



City Council Regular Meeting Minutes

January 5, 2026 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The invocation will be given by Reverend Michael Jones from the Renders Hope Church.

Reverend Michael Jones from the Renders Hope Church 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. None were absent.

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 **Item passes 7-0 Res. No. 7192**

Councilmember Wiley 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. 26-701 A resolution recognizing Patrick Arnold, Construction Inspector 2, in the Municipal Services Department as the ISTAR Award for Service and Teamwork Above Responsibilities recipient for January 2026. **Item passes 7-0 Res. No. 7193**

Councilmember Wiley 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

1. Van Horn Boys Soccer Team - State Champions

Proclamations were presented to Coach Rodriguez and some of the Van Horn soccer players for their State Championship.

2. Elementary Students Heroism

Two elementary school students were recognized and received proclamations for alerting a teacher of a house fire they saw from their classroom. Their alert helped save a family's home and pet.

CITIZEN REQUESTS

Michael Talcott spoke on transparency and communication from the Council regarding the data center.

Jason White spoke on the police chase policy.

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:

Items 3, 4 and 5 pulled by Councilmember Vaught

Items 8 and 13 pulled by Councilmember McCandless

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

NAYS (0): None

ABSENT (0):

The consent agenda passes 7-0 with the exception of items 3, 4, 5, 8, and 13.

1. Approval of minutes from the December 1st and December 15th regular meetings.
Approved
2. Council action is requested to authorize the City Manager to issue a purchase order to MacQueen in the amount of \$200,000.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the purchase of turnout gear for the Fire Department. **Approved**
3. Council action is requested to authorize the City Manager to execute a Public Use License Agreement/Water and Reimbursement Agreement between the City of Independence and the Noland Road Community Improvement District. **Item passes 7-0**

This item was pulled by Councilmember Vaught. This item relates to items 4 and 5. The City will front the expenses for this item, a right-of-entry agreement, and will be reimbursed by the Noland Road CID.

Councilmember Vaught 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 passes 7-0

4. Council action is requested to authorize the City Manager to execute an update to the Development Agreement between D & J Realty Holdings LLC and the City of Independence, Missouri. **Item passes 7-0**

This item was pulled by Councilmember Vaught. This is connected to items 3 and 5. This agreement allows the City to pay up front for the work to be done at the RR crossing, then Cargo Largo will reimburse the City for those funds.

The item was presented, and discussion followed.

Councilmember Vaught 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 passes 7-0

5. Council action is requested to authorize the City Manager to execute a Public Highway At-Grade Crossing Agreement between the City of Independence and the Union Pacific Railroad Company for the at-grade public road crossing over 33rd Street at Union Pacific Railroad's Milepost 271.17 on Union Pacific Railroad's Sedalia Subdivision at Independence, Jackson County, State of Missouri. **Item passes 7-0**

This item was pulled for special consideration by Councilmember Vaught is related to items 3 and 4. Union Pacific Railroad will not enter into an agreement with a private company, only with a government entity. This agreement allows the work to be done on their property.

Councilmember Vaught 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 passes 7-0

6. Council action is requested to authorize the City Manager to issue a purchase order to Logan Industries Inc. with the amount of \$161,000 and authorize change orders of up to ten percent (10%) of the authorized amount, for a shop truck with a crane attachment. **Approved**
7. Council action is requested to authorize the City Manager to issue a purchase order to Insituform Technologies, Inc. in the amount of \$584,013.39, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the purchase and installation of Cured-In-Place Piping (CIPP) and Manhole Lining as part of the Stormwater and Sanitary Sewer Trenchless Technology projects (No. 130508 & No. 9757). **Approved**
8. Council action is requested to authorize the City Manager to issue a purchase order to AED Authority in the amount of \$140,961.00, and authorizing change orders of up to ten percent (10%) of the authorized amount, for fifty-seven (57) Lifepak CR2 Cellular AEDs for the Police Department. **Item passes 7-0**

This item was pulled by Councilmember McCandless for special consideration. This is to replace expired AEDs at the police department. CM McCandless had gotten questions from others as to if they old AEDs could be purchased or given to individuals. The expired AEDs will be returned to the manufacturer for credit to the new devices.

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 authorize the City Manager to issue a purchase order to TMS Mechanical Contractors for an amount not to exceed \$148,000, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the purchase and installation of 4 replacement steel surface wash arms on sand filters at the Courtney Bend Water Treatment Plant. **Approved**
10. Council action is requested to authorize the City Manager to issue a purchase order to Wiedenmann Construction, Inc. for an amount not to exceed \$120,674, and authorizing change orders up to ten percent (10%) of the authorized amount, for the additional funding necessary to complete stormwater repairs at 45th St. & Noland Rd. as part of the Emergency Stormwater Project (No. 131802). **Approved**
11. Council action is requested to authorize the City Manager to approve Contract Change Order #1 to the existing construction contract (#500000943) with McCownGordon in the amount of \$30,791.78 and a time extension of 12 days, as part of the Independence Justice Center Project (No. 522401). **Approved**
12. Council action is requested to authorize an extension of existing purchase order 26000754 and sole source form with Black & McDonald, and to authorize change orders up to ten percent (10%) of the original authorized amount, for the provision of two (2) augmented journeyman lineman crews to support Independence Power & Light (IPL) operations through April 1, 2026. **Approved**
13. Council action is requested to issue a purchase order to Burns & McDonnell in the amount of \$415,000, and authorize change orders up to ten (10) percent of the authorized amount, for the 161 kV gen-tie transmission line project for the Power & Light Department (IPL). **Item passes 7-0**

This item was pulled for special consideration by Councilmember McCandless. The money for this connection will be reimbursed to the City.

