



City Council REGULAR MEETING Minutes

November 17, 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

The invocation was given by Dan O'Neill.

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. None were absent.

PRESENTATION RESOLUTIONS

They Mayor recognized three individuals that are retiring from the city.

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 passed 7-0 Res. No. 7178**

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

PROCLAMATIONS

There were no proclamations.

CITIZEN REQUESTS

Becky Hake spoke on Resolution 25-801, the Legislative Agenda.

Kelly Cannon presented the Council with a letter regarding code compliance.

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Perkins moved to Approve the the consent agenda. Motion seconded by Councilmember McCandless.

items pulled for special consideration were:

Item #1 by Councilmember Vaught

Items #4, #8, and Resolution 25-802 by Councilmember McCandless

Item #7 by Councilmember Perkins

Item #9 by Councilmember 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 excluding items pulled for special consideration.

1. Council action is requested to authorize the City Manager to issue Change Order #1 to Purchase Order 25001038 to Walter P Moore in the amount of \$14,660.00, for a new total of \$113,375.00, for a change in scope for design services and fee schedule for the replacement of the Rock Creek Trail pedestrian bridge for the Parks and Recreation Department. **Item approved 7-0**

This item was pulled for special consideration by Councilmember Vaught. Completion date for this project is set to be June 30, 2026.

Councilmember Vaught 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 execute a design services contract and issue a purchase order to Kimley-Horn and Associates for an amount not to exceed \$463,585, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the Winner Road Bridge over Canadian Pacific Kansas City (CPKC) Railway as part of the Bridges - GO Bond Project (No. 542601-7).

Approved

3. Council approval is requested to expend \$138,657.06 to the Mid-America Regional Council (MARC) for the City of Independence's participation in the Intergovernmental Agreement related to the disposal of Household Hazardous Waste (HHW) by the Municipal Services Department. **Approved**

4. Council action is requested to authorize the City Manager to execute a construction contract with Superior Bowen Asphalt Co., LLC, for an amount not to exceed \$6,227,548.30, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the FY 26 GO Bond Asphalt Overlay Project (No. 542603-1) as part of the GO Bond - Asphalt Overlay Project (No. 542603). **Item approved 7-0**

This item was pulled for special consideration by Councilmember McCandless. This funding will cover overlay projects in the spring of 2026, and then the street sales tax will cover the cost for overlay in the fall of 2026.

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

5. Council action is requested to authorize the City Manager to execute a construction contract with MegaKC Corporation, for an amount not to exceed \$495,627.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the installation of two (2) replacement pumps at the Rock Creek Pump Station (Project No. 302606). **Approved**
6. Council approval is requested to enter into a contract with Symmetry Energy Solutions, LLC, for natural gas supply management services for the Power & Light Department for the period December 1, 2025, through November 30, 2030, with four one-year renewal options at the sole option of the City. **Approved**
7. Council action is requested to authorize the City Manager to execute a Guaranteed Maximum Price Agreement in the amount of \$4,311,948, and authorizing change

orders of up to ten percent (10%) of the authorized amount, with Turner Construction Company for Independence Fire Station #8 as part of the New and Replacement Fire Stations Project (No. 172402). **Item approved 7-0**

This item was pulled by Councilmember Perkins. The funding for this project is coming from the Fire Protection Sales Tax. This will purchase the shell of the new fire station 8 plays electrical and HVAC items.

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

8. Council action is requested to authorize the City Manager to approve Change Order #1 to the contract (PO# 26000507) with Spaces, Inc., for a new contract totaling \$737,026.76 as part of the Independence Justice Center Project (No. 522401) located at 17221 East 23rd St S. **Item approved 7-0**

This item was pulled by Councilmember McCandless. This covers cost of additional work stations needed for police staff.

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

9. Council action is requested to issue a purchase order to Miracle Recreation in the amount of \$102,932.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for playground equipment for Benton Park for the Parks and Recreation Department. **Item approved 7-0**

This item was pulled by Councilmember Fears. This park is too small for ADA accessible equipment. This is something the Parks Department reviews each time they purchase new equipment for parks.

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

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

RESOLUTIONS

1. 25-801 A resolution adopting the 2026 State Legislative Agenda. **Approved Res. No. 7179**
2. 25-802 A resolution approving a Preliminary Plat of Eastgate Commerce Center located at the northeast corner of Little Blue Parkway and M-78 Hwy in Independence, Missouri. **Approved Res. No. 7180**

This item was pulled by Councilmember McCandless. This will shift the alignment of Bly Road to create a bigger parcel space for the developer.

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

3. 25-803 A resolution reappointing Lupe Moe and Charline Gray to the Human Relations Commission **Approved Res. No. 7181**
4. 25-804 A resolution reappointing Charline Gray and Patrick Casey to the Public Safety Tax Oversight Committee **Approved Res. No. 7182**
5. 25-805 A resolution reappointing Wes Epperson, Pam Wishon, Marcie Gragg, and Libet Ojeda to the Street Improvement Oversight Committee **Approved Res. No. 7183**
6. 25-806 A resolution reappointing Anthony Sommer to the Sustainability Commission **Approved Res. No. 7184**
7. 25-807 A resolution reappointing Ron Bruch to the Tax Increment Finance

Committee **Approved Res. No. 7185**

8. 25-808 A resolution reappointing Robie Mathews to the Truman Memorial Scholarship Committee **Approved Res. No. 7186**
9. 25-809 A resolution appointing Ron Clemons to the Independence Harry S. Truman Award Commission **Approved Res. No. 7187**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the Taxable Industrial Development Revenue Bonds for the Power Generation Project. **Full Public Hearing.**

Lucy Young and Kevin Baird spoke on this public hearing.

25-107 **1R** An Ordinance Approving a Plan for Industrial Development for a Power Generation Project located at 21500 East Truman Road, Independence, Missouri. **1R Read**

Assistant City Manager Charlie Dissell and IPL Director Joe Hegendefffer gave a presentation on this item. This is a proposal for a power generation project. This will bring more opportunity for economic development and growth to the city. This aligns with the City Council's December 2024 vote to retain and reinvest in IPL. This will be privately financed and will not increase rates for IPL customers. The City will retain ownership of the land. the City will gain future ownership flexibility. IPL has the first opportunity to purchase the power.

ORDINANCES

1. 25-103 **2R** An Ordinance Amending Ordinance No. 7755 And Ordinance No. 18924 Concerning Membership Criteria for the Independence Square Advisory Board. **2R Item passes 7-0 Ord. No. 19749**

This amends the membership of the Independence Square Advisory Board from 9 to 7 members.

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. 25-104 **2R** 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. **2R Item passes 7-0 Ord. No. 19750**

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. 25-105 **2R** 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. **2R Item passes 7-0 Ord. No. 19751**

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. 25-106 **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 passes 6-1 Ord. No. 19752**

FIRST READING(S)

1. 25-108 **1R** An ordinance authorizing the acceptance of funding from the State of Missouri, through a recipient award from the Department of Health and Senior Services, which allocates \$60,059.80 to the City of Independence, Missouri, for a maternal child health program and adopting amendments to the fiscal year 2025-2026 budget, which was approved by ordinance no. 19682. **1R Read**
2. 25-109 **1R** An ordinance authorizing the acceptance of funding from the State of Missouri, through a recipient award from the Department of Elementary and Secondary Education, which allocates \$15,500.00 to the City of Independence, Missouri, for a child care health consultation program and adopting amendments to the fiscal year 2025-2026 budget, which was approved by Ordinance no. 19682. **1R Read**

3. 25-110 **1R** An ordinance authorizing council action to execute an agreement with the Missouri Department of Social Services, Family Support Division at Jefferson City, Missouri, for participation in the Low-Income Home Energy Assistance Program (LIHEAP) during fiscal year 2025-2026 and subsequent years through September 30, 2028; and declaring an emergency. **1R Emergency Item passes 7-0 Ord. No. 19753**

This item is presented as an emergency item for a timing issue. Item was read twice and voted on.

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. 25-111 **1R** An ordinance authorizing and directing the City Manager to sign and execute for and on behalf of the City, a certain Real Estate Purchase Contract for the purchase of a certain tract of land commonly known as 18414 E. Bundschu Road for the construction, operation, and maintenance of the Bundschu Regional Detention Basin (Project No. 132501) for the sum of \$10,580.00; and to execute all documents, disburse funds, and do all things necessary to consummate said purchase. **1R Read**
5. 25-112 **1R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) and District R-6/PUD (Single-Family Residential/Planned Unit Development) for the properties located north of Farmer Street, south of Nettleton Avenue, east of Spring Street and west of Main Street. **1R Read**
6. 25-113 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) and District C-1 (Neighborhood Commercial) to District R-6 (Single-Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development) for the properties along Dodgion Avenue north of College Street in Independence, Missouri. **1R Read**
7. 25-114 **1R** An ordinance approving a rezoning from District I-1 (Industrial) to District R-12 (Two-Family Residential) for the property located at 1116 S. Woodland Avenue and 1506 W. 23rd Street S. **1R Read**
8. 25-115 **1R** An ordinance approving a Special Use Permit to operate a bed and breakfast at 711 N. Arapaho Street, in Independence, Missouri. **1R Read**

9. 25-116 **1R** An ordinance approving a Special Use Permit to operate a light equipment sales business at 1112 Dickinson Road, in Independence, Missouri. **1R Read**

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

NAYS (1): Councilmember Stewart

ABSENT (0):

Item passes 6-1

INFORMATION ONLY

1. 2025 Annual Report for Noland Fashion Square CID
2. 2025 Annual Report for New Town at Harmony CID
3. **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 discussed the upcoming Parks Master Plan. This will come forward for public presentation in January.

Councilmember Wiley talked about the Animal Shelter event that took place this past Saturday.

The goal was to adopt out 50 animals. They adopted out 39 which is still a huge success.

Councilmember McCandless said that two weeks ago, we welcomed Lt. Governor Wasinger and Senator Nicola. They talked about aging and exploitation and support services. She attended the KC Economic Outlook at the Federal Reserve in Kansas City. She also gave an update on the City Manager search. A representative from SGR will be meeting with members of Council, staff and community leaders.

Councilmember Perkins reminded everyone that the square lighting ceremony is this Friday.

The Living Windows event will be held on December 5th.

Mayor Rowland gave a shoutout to the high school ROTC for their Veteran's Day parade.

Meeting adjourned at 7:23 p.m.

ADJOURNMENT

of the City of Independence, Missouri

ATTEST:

City Clerk