



City Council REGULAR MEETING Minutes

December 15, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

VIRTUAL MEETING LINK

1. Due to a water main break, City Hall is closed this evening. The City Council meeting will be held virtually. Below is a link to view the meeting live stream.

<https://www.youtube.com/@IndependenceMissouri/streams>

If you wish to speak at tonight's meeting, please send an email to the City Clerk at cityclerk@indepmo.org to sign up. All requests must be received by 5:30 p.m.

INVOCATION

1. The invocation will be given by Stephen Ballentyne, Assistant Pastor at the Mount Zion Restoration Branch.

Councilmember McCandless 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, John Perkins, and Heather Wiley. Absent – None.

Interim City Manager Lisa Reynolds gave an update on the water issue the City is currently experiencing. There was a power outage at the Courtney Bend Water Facility which caused water service to be interrupted and a boil advisory to be issued.

PRESENTATION RESOLUTIONS

1. 25-810 A resolution recognizing Eric Michel, Battalion Chief of the Independence Fire Department, as the ISTAR Recipient for Service and Teamwork Above Responsibilities Award for December 2025 **Postponed to January 5, 2026**

This item was postponed to January 5, 2026.

PROCLAMATIONS

Both proclamations were postponed to January 5, 2026.

1. Van Horn Boys Soccer Team - State Champions **Postponed to January 5, 2026**
2. Elementary Students Heroism **Postponed to January 5, 2026**

CITIZEN REQUESTS

Councilmember Perkins moved to allow non-citizens to speak. Motion seconded by Councilmember McCandless.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Motion passes.

Nigel Bayless spoke about the proposed data center.

Valerie Byrnes spoke about the proposed data center and Wally's.

Shannon McClain spoke about the proposed data center.

Kevin Gard spoke about the proposed data center.

Mike Talboy spoke about the proposed data center.

Payton Smith spoke about the proposed data center.

Beau Moreno spoke about the proposed data center.

CONSENT AGENDA

Reports and Recommendations of the City Manager

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

Items pulled for special consideration were:

Item #1 by CM Fears

Item #2 by CM Wiley

Item #7 by CM McCandless

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

1. Council action is requested to issue a purchase order to Allied Power Group, in the amount of \$425,000.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for a major offsite repair of the J-2 substation combustion turbine rotor for the Power & Light Department. **Item passes 7-0**

This item was pulled for special consideration by CM Fears. Items 1 & 2 are related. The cost of item 2 is the removal and repair of the rioter that is being repaired. Once the repair is completed, the cost of item number one is to reinstall it.

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

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

item is approved 7-0

2. Council action is requested to issue a purchase order to GE Vernova, in the amount of \$2,015,015.33, and authorizing change orders of up to ten percent (10%) of the authorized amount, for a major inspection of the J-2 substation combustion turbine for the Power & Light Department. **Item passes 7-0**

Councilmember Wiley 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

3. Council action is requested to issue a purchase order to GE Vernova in the amount of \$114,421.75, and authorizing change orders of up to ten percent (10%) of the authorized amount, for SEL generator protection relay upgrades to both gas turbine generating units located at Sub-H for the Power & Light Department (IPL).

Approved

4. Council approval has been requested to direct the City Manager to enter into a purchase agreement with Precision Fire Apparatus for the purchase of a Precision/Spartan Custom 4-Door Heavy Duty Extruded Aluminum Top Mount Pumper for the sale price of \$873,100.00. **Approved**

5. Council action is requested to authorize the City Manager to issue a purchase order to Crossland Heavy Construction for an amount not to exceed \$569,336, and to authorize change orders of up to ten percent (10%) of the authorized amount, for the design and construction of a new maintenance building at the Courtney Bend Water Treatment Plant (Project No. 401703). **Approved**
6. Council action is requested to issue a purchase order to Remco Demolition, LLC, in the amount of \$248,200.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the demolition of 111 E Maple Avenue. **Approved**
7. Council action is requested to authorize the City Manager to execute a Letter of Intent with Mid-Continent Public Library outlining the general terms for the potential sale of a portion of City-owned property located at 111 E. Maple Ave. **Item passes 6-1**

This item was pulled by Councilmember McCandless. This will be a regional headquarters site for Mid-Continent Library. This is a great project for the city and she is in full support of it.