Councilmember McCandless 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

14. Council action is requested to approve a change order for \$14,352 for a total amount of \$143,280, and authorize change orders up to ten (10%) percent of the authorized amount, with Trench Limited for the purchase of twelve (12) 69kV CCVT transformer replacements for Substation M for the Power & Light (IPL) department. **Approved**

RESOLUTIONS

1. 26-702 A resolution authorizing the acceptance of a grant award in the amount of \$125,254.00 with the Missouri Department of Health and Senior Services to provide financial assistance for the public health emergency preparedness grant program for the period of July 1, 2025 through June 30, 2026. **Approved Res. No. 7194**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A full public hearing for Retail Selling of Intoxicating Liquor by the Drink for Belle Nail Lounge that will be located at 16331 E. 23rd St. S. **Full Public Hearing.**

Director of Community Development Tom Scannell presented this item. This business is relocated to a new spot within the Hub Shopping Center, where their currently business is located. As part of their relocation, they are asking for a license to sell liquor by the drink as part of their service that they provide. There are nearby businesses that sell liquor including restaurants, another nail salon, a grocery store and a liquor store. There is also a church within 300 feet of this location.

Phillip Dickey spoke in opposition to this application. He lives behind the shopping center where this is located. They have issues with discarded liquor containers and homeless individuals within the neighborhood, causing disturbances. He feels another liquor license will increase these issues.

No others came forward to speak on this item. The full public hearing was closed.

Councilmember McCandless confirmed with Mr. Scannell that this establishment is getting this license to sell an alcoholic beverage to customers while they are getting their nails done. Drinks will be allowed to leave the establishment. She also pointed out that there are other businesses nearby that allow customers to purchase packages of liquor and to leave with it.

Council action is requested on the application received from Belle Nail Lounge for Retail Selling of Intoxicating Liquor by the Drink that will be located at 16631 E. 23rd St. S. **Item passes 5-2**

Councilmember McCandless 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

ORDINANCES

1. 25-127 **2R** 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. **2R Item passes 7-0 Ord. No. 19772**

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. 26-001 **1R** An ordinance authorizing final disposition of certain city records that have met all requirements to be eligible for such disposition. **1R Read**
2. 26-002 **1R** An ordinance authorizing the Interim City Manager to execute on behalf of the City of Independence, the Firm and/or Deliverable Capacity Agreement with NextEra Energy Marketing LLC, providing for the 12-month purchase of a projected total of 57.8 megawatts summer season and 70.3 megawatts winter season of Southwest Power Pool accredited capacity sourced; payable on a monthly basis with an estimated total of \$5,467,000, in accordance with the Master Agreement. **1R Read**
3. 26-003 **1R** An ordinance authorizing the Interim City Manager to execute, on behalf of the City of Independence, the Deliverable Capacity Agreement with NextEra Energy Marketing LLC, providing for the 4-month purchase of a

projected total of 100 megawatts summer season Southwest Power Pool accredited capacity sourced; payable on a monthly basis with an estimated total of \$5,200,000, in accordance with the Master Agreement. **1R Read**

4. 26-004 **1R** An ordinance authorizing the Interim City Manager to execute on behalf of the City of Independence, the Firm and/or Deliverable Capacity Agreement with Evergy Kansas Central, Inc., providing for the 6-month purchase of a projected total of 73 megawatts of Southwest Power Pool accredited summer season capacity sourced; payable on a monthly basis with an estimated total of \$3,723,000 in accordance with the Master Agreement. **1R Read**
5. 26-005 **1R** An ordinance authorizing the Interim City Manager to execute, on behalf of the City of Independence, the Deliverable Capacity Agreement with Evergy Kansas Central, Inc., providing for the 6-month purchase of a projected total of 37 megawatts summer season of Southwest Power Pool accredited capacity sourced; payable on a monthly basis with an estimated total of \$1,887,000 in accordance with the Master Agreement. **1R Read**
6. 26-006 **1R** An ordinance amending City Code Section 12.02.002 regarding controlled substances, to regulate the consumption of recreational marijuana in public places. **1R Read**

Item was read.

