

REGULAR MEETING
January 19, 2021

The Independence City Council met for a Regular Meeting, January 19, 2021, at 6:00 p.m., virtually held via Microsoft Teams.

Tim Allison, Chaplain and Bereavement Coordinator, with Visiting Nurse Association, provided the invocation followed by 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, Daniel Hobart and Mayor Eileen Weir. The following members of the City Council were absent: None.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER:

Councilmember Stewart requested Item No. 1 and Bill No. 21-707 be pulled for separate consideration.

Councilmember Huff requested Bill No. 21-702 and Bill No. 21-703 be pulled for separate consideration.

Councilmembers Huff and Steinmeyer moved to approve the AMENDED CONSENT AGENDA minus Item No. 1, Bill No. 21-707, Bill No. 21-702 and Bill No. 21-703 to be considered separately.

2. Council action is requested to accept Lockton Companies proposal with a one (1) year agreement, with four (4), one-year renewal periods for Property and Casualty Insurance Agency/Brokerage Services with Lockton Companies for the Finance & Administration Department.

Bill No. 21-704, entitled, [Res. #6633]

A RESOLUTION AFFIRMING THE REAPPOINTMENT OF ALLIE ZAROOR TO THE STORM WATER CONTROL OVERSIGHT COMMITTEE. - INDIVIDUAL APPOINTMENT JOHN PERKINS

Bill No. 21-705, entitled, [Res. #6634]

A RESOLUTION REAPPOINTING SAM RUSHAY AND JENNIFER VITELA TO THE TOURISM COMMISSION OF THE CITY OF INDEPENDENCE, MISSOURI.

Bill No. 21-706, entitled, [Res. #6635]

“A RESOLUTION APPOINTING DR. PETER MUELLEMAN TO THE INDEPENDENCE ADVISORY BOARD OF HEALTH OF THE CITY OF INDEPENDENCE, MISSOURI.”

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.

In response to Councilmember Stewart, City Manager, Zach Walker stated that the \$43,058.00 is the amount of the Change Order for this project. Lisa Phelps, Director of Municipal Services, provided background information on this item.

Councilmembers Stewart and DeLuccie moved to approve Item No. 1.

1. Council action is requested to authorize the City Manager to approve a construction contract with Tasco, LLC for an amount not to exceed \$430,583.50, authorizing future minor change orders for an amount not to exceed \$43,058.00 and/or time extensions, for the Mill Creek Trail Extension Project (No. 111817).

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

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Councilmember Stewart stated that language in this resolution has been updated. He stated that this does not supersede the current local preference ordinance for Jackson County Labor but this enhances what we already have.

Councilmembers Stewart and Huff moved to approve Bill No. 21-707.

Bill No. 21-707, entitled, [Res. #6636]

“A RESOLUTION UPDATING THE PROCUREMENT POLICY FOR THE CITY OF INDEPENDENCE, MISSOURI.” -
Requested by Councilmember Brice Stewart.

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.

Councilmember Huff stated that this resolution meets the requirements of the Charter and he will be voting in support of this bill.

Councilmembers Huff and Stewart moved to approve Bill No. 21-702.

Bill No. 21-702, entitled, [Res. #6631]

“A RESOLUTION DIRECTING THE CITY MANAGER TO IMPLEMENT A RESILIENCY AND CASH BALANCE POLICY IN THE CITY’S UTILITY FUNDS USING RISK-BASED METHODOLOGY TO ENSURE THE CITY UTILITY’S HAVE FUNDS AVAILABLE TO PROVIDE FOR LONG-TERM FINANCIAL STABILITY AND SYSTEM RELIABILITY; AND AMEND RESOLUTION 6201.”

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.

Councilmember Huff stated that he is in favor of paying off this bond and stated that this follows in line with our Charter. Councilmember Huff stated that this gets us one step closer to being debt free and this will free up a lot of cash for other things. Councilmember Huff stated that now that we have a number for where we are at, he would like to give back to the rate payers. He stated that in the coming weeks he will have a resolution on the agenda to add an additional \$5 Million to give out to the rate payers.

Councilmembers Huff and DeLuccie moved to approve Bill No. 21-703.

Bill No. 21-703, entitled, [Res. #6632]

“RESOLUTION AUTHORIZING THE ESCROW OF FUNDS SUFFICIENT TO DEFEASE AND REDEEM CERTAIN OUTSTANDING BONDS AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.” (*SERIES 2010B BONDS*)

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.

PUBLIC HEARINGS:

Mayor Weir opened a full public hearing for the formation of the Susquehanna East Shopping Center Community Improvement District. Community Development Director, Tom Scannell, provided background information on this item. The Independence Development and Incentive Commission considered this item on January 6, 2021 and have recommended approval of this item. Bill Moore, attorney for the owner, spoke in support of this item. Asharaf Hudda, owner of property, spoke in support of this item. Councilmember Hobart that stated he appreciates the efforts being made by the owner to restore this property. There being no additional speakers, the Mayor declared the public hearing closed. *Full Public Hearing.*

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NON-ORDINANCE ACTION ITEMS:

1. Bill No. 20-809, entitled, [Res. #6637]
 "A RESOLUTION ESTABLISHING PRIORITIES FOR USE OF ANY SURPLUS IN THE INDEPENDENCE POWER AND LIGHT FUND." - *Requested by the Public Utilities Advisory Board*
 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.
2. Council action is requested for consideration of the Development of Future Electric Source. - *Requested by the Public Utilities Advisory Board*
 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, Mr. Walker provided some background information about the animal shelter owned by Jackson County and operated by Independence. Mr. Walker stated that the City owns the land that the animal shelter is on, however, the county owns the building. Mr. Walker stated that he thinks it would be beneficial for the city to own both the land and the building concurrently. He stated that one challenge that we have not been able to rectify in our negotiations with the county is the condition of the building. Mr. Walker stated that there have been some challenges with the facility, such as the HVAC system and hot water being available on a reliable and consistent basis. We have asked the county to bring the building up to current standards prior to taking ownership of the building. The county's standing is that the debt on the property is less than the assessed value of the building and they do not wish to repair the building.

