



City Council Regular Meeting Minutes

April 20, 2026 6:00 PM

MIDWEST GENEALOGY CENTER
3440 S Lee's Summit Road
Independence, MO 64055

INVOCATION

1. The Invocation will be given by Ken Truax, Elder with the East Independence Church of Christ

The invocation was given by Ken Truax, Elder with the East Independence Church of Christ.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Rory Rowland called the meeting to order. Upon roll call, the following Councilmembers were present: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley and CM Vaught. None were absent.

PROCLAMATIONS

1. A Proclamation for the City of Independence Sustainability and Beautification Award

CITIZEN REQUESTS

Cindi Rogers spoke about the Truman birthday celebration
Tony Sommer spoke about the Sustainability Award
Elisa Breitenbach spoke about the change the community wants to see
Joanie Flanagan spoke on the election results and Mayor Pro Tem
Terri Hoeflicker spoke about the Mayor Pro Tem election

James Bennett spoke on utilities
Hanna Albina spoke about the Mayor Pro Tem election
Leigh Phillips spoke on ethics
Jeff Rogers spoke on historic preservation

CONSENT AGENDA

Reports and Recommendations of the City Manager

CM Perkins made a motion to approve the Consent Agenda, minus the items pulled for special consideration. Motion was seconded by CM Fears.

Ayes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

Nays: None

Consent agenda is approved minus the following items pulled for special consideration. 7-0

Item 4 pulled by CM Perkins

Item 6 pulled by CM Stewart

Item 7 pulled by CM Stewart

Item 8 pulled by CM Perkins

Resolution 26-718 by CM McCandless

1. Council action is requested to authorize the City Manager to approve a Purchase Order with Cable-Dahmer Chevrolet, in the amount of \$147,600, and authorizing change orders of up to ten percent (10%) of the authorized amount, for the purpose of purchasing fleet vehicles as part of the Parks & Recreation's annual planned vehicle replacement program. **Approved**
2. Council approval is requested to enter into a work agreement with a maximum value of \$428,528 with Delta Innovative Services, Inc. for a full roof replacement on Fire Station #1. **Approved**
3. Council action is requested to issue a purchase order to Life Scan Wellness Centers in the amount of \$149,338.80, and authorizing change orders of up to ten (10%) of the authorized amount, for mandatory Fire Department physicals (contract extension). **Approved**
4. Council action is requested to authorize the City Manager to approve Purchase Order Change Order #1 on the design contract (PO #26000908) with Alfred Benesch & Company for a revised contract amount not to exceed \$1,149,133, and authorizing change orders up to ten percent (10%) of the authorized amount, for additional engineering services on the Kentucky Avenue Bridge over Rock Creek (No. 542601-4) and the RD Mize Bridge over Little Blue River (No. 542601-6) as part of the GO Bond - Bridges Project (No. 542601). **Item passes 7-0**

CM Perkins made a motion to approve this item. Seconded by CM Fears

This is to make much-needed repairs to the Kentucky Ave. bridge. The hold up on this project is because half the bridge is in KC and half is in Independence.

Ayes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

Item passes 7-0

5. Council action is requested to authorize the City Manager to issue a purchase order to SHEDIGS IT, LLC for an amount not to exceed \$250,953, and authorizing change orders up to ten percent (10%) of the authorized amount, for stormwater repairs at 1716 Rogers Street as part of the Emergency Stormwater Project (No. 131802).

Approved

6. Council action is requested to authorize the City Manager to execute the Purchase and Sale Agreement between the City of Independence and Mid-Continent Public Library for the property at 111 E. Maple Ave. **Item passes 6-1**

CM Stewart made a motion to approve this item. Seconded by CM Perkins.

This is the purchase and sale agreement between the City of Independence and Mid-Continent Library. The purchase amount is \$1. We had to pay the cost of demolition, which was \$200,000.

CM Stewart was hoping the Library would at least cover the cost of that. CM Fears pointed out that normally there would be a tax abatement with something like this but Mid-Continent is not asking for that and this process makes more sense.

Yes Votes: CM Fears, CM Perkins, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No Votes: CM Stewart

Item passes 6-1

7. Council action is requested to authorize expenditures of up to \$600,000 in Fiscal Year 2025–2026 and to approve change orders up to ten percent (10%) of the authorized amount for multiple Southwest Power Pool (SPP) Delivery Point Assessments and associated Delivery Point Network Studies for Independence Power & Light (IPL).

Item passes 6-1

CM Stewart made a motion to approve. Motion was seconded by CM Perkins.

This is to pay for multiple studies that need to occur in different phases of adding large loads in accompaniment with generation.

Yes votes: CM Fears, CM Perkins, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No votes: CM Stewart

Item passes 6-1

8. Council action is requested to authorize the City Manager to enter into a Crossing Improvements Agreement with Union Pacific Railroad, for an amount not to exceed \$160,000, authorizing change orders up to ten percent (10%) of the authorized amount, for the construction phase of the Chrysler Avenue Bridge over Union Pacific Railroad Project (No. 542601-1) as part of the GO Bond - Bridges Project (No. 542601). **Item passes 7-0**

CM Perkins made a motion to approve. Seconded by CM Fears

CM Perkins stated this is the Chrysler Ave. bridge over the Union Pacific Railroad tracks. They

have been trying to bid this out for years. With the passage of the GO Bond, they were able to consolidate two bridge repairs into one bidding package to get bids for the work.

Yes votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No votes: None

RESOLUTIONS

1. 26-718 A resolution declaring the City of Independence to have environmental health standards consistent with Jackson County (*Sponsored by Councilmember McCandless*)
Postponed indefinitely 7-0

CM McCandless made a motion to postpone this item indefinitely. Seconded by CM Perkins. The purpose of this resolution was to have continuity with the County requirements. Since this is a working item, she feels it would be best to postpone and let the new council handle it.

