



City Council Regular Meeting Minutes

April 8, 2026 6:00 PM

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

INVOCATION

1. The invocation will be given by Reverend Michael Jones, Grace Connection Church.

The invocation was given by Reverend Michael Jones of the Grace Connection Church.

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, and Heather Wiley. John Perkins appeared via Teams. None were absent.

PRESENTATION RESOLUTIONS

1. 26-715 A resolution recognizing Sgt. Emily Kennon of the Independence Police Department as the ISTAR Award recipient for Service & Teamwork Above Responsibilities for the month of April 2026. **Item passes 6-0 Res. No. 7207**

Councilmember McCandless moved to approve the item as presented. Motion seconded by Councilmember Fears.

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

NAYS (0): None

ABSENT (0):

Councilmember Perkins' microphone was not working so he was not able to vote.

Item passes 6-0

PROCLAMATIONS

CITIZEN REQUESTS

Sarah Lawson spoke about illegal gambling machines located in the City of Independence

Rachel Gonzalez spoke about the Charter Section 2

Elisa Breitenbach spoke about rescinding a vote

Steven Sullins presented a certificate to the Mayor for Independence Patriots Chapter

Mike Veit spoke about the IAFF Contract

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Fears moved to approve the consent agenda. Motion seconded by Councilmember McCandless.

Items pulled for special consideration:

CM Vaught pulled items 2 and 5

CM Stewart pulled item 9

CM Wiley pulled item 10

CM McCandless pulled resolution 26-716

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 minus the items that were pulled for special consideration.

1. Approval of minutes from the March 2nd and March 16th regular meetings.

Approved

2. Council action is requested to authorize the City Manager to approve a guaranteed maximum price proposal, and issue a purchase order to MegaKC, partnered with Cook, Flat & Strobel Engineers (CFS) and MKEC Engineering Inc., in the amount of \$2,500,000 for the design-build of the Cassell Park Elementary and Mill Creek Elementary portion of the FY26 GO Bond - Sidewalks Project (No. 542602-1). **Item passes 7-0**

This item was pulled for special consideration by CM Vaught. Interim City Manager Lisa Reynolds stated the groundbreaking for Mill Creek Elementary will occur in May, and the groundbreaking for Cassell Park Elementary will be in July.

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

3. Council action is requested to approve a change order to purchase order 26000661, for an additional \$75,000.00 and authorize change orders of up to ten percent (10%) of the authorized amount, with Healy Law Offices LLC for legal and contract assistance for the Power & Light (IPL) department. The total of the purchase order will increase to \$225,000.00. **Approved**
4. Council action is requested to issue a purchase order for \$145,651.08, and to authorize change orders up to ten percent (10%) of the authorized amount, to Eagle Eye Power Solution, LLC, for additional equipment for the Eagle Eye Vigilant Battery Monitoring System – monitors, sensors, chargers, installation, etc., for the Power & Light Department (IPL). **Approved**
5. Council action is requested to approve Change Order #2 to Purchase Order (PO) 25001038 to Walter P Moore in the amount of \$73,875.00, to include a floodplain study for the replacement of the Rock Creek Trail pedestrian bridge for the Parks and Recreation Department, and authorizing change orders of up to ten percent (10%) of the new revised authorized total amount of the PO of \$187,250.00. **Item passes 7-0**

This item was pulled by CM Vaught for special consideration. Interim City Manager Lisa Reynolds stated that FEMA required a flood plain study, which should be completed in August or September.

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

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 issue a change order to P.O. 26001042 to Allied Power Group, in the amount of \$74,400.00 (including an estimated \$5,000 for shipping), and

authorizing change orders of up to ten percent (10%) of the authorized amount, for additional rotor repairs due to the misalignment of the J-2 substation combustion turbine for the Power & Light Department (IPL). **Approved**

7. Council action is requested to issue a change order to P.O. 26001018 to GE Vernova, in the amount of \$474,360.98 and authorizing change orders of up to ten percent (10%) of the authorized amount, for an alignment of the J-2 substation combustion turbine for the Power & Light Department (IPL). **Approved**
8. Council action is requested to issue a change order to P.O. 26001155 to Belger Cartage Service, in the amount of \$95,101 and authorizing change orders of up to ten percent (10%) of the authorized amount, for crane service during the alignment and reassembly of the J-2 substation combustion turbine for the Power & Light Department (IPL). **Approved**
9. Council action is requested to approve an Energy Management Agreement ("EMA") with an initial term beginning August 2027, in a total amount not to exceed \$3,472,647, inclusive of an annual escalation rate of 2.55%, with Rainbow Energy Marketing Corporation ("Energy Manager") for oversight, direction, and various services, and authorizing the Interim City Manager to execute the contract on behalf of the City. **Item passes 5-2**

This item was pulled for special consideration by CM Stewart.

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

AYES (4): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Wiley

NAYS (2): Mayor Rowland, Councilmember Stewart

ABSENT (0):

Item passes 5-2

10. Council action is requested to approve the IAFF Local 781 Collective Bargaining Agreement. **Item passes 7-0**

This item was pulled for special consideration by CM Wiley.

