



City Council Regular Meeting Minutes

May 18, 2026 6:00 PM

20201 E. Jackson Drive
First Floor, Council Chambers
Independence, MO 64057

INVOCATION

1. The Invocation will be given by Reverend Michael Jones of the Grace Connection Church

Reverend Michael Jones of the Grace Connection Church 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.

PROCLAMATIONS

A proclamation for Fire Prevention Week was presented to Battalion Chief John Burrell and AMR Battalion Chief Ashley Welcher.

CITIZEN REQUESTS

The item was presented, and discussion followed.

Councilmember Stewart moved to suspend the rules of procedure to allow non-residents to speak. 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):

Motion passes 7-0 allowing non-residents to speak.

Phil LeVota, County Executive, spoke about the parking around the Independence Square.
Jarvis Sackman, Independence Chamber of Commerce, spoke about the Noland Fashion Square.
Mary Wilcox spoke about issues she is having with the Codes Department.

CONSENT AGENDA

Councilmember Perkins moved to approve the Consent Agenda. Motion seconded by Councilmember Dorman.

items pulled for special consideration were resolutions 26-725 and 26-7226 both pulled by Councilmember Perkins.

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

The consent agenda, minus resolutions 26-725 and 26-726 passes 7-0

Reports and Recommendations of the City Manager

1. Approval of minutes from the April 8 and April 20 2026 Regular City Council Meetings
Approved
2. Council action is requested to authorize the City Manager to approve Change Order #1 to the existing emergency repair contract (PO#26001633) with SHEDIGS IT, LLC, for a revised contract amount not to exceed \$148,650, and authorizing change orders up to ten percent (10%) of the authorized amount, to complete the Madison Rd Sanitary Sewer Repair as part of the Neighborhood Sanitary Sewer Improvements Project (No. 302004). **Approved**
3. Council action is requested to authorize the City Manager to approve Change Order #4 to the existing design services contract (PO#23001180) with Olsson Associates, for a revised contract amount not to exceed \$446,884.75, and authorizing change orders up to ten percent (10%) of the authorized amount, for additional engineering services as part of the Rockwood Storm Drainage Improvements Project (No. 132202).
Approved
4. Council approval is requested to authorize the City Manager to approve Change Order #1 on the existing contract (PO#26000339) with USIC to expend an additional

\$26,000, and authorizing ten percent (10%) of the authorized amount for future change orders by the Sanitary Sewer Division of Municipal Services for utility locating services in the remainder of Fiscal Year 2025-2026. **Approved**

5. Council approval is requested to authorize the City Manager to approve Change Order #2 on the existing contract (PO#26000022) with Davenport Construction to expend an additional \$50,000, and authorizing ten percent (10%) of the authorized amount for future change orders, by the Sanitary Sewer Division of Municipal Services for asphalt patch repairs in the remainder of Fiscal Year 2025-2026. **Approved**
6. Council action is requested to expend \$250,000.00 to Anixter, for Power Distribution Transformers and to authorize change orders of up to ten percent (10%) of the authorized amount, for the Power & Light Department (IPL). **Approved**
7. Council action is requested to authorize the City Manager to approve Change Order #1 to Purchase Order #26000323 with Midwest Public Risk, for a revised contact amount not to exceed \$929,887, for additions in property and/or vehicles to the City's non-utility property insurance policies. **Approved**

RESOLUTIONS

1. 26-722 A resolution amending Article IV as it pertains to Personal Business Leave in the City of Independence Policies and Procedures Manual. **Approved Res. No. 7213**
2. 26-723 A resolution to amend Article VI Separation and Disciplinary Action as it pertains to the Termination language in the City of Independence Policies and Procedures Manual. **Approved Res. No. 7214**
3. 26-724 A Resolution Establishing and Appointing Members to the Nebius Community Advisory Board. **Approved Res. No. 7215**
4. 26-725 A resolution appointing Councilmembers to certain boards and commissions as Councilmember Liaisons **Item Postponed to 6/1/26 7-0**

Councilmember Perkins moved to postpone this item to June 1st, 2026. 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):

Item is postponed to June 1st 7-0

5. 26-726 A resolution reappointing Councilmember Perkins and Councilmember Wiley and appointing Councilmember Atkinson to the Audit and Finance Committee **Item Postponed to 6/1/26 7-0**

