

Regular Meeting Minutes

Wednesday, February 7, 2024

Time Started – __6:01 pm__

INVOCATION

Muriel Luedeman, Independence is Alive and Well

THE PLEDGE OF ALLEGIANCE

ROLL CALL - CM Stewart appeared via Teams

Fears Recognize 865 Scout Troop, both boys and girls' troops, working on their citizenship merit badges.

Motion to present resolutions out of order McCandless

Hobart second

All in favor with 6 ayes and 0 nays

PROCLAMATIONS

Scouting's 114th Anniversary Proclamation

PRESENTATION RESOLUTIONS

24-705 A resolution recognizing Tauvasa Faletagoai, Property Maintenance Officer in the Community Development Department, as the I-STAR Award Recipient for February 2024.

Moved: Hobart

Second: McCandless

Passed 6-0

CITIZEN REQUESTS

Motion to suspend the rules to let non-citizens speak by Hobart, seconded by McCandless

Christina Leakey, President and CEO of Habitat for Humanity, spoke about the City of Independence for supporting Habitat for Humanity and giving those wanting to become homeowners more of an opportunity for that to happen. She also expressed favor of the program allocation that the Council would be considering tonight, which

will help create approximately 10 new homeownership opportunities in the Englewood Arts area.

Deborah Stiner – spoke about being a victim of residential fraud. Jack Murphy is the landlord of multiple houses in Independence. He is the owner of Dahle's Property Solutions. Mr. Murphy uses multiple addresses as a place of residence and business. Mr. Murphy has been transferring his properties into a shell property not registered with the City of Independence. He also has a shell company in Blue Springs. She asks that officials look deeply into him so that people are not being taken advantage of.

Perkins – We will follow up with the City manager to look at the addresses that Ms Stiner gave. CM Walker stated he will work with Community Development staff to investigate these addresses.

Mary Wilcox read a resolution that the Council would sign, which was prepared by her or other citizens. The resolution spoke of protecting the property rights of citizens and that their rights would be considered first in the planning and zoning process.

Leigh Phillips spoke out against the Englewood Overlay Project and objected that not everyone living there was notified of the planning commission's plans. (People holding up signs that said no rezoning and overlays)

Doug Cowan, President and CEO of the Community Services League, was here in two capacities—one with the Scouts and the other with CSL. The Scouts were attending the meeting to earn their citizenship badge. They wanted to speak about the item in tonight's public hearing regarding the ordinance on short-term lending services. They praised the City for changing its ordinance to reduce the number of short-term lending services in the City. CSL and Holy Rosary Credit Union have opened multiple offices within the City to help families close the short-term credit gap.

CONSENT AGENDA

Moved to approve reports and recommendations of the City Manager: Hobart

Second: Fears

McCandless would like to pull item #3 and item #4

Fears also would like to pull item #3

Approval to pass items that were not pulled passed 6-0

Reports and Recommendations of the City Manager

1. Approval of City Council Meeting Minutes for the Regular Meetings on January 2nd and January 16th, 2024.

2. Council action is requested to approve expenditures for one (1) year, with four (4) one-year renewal periods for Radio System Maintenance with Motorola Solutions for the Police Department.

3. Council action is requested to issue a contract to AAA Disposal Service for Trash Pick-Up Service for all City Departments coordinated through the Facilities Division within the Parks | Recreation | Tourism Department.

4. Council action is requested to authorize the City Manager to execute a license agreement on behalf of the Noland Road Community Improvement District with the Missouri Highways and Transportation Commission to construct a monument marker.

5. Council action is requested to authorize the City Manager to approve a construction contract with Linaweaver Construction, Inc. for an amount not to exceed \$1,050,787.20 authorizing future minor change orders not to exceed \$105,079 and/or time extensions for the Little Blue Parkway and Jackson Drive Intersection Improvement Project (No. 112405).

6. Council action is requested to expend \$190,000.00 in expenditures for Vehicle Upfitting/Changeovers with 911 Customs for the Police Department for the fiscal year 2023-2024.

7. Council action is requested to authorize the City Manager to approve change order #2 to the existing contract (PO 21000753) on the design contract with WSP USA for an amount not to exceed \$88,145.10 authorizing future minor change orders not to exceed 10% of the new contract total as part of the Square Streetscape Project (No. 111902).

8. Council action is requested to authorize the City Manager to approve a purchase order change order #2 to the design contract with Burns & McDonnell as part of the 24 Highway Complete Streets Project Phase 3 (No. 112212) for an amount not to exceed \$182,276 authorizing future minor change orders not to exceed \$18,227.60.

