



City Council REGULAR MEETING Minutes

December 1, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

The meeting was held virtually due to inclement weather.

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, Chair of God at the Center Committee at Truman Heritage Habitat for Humanity, 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. 25-810 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 12/15/25**

This item was postponed due to the weather. This item was postponed to December 15th.

PROCLAMATIONS

There were no proclamations this evening.

CITIZEN REQUESTS

Kevin Baird spoke on 25-107.

CONSENT AGENDA

Reports and Recommendations of the City Manager

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

Items pulled for special consideration were:

Item number 4 by CM McCandless

Item number 8 by CM Fears

Resolution 25-811 by CM McCandless

Resolution 25-812 by CM Fears

Resolution 25-814 by CM McCandless

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

NAYS (0): None

ABSENT (1): Councilmember Perkins

All other items pass 6-0

1. Approval of regular meeting minutes from November 3 and November 17, 2025.

Approved

2. Council action is requested to issue a purchase order to Trench Limited in the amount of \$128,928.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for twelve (12) 69kV CCVT transformer replacements for Substation M for the Power & Light (IPL) Department. **Approved**

3. Council action is requested to authorize the Municipal Services Department to expend \$265,000 with ESI Contracting Corp. for rock, and to approve change orders of up to ten percent (10%) of the authorized amount, in Fiscal Year 2025–2026.

Approved

4. Council action is requested to enter a one-year contract, with four one-year renewal terms with CBiz Benefits & Insurance Services, Inc for Benefits Consulting Services.

Item passes 6-0

This item was pulled by CM McCandless. This contract will come back for council approval each year.

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 Vaught, Councilmember Wiley

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

5. Council action is requested to authorize the City Manager to execute a construction contract with JM Fahey Construction Company for an amount not to exceed \$2,616,572.60, and authorizing change orders of up to ten percent (10%) of the authorized amount and/or time extensions, for the Truman Connected Phase 1 Project (No. 112102). **Approved**
6. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 to a contract (PO #25000708) with Brotcke Well and Pump, Inc., for a new contract total of \$735,593.63, and authorizing change orders of up to ten percent (10%) of the authorized amount, to finalize repairs to the water supply wells at the Courtney Bend Water Treatment Plant. **Approved**
7. Council action is requested to authorize the City Manager to approve Change Order #1 on a contract (PO #2600038) with Davenport Construction, for a new contract amount not to exceed \$210,000, and authorizing change orders of up to ten percent (10%) of the authorized amount, for street repair services. **Approved**
8. Council action is requested to approve the issuance of a Purchase Order to Motorola for four (4) MCC7500E Dispatch Consoles for the Police Department in the amount of \$419,697.00. **Item passes 6-0**

This item was pulled by CM Fears. This purchase order is being paid for through grant funds.

Councilmember Fears moved to Approve the item as presented. 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 passes 6-0

RESOLUTIONS

1. 25-811 A Resolution of Intent for the City of Independence to enter into discussions with the Missouri Department of Conservation concerning the future ownership and use of the Lipton Conservation Area. **Item passes 6-0 Res. No. 7188**

This item was pulled by CM McCandless.

This is already included in the Parks Master Plan. This resolution is to start the conversation of

the city acquiring the property. Our Parks Dept. has been maintaining the area since 2009.

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 Vaught, Councilmember Wiley

NAYS (0): None

ABSENT (1): Councilmember Perkins

Item passes 6-0

2. 25-812 A resolution establishing temporary Short Term Rental regulations in preparation for the 2026 FIFA World Cup. **Res. No. 7189**

This item was pulled by CM Fears. The primary changes are only for June 1 - July 30, 2026, and provide temporary exclusions to the short-term rental provision. Those include no cap on the number of short-term rentals owned or operated by a landlord, no buffer requirements so they can be adjacent properties, no maximum number of bedrooms permitted during this time and the review process will be streamlined.

Councilmember Fears moved to Approve the item as presented. 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 passes 6-0

3. 25-813 A resolution appointing Marcus Bowen to the Street Improvement Oversight Committee **Res. No. 7190**
4. 25-814 A resolution establishing a policy to temporarily disable security badge access for current city council members during non-business hours on the night prior to candidate application packet submission (*Sponsored by Councilmember Stewart*) **Res. No. 7191**

CM McCandless let other candidates in the building before 8 a.m. because it was dark and raining outside. Candidates lined up to turn their petitions in, in the order in which they arrived. There were no issues with who was in what place in line. Because she is a candidate, she will abstain from voting on this item.