Councilmember DeLuccie stated that she does not believe the building is worth the \$4.5 Million that the county thinks it is and she will be voting against this item. Councilmember DeLuccie stated that she has been to the animal shelter and it has not been well maintained by the county. She stated that we have other financial obligations and she would hate to add to our burden.

3. Bill No. 21-708, entitled, [failed]
 "A RESOLUTION AUTHORIZING THE PURCHASE OF THE JACKSON COUNTY ANIMAL SHELTER BY THE CITY OF INDEPENDENCE."
 Upon roll call, the vote was: Ayes – Councilmember Huff and Mayor Weir. Noes – Councilmembers: Perkins, Stewart, DeLuccie, Steinmeyer and Hobart. Absent – None. The Mayor declared the bill failed.
4. Council Action is requested to approve the final CARES ACT report.
 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.

FIRST READINGS:

Bill No. 21-001, entitled
 "AN ORDINANCE AUTHORIZING FINAL DISPOSITION OF CERTAIN CITY RECORDS THAT HAVE MET ALL REQUIREMENTS TO BE ELIGIBLE FOR SUCH DISPOSITION."
 was given its first reading by title.

Bill No. 21-002, entitled
 "AN ORDINANCE APPROVING THE PETITION FOR THE ESTABLISHMENT OF THE SUSQUEHANNA EAST SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE DISTRICT, AND MAKING FINDINGS AND AUTHORIZING ACTIONS RELATED TO ESTABLISHMENT OF THE DISTRICT."
 was given its first reading by title.

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INFORMATION ONLY:

1. Change order to purchase order 21000455, in the amount of \$80,000.00 will be issued to Clinical Reference Laboratory Inc. (CRL) for Covid-19 spit test kits for the City Managers Department.
2. COVID-19 Semi-Monthly Update.
3. Report on purchase agreements between \$50,000 and \$100,000 per Procurement Policy.
4. The City Clerk's Office is in receipt of the Englewood Community Development District annual report ending June 30, 2020.
5. Municipal Division Monthly Case Report December 2020.
6. The City Council has requested that the State of Emergency Proclamation be reviewed every 30 days for wording and compliance as directed at the August 3, 2020 Regular Meeting of the City Council.

COUNCILMEMBER COMMENTS:

Councilmember Perkins stated that the Wilson Road Corridor Cleanup started last week, and he wanted to thank IPD, Community Development and other City Staff for their work with property owners in that area.

Councilmember Huff stated that he is happy that Councilmember DeLuccie supports opening the City buildings back up to normal hours along with Councilmembers Steinmeyer, Stewart and himself. Councilmember Huff stated that he would like to see the buildings opened back up, but understands this decision is made by the Mayor and he will support her decision.

Councilmember DeLuccie stated that she had concerns about the hours of operation for the city as well and has spoken with Mayor Weir and believes these things will be taken care of.

Councilmember Steinmeyer stated that he is also pleased to receive the email from Councilmember DeLuccie in support of regular operating hours. Councilmember Steinmeyer stated that there is no criticism intended in any way, it's just that citizens are requesting our building be opened back up and for services to be readily accessible. Councilmember Steinmeyer stated that he also supports the Mayor and her decisions in this matter, but he believes our residents have been very patient and he does not see any reason to continue the restriction on operating hours at City Hall.

Councilmember Hobart thanked his fellow Councilmembers and hopes that the citizens are happy and healthy.

Mayor Weir stated that there has been a request made by Councilmember DeLuccie that we expand the hours that City Hall is accessible to the public and properly staff each department to ensure that services can be provided adequately. Mayor Weir stated that currently City Hall is open Monday and Thursday, regular business hours and regular business hours three days a week at the Independence Utilities Center. The Mayor stated that the primary reason for limiting the hours is for the health of our public as well as for the health of our employees.

Mayor Weir stated we have been hit hard within our city staff and we wanted to make sure we were doing everything within our power to protect staff and the public they may come in contact with. The Mayor stated that our Emergency Operations Team meet every Monday and Wednesday to talk about the impact of COVID-19 and make preparations for various things and share information from the CDC and surrounding area health departments. Mayor Weir stated that she is willing to discuss operating hours with the Emergency Operations Team to see what the safest way would be to move forward. She stated that driving force is going to continue to be the health and safety of our staff and public. The Mayor stated that

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she understands we have a job to do and as hard as we try to have limited disruption in services, when our workforce is reduced, services suffer and we certainly want to perform our services to the best of our abilities.

The Mayor stated that the Annual Martin Luther King celebration was held on January 18, 2021 and is available to watch on our city YouTube channel. Mayor Weir stated that she is excited that although she had a prior engagement that she will be able to watch the celebration.

At 6:35 p.m., there being no further business, the Mayor declared the meeting adjourned to a Regular Meeting at 6:00 p.m., February 1, 2021, in the Council Chambers.

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

ATTEST:

City Clerk