



City Council Regular Meeting Minutes

February 16, 2026 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The invocation will be given by Rob Douglas, Elder at the East Independence Church of Christ

Rob Douglas Elder at the East Independence Church of Christ 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.

PROCLAMATIONS

A proclamation recognizing Engineer's Week was presented to the engineers and accepted by Alex Lopez, Engineer for the City of Independence.

Councilmember Perkins moved to hear second readings out of order and before Citizen Requests. Motion seconded by Councilmember McCandless.

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

NAYS (1): Councilmember Stewart

ABSENT (0):

Motion passes 6-1. Second readings will be heard before Citizen Requests.

CITIZEN REQUESTS

Cindi Rogers talked about the FIFA Chamber Luncheon

The following individuals spoke on the Data Center: Mike Talboy, Jason Godfrey, Damon Miles, Dale Auger, Doug Cowan, Dr. Cindy Grant, Bret Kolman, Rachel Gonzalez, Bo Moreno, Lainey Ruth and Leanora Ruth, Stephanie Robinson, Richard McKee, Kevin Baird, Monica Engle, Andrew Hanch, Lucy Young, Marjain Breitenback, Cecelia Jones, Maggie Robinson, Evan Glantz, Lacinda Johnson, Galen Sharp, Howard Huff, Daniel Moorehead, Gayla Hirst, Michelle Dowel, David Whipple, Jill McCarthy, Hanna Albina, Catherine Alexander.

CONSENT AGENDA

Councilmember Perkins moved to approve the consent agenda. Motion seconded by Councilmember Fears. No items were pulled for special consideration.

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

Reports and Recommendations of the City Manager

1. Council action is requested to approve a Change Order to Purchase Order 22000956, for an additional \$33,930.00 and to authorize change orders of up to ten percent (10%) of the authorized amount, with Altec Industries Inc. for an AM50 Altec aerial bucket truck for the Power & Light (IPL) department. **Approved**
2. Council action is requested to authorize the City Manager to sign a City Council Authorization Form required to submit the 2026/27 Fiscal Year Grant Applications to the Missouri Department of Highway Safety. **Approved**
3. Council action is requested to approve a contract with Logicalis for Technology Services Department services for Fiscal Years 2025/26 through 2030/31, in a total amount not to exceed \$496,385; to authorize change orders of up to ten (10) percent of the contract amount; and to authorize the issuance of purchase orders during the contract term, subject to annual budget appropriations. **Approved**
4. Council action is requested to issue purchase orders to 911 Custom up to \$150,000 for Emergency Vehicle Equipment and Changeovers/Installations of equipment for the Police Department for fiscal year 2025-2026. **Approved**
5. Council action is requested to authorize the City Manager to approve a construction contract with Vance Brothers, Inc., for an amount not to exceed \$2,240,818.73, and

authorizing minor change orders up to ten percent (10%) of the authorized amount and/or time extensions, for the FY 26 Roadway Seals Project (No. 112201-13) as part of the Annual Pavement Maintenance Program. **Approved**

6. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 on the design contract (PO #24000460) with Veenstra & Kimm for a revised contract amount not to exceed \$202,932, and authorizing change orders up to ten percent (10%) of the authorized amount, for additional engineering services as part of the Independence Historic Trails Phase 1 Project (No. 112404). **Approved**
7. Council action is requested to authorize the City Manager to issue a purchase order to Premier Truck Group, in the amount of \$148,992, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the procurement of a replacement dump truck chassis for use by the Sanitary Collection System Division of Municipal Services (Project No. 302603). **Approved**
8. Council action is requested to authorize the City Manager to approve a one (1) year pricing agreement, with two (2), one-year renewal periods for biosolids hauling with Synagro for the Municipal Services Department. **Approved**

RESOLUTIONS

1. 26-712 A resolution appointing Ted Luce to the Public Utilities Advisory Board
Approved Res. No. 7024

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the properties at 724 and 726 N. Noland Road from C-2, General Commercial, to R-12, Two-Family Residential. **New Information Only.**

Tom Scannell, the Community Development Director, presented this item. This project was voted on by the Planning Commission on January 13th. They voted in favor of the project. Staff is also recommending this rezoning. No one came forward to speak on this item. Public Hearing was closed.

