



City Council Regular Meeting Minutes

July 6, 2026 6:00 PM

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

INVOCATION

1. The invocation will be given by Steve Kellogg from the Beacon Heights Community of Christ

Steve Kellogg from the Beacon Heights Community of Christ 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. 26-751 A resolution recognizing Heather Urie, Animal Control Officer in the Health & Animal Services Department, as the ISTAR Award recipient for the month of July 2026 **Item passes 7-0 Res. No. 7236**

Councilmember Perkins moved to Approve the item as presented. Motion seconded by Councilmember Vaught.

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 designating July as Parks and Recreation Month

This was presented to Kay Douglas from the Park Commission.

CITIZEN REQUESTS

Councilmember Perkins moved to suspend the rules to allow non-residents to speak. Motion seconded by Councilmember Atkinson.

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

Cindi Rogers talked about the FIFA and other activities happening on the Square.

Angie Lotz spoke on the moratorium resolutions.

Daniel Moorehead spoke on the Nebius work site.

Philip Fracica spoke on the moratoriums.

Terri Hoeflicker spoke on the moratoriums.

Ted Luce spoke on the recall election.

Mike Veit spoke on behalf of the IAFF regarding the recall election.

Eileen Weir spoke on Resolution 26-740 regarding Historic Sites.

Howard Hoff spoke on the moratoriums.

Joannie Flanagan spoke on the moratoriums.

Hannah Albina spoke on public transportation.

Wes Epperson spoke on Resolution 26-747 regarding Terrace Crossing.

CONSENT AGENDA

Reports and Recommendations of the City Manager

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

Items pulled for special discussion were:

CM Stewart pulled item 11, resolution 26-741 and 26-742

CM Perkins pulled resolution 26-740

CM Wiley pulled resolution 26-743

CM Vaught pulled resolution 26-747

AYES (0): None

NAYS (0): None

ABSENT (0):

Consent agenda minus items pulled passes 7-0

1. Approval of minutes from the June 1st and June 15th regular city council meetings
Approved
2. Council action is requested to expend \$4,340,000 for fuel and fuel oil purchases for fiscal year 2026-2027 to Frazier Oil & LP Gas Company, Inc. **Approved**
3. Council action is requested to expend \$115,281.96 in purchase orders for fiscal year 2026-2027 to AVI-SPL for the continuation of licensing and vendor support for the utility customer service call center telephone system. **Approved**
4. Council action is requested to expend \$178,215.46 in purchase orders for fiscal year 2026-2027 to Azteca Systems, LLC, for Cityworks software licensing. **Approved**
5. Council action is requested to issue a purchase order to Advanced Utility Systems in the amount of \$274,093.91 for the annual maintenance and support of the City's utility customer information and billing system. **Approved**
6. Council action is requested to authorize a twelve-month contract between the City of Independence and the Kansas City Area Transportation Authority (KCATA) for the provision of transit services for the period of July 1, 2026 through June 30, 2027, and authorize the City Manager to execute the agreement. **Approved**
7. Council action is requested to authorize the City Manager to approve a construction contract with All Pro Asphalt & Maintenance, LLC for an amount not to exceed \$107,239.19, and authorize up to ten percent (10%) of the authorized amount for crack-filling operations as part of the Pavement Preventative Maintenance Operations Project (No. 112201-15). **Approved**
8. Council action is requested to authorize the City Manager to approve Change Order #1 to the existing design services contract (PO#26000236) with Olsson Associates, for a revised contract amount not to exceed \$208,755, and authorizing change orders up to ten percent (10%) of the authorized amount, for additional engineering services as part of the Sanitary Sewer Main Relocation from Streambanks Project (No. 302203).
Approved
9. Council action is requested to authorize the expenditure of \$743,000 for Fiscal Year 2026-2027 to USIC Locating Services, Inc., and authorizing ten percent (10%) of the

authorized amount for future change orders, for utility locating services provided to the Municipal Services and Power & Light Departments. **Approved**

10. Council action is requested to issue a \$1,300,000 purchase order and to authorize change orders of up to ten percent (10%) of the authorized amount, for fiscal year 2026-2027 to John Moore Oil Company for fuel oil purchases for the Power & Light Department (IPL). **Approved**

11. Council action is requested to issue a purchase order to Professional Turf Products in the amount of \$154,579.25, for a Toro Groundmaster 5900 Mower for the Parks and Recreation Department. **Item passes 7-0**

This item was pulled by CM Stewart. This mower is a more powerful mower that will mow a larger area in a quicker amount of time.