Councilmember Stewart has concerns of where the municipal court will go so he will not support this. Councilmember Perkins reminded everyone this is just the first step in this process and is in support of it.

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

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

NAYS (1): Councilmember Stewart

ABSENT (0):

Item passes 6-1

8. Council action is requested to authorize the City Manager to execute the Purchase and Sale Agreement between the City of Independence and Community Services League for the property at 136 E. White Oak Avenue. **Approved**
9. Council action is requested to issue purchase orders to Ceridian for the continuation of licensing and vendor support for the Ceridian/Dayforce Human Capital Management System in the amount of \$347,000 for fiscal year 2025-26, and to approve change orders of up to ten percent (10%) of the authorized amount. **Approved**

REGULAR AGENDA

The City Clerk repeated her email address several times during the meeting so that if anyone listening wanted to speak on any public hearings, they could reach out to her to do so. No one asked to speak.

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 19405 E. 40th Street Court S from R-6, Single Family Residential, to O-1, Office-Residential. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director, spoke on this item. This item was approved by the Planning Commission on October 28, 2025. This is to rezone a triangular piece of property in the Hartman Heritage area at the intersection of Jackson Drive and 40th Street. this rezoning would make it consistent with the area.

25-121 **2R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District O-1 (Office-Residential) for the property located at 19405 E. 40th Street Court S. **2R Item passes 7-0 Ord. No. 19763**

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 full public hearing for Retail Selling of Intoxicating Liquor by the Drink for Fringe Beerworks that will be located at 4354 S. Noland Rd. *Full Public Hearing.*

Tom Scannell, Community Development Director, spoke on this item. This business will be located at Noland and 42nd Street. It will be taking the place of Apex Ale Works, which closed in 2024. This will be the primary brewery/distillery for other locations in Lee's Summit. They will also sell drinks to patrons as well. There are other liquor licenses within 1000 feet. There is residential property within 300 feet of the location. Staff supports this. No one asked to speak on this item.

Council action is requested on the application received from Fringe Beerworks for Retail Selling of Intoxicating Liquor by the Drink that will be located at 4354 S. Noland Rd. **Item passes 7-0**

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 full public hearing for a Restaurant Selling Intoxicating Liquor for Bleu House Bistro that will be located at 15800 E. US Hwy. 24. *Full Public Hearing.*

Tom Scannell, Director of Community Development, spoke on this item. Bleu Hosue Bistro is seeking a liquor license for their businesses near 24 and 291 Highways. This is a remodeled house turned into a bistro. There is residential zoning within 300 feet. There is one other business that sells liquor nearby. They have met the requirements for this.

Council action is requested on the application received from Bleu House Bistro, Inc. for Restaurant Selling Intoxicating Liquor for Bleu House Bistro that will be located at 15800 E. US Hwy. 24. **Item passes 7-0**

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

ORDINANCES

1. 25-117 **2R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Pavilions at Hartman Heritage Community Improvement District. **2R Item passes 7-0 Ord. No. 19764**

This is similar to the next ordinance. This enacting the agreement for what has already been approved.

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. 25-118 **2R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Eastgate Commerce Center Community Improvement District. **2R Item passes 7-0 Ord. No. 19765**

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. 25-119 **2R** An ordinance declaring the vacant lot at 320 E. Elm St, as surplus property; and authorizing the disposition of said property in accordance with Chapter 20 of the City Code. **2R Item passes 7-0 Ord. No. 19766**

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. 25-120 **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. 19767**

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. 25-126 **2R** An ordinance approving the Wally's Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment as a blighted area, making other required findings for the redevelopment plan, designating a developer, approving a redevelopment agreement with that developer, and directing staff to implement the redevelopment plan. **2R Item passes 7-0 Ord. No. 19768**