Councilmember Perkins moved to postpone this item to June 1st, 2026. 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):

Item is postponed to June 1st, 7-0

6. 26-727 A resolution appointing Amber Bauer as a member of the House Authority Commission of the City of Independence, Missouri **Approved Res. No. 7216**
7. 26-728 A resolution appointing Caleb Holder as a member of the Board of Adjustment for the City of Independence, Missouri **Approved Res. No. 7217**
8. 26-729 A resolution appointing Cassie Nave and reappointing Mark Scherer to the Heritage Commission of the City of Independence, Missouri **Approved Res. No. 7218**
9. 26-730 A resolution reappointing Danjela Book, Jennae Segura Brown, and Cassy Pallo as members of the Japanese Sister City Committee of the City of Independence, Missouri **Approved Res. No. 7219**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A full public hearing for a Retail Selling of Intoxicating Liquor License application for Truman Stop located at 11715 E. US Highway 24. **Full Public Hearing.**

Tom Scannell, Director of Community Development presented this item. Applicant is seeking a license to sell liquor at to the Truman Stop. This business previously had license when it was owned by a previous owner. The new owner is seeking a new license. The business is located within 300 feet of a residential area which causes it to require City Council approval.

No other speakers came forward.

Council action is requested on the application received from Truman Stop for Retail Selling of Intoxicating Liquor of all kinds in the original package that will

be located at 11715 E. US Highway 24. **Item passes 7-0**

Councilmember Atkinson moved to approve the item as presented. 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):

Item passes 7-0

2. A public hearing regarding Noland Fashion Square Tax Increment Financing Redevelopment Plan, Redevelopment Area and Redevelopment Projects. **Full Public Hearing.**

David Martin with Gilmore and Bell Law Firm presented this item. He offered exhibits 1-8 for the record and discussed the generalities of this project.

3. A public hearing regarding the Petition for Amendment of the Noland Fashion Square Community Improvement District. **Full Public Hearing.**

Richard Dube, President of Tri-Land Properties, Inc. discussed the proposed development for this area. He also presented a video of the current condition of Noland Fashion Square as well as plans/maps for proposed renovations and businesses. Chief Jimmy Walker discussed the number and type of calls that IFD has responded to this area over the past few years and the issues they've seen. Tom Scannell discussed the dangerous buildings issues found in this location. John Hansen with Managing Director of IR Corporate and Public Finance.

Leigh Williams spoke in favor of this project.

4. A public hearing regarding the Plan for an Industrial Development Project for the Noland Fashion Square Redevelopment Project. **Full Public Hearing.**

David Martin presented this item as well. This public hearing is about the petition for the amendment of the Noland Fashion Square CID. David offered into the record exhibits 1-5. No one came forward to speak on this item.

ORDINANCES

1. 26-037 2R 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. 2R **Item passes 7-0 Ord. No. 19809**

This is to replace two HVAC systems at the Commons.

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. 26-038 **1R** An ordinance adopting amendments to the Fiscal Year 2025-2026 Budget, which was approved by Ordinance No. 19682. **1R Read**
2. 26-039 **1R** An ordinance finding, determining, and declaring the necessity of acquiring general utility easements and temporary construction easements for the 33rd and Willis Emergency Stormwater Project (Project No. 131802-19); 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**
3. 26-040 **1R** An ordinance approving the Noland Fashion Square Tax Increment Financing Redevelopment Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan, designating a developer, approving a redevelopment agreement with the developer and directing staff to implement the redevelopment plan. **1R**
4. 26-041 **1R** An ordinance approving Redevelopment Project 1 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 1. **1R**
5. 26-042 **1R** An ordinance approving Redevelopment Project 2 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 2. **1R**
6. 26-043 **1R** An ordinance approving Redevelopment Project 3 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 3. **1R**
7. 26-044 **1R** An ordinance approving Redevelopment Project 4 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 4. **1R**
8. 26-045 **1R** An ordinance approving Redevelopment Project 5 for the Noland Fashion

Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 5. **1R**

9. 26-046 **1R** An ordinance approving Redevelopment Project 6 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 6. **1R**
10. 26-047 **1R** An ordinance approving Redevelopment Project 7 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 7. **1R**
11. 26-048 **1R** An ordinance approving Redevelopment Project 8 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 8. **1R**
12. 26-049 **1R** An ordinance approving Redevelopment Project 9 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 9. **1R**
13. 26-050 **1R** An ordinance approving Redevelopment Project 10 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 10. **1R**
14. 26-051 **1R** An ordinance approving Redevelopment Project 11 for the Noland Fashion Square Tax Increment Financing Redevelopment Plan and initiating tax increment financing within Redevelopment Project Area 11. **1R**
15. 26-053 **1R** An ordinance supporting the formation of the Noland Fashion Square Transportation Development District and approving a cooperative agreement. **1R**
16. 26-054 **1R** An ordinance approving the petition for amendment of the Noland Fashion Square Community Improvement District, making findings and authorizing certain actions related thereto, including the execution of a cooperative agreement. **1R**
17. 26-055 **1R** An ordinance approving a plan for an industrial development project; authorizing the City of Independence, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$75,000,000 in connection with the Noland Fashion Square Redevelopment Project; and authorizing certain documents and actions in connection therewith. **1R**

INFORMATION ONLY

1. Municipal Court Report for the month of April 2026

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 Stewart asked for a status on a resolution the Council passed several months ago regarding the AMI smart meter opt out. He also asked for an update on gaming machines and if we have anything to enforce the ban. City Counselor said it is progressing slowly. He also addressed the issue of parking on the square that a citizen spoke about earlier this evening. He asked if the federal funds would have to be reimbursed if the parking was changed again. City Manager Troy Anderson said he did not know for sure but in all likelihood, we would have to return the funds and bare the costs of the changes.

Councilmember Atkinson discussed some meetings he attended over the past two weeks. One was touring Hope House which is a shelter for victims of domestic violence. The other was meeting with the Director of Artists Helping the Homeless. They provide transitional housing or living space. He also encouraged citizens to download the index now app to report code violations. You can also send photos through this app. Also, the Missouri State Legislature closed business last Friday. He discussed HB3080 concerning historic tax credits that expands the ability to revitalize the city and historic sites. Also HB 3231 concerning the innovation zones within the city.

Councilmember Wiley talked about celebrating employee appreciation week last week. They also celebrated some great employee anniversaries during this time and she thanked staff for their hard work. She attended career day at Mill Creek Elementary. IPD was also present, handing out yo-yos. Last Friday was the annual police memorial. She thanked those who organized it. It was a very beautiful service. Lastly, she, Councilmember Atkinson and a few people from the animal shelter, put together a nonprofit called the Independence Friends of the Independence Animal Shelter. They were going to have an event on June 7th called Puparazzi but have had issues with getting funding so they are shifting that event and will have an animal welfare townhall meeting .

Councilmember Vaught said it was an honor to attend the police memorial. It is a very emotional ceremony and encouraged everyone to attend next year. She also thanked the officers and their families that serve today.

Councilmember Perkins said the council chambers is really nice and technology is great. He thanked County Executive Phil LeVota for speaking about the parking issues at the square. He also stated that city officials had reached out to County officials for years asking for assistance with this project but was never contacted back. This is not the fault of County Executive LeVota. There are approximately 1400 public parking spaces within two blocks of the county courthouse.

We are moving forward with making our district and entertainment district walkable, bringing people in so they can walk and look at our shops. There were numerous community engagement meetings throughout the years to discuss this and the Truman Connected project.

Mayor King stated he attended a ribbon cutting ceremony for the renovated rehab and skilled nursing unit at the Groves. He also attended the Police Memorial Ceremony. It was very humbling and he thanked all police officers for everything they do for us day in and day out. He also thanked the firefighters and dispatchers and all first responders. He asked that we all remember what Memorial Day is about as the weekend approaches. He attended the 160th anniversary of St. Paul Church on the square. It was very interesting and he is very appreciative to have been invited. He also asked City Manager, Troy Anderson if we could put the economic development policy on a study session agenda.

City Manager Troy Anderson congratulated the council for completing the first meeting in the new chambers.

ADJOURNMENT

Meeting adjourned at 7:49 p.m.

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

ATTEST:

City Clerk