Councilmember Stewart 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

12. Council action is requested to authorize the City Manager to approve a construction contract with Earthworks Excavation & Associates, LLC, for an amount not to exceed \$1,124,903.48, and authorizing a ten percent (10%) contingency of the authorized amount, for the 6" Consolidated Main Replacement along Sheley Rd. project as part of the Water Main Replacement Program (No. 9749). **Approved**
13. Council action is requested to issue a purchase order for \$723,336 to Enterprise FM Trust for 88 Vehicle Leases, and authorizing ten percent (10%) of the authorized amount for future change orders, for the Central Garage Division of the Municipal Services Department. **Approved**
14. Council action is requested to expend \$700,000 to various vendors to supply ductile iron pipe, gate valves, and fittings for the Water Construction Maintenance Division of the Municipal Services Department for Fiscal Year 2026-2027, and authorizing future change orders of up to ten percent (10%) of the requested amount. **Approved**
15. Council action is requested to authorize the City Manager to issue a purchase order to KP Electric Co., in the amount of \$407,000, and authorizing a ten percent (10%) contingency of the authorized amount, for the purchase of a new transformer for the

Courtney Bend Water Treatment Plant as part of the Emergency Power Generation Project (No. 402007). **Approved**

RESOLUTIONS

1. 26-740 A resolution directing the City Manager to explore ways to fund and support city-owned Historic Sites (*Sponsored by Councilmember Perkins*) **Item passes 7-0 Res. No. 7237**

This item was pulled by CM Perkins.

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

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. 26-741 A resolution declaring a 180-day moratorium on the processing of applications related to and issuance of city permits or licenses related to the installation or use of data processing and hosting facilities located in the City of Independence, Missouri, for projects or applications not already submitted to, authorized, or approved by the City. (*Sponsored by Councilmember Stewart*) **Item passes 7-0 Res. No. 7238**

This item was pulled by CM Stewart. This moratorium will only affect future applications and will not affect current projects or applications that have already been submitted.

Councilmember Stewart 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

3. 26-742 A resolution declaring a 180-day moratorium on the processing of applications related to and issuance of city permits or licenses related to the installation or use of battery energy storage systems (BESS) facilities located in the City of Independence, Missouri, for projects or applications not already submitted to, authorized, or approved by the City (*Sponsored by Councilmember Stewart*) **Item**

passes 7-0 Res. No. 7239

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

This will only affect applications going forward and none that have already been processed or submitted.

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. 26-743 A resolution reducing the separation distance requirement established in Section 14-421-02 of the Unified Development Ordinance for a marijuana facility located at 16800 E. Gudgell Road, Independence, Missouri. **Item fails 0-7**

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

CM Wiley stated that she does not support this and will be voting no on the item. CM Stewart asked the City Manager how the owners were able to start working on the building before the extension of separation was approved. City Manager Anderson stated there is a separation requirement between marijuana facilities, retail, schools, churches and daycare centers. During the building permit review and approval process, the applicant is required to submit verification s to whether or not there are any schools, churches, daycares within the distance of the location that they intend to remodel and establish. The permit was issued and it was later brought to our attention that there is a daycare facility located within that distance. State law requires 500 feet of separation but city ordinance requires 1,000 feet. The daycare facility is approximately 800 feet away. It is greater than what the State law requires but does not meet the requirements of the City. The City immediately reached out to the owner for a stop order. The owner requested that the city not issue the stop order and allow them to continue the renovations so that another type of retailer could use the building if this was not approved by the City Council.

AYES (0): None

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

ABSENT (0):

Item fails 0-7

5. 26-744 A resolution approving a preliminary plat of Meadowbrook Estates, Phase 2, located southeast of Eureka Road and R.D. Mize Road in Independence, Missouri.

Approved Res. No. 7240

6. 26-745 A resolution appointing Robin Baker-Bokarge to the Public Safety Tax

Oversight Committee **Approved Res. No. 7241**

7. 26-746 A resolution appointing Sarah Lawson to the Human Relations Commission
Approved Res. No. 7242
8. 26-747 A resolution in support of the application for an affordable rental housing development known as Terrace Crossing, to the Missouri Housing Development Commission's nine percent housing tax credits and approving a waiver of building permit fees in the amount of \$50,001.00. **Item passes 7-0 Res. No. 7243**

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

This item was not approved prior to this date because they did not receive enough tax credits. Mayor King asked for some kind of storm shelter to be made available to residents in this addition.

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

9. 26-748 A resolution authorizing a contract 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, 2026, through June 30, 2027; accepting funds for the period in the amount of \$125,254; authorizing future change orders for additional funding and/or time extensions for the same project; and authorizing certain future appropriations. **Approved Res. No. 7244**
10. 26-749 A resolution reappointing Brent Schondelmeyer to the Land Trust of Jackson County, Missouri **Approved Res. No. 7245**
11. 26-750 A resolution reappointing Charlie Shields and appointing Cindy McClain, John Pritchard and Rory Rowland as members of the Independence Harry S. Truman Award Commission **Approved Res. No. 7246**

REGULAR AGENDA

PUBLIC HEARING(S)

ORDINANCES

1. 26-056 **2R** An ordinance approving the issuance of Tax Increment and Special District

Revenue Bonds (Wally's Redevelopment Project), Series 2026, in an aggregate principal amount not to exceed \$12,000,000, by the Industrial Development Authority of the City of Independence, Missouri and authorizing certain other actions and documents in connection therewith. **2R Item passes 7-0 Ord. No. 19817**

