



City Council Regular Meeting Minutes

May 4, 2026 6:00 PM

20201 E. Jackson Drive
First Floor, Santa Fe and Oregon Conference Rooms
Independence, MO 64057

INVOCATION

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

Laurie Dean Wiley, Congregant at Vision Church KC gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Kevin King, Presiding Officer of the City Council, called the meeting to order. Upon roll call, the following members were present: Brice Stewart, Jennie Vaught, John Perkins, Heather Wiley, Cody Atkinson, and Jackie Dorman. Absent – None.

PRESENTATION RESOLUTIONS

1. 26-719 A resolution recognizing Jimmy Neely, Right-of-Way Inspector II with Municipal Services, as the ISTAR Award recipient for the month of May. **Item passes 7-0 Res. No. 7210**

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

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

Item passes 7-0

PROCLAMATIONS

1. A Proclamation recognizing May as National Tennis Month

Accepted by Rebecca Falkner Axelrod, USTA Heart of America Executive Director

2. A Proclamation recognizing Historic Preservation Month

Accepted by Mark Scherer

CITIZEN REQUESTS

Bruce Lowrey spoke about the AFS Program

Oswald Baeza spoke on the data center, politics and ethics

Stephanie Robinson spoke on the Switchguard Purchase

Laura Dominik spoke on Resolution 26-721

CONSENT AGENDA

Reports and Recommendations of the City Manager

1. Approval of minutes from the April 8 and April 20 2026 Regular City Council Meetings
Item Postponed to 5/18/26

Councilmember Perkins moved to postpone the item to May 18th. Motion seconded by Councilmember Wiley.

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

Motion passes 7-0. Item will be continued to the May 18th meeting.

2. Council action is requested on the change of ownership for a Restaurant Selling of Intoxicating Liquor of all kinds for Tim's Pizza located at 17201 E. US 40 Hwy.

Approved

3. Council action is requested to authorize the City Manager to approve a construction contract with Superior Bowen Asphalt Co., LLC, for an amount not to exceed \$2,178,782.22, and authorizing change orders up to ten percent (10%) of the authorized amount, for the FY 26 Asphalt Overlay Project (No. 112201-14) as part of the Pavement Preventative Maintenance Operations Project (No. 112201). **Approved**

4. Council action is requested to authorize the City Manager to approve Contract

Change Order #2 to the existing construction contract (#500000964) with Turner Construction Company in the amount of \$462,627, and authorizing change orders and/or time extensions up to ten percent (10%) of the authorized amount, to relocate a water main for Fire Station #8 as part of the Water Main Replacement Program (No. 9749) and in conjunction with the New and Replacement Fire Stations Project (No. 172402). **Approved**

5. Council action is requested to authorize the City Manager to approve Change Order #1 to the existing design services contract (PO#26000601) with HDR Engineering, Inc., for a revised contract amount not to exceed \$721,345, and authorizing change orders up to ten percent (10%) of the authorized amount, for additional engineering services as part of the Upper Adair Interceptor Project (No. 302201). **Approved**

RESOLUTIONS

1. 26-720 A resolution approving and authorizing the City Manager to execute documents related to the restructuring of ownership of the Dogwood Energy Facility and recognizing the formation of a new ownership entity. **Approved Res. No. 7211**
2. 26-721 A resolution directing the City Manager to seek approval of the City Council prior to executing any separation agreement requiring the City to pay any amount that exceeds the City Manager's purchasing authority (*Sponsored by Councilmember Stewart*) **Item passes 7-0 Res. No. 7212**

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

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the application to rezone the property at 710 S. Hawthorne Ave from R-30/PUD, High Density Residential/Planned Unit Development, to R-6, Single-Family Residential. **New Information Only.**

Rick Arroyo, Assistant Community Development Director presented this item.

This rezoning was considered by the Planning Commission on March 24th of this year.

The Planning Commission voted in favor of this rezoning.

This is a corrective rezoning for a property at 710 S Hawthorne Ave from a R-30/PUD which is a high density residential zoned district to an R-6 single family home district for the purpose of rehabilitating a single-family home that currently exists on the property.

No new information to provide.

26-036 **2R** An ordinance approving a rezoning from District R-30/PUD (High Density Residential/Planned Unit Development) to District R-6 (Single-Family Residential) for the property located at 710 S. Hawthorne Avenue. **2R Item passes 7-0 Ord. No. 19803**

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

Item passes 7-0

2. A public hearing for the application to rezone the City-owned properties located near Truman & Noland, Lexington & Memorial, and Lexington & Lynn from I-1, Industrial and C-2, General Commercial, to HSQ, Historic Square. ***New Information Only.***

Rick Arroyo, Assistant Community Development Director presented this item.

This rezoning was considered by the Planning Commission on February 24th of this year.

The Planning Commission voted in favor of this rezoning.

This is to rezone properties owned by the city generally located near Truman & Noland Road, Lexington & Memorial Drive, and Lexington & Lynn Street to the Historic Downtown Square special zoning District.

The properties included are the old City Hall building with its parking lots, the building across from the circle drive better known as the Napa building and its associated parking lots, the Police station along Memorial Drive and its associated parking lots and police storage lot. There is also a rectangular parking lot south of Lexington Ave along S Lynn Street, included. The Sermon Center and it's associated parking lots are also included.

