



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

City Council Regular Meeting Minutes

March 16, 2026 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The invocation will be given by Laurie Dean Wiley, Congregant at Vision Church KC.

Laurie Dean Wiley 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.

PRESENTATION RESOLUTIONS

1. 26-713 A resolution recognizing Lydia Calderon, Multimedia Coordinator in the Communications Department, as the ISTAR Award recipient for March 2026. **Item passes 7-0 Res. No. 7205**

Councilmember Fears 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

A service pen was presented to Councilmember Perkins for 10 years of service.

PROCLAMATIONS

There were no proclamations.

CITIZEN REQUESTS

Lucy Young spoke on the police pursuit policy

Det Doug Blodgett spoke on behalf of the FOP Executive Board on the police pursuit policy

Jackie Dorman spoke on the police pursuit policy

Kelly Cannon spoke on data center and handed council a list of questions to consider

Valerie Byrnes spoke on the First Responders Breakfast

CONSENT AGENDA

Reports and Recommendations of the City Manager

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):

No items were pulled for special consideration. Consent agenda passes 7-0

1. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 for the blanket repair services agreement (PO#26000160) with MHC Kenworth for a new purchase order totaling \$200,000, and authorizing change orders of up to ten percent (10%) of the authorized amount. **Approved**
2. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 on the emergency construction contract (PO#26000725) with TC Fuller, for a new contract total not to exceed \$428,138.08, with a ten percent (10%) contingency for future minor change orders, as part of the emergency construction on the Sanitary Sewer Main Relocation from Streambanks Project (No. 302203-3). **Approved**
3. Council action is requested to expend \$550,000 to various vendors to supply Ductile Iron Pipe, Gate Valves, and Fittings for the Water Construction Maintenance Division of the Municipal Services Department for Fiscal Year 2025-2026, and authorizing future change orders of up to ten percent (10%) of the requested amount. **Approved**
4. Council action is requested to issue a purchase order to WSP USA, Inc. in the amount

of \$239,380.00, and authorizes the Finance Director to issue change orders up to a total of ten (10) percent of the authorized amount, to cover Augmented Engineering Services for the Power & Light Department. **Approved**

5. Council action is requested for the change of ownership for a Retail Selling of Intoxicating Liquor of all kinds in the original package for Zedz 3 located at 3459 S. Sterling. **Approved**
6. Council action is requested to authorize the City Manager to approve pricing agreements with Complete Lawn Care Professionals, LLC and Galvan's Lawn & Landscape, LLC for calendar year 2026 with three (3) one-year renewal periods for mowing services for various city departments. **Approved**
7. Council approval is requested for the 2026-2027 renewal of the liability insurance program with Obsidian Specialty Insurance Company with an annual cost of \$875,000. **Approved**

RESOLUTIONS

1. 26-714 A resolution directing the Interim City Manager to engage a financial advisor/facilitator to assist the city with planning for and managing revenues related to the Nebius Project. **Approved Res. No. 7206**

REGULAR AGENDA

NON-ORDINANCE ACTION ITEM

1. Council action to appoint Troy Anderson as City Manager and approve an Employment Agreement between Troy Anderson and the City of Independence.
Item passes 7-0

PUBLIC HEARING(S)

1. A public hearing for the Special Use Permit application to operate a Bed & Breakfast at 1304 S. Maywood Avenue. ***New Information Only.***

This item was presented by Assistant Community Development Director Rick Arroyo.

This Special Use Permit was considered by the Planning Commission on January 27th of this year.

The Planning Commission voted in favor of this Special Use Permit.

This is to allow a Bed and Breakfast at 1304 S. Maywood Avenue that would accommodate up to six guests.

Neither City Staff nor Council has received any communications regarding this permit.

26-021 **2R** An ordinance approving a Special Use Permit to operate a bed and breakfast at 1304 S. Maywood Avenue in Independence, Missouri. **2R Item passes 7-0 Ord. No. 19792**

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 amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to accessory buildings & structures. **Full Public Hearing.**

This item was presented by Assistant Community Development Director Rick Arroyo.

This Code amendment was considered by the Planning Commission on January 27th of this year also.

The Planning Commission recommended in favor of this Amendment.

This code amendment provides improved clarity to our existing accessory building and structures regulations. It creates clear terms for public and semi-private recreational facilities such as tennis courts and creates clear definitions for private, public and semi-private swimming pools. The code revision also clarifies that both buildings and structures must meet the interior and exterior lot setbacks of their respective zoning districts. Also, with this amendment, we propose a reduction in the accessory building separation from 10 ft to 5 ft to better align with the building code.

No one came forward to discuss this item.

26-022 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to accessory buildings & structures. **2R Item passes 7-0 Ord. No. 19793**

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 public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to temporary signs. **Full Public Hearing.**

This item was presented by Assistant Community Development Director Rick Arroyo.

This Code amendment was considered by the Planning Commission on January 27th of this year also.

The Planning Commission recommended in favor of this Amendment.

This code amendment provides clarification for the period to time a temporary sign expressing matters of public interest to be installed and removed. More specifically, 60 days prior to the event and removed 10 days after.

No one came forward to discuss this item.

26-023 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code pertaining to temporary signs.

2R Item passes 7-0 Ord. No. 19794

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. 26-020 **2R** An ordinance amending Chapter 12 of the Code of Ordinances of the City of Independence, Missouri, by adding a new article prohibiting the sale of certain intoxicating Kratom derivatives and restricting the sale of Kratom products to persons twenty-one years of age or older. *(Sponsored by Mayor Rowland)* **2R Item postponed to 4/8/26 7-0**

Councilmember Perkins moved to postpone this item to the April 8th meeting. 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 is postponed to the April 8th meeting 7-0

2. 26-024 **2R** An ordinance authorizing final disposition of certain city records that have met all requirements to be eligible for such disposition. **2R Item passes 7-0 Ord. No. 19725**

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. 26-025 **1R** An Ordinance finding, determining, and declaring the necessity of acquiring General Utility Easements for the 39th Street & Independence Center Signal Design portion of the Traffic System Improvements Project (Project No. 112602); 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. 2027 Noland Fashion Square CID Proposed Budget
2. Events Center CID Budget for FY27
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 resolution 26-714. This allows us to plan well ahead of receiving any funds, how the funds will be used. Councilmembers attended a groundbreaking event for Fire Station number 8 and also attended the IFD graduation and promotion ceremony, as well as the Independence School Awards ceremony last week.

Councilmember Vaught reminded everyone of the ribbon-cutting ceremony for the new playground equipment at Santa Fe Trail Park on Monday, March 23rd at 3:30 p.m.

Councilmember Wiley said she met with the new general manager of Independence Center. The new GM is working very hard to get more shops in the mall. Dick's Sporting Goods just renewed their lease for 5 years, Victoria Secret has renewed for two years, and Topsy's just renewed. There is a new furniture store moving in soon, as well as a Korean BBQ place where robots will bring you your food. In the next 30 days, there will be a pop-up for small businesses and a pastry bakery will be coming to the center. The animal shelter had a spay/neuter day. Dr. Becker is helping the shelter several days a month to help the shelter with spay and neutering.

Councilmember McCandless gave special recognition to PO Friendly, Al Rudd, who served the community for so many years. She congratulated Det. Collins as the CIT Officer of the Year.

She welcomed new firefighters joining IFD. Community Services League has just crossed 2 million pounds of trash collected in the 3.5 years this program has been going, and has helped

more than 30 people achieve permanent housing with this program. BVAC is getting a great source of funds from the Rotary Club. She had a great tour of Englewood Theater. Shoutout to Cornell Roofing for putting the roof on the theater for free. She also reminded everyone that they can report potholes through the IndepNow app. It is storm season and people can sign up for notifications through a link on the website.

Councilmember Perkins let everyone know that this was the last City Council meeting at City Hall. It's a sad night but exciting for the future. He is holding a joint community meeting with Englewood Arts on April 21st at the Englewood Arts building at 6:00 p.m. He will be working with staff to work on the Winner Road complete streets project, the roundabout, and the Truman Connected Phase 1. He thanked city staff for their professionalism and the relationships he has been able to develop over the past ten years.

Mayor Rowland gave an apology to Lucy Young for her being cut off during her citizen speak at the last meeting. He also talked about the magnificent 7 dogs that have been at the shelter for quite some time. You can adopt them for \$17. The Mayor said he would pay the adoption fee for anyone who wanted to adopt these dogs.

Interim City Manager Lisa Reynolds reminded everyone the next City Council meeting will be held at the Independence Commons building. Also, they have reached an agreement with IAFF. This needs to be approved by their membership and will be on the agenda for council approval on April 8th.

ADJOURNMENT

Meeting adjourned at 7:23 p.m.

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

ATTEST:

City Clerk