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. 26-059 **1R** An ordinance amending Section 18.18.001-010 of the Independence City Code concerning bicycles, motorized bicycles, and motor scooters. **1R Read**
2. 26-060 **1R** An ordinance amending Section 18.01.001 of the Independence City Code to change the definitions of electric personal mobility devices, motorcycle, and motorized bicycles. **1R Read**
3. 26-062 **1R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) and C-2 (General Commercial) to District C-2 (General Commercial) for the property located at 16523 East US 40 Highway. **1R Read**
4. 26-063 **1R** An ordinance approving a rezoning from District R-6 (Single-Family Residential) to District R-6/PUD (Single-Family Residential/Planned Unit Development) and approving a preliminary development plan for the property located at 20691 East US 24 Highway. **1R Read**
5. 26-064 **1R** An ordinance approving a Special Use Permit to expand the operations of a car rental agency to 3601 South Noland Road, Independence, Missouri. **1R Read**
6. 26-065 **1R** An ordinance approving a final plat for Meadowbrook Estates – 2nd Plat located Southeast of Eureka Road and R.D. Mize Road in Independence, Jackson County, Missouri. **1R Read**
7. 26-066 **1R** An ordinance approving a final plat for Jackson Place – 1st Plat located west of Jackson Drive and south of R.D. Mize Road in Independence, Jackson County, Missouri. **1R Read**
8. 26-067 **1R** An ordinance approving a Preliminary Development Plan for the property located north of US 24 Highway and west of Salem Drive in District R-30/PUD (High Density Residential/Planned Unit Development) in Independence, Missouri. **1R**

Read

9. 26-068 **1R** An ordinance approving a final plat for McBee Acres located north of US 24 Highway and west of Salem Drive in Independence, Jackson County, Missouri.

1R Read

10. 26-069 **1R** An ordinance calling for a special recall election; proposing the form of the ballots and directing the City Clerk to do all things called for by law in connection with the holding of said election. **1R (Emergency Item First and Second Readings) First and Second Readings done Item passes 7-0 Ord. No. 19818**

This is an emergency item. It was read twice.
The item was presented, and discussion followed.

AYES (6): Councilmember Stewart, Councilmember Vaught, Councilmember Wiley, Councilmember Atkinson, Mayor King, Councilmember Dorman

NAYS (0): None

ABSTAIN (1): Councilmember Perkins

ABSENT (0):

Item passes 6-0-1

INFORMATION ONLY

1. \$1,000,000 in purchase orders were issued to Belger Cartage, BrandSafway, Electrical Corporation of America, and GE Vernova for the emergency removal, repair, cleaning and inspection of H-6 Substation's Gas Turbine Generator for Independence Power & Light.
2. Municipal Court Report for May 2026
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

CM Dorman discussed the Country's 250th birthday. Fox and Friends came to Independence and did a live segment. We were included in their Most Patriotic Cities segment. She went to a naturalization ceremony and witnessed 37 people become US citizens. They represented 17 countries. She was able to see the work they put into becoming a citizen, their emotions and words they spoke about becoming citizens. She also expressed her appreciation for the

grassroots effort and community engagement.

CM Atkinson talked about Artists Helping the Homeless finalizing the purchase of the old Sprint building. This will be turned into 60 units of transitional housing for those most at risk of living on the street. It will service their mental and physical well-being meals, transportation, and workforce development. The Three Trails Behavioral Health facility is set to open this fall. He and CM Wiley took a tour of the facility that will provide both in and out-patient services. He thanked Wes Epperson and all those who organized the Southwest Independence Community Group. In this group, residents are able to communicate and solve problems in a collaborative manner. He encouraged others to create similar groups and offered his assistance in doing so. He also attended the Declaration of Independence reading at the First Christian Church on Saturday. It was an incredible experience.

CM Wiley made a motion to put Bill No. 26-010 on the next agenda. This is the Bill/Ordinance regarding nuisance animals. Motion was seconded by CM Dorman.

YAYS (7): CM Dorman, CM Perkins, CM Stewart, CM Atkinson, CM Wiley, CM Vaught, Mayor King

NAYS (0):

ABSENT (0):

Motion passes 7-0

This item will be placed on the July 20th agenda.

CM Perkins asked City Manager Anderson to speak candidly about the conversation he had with Kansas City officials regarding the Kentucky Road bridge. Troy spoke with them about de-annexing their half of the bridge and that part of the right-of-way into the City's corporate limits so we can continue the renovations and repairs that need to be made. The next step for the Kansas City Planning Commission to approve the deannexation. They meet on July 15th. If their Planning Commission approves it, it will need to go before their City Council. If they approve it then we can approve the annexation.

Mayor King talked about Soccer Saturday and the Ted Lasso look-alike contest. The winner will get suite tickets to a future Comets game. He thanked the Parks and Recs department for their work on the July 4th celebrations and the Popsicles in the Park events. He will be holding a town hall on July 22nd. The location is not yet determined.

City Manager Troy Anderson talked about some new things we are going to do on social media. We are going to showcase some of our amazing employees and some of the amazing folks in the community that are doing some really incredible work.

ADJOURNMENT

Meeting adjourned at 7:47 p.m.

Presiding Officer of the City Council

of the City of Independence, Missouri

ATTEST:

City Clerk