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

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

RESOLUTIONS

1. 26-716 A resolution adopting the 2026 Parks and Recreation Master Plan. **Item passes 6 yes, 0 no, 1 abstain Res. No. 7208**

This item was pulled for special consideration by CM McCandless. CM McCandless stated she would abstain from voting on this item.

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

NAYS (0): None

ABSENT (0):

Item passes 6-0-1

2. 26-717 A resolution authorizing the Interim City Manager to submit the Missouri Department of Transportation State Transit Assistance Program application for FY 2027 and to execute an agreement with the Missouri Highways and Transportation Commission for the Public Transit Operating Assistance Grant for the period July 1, 2026, through June 30, 2027. **Approved Res. No. 7209**

REGULAR AGENDA

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 passes 7-0 Ord. No. 19796**

CM Stewart made a motion to amend this ordinance to go into effect 30 days after passage. This was seconded by Mayor Rowland.

CM McCandless suggested that it be amended to 60 days since stores will need time to install displays behind the counters for the merchandise. CM Stewart agreed and amended his motion to go into effect 60 days from passage. This was seconded by Mayor Rowland

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

This item requires a person to be 21 years of age or older to purchase Kratom, requires the product to be kept behind the counter and bans the additive 7-Hydroxy.

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 and will go into effect 60 days from today.

2. 26-025 **2R** 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.

2R Item passes 7-0 Ord. No. 19797

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. 26-026 **1R** An Ordinance authorizing the submission of the Program Years 2026–2030 Consolidated Plan, Citizen Participation Plan, and the Fiscal Year 2026–27 Annual Action Plan for the CDBG and HOME Programs to the U.S. Department of Housing and Urban Development (HUD); authorizing applications for CDBG and HOME program funds; authorizing execution of a written agreement and acceptance of federal funds; and making the necessary appropriations. **1R**

Councilmember Fears moved to amend the item as presented. Motion seconded by

Councilmember McCandless.

The original ordinance gave estimates for the figures included in this consolidated plan. CM Fears' motion would include the actual figures.

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. 26-027 **1R** An ordinance authorizing the acceptance of a monetary donation to George Owens Nature Park (GONP) to establish a butterfly garden. **1R**
3. 26-028 **1R** An Ordinance finding, determining, and declaring the necessity of acquiring temporary construction easements and Right-Of-Way for the 23rd Street (M-78) Complete Streets Phase 1 Project (No. 112111); 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**
4. 26-029 **1R** 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. **1R**
5. 26-030 **1R** An ordinance authorizing the city of Independence, Missouri to issue its taxable industrial development revenue bonds in a principal amount not to exceed \$2,000,000,000; and authorizing certain documents and actions in connection therewith. **1R**

This is to be used for the construction of combustion turbines.

6. 26-031 **1R** An ordinance amending Chapter 1, Article 16, of the Code of Ordinances of the City of Independence, Missouri, by adding a Code of Ethics. **1R**

INFORMATION ONLY

1. Municipal Court report for the month of February 2026
2. Pavilions at Hartman Heritage CID budget for FYE 6/30/2027.

3. New Town at Harmony CID Preliminary Budget
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 Stewart addressed the topic of gambling machines that was brought up by a citizen speaker this evening. CM Stewart asked City Counselor Lindsey Kolisch for an update on the ordinance restricting the use of these machines. He asked that she look at the ordinance and review it for updates. CM Stewart also asked Interim City Manager Lisa Reynolds, who is responsible for preparing and approving separation agreements. She stated that separation agreements with employees are considered a personnel matter, so they are the responsibility of the City Manager. CM Stewart also discussed the complaint of dust storms at the construction site on 78 Highway. Lisa said she has forwarded the videos to Municipal Services for them to review and see what can be done.

Councilmember Vaught said that on Tuesday, April 14th, Tri Land Properties will be holding a community information event regarding the future of Noland Fashion Square at the Gathering Baptist Church, located at 4505 S. Noland Road, from 7:00 - 8:00 p.m. Also, last Thursday, Wally's held their groundbreaking ceremony. Lastly, there was an open house for the reopening of Fire Station 5.

Councilmember Wiley said she is the liaison for the Independence Housing Authority. They recently had their monthly meeting where they found out they were awarded five VASH (Veteran Affairs Supportive Housing) vouchers. This will support five houseless veterans. The Animal Welfare Committee decided to form a non-profit to help with the shelter, called Friends of the Independence Animal Shelter. They will hold their first event on June 6th at the Uptown Market called Puparazzi.

Councilmember McCandless asked Interim City Manager Lisa Reynolds when the new Council Chambers will be open for meetings. It is anticipated the first meeting will be held there on May 18th. She also asked for an update on the Kentucky bridge over Mill Creek, which is currently under construction. The Chrysler bridge construction will start soon but the date needs to be coordinated with the railroad. Both are expected to be completed by the fall. The GO Bond funds are already working on repaving several streets. Light Heep is working on making access to their funds easier.

Mayor Rowland asked for signage on the bridges to let everyone know that these are where the GO Bonds are being put to use. Lisa said there are signs that will be posted near projects. He also called on Nebius to put money into our community and suggested by contributing to a

community center for our citizens.

ADJOURNMENT

Meeting adjourned at 7:34 p.m.

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

ATTEST:

City Clerk