This special Historic Downtown Square zoning replaces the base C-2 (General Commercial zoning), and I-1 (Industrial zoning) for the Sermon Center to better help these properties conform to the Reshaping the Square Plan which provided a vision for the re-development of the

downtown square.

No new information to provide.

26-029 2R An ordinance approving a rezoning from District C-2 (General Commercial) and District I-1 (Industrial) to District HSQ (Historic Square) for the City-owned properties located near Truman Road and Noland Road, Lexington Avenue and Memorial Drive, and Lexington Avenue and Lynn Street. **2R Item passes 7-0 Ord. No. 19804**

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman
NAYS (0): None
ABSENT (0):

Item passes 7-0

ORDINANCES

1. **26-032 2R** An ordinance authorizing the City Manager to execute an Engineer-Procure-Construct (EPC) Agreement with EPC Services Company, for \$13,561,176.00, and authorizing change orders of up to ten percent (10%), or \$1,356,117.60 of the authorized amount, for the Bly Road Switchyard Construction for the Power & Light Department (IPL); and appropriating \$14,917,293.60 from the IPL reserve fund balance to fund this purchase. **2R Item passes 7-0 Ord. No. 19805**

Mayor King asked for clarification as to how this money will be paid back to IPL. IPL Director Joe Hegendeffler stated that the dollars were negotiated in an agreement to be paid back within the first 12 months of the agreement which is October of this year. They will pay capacity payments of the new large load whether they are taking any electricity or not, and will help refund that money. All of these dollars specifically will be repaid within six months of the start date. They have a contractual obligation to repay us starting this October. Even if the project is delayed 6 months, the payments will start in October. The project will be paid back within six months. This is through the IPL fund and will not impact rates at all.

Approximately \$3.5M will go to the general fund next fiscal year, July 1st 2026 through June 30 next year. Councilmember Atkinson gave several examples of how \$3.5M could be used throughout the city and for the benefit of the citizens.

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman
NAYS (0): None
ABSENT (0):

Item passes 7-0

2. **26-033 2R** An ordinance adopting an amendment to the Fiscal Year 2025-2026

budget, which was approved by Ordinance No. 19682. **2R Item passes 7-0 Ord. No. 19806**

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

Item passes 7-0

3. 26-034 **2R** An ordinance finding, determining and declaring the necessity of acquiring right-of-way and temporary construction easements for the Winner Road Complete Streets Project (Project No.112403); 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. 19807**

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

Item passes 7-0

4. 26-035 **2R** An ordinance granting a permanent underground 10-foot fiber optic cable utility line easement to Unite Private Networks LLC, DBA SERGA, a limited liability company, across the City-owned property located at 14400 Sugar Creek Rd., Sugar Creek, Missouri 64050 (Courtney Bend Water Treatment Plant). **2R Item passes 7-0 Ord. No. 19808**

AYES (7): Councilmember Stewart, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSENT (0):

Item passes 7-0

FIRST READING(S)

1. 26-037 **1R** An ordinance adopting amendments to the Fiscal Year 2025-2026 Budget, which was approved by Ordinance No. 19682; and authorizing the City Manager to issue the purchase order for a total amount of \$769,817.00 to Design Mechanical, and authorizing further change orders of up to ten percent (10%) of the authorized amount. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for March 2026
2. Crackerneck CID Annual Report for FY 2025 and Financial Statement for FY 2024-2025
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 Stewart said he and his daughter participated in the Give'em Hell Harry 5k yesterday. There were 200 participants in this event that started at the Truman Library, going through the Independence Square and ending at the Truman Library. He thanked all of the participants for their work on the event. He also talked about the passing of Ross Capanetto, a retired Deputy with the Jackson County Sheriff's Department.

Councilmember Atkinson discussed the loss of a CSL worker this morning in a tragic accident. The worker was picking up trash along the highway when she was struck by a vehicle. He also discussed the death of an individual that was shot and a child that was struck by a vehicle. He encouraged everyone to reach for love with each other and value life.

Councilmember Wiley thanked the oversight committees for their presentations last week. There will be a community meeting on the status of the Hub Shopping Center development. The meeting will be held on May 16th at the former utilities center on 23rd Street, which is now the Justice Center, on the first floor.

Councilmember Vaught said that she wanted to add her name to on the list for being an AFS Student Parent. She has done this before and it was a great experience.

Councilmember Perkins stated he did the opening remarks for the Federation Garden Club of Missouri. There were about 180 men and women present, and it was a good event. He announced that the Independence Municipal Commons ribbon cutting would be held on May 14th from 2:30 p.m. to 5:00 p.m. The Visit Independence Tourism Summit was today to discuss how we can promote tourism in our city.

Mayor King participated in the Harry Truman birthday celebration. He also gave special thanks to Jeff and Cindy Rogers for their work in the celebration and the 5k run. The 5k was our second annual event and he hopes to see this event grow each year. He also thanked all the volunteers that helped with the event. He recognized Rodney Lapid, Michael Adams and Paul Biesemeyer who are retiring from the City. He thanked them for their dedication and service to

the City. Lastly, he attended an Arbor Day celebration and presented a Proclamation. Independence has earned the 2025 Tree City USA recognition from the Arbor Day Foundation. The first City Council Meeting will occur in the new Council Chambers on May 18th.

ADJOURNMENT

Meeting adjourned at 7:15 p.m.

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

ATTEST:

City Clerk