26-014 **2R** An ordinance approving a rezoning from District C-2 (General Commercial) to District R-12 (Two-Family Residential) for the properties located at 724 and 726 North Noland Road. **2R Item passes 7-0 Ord. No. 19781**

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 public hearing for the Taxable Industrial Development Revenue Bonds for the Nebius Project located at M-78 and Little Blue Parkway. **Full Public Hearing.**

This item was presented by David and Martin with Gilmore and Bell. This relates to the Data Center project. He discussed details of the Chapter 100 with regard to tax abatements. He also discussed some special provisions that are built into the lease. Mark Coulter, local counsel for Nebius gave a presentation on this topic. He gave an update on the development. Arco was chosen as their local general contractor for this project.

The following people spoke on this topic during the public hearing: Patricia White, Chris Patterson with Arco Construction, Valerie Byrne with the Independence Chamber of Commerce, Robin Baker-Vocary, Bailey Hodge, Andy Collins, Evan Glantz, Lucy Young, Rachel Gonzalez and Mark Williams.

The hearing was then closed.

ORDINANCES

Councilmember Perkins motioned to hear second readings out of order due to the number of citizen speakers who have signed up to speak this evening. Seconded by Councilmember McCandless.

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

NAYS (1): Councilmember Stewart

ABSENT (0):

Item passes 6-1 Second readings will be heard out of order, before Citizen Requests.

1. 26-009 **2R** An ordinance adopting amendments to the Fiscal Year 2025-2026 Capital Improvement Budget, which was approved by Ordinance No. 19682; and authorizing the City Manager to award a contract with TMG Utility Advisory Services, Inc., d/b/a TMG Consulting, Inc. ("TMG") for an Advanced Metering Infrastructure (AMI) Program and Performance Management Services for a period of four (4) years, and authorizing change orders of up to ten percent (10%) of the authorized amount. **2R**

Item passes 6-1 Ord. No. 19782

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

NAYS (1): Councilmember Stewart

ABSENT (0):

Item passes 6-1

2. 26-010 **2R** An ordinance amending Section 3.01.001 of the Independence City Code to expand the definition of a public nuisance animal **2R Item postponed indefinitely 7-0**

Councilmember Wiley made a motion to postpone this item indefinitely. Councilmember McCandless seconded this motion.

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

NAYS (0): None

ABSENT (0):

Item is postponed indefinitely 7-0

3. 26-011 **2R** An ordinance creating Section 12.06.021 of the Independence City Code for the prohibition of nonconsensual dissemination of private sexual images **2R Item passes 7-0 Ord. No. 19783**

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. 26-012 **2R** An ordinance creating Section 12.06.022 of the Independence City Code for the prohibition of threatening the nonconsensual dissemination of private sexual images **2R Item passes 7-0 Ord. No. 19784**

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. 26-013 **2R** An ordinance approving a Plan for an Industrial Development Project for the Surgery Center Project; authorizing the City of Independence, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$3,530,000; and authorizing certain documents and actions in connection therewith. **2R Item passes 7-0 Ord. No. 19785**

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

6. 26-015 **2R** An ordinance approving the Cooperative Agreement among the City of Independence, Missouri, the Blue Ridge Crossing-East Community Improvement District, and MBS Mall Investor-98, LLC. **2R Item passes 7-0 Ord. No. 19786**

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. 26-016 **2R** An ordinance amending Chapter 4 Article 11 Landlord Tenant Code and Article 15 Rental Ready of the City Code. **2R Item passes 7-0 Ord. No. 19787**