Yes votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No votes: None

Item is postponed indefinitely.

REGULAR AGENDA

PUBLIC HEARING(S)

1. 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.***
Postponed to May 4th 7-0

CM Perkins made a motion to postpone this item for two weeks. Due to the change in location of this evening's meeting, the public hearing has to be republished.

CM Perkins modified his motion to postpone the public hearing and the second reading of the ordinance to May 4th.

Seconded by CM Fears

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No Votes: None

Both the public hearing and the second reading of 26-029 are postponed to May 4th.

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**

Postponed to May 4th 7-0

ORDINANCES

1. **26-026 2R** 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. **2R Item passes 7-0 Ord. No. 19798**

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No Votes: None

Item passes 7-0

2. **26-027 2R** An ordinance authorizing the acceptance of a monetary donation to George Owens Nature Park (GONP) to establish a butterfly garden. **2R Item passes 7-0 Ord. No. 19799**

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No Votes: None

Item passes 7-0

3. **26-028 2R** 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. **2R Item passes 7-0 Ord. No. 19800**

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland

No Votes: None

Item passes 7-0

4. **26-030 2R** 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. **2R Item passes 7-0 Ord. No. 19801**

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught,

Mayor Rowland
No Votes: None
Item passes 7-0

5. 26-031 **2R** An ordinance amending Chapter 1, Article 16, of the Code of Ordinances of the City of Independence, Missouri, by adding a Code of Ethics. **2R Item passes 7-0 Ord. No. 19802**

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland
No Votes: None
Item passes 7-0

CM Perkins made a motion to suspend the rules of procedure to allow Councilmember comments at this time. Seconded by CM Fears.

Yes Votes: CM Fears, CM Perkins, CM Stewart, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland
No Votes: None
Motion passes

CM Fears discussed his time as a councilmember for the City of Independence.

CM Stewart thanked the two outgoing council councilmembers for their service and also to Mayor Rowland.

CM Vaught thanked Mayor Rowland and Councilmembers Fears and McCandless for their service to the community.

CM Wiley thanked the outgoing council for all their help in teaching her the role of councilmember and for sharing their knowledge and experience.

CM McCandless welcomed the new councilmembers and Mayor. She also discussed what she is proud of and what still needs to be accomplished.

CM Perkins discussed how much he has enjoyed working with Mayor Rowland, Councilmember Fears and Councilmember McCandless.

Mayor Rowland discussed how much he has enjoyed working for the citizens of Independence.

CM Perkins presented Mayor Rowland, Councilmember Fears and Councilmember McCandless with plaques with certificates of recognition for their years of dedicated service.

INSTALLATION CEREMONY

Invocation

The invocation was given by Reverend Sarah Wimberley, Lead Pastor fo St. Marks United Methodist Church.

Pledge of Allegiance

The Presentation of Colors and Pledge of Allegiance was led by Boy Scout Troop 865.

Roll Call of the Present City Council

Administration of Oaths of Office to the Councilmembers-elect

Susanne Holland, the City Clerk, administered the oath of office to new At Large Councilmembers Jackie Dorman and Cody Atkinson and to Mayor-Elect Kevin King. Mayor Rowland presented the Mayor-Elect King with the gavel.

Roll Call of the New City Council

Mayor King called the meeting to order.
Upon roll call, those present were:

CM Dorman, CM Perkins, CM Stewart, CM Atkinson, CM Wiley, CM Vaught and Mayor King

Mayor Pro Tem Election

Councilmember Atkinson made a motion to elect CM Perkins for Mayor Pro Tem. There were no other nominations made.

There was no objection to elect CM Perkins as Mayor Pro Tem by consent. Mayor King announced CM Perkins as the Mayor Pro Tem.

FIRST READING(S)

1. 26-032 **1R** 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. **1R Read**
2. 26-033 **1R** An ordinance adopting an amendment to the Fiscal Year 2025-2026 budget, which was approved by Ordinance No. 19682. **1R Read**
3. 26-034 **1R** 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. **1R Read**
4. 26-035 **1R** 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). **1R Read**
5. 26-036 **1R** 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. **1R Read**

INFORMATION ONLY

1. The City Clerk has received a certified copy of the election results for the February 2026 General Election for Mayor and At Large City Councilmembers.
2. Arrowhead CID Budget for FY 6/30/27
3. Ramsgate CID Proposed Budget for FY 2026
4. 23rd and Sterling CID Proposed Budget
5. **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

CM Dorman thanked everyone for their support and looks forward to serving the citizens of Independence.

CM Stewart congratulated the new Mayor and Councilmembers

CM Vaught welcomed the new Mayor and Councilmembers and congratulated them on their elections.

CM Wiley discussed the commissioning of new police officers that recently occurred. She attended the monthly executive board meeting for the Enovation Center. She also did a ride-along with Fire Station 4. She was able to observe a training exercise. She also attended the Easter Jackson County Homeless Task Force meeting. Finally, she congratulated the new Mayor and Councilmembers.

CM Atkinson congratulated CM Dorman and Mayor King on their elections. He looks forward to working for the citizens of Independence as their councilperson.

Mayor King thanked Mayor Rowland and Councilmembers Fears and McCandless for their work on the Council the last four years.

CM Perkins congratulated the newly elected members and welcomed them.

City Manager Troy Anderson congratulated the newly elected members and looks forward to working with them.

ADJOURNMENT

Meeting adjourned at 8:43 PM

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

ATTEST:

City Clerk