Councilmember Perkins moved to amend the item. The amendment strikes Section 12.02.002.H.1.e and replace it with a new Section 12.02.002.H that states consumption of marijuana in a public place which is any location accessible to the general public shall be unlawful. 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):

Amendment passes 7-0

INFORMATION ONLY

1. 23rd and Sterling CID Annual Report
2. Blue Ridge Crossing CID
3. Hartman Heritage Center CID Annual Report for FY ending 6/30/25
4. **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 stated this is a new year and he has hope for good things for the City of Independence for this upcoming year. Nebius will be holding an Open House on Monday from 3:30-5:30 at the Genealogy Center. There will also be a presentation at the study session next Monday.

Councilmember Stewart asked for clarification on the open house. Assistant City Manager Charlie Dissell said that representatives from Nebius will be giving a short presentation at the open house, then have an open house forum. As far as plans for future community outreach, depending on how the open house goes and the number of questions they get, they would consider more meetings. They also plan to put together a citizen engagement committee. CM Stewart asked for one more in eastern Independence since this will affect citizens more in that area. Charlie said he is meeting with them weekly and making sure that those requests are being made to them.

Councilmember Vaught reminded everyone that Jackson County has extended the deadline to pay your 2025 property taxes without penalty until January 31st.

Councilmember Wiley stated that this evening, CM Perkins is going to move to bring back the rezoning of the vacant property on Lee Summit Road. This month she hosted a town hall for residents within the notification boundary, including residents of Drum Farm Villas. The meeting was well attended, and the landowner and developer spoke directly with residents about potential options for the site. Through that conversation, there was clear agreement that the option to rezone the property for residential development rather than the commercial mixed-use development was the preferred path forward. She also stated that she met with the new Jackson County executive to discuss the animal shelter arrangement. It was a really productive conversation and she feels optimistic about the options ahead as we work toward a solution to this complicated issue.

Councilmember McCandless seconded what CM Fears said about the opportunity to come and bring questions to Nebius. She has been receiving questions from constituents and encouraged everyone continue to submit their questions to Councilmembers. She took a moment to recognize colleagues in Lawrence, Kansas. They had a violent incident at their city hall where someone broke down doors to get to the staff inside their building. She also reminded everyone that this is not a job without risk, either on the elected side or the staff side. She deeply appreciates the work our staff does on behalf of the citizens. She is very grateful that staff gave intense thought to the protection of staff during the remodel of the Independence Commons. It is a much more secure facility.

She reminded everyone that it is flu season and and to get your flu shot if you have not already.

The number of flu cases is already very high. You can get a flu shot at the health department if needed.

She gave an update on the City Manager search. There were focus groups, staff and candidates that are running for city offices that were given an opportunity to submit questions they would like asked during the interview. The job description has been released. There are currently more than 20 applicants. Applications will be accepted through Sunday. They will be setting the date for future interviews and for candidates to come visit the City.

She gave shout-outs to the water department for proactive main replacement. They have mapped the areas with the highest likelihood of breakage, especially small galvanized pipes that are 40 to 50 years old and are at high risk of freezing. Those are the ones that we started with. The second thing is Council approved the primary clarifier which is where you take the poop and it helps settle the solids to the bottom. They replaced the blower. This is the thing that aerates it so that the solids get chewed up by the bacteria. This one is much more efficient and much more energy efficient.

Councilmember Perkins thanked Councilmember Wiley's work on the rezoning issue. He then read the motion he was making regarding this rezoning. The motion read as follows:

August 15, 2022, new information only, public hearing and bill number 22-075, which was an ordinance approving and rezoning from district C1 neighborhood commercial and district R6 single-family residential to district R12 PUB moderate-density residential planned unit development and approving a preliminary development plan for the properties at 2610 and 2612 South Lee Summit Road was postponed indefinitely by the city council. I move to bring bill number 22-075 back for its new information only public hearing and second reading at the February 2nd, 2026 regular city council meeting. This was seconded by Councilmember Wiley. Mayor Rowland clarified the first council meeting in February will be on the 4th due to the election.

Councilmember Fears reminded everyone that if this does not pass, then the way this is currently zoned, will allow the area to be developed in a less advantageous manner to the current residents.

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

NAYS (0): None

ABSENT (0):

Motion carries 7-0. This will be added to the Feb. 4th for a public hearing.

CM Perkins also stated that Nebius is forming a public engagement committee to ensure a broad, inclusive community representation. The committee will include a diverse group of stakeholders and is requested that each of the city council members nominate one representative. The information below the proposed committee is school district, two prominent local businesses, one to two chamber of commerce representative, one Community of Christ, representative one parent association, representatives, one from each district, surrounding landowners, one to two North Point, one energy group representative, one representative nominated by each city council member, which is a total of seven. That was sent out in the middle of December. There's been

nothing here that has been hidden and/or not transparent.

Mayor Rowland hoped that everyone had a great holiday season and wished them all a Happy New Year.

Interim City Manager Lisa Reynolds stated that when the water issue happened with Courtney Bend, she committed to having an after-action review of things that could have been handled better. One of the biggest issues was the ability to mass notify people. We do have that capability, but it does require citizens and business owners to opt in. The Health Dept. shared that information tonight on their Facebook page. It is also on the City's website. The system is called Smart911.

ADJOURNMENT

Meeting adjourned at 7:15 p.m.

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

ATTEST:

City Clerk