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. 22-075 **2R** An ordinance approving a rezoning from District C-1 (Neighborhood Commercial) and District R-6 (Single-Family Residential) to District R-18/PUD (Moderate-Density Residential/Planned Unit Development) and approving a preliminary development plan for the properties at 2610 and 2612 S. Lee's Summit Road, in Independence, Missouri. **2R (1R was on 8/1/2022) Item passes 7-0 Ord. No. 19788**

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. 26-017 **1R** An ordinance adopting amendments to the fiscal year 2025-2026 budget, which was approved by Ordinance No. 19682 **1R Read**
2. 26-018 **1R** An ordinance approving a Rezoning from District I-1 (Industrial) and District C-2 (General Commercial) to District R-30/PUD (High Density Residential/Planned Unit Development) and approving a Preliminary Development Plan for the property located at 315, 317 and 319 S. Osage Street. **1R Read**
3. 26-019 **1R** An ordinance approving a plan for an Industrial Development Project;

authorizing the City of Independence, Missouri to issue two series of Taxable Industrial Development Revenue Bonds in a combined principal amount not to exceed \$150,632,000,000; and authorizing and approving certain documents and actions in connection therewith. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for January 2026
2. The City Clerk has received a certified copy of the election results for the February 2026 Primary Election for Mayor and At Large City Councilmember.
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 said the Audit and Finance Committee met last week. They had their annual audit report done by Ruben and Brown who is the outside auditor. They gave the City a 100% clean audit.

Councilmember Wiley talked about the animal shelter. In the month of February, the shelter adopted out 44 animals, returned 8 to their owners, and transferred 3 to animal rescues; however, 45 were brought in. A majority of them were strays. She also reminded everyone that you can have your dog microchipped at the shelter for \$15. This is also a good time to spay or neuter your animals. There are resources available for free spay and neuters.

Councilmember McCandless stated how proud she was of Independence for the robust turnout to the meeting this evening. Two new police officers started with IPD. Three civilians were also sworn in at IPD. The crime data is available and is showing some good improvements. She asked the City Manager for an opportunity for the police chief to present this information to the community.

Councilmember Perkins thanked everyone for coming to the meeting this evening. He encouraged everyone to read Jeff Fox's article in the newspaper. Economic development in the first district is active on Sterling to Wilson Road. Friends of Englewood Theatre will have a ribbon-cutting on March 25th at 4:00 p.m.

Mayor Rowland thanked the folks that put together the meeting at the church last week regarding the data center. He also gave a big shout-out to Congressman Cleaver for securing \$1.2 million dollars for the construction repairs of the Kentucky Road bridge over Rock Creek.

Interim City Manager Lisa Reynolds said that design bids are already out for the repairs to this bridge. She also added that as March approaches, construction will begin on the first two of our GO Bond bridges, Kentucky over Mill Creek and the Chrysler Avenue bridge.

The Mayor will do his last State of the City address on March 18th at the Truman Library.

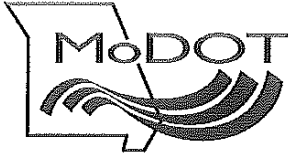
ADJOURNMENT

Meeting adjourned at 9:42 PM

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

ATTEST:

City Clerk



Highway Safety Divis
P.O. Box 2
Jefferson City, MO 651
1-800-800-2358 or 573-751-41

CITY COUNCIL AUTHORIZATION

On _____, 20__ the Council of _____
_____ held a meeting and discussed the City's participation
in Missouri's Highway Safety Program.

It is agreed by the Council that the City of _____
will participate in Missouri's Highway Safety Program.

It is further agreed by the Council that the Chief of Police will investigate the
financial assistance available under the Missouri Highway Safety Program for
Traffic Enforcement and report back to the Council his/her recommendations.
When funding through the Highway Safety Division is no longer available, the
local government entity agrees to make a dedicated attempt to continue support
for this traffic safety effort.

City Manager