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Item passes 6-0

6. 25-123 **2R** An ordinance approving a redevelopment project for the Wally's Tax Increment Financing Plan and initiating tax increment financing therein. **2R Item passes 7-0 Ord. No. 19769**

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

7. 25-125 **2R** An ordinance approving a plan for an industrial development project for the Wally's Redevelopment Project; authorizing the City of Independence, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$52,050,000; and authorizing certain documents and actions in connection therewith. **2R Item passes 7-0 Ord. No. 19770**

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. 25-124 **2R** An ordinance supporting the formation of the Wally's Transportation Development District and approving a cooperative agreement. **2R Item passes 7-0 Ord. No. 19771**

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. 25-127 **1R** An ordinance finding, determining and declaring the necessity of acquiring general utility easements and temporary construction and grading easements for the Woodbury Drainage Improvements Project (Project No. 132401); 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**

INFORMATION ONLY

1. Item 25-122 An ordinance amending Ordinance No. 19250, which authorized the imposition of a Fire Protection Sales Tax subject to approval by the voters of the City of Independence, with said approval occurring at the November 2, 2021 general election, that was read aloud during the 12/1 meeting did not appear on the meeting agenda and will not be considered by council at this time.
2. **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 Stewart asked Interim City Manager Lisa Reynolds to go back over the timeline of the water issue today. News media was aware of the issue this morning around 8:00 a.m. and was onsite at Courtney Bend at 9:00 a.m. Social media postings started around the same time. Updates and interviews were done throughout the day. Incident review will be done on this just like it is always done for incidents. This is to go over things that could have been done differently or better.

Councilmember Stewart also asked Lisa to come up with some information regarding concerns of noise with the new data center.

Councilmember Fears asked Lisa to talk about plans that are being discussed regarding getting information out on the data center. He also talked about the holiday events such as the Mayor's Prayer Breakfast and the Mayor's Concert. He also reminded everyone about the Audit and Finance meeting coming up next week.

Councilmember Vaught attended the ribbon-cutting at the depot celebrating the new Visit Independence Convention and Visitors Bureau. She attended the Mayor's Prayer Breakfast. It was a very meaningful and moving morning. She wished everyone a Merry Christmas.

Councilmember Wiley acknowledged the citizen speakers who spoke on the data center and understands their discourse. The zoning in this area changed to industrial some time ago so it is zoned for this type of use. She is excited to learn more from the company about their plans. She thanked the group for being invited to a LAGERS retiree Christmas luncheon. She attended a commissioning ceremony welcoming new officers and dispatchers and welcomed them to the city. She toured the historic Englewood Theater. She got to meet with the architects that are going to be working on the renovation. She is excited to see the outcome as they are taking very good care of restoring it and making it beautiful again. She also recognized the firefighters and police officers who took children from the community shopping for Christmas gifts.

Councilmember McCandless gave a city manager search update. The job description is live and going out for applications. She also reminded that property tax in Jackson County will have some considerable unknowns in the next couple of years. It will be very chaotic for our budgeting and the libraries and school districts. There will be budgetary uncertainty for our city. She took part in the citizens' police academy. She said it was well worth her time. Wreaths across the cemetery is a very lovely project to participate in. It honors veterans who are buried in our cemeteries. Carol Dage, who was with the National Park Service and a guide at the Truman House, recently passed.

Councilmember Perkins thanked Lisa for the update and all her hard work dealing with the issue as well as the crews working on getting things up and running again. He is looking forward to helping with the review and seeing what we can do better next time. The Friends of Englewood Theatre are moving forward with the renovations. Van Horn soccer team won the State Championship and were celebrated at an event this week.

Mayor Rowland talked about the Palmer Center luncheons and allowing him to participate in

that. He also said that the passage of Wally's was a historic passage for this City.

ADJOURNMENT

Meeting adjourned at 7:56 p.m.

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

ATTEST:

City Clerk