CM Stewart made a motion to amend section one of this resolution to say "current members of the city council who have picked up packets." Amendment was seconded by CM Vaught.

CM Fears stated he will abstain from the amendment.

Vote on the amendment:

CM Fears - abstain
CM Stewart - yes
CM McCandless - abstain
CM Wiley - yes
CM Vaught - yes
Mayor Rowland - yes
Amendment passes 4-0-2

CM Fears stated he spent the night outside the night before to turn in his packet. He was not there when the others went inside, his wife was in line for him. He will abstain as an active candidate.

CM Wiley stated she needs to be in City Hall at times before 8:00 .am. for meetings and does not feel her badge needs to be turned off to follow the rules of the charter.

CM Stewart stated he hopes for a charter amendment so this issue can be taken care of.

CM Vaught stated she will support the resolution because the appearance of special access can hurt public confidence.

Yes - 3
No - 1
Abstain - 2
Item passes 3-1-2

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the properties generally located north of Farmer, south of Nettleton, east of Spring and west of Main from R-30, High Density Residential, to R-6, Single Family Residential and R-6/PUD, Single Family Residential/Planned Unit Development. ***New Information Only.***

This item was presented by Rick Arroyo, the Asst. Community Development Director. The Planning Commission voted in favor of this rezoning on October 14, 2025. This is a staff-initiated rezoning that involves about 56 addresses. Forty-four of these addresses will be going from an R-30 PUD to an R-6 single-family. The other 12 will be going from a R-30 PUD to R-6 PUD. Some of these properties are on plots that need to be legally conforming.

25-112 **2R** 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. **2R Item passes 5-1 Ord. No. 19754**

CM Fears stated he owns a piece of property in this area, so he will be abstaining from this

vote.

AYES (5): Mayor Rowland, Councilmember McCandless, Councilmember Vaught, Councilmember Wiley

NAYS (0): None

ABSTAIN (1): Councilmember Fears

ABSENT (1): Councilmember Perkins

2. A public hearing for the application to rezone the properties located along Dodgion Avenue between College Avenue and US 24 Highway from C-1, Neighborhood Commercial, and C-2, General Commercial, to R-6, Single Family Residential, and R-6/PUD, Single Family Residential/Planned Unit Development.
New Information Only.

This item was presented by Rick Arroyo, Asst. Director to Community Development. The Planning Commission recommended this on October 14, 2025. This is a staff-initiated rezoning involving 22 properties. Twelve of those are in a C-1 and C-2 district, going to an R-6. The other ten properties are C-2 commercial properties that will be going to an R-6 PUD for the lots that don't meet current standard.

25-113 **2R** 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. **2R Item passes 6-0 Ord. No. 19755**

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. A public hearing for the application to rezone the properties at 1116 S. Woodland Avenue and 1506 W. 23rd Street from I-1, Industrial, to R-12, Two-Family Residential. ***New Information Only.***

This item was presented by Rick Arroyo, Asst. Community Development Director. The Planning Commission voted in favor of this item on October 14, 2025. The property owner is wishing to sell this property but it is currently zoned I-1 with a two-family structure.

25-114 **2R** 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. **2R Item passes 6-0 Ord. No. 19756**

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. A public hearing for the Special Use Permit application to operate a bed & breakfast at 711 N. Arapaho Street. ***New Information Only.***

This item was presented by Rick Arroyo, Asst. Community Development Director. The Planning Commission approved this on October 14, 2025. This is for the operation of a bed and breakfast at this address.

The neighbors were notified of this request. No responses were received and no one spoke against it at the Planning Commission meeting. The owner will have to get a business license to run this and it will need to be renewed each year. It is already required for the owner to live in the residence, otherwise it would be a short term rental vs a bed and breakfast.

25-115 **2R** An ordinance approving a Special Use Permit to operate a bed and breakfast at 711 N. Arapaho Street, in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19757**

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. A public hearing for the Special Use Permit application to operate a light equipment sales business at 1112 Dickinson Road. ***New Information Only.***

This item was presented by Rick Arroyo, Asst. Community Development Director. This item was also recommended by the Planning Commission on October 14, 2025. The applicant currently operates a light equipment sales business here. They are requesting to build an 1,800 sq ft of pavement to display their equipment.

25-116 **2R** An ordinance approving a Special Use Permit to operate a light equipment sales business at 1112 Dickinson Road, in Independence, Missouri. **2R Item passes 6-0 Ord. No. 19758**

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. Public Hearing regarding the Plan for an Industrial Development Project for the Wally's Redevelopment Project. ***Full Public Hearing.***

This public hearing was opened. Councilmember McCandless moved to continue the item to a special meeting on December 8th at 5:30 p.m. Motion seconded by Councilmember Wiley.

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

NAYS (0): None

ABSENT (1): Councilmember Perkins and continued to December 8th, 2025, special meeting, due to TIF Commission actions.

Motion passes. The public hearing will be continued to a special meeting on December 8th at 5:30 p.m.

ORDINANCES

1. 25-107 **2R** An Ordinance Approving a Plan for Industrial Development for a Power Generation Project located at 21500 East Truman Road, Independence, Missouri.

2R Item passes 6-0 Ord. No. 19759

Councilmember McCandless stated this would be on IPL land and would connect to our grid. This has been discussed by PUAB and the City Council. There is a need for added generation and additional capacity. This is a better solution as it is a public/private relationship and will not burden the rate payers.

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

2. 25-108 **2R** 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. **2R Item passes 6-0**

Ord. No. 19760

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. 25-109 **2R** 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. **2R Item passes 6-0 Ord. No. 19761**

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. 25-111 **2R** 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. **2R Item passes 6-0 Ord. No. 19762**

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. 25-117 **1R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Pavilions at Hartman Heritage Community Improvement District. **1R Read**
2. 25-118 **1R** An ordinance authorizing the City to enter into a Cooperative Agreement relating to the Eastgate Commerce Center Community Improvement District. **1R Read**
3. 25-119 **1R** 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. **1R Read**
4. 25-120 **1R** An ordinance adopting amendments to the Fiscal Year 2024-2025 Budget, which was approved by Ordinance No. 19561. **1R Read**
5. 25-121 **1R** 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. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for the month of October
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 Fears attended the National League of Cities Conference. He attended several educational sessions related to the work we do in this city. He encouraged his colleagues to attend next year.

Councilmember McCandless said she appreciated the kindness of so many who reached out to her for the loss of their mother. She acknowledged the snow crew who will be out all night working on the roads. She gave a shout-out to IPL for being featured in the American Public Power Association magazine, talking about our approach to long-term grid stability and modernization. Our IT Department was recognized as the #5 digital city of the United States by the Center for Digital Government. Shout out to PO Campbell for winning an award for valor for an incident when there were shots being fired in the presence of officers and civilians. I Love Kansas City Awards recognized Cindy McClain for the Independence Square Association and Carlene Bledsoe for their dedication for tourism in the area.

Councilmember Wiley discussed the Parks Master Plan meeting that was held. Last week, the Independence Arts Commission met to work on potential pad sites along Winner Road. She participated in simulator training with the Independence Police Dept. She was placed in situations that required rapid thinking and decision-making. It was a reminder of how challenging their work is. She met with Allison Calvin, who is the Executive Director of Visit Independence. They will be coming to a study session soon to show off their branding.

Councilmember Vaught said she participated in a proactive code enforcement ride-along in District 4. These occur 2-3 times a year. Areas are chosen based on the level of complaints they get. Several neighbors expressed their appreciation for this. The code officers took the time to speak with a citizen who had concerns about this action, which led to a positive outcome. This shows the city is willing to work with its citizens on issues such as these.

Mayor Rowland gave a shout-out to Jeff and Cindy Rogers for their work on the square lighting.

Interim City Manager Reynolds reminded everyone to be patient with the snow crews and get out of their way so they can do their job. You can also get on the city website and see where the snow plows are or where they have been.

Adjourned at 7:25 p.m.

ADJOURNMENT

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

ATTEST:

City Clerk