapter 4 Rental Ready Program to amend the effective date of the licensing requirement for utility turn-on. **2R**

Item passes 6-0 Ord. No. 19746

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

5. 25-101 **2R** An ordinance amending Independence City Code Section 5.01.002 "Definitions" related to businesses. **2R Item passes 6-0 Ord. No. 19747**

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

6. 25-102 **2R** 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)). **2R Item passes 6-0 Ord. No. 19748**

This will improve the sidewalks on 23rd Street between Speck and Jackson Drive. This will include pedestrian signal improvements, ADA-compliant modifications, and signaling and sidewalk infrastructure.

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. 25-103 **1R** An Ordinance Amending Ordinance No. 7755 And Ordinance No. 18924 Concerning Membership Criteria for the Independence Square Advisory Board. **1R Read**
2. 25-104 **1R** An ordinance authorizing the acceptance of a grant for \$1,993.00 from the Eileen Normile Weir Community Impact Grant for the Parks and Recreation Department. **1R Read**
3. 25-105 **1R** An ordinance finding determining and declaring the necessity of acquiring utility easements for the Crackerneck Creek Bank Stabilization Project (Project No.

302202); 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. **1R Read**

4. 25-106 **1R** 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. **1R Read**

INFORMATION ONLY

1. SGR Proposal for the search of a new City Manager
2. Municipal Court Report for September 2025
3. Arrowhead CID Annual Report for FY Ending in June 2025
4. Land Trust of Jackson County 2026 Proposed Budget
5. EastGate Commerce Center CID Annual Report
6. HUB Drive CID Annual Report
7. Independence Square CID Annual Report
8. **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 Vaught shared that the Community Services League has expanded their drive-through at the Noland Road location to better serve citizens.

Councilmember Wiley attended the monthly meeting of the Independence Housing Authority Board. They discussed how the Federal shutdown has affected their work, including working with HUD and Hocker Heights. She also met with tenants of Independence Towers on Saturday. They are now advocating for tenants across Jackson County for others who are sharing related issues they have experienced.

Councilmember McCandless discussed the SGR Proposal listed under the Information Only

section of the agenda. She encouraged everyone to review that item. She talked about how wonderful the Halloween Parade was and those that helped made it a great event. The Enovation Center celebrated 15 years. She had a great ride along with IPD and expressed her thanks. We are still waiting on some final decisions for City 7. Many have migrated over to watching the meetings on YouTube. She hopes to have this on a study session in the near future. Lastly, former Mayor Weir's house was hit by a truck. She thanked IPD and IFD for coming to their rescue when the vehicle went through their bedroom at 4 a.m. The driver was apprehended and arrested. She wished a speedy recovery to former Mayor Weir's husband who was injured.

Mayor Rowland recognized Lori Harp for her work in putting together an event recognizing all the nonprofits in Independence. He encouraged citizens to volunteer at the animal shelter to give the animals some human contact. He also said Mary Ann Metheny was recognized by the Missouri Municipal League as Citizen of the Year for the City of Independence.

ADJOURNMENT

Meeting adjourned at 6:50 p.m.

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

ATTEST:

City Clerk