

REGULAR MEETING  
December 7, 2020

The Independence City Council met for a Regular Meeting, December 7, 2020, at 6:00 p.m., virtually held via GoToMeeting.

Council recited the Pledge of Allegiance.

Mayor Eileen Weir, Presiding Officer of the City Council, called the meeting to order. Upon roll call, the following members of the City Council were present: Mike Huff, John Perkins, Brice Stewart, Karen DeLuccie, Mike Steinmeyer and Mayor Eileen Weir. Councilmember Daniel Hobart arrived at 6:04 p.m. The following members of the City Council were absent: None.

PRESENTATION RESOLUTION:

Councilmembers Huff and DeLuccie moved to approve Bill No. 20-810.

Bill No. 20-810, entitled, [Res. #6623]

“A RESOLUTION RECOGNIZING LORA LEA LOCKER, UTILITY DATA SPECIALIST WITH THE POWER & LIGHT DEPARTMENT, AS THE EMPLOYEE OF THE MONTH FOR DECEMBER, 2020.”

Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, and Mayor Weir. Noes – None. Absent – Councilmember Hobart. The Mayor declared the bill approved.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER:

Councilmember Steinmeyer requested Item No. 4 and Item No. 5 be pulled for separate consideration.

Councilmember Huff requested Item No. 3 be pulled for separate consideration.

Councilmembers Huff and DeLuccie moved to approve the AMENDED CONSENT AGENDA minus Item No. 4, Item No. 5 and Item No. 3 to be considered separately.

1. Approval of minutes for the Regular Meetings on November 2, 2020 and November 16, 2020.
2. Council action is requested to authorize and direct the City Manager to execute a certain license agreement with MCI/Verizon Communications to attach a 4" galvanized pipe to the bridge on S Jackson Drive North of E 37th Terrace Court S in Independence, Jackson County, Missouri.
6. Council action is requested to issue a purchase order to ConvergeOne Inc, in the amount of \$301,570.50 for additional Microsoft Office 365 Licensing.

Bill No. 20-811, entitled, [Res. #6624]

“A RESOLUTION ADOPTING THE 2021 STATE LEGISLATIVE POLICY.”

Bill No. 20-812, entitled, [Res. #6625]

“A RESOLUTION APPOINTING IVETA BLAHUTOVA, ROSS MARINE AND ROBERT PAVLOVIC TO THE SLOVAK SISTER CITY COMMITTEE.” – *Requested by Mayor Eileen Weir*

Bill No. 20-813, entitled, [Res. #6626]

“A RESOLUTION EXTENDING THE CONTRACT BETWEEN THE CITY OF INDEPENDENCE, MISSOURI AND THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 781 FOR THE TERM OF DECEMBER 31, 2020 THROUGH MARCH 31ST, 2021.”

Upon roll call, the vote to approve the AMENDED CONSENT AGENDA was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the motion carried and the CONSENT AGENDA was approved.

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In response to Councilmember Steinmeyer, City Manager, Zach Walker, stated that this will be primarily focused on acquisition of laptops and tablets for our employees to utilize during field work and while working remotely during the pandemic. Director of Finance and Administration, Bryan Kidney, provided information regarding the breakdown of this cost.

Councilmembers Huff and Steinmeyer moved to approve Item No. 4.

4. Council action is requested to issue a purchase order to Riverside Technologies Inc. in the amount of \$178,212.81 for computer equipment.

Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the item approved.

In response to Councilmember Steinmeyer, Mr. Walker provided information about what upgrades will be made and to what facilities. Mr. Walker stated that one major upgrade will be to equipment and bandwidth for the Council Chambers. Mr. Kidney provided additional information about the breakdown of this cost.

Councilmember Steinmeyer and Huff moved to approve Item No. 5.

5. Council action is requested to issue a purchase order to Riverside Technologies Inc. in the amount of \$134,757.74 for wifi enhancements.

Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the item approved.

In response to Councilmember Huff, Director of Municipal Services, Lisa Phelps, provided more information regarding this project and bid.

Councilmembers Huff and DeLuccie moved to approve Item No. 3.

3. Council action is requested to authorize the City Manager to approve a construction contract with Linaweaver Construction Contractors for an amount not to exceed \$585,064.00, authorizing future minor change orders for an amount not to exceed \$58,506.40 and/or time extensions, for the Arrowhead Shopping Center Sanitary Sewer Improvements Project (Project No. 70301703).

Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the item approved.

**PUBLIC HEARINGS:**

Mayor Weir opened a full public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to donation bins. Assistant Community Development Director, Rick Arroyo, provided background information on this item. Mr. Arroyo stated that the Planning Commission recommended approval of this change. In response to Councilmember Hobart, Mr. Arroyo stated that signage is required on the bin but there are no size requirements for the signs. Councilmember Hobart stated he would like to see specific size requirements for signage. In response to Mayor Weir, Mr. Walker stated that we could make administrative changes to the ordinance without having to send this back to the Planning Commission. There being no speakers, the Mayor declared the public hearing closed. *Full Public Hearing.*

Councilmembers Hobart and DeLuccie to amend Bill No. 20-089 to include provisions that specify sign size and reasonable measures to make sure the sign can be easily read on the donation bins. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor motion approved.

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Bill No. 20-089, entitled, [Ord. #19178, as amended]  
“AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO DONATION BINS AND CENTERS.”  
was given its second reading by title and placed on final passage. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the bill approved.

Mayor Weir opened a new information only public hearing for the application by Manuel Garzona requesting a rezoning from C-2, General Commercial, to C-3, Service Commercial, for the property located at 1026 W. 23rd Street. Mr. Arroyo provided background information on this item. The Mayor declared the public hearing closed. *New Information Only.*

Bill No. 20-090, entitled, [Ord. #19179]  
“AN ORDINANCE APPROVING A REZONING FROM DISTRICT C-2 (GENERAL COMMERCIAL) TO DISTRICT C-3 (SERVICE COMMERCIAL) FOR THE PROPERTY LOCATED AT 1026 W. 23RD STREET S., IN INDEPENDENCE, MISSOURI.”  
was given its second reading by title and placed on final passage. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the bill approved.

Mayor Weir opened a new information only public hearing for the application by Tim O'Neill and Amy Jacobsen requesting a rezoning from I-1, Industrial, to C-1, Neighborhood Commercial, for the property located at 1450 W. Lexington Avenue. Mr. Arroyo provided background information on this item. The Mayor declared the public hearing closed. *New Information Only.*

Councilmember Perkins stated that he thinks this will be a great use of this older building and a great addition to the Arts District. Councilmember Perkins stated that he will be voting in favor of this bill.

Bill No. 20-091, entitled, [Ord. #19180]  
“AN ORDINANCE APPROVING A REZONING FROM DISTRICT I-1 (INDUSTRIAL) AND DISTRICT R-6 (SINGLE-FAMILY RESIDENTIAL) TO C-1 (NEIGHBORHOOD COMMERCIAL) FOR PROPERTIES LOCATED AT 1450 W. LEXINGTON AVENUE, IN INDEPENDENCE, MISSOURI.”  
was given its second reading by title and placed on final passage. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the bill approved.

NON-ORDINANCE ACTION ITEMS:

1. Council Action is requested to direct the City Manager to negotiate and enter into an annual lease agreement with Enterprise Fleet Management.  
Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent – None. The Mayor declared the item approved.

ORDINANCES:

Bill No. 20-088, entitled, [Ord. #19181]  
“AN ORDINANCE FINDING, DETERMINING AND DECLARING THE NECESSITY OF ACQUIRING TEMPORARY CONSTRUCTION AND GRADING EASEMENTS AND GENERAL UTILITY EASEMENTS FOR THE VAILE SIDEWALK IMPROVEMENTS PROJECT (PROJECT NO.70110807); 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.”

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was given its second reading by title and placed on final passage. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent –None. The Mayor declared the bill approved.

Bill No. 20-092, entitled, [Ord. #19182]

“AN ORDINANCE AUTHORIZING AN AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE PUBLIC TRANSIT OPERATING ASSISTANCE GRANT IN THE AMOUNT OF \$16,653.00 FOR OPERATING EXPENSES ASSOCIATED WITH TRANSIT SERVICE FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021; AND MAKING THE NECESSARY APPROPRIATIONS.”

was given its second reading by title and placed on final passage. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent –None. The Mayor declared the bill approved.

## FIRST READINGS:

Bill No. 20-093, entitled

“AN ORDINANCE AUTHORIZING A CONTRACT WITH THE CITY OF LEE’S SUMMIT, MISSOURI, FOR THE CITY OF INDEPENDENCE, MISSOURI, TO SUPPLY WATER TO LEE’S SUMMIT.”

was given its first reading by title.

Bill No. 20-094, entitled

“AN ORDINANCE APPROVING A REZONING FROM DISTRICT I-1 (INDUSTRIAL) TO DISTRICT R-12 (TWO FAMILY RESIDENTIAL) FOR THE PROPERTY AT 1201 S. OSAGE, IN INDEPENDENCE, MISSOURI.”

was given its first reading by title.

Mayor Weir and Councilmember Perkins moved to read Bill No. 20-095 as an emergency. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent –None. The Mayor declared the motion approved.

In response to Councilmember Steinmeyer, Mr. Walker stated that the federal government has qualified what low and moderate income is for communities, and we are a qualifying community. Mr. Walker stated he does not currently have the specific amount available to him at this time. Mr. Walker stated that the approximate average of rent within Independence is \$830 per month. Mr. Walker stated that for individuals to receive the assistance they need to be at least 30 days in arrears. Mr. Walker provided additional background information about how many individuals we will be able to assist. Mr. Scannell provided information regarding income classifications and requirements.

In response to Councilmember Perkins, Mr. Walker stated that CSL did also receive funds to distribute assistance to individuals in Eastern Jackson County with approximately half of which were in independence. Mr. Walker stated that these funds would be in addition to that assistance.

Bill No. 20-095, entitled, [Ord. #19183]

“AN ORDINANCE AUTHORIZING A CONTRACT WITH COMMUNITY SERVICES LEAGUE FOR THE ADMINISTRATION OF A RENTAL ASSISTANCE PROGRAM FOR LOW AND MODERATE INCOME INDIVIDUALS UTILIZING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG-CV) FUNDS IN AN AMOUNT NOT TO EXCEED \$184,533.00.”

was given its first and second reading by title and placed on final passage. Upon roll call, the vote was: Ayes – Councilmembers: Huff, Perkins, Stewart, DeLuccie, Steinmeyer, Hobart and Mayor Weir. Noes – None. Absent –None. The Mayor declared the bill approved.

Bill No. 20-096, entitled

“AN ORDINANCE APPROVING THE AMENDED 2019-2020 ANNUAL ACTION PLAN FOR PROGRAM YEAR 45 AND AN AMENDMENT TO THE 2017-21 CONSOLIDATED PLAN AND MAKING THE NECESSARY APPROPRIATIONS.”

was given its first reading by title.

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Bill No. 20-097, entitled  
“AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF FUNDING FROM THE US DEPARTMENT OF JUSTICE, US MARSHALS SERVICE, THROUGH THE JOINT LAW ENFORCEMENT OPERATIONS TASK FORCE, FOR USE BY THE POLICE DEPARTMENT, AND MAKING THE NECESSARY APPROPRIATIONS.”  
was given its first reading by title.

INFORMATION ONLY:

In response to Mayor Weir, Mr. Walker provided information regarding next steps for the Southwest Independence 353 Program.

1. The Southwest Independence 353 Board has approved the attached residential and commercial program guidelines in accordance with the previously approved Plan.
2. Change orders to purchase order 21000455, in the amount of \$784,00.00 was issued to Clinical Reference Laboratory Inc. (CRL) for Covid-19 spit test kits for the City Managers Department.
3. COVID-19 Semi-Monthly Update.
4. COVID-19 Meeting Procedures: The September 8 City Council Meeting will be shared with the public via YouTube and City7. In accordance with social distancing guidelines, very limited public seating will be available on a first-come, first-served basis. The current social distancing maximum capacity is 31 individuals in the audience. Individuals who sign-up to speak can do so in person or online via the live meeting platform. If capacity is exceeded, speakers may be asked to wait in the lobby area and will be called in at the appropriate time. All attendees must participate in a health check and be wearing a cloth face covering upon entering the building. Please plan accordingly to allow time for this prior to the 6 p.m. meeting start time. Those individuals with a fever or showing symptoms of COVID-19 will be asked to watch the meeting on one of the virtual formats. Attendees will be required to socially distance in seats as indicated by the markings on the bench, although minors may sit with a custodial adult. Social distancing maximum capacity is currently 31 individuals in the audience.

COUNCILMEMBER COMMENTS:

Councilmember Steinmeyer stated that he has spoken to several small businesses in the community since the 10 p.m. restriction was imposed by Jackson County. Councilmember Steinmeyer stated that some are reporting losses as high as 30-40% because of this restriction. He stated that small businesses generate 44% of the U.S. economy and account for 2/3 of the new jobs. Councilmember Steinmeyer asks that individuals shop local and shop small businesses during this holiday season.

Councilmember Hobart stated that the Chamber of Commerce has joined an app, along with a lot of local small businesses, called Hownd. He encouraged individuals to download and utilize the app.

Councilmember Perkins stated that he was able to meet with Northwest Van Horn community group last week and get caught up with community leaders. Councilmember Perkins stated that they are beginning to start some planning stages of community recovery by faith-based organizations and community-based organizations are wanting to do to help out individuals in the community who are struggling during this pandemic.

Mayor Weir stated that we are continuing to operate our COVID test sites at Adventure Oasis, however, we are down to our last several hundred test so that is expected to end in the coming days. The Mayor stated this program has been very successful with great turnout.

Mayor Weir stated that we have a lot of holiday events happening, although many are in a different format this year. The Mayor stated she hopes that people take advantage of the opportunity to enjoy some of the activities around town in a safe manner.

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Mayor Weir stated that today we have received recognition by the State of Missouri for our Health Department to be recognized as a Local Public Health Agency. Mayor Weir stated that this was a recognition that we lost when we decentralized our Health Department a few years ago. The Mayor stated that during this pandemic we have been working to regain this recognition. Mayor Weir thanked those involved in assisting us in obtaining this recognition. The Mayor stated that Christina Heinen will continue as our Acting Health Director as we continue to work with our Region and the State of Missouri on our COVID response and then well beyond that to reformulate our Comprehensive Health Department and associated services that come with that. Mayor Weir thanked Council, Advisory Board of Health and city staff.

Mr. Walker stated that we have certainly benefitted from the leadership of Christina Heinen as our Acting Health Director since 2018 and her role during COVID. Mr. Walker stated that she will make our Council and city proud as we reestablish our Health Department.

At 6:52 p.m., there being no further business, the Mayor declared the meeting adjourned to a Regular Meeting at 6:00 p.m., December 21, 2020, in the Council Chambers.

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

ATTEST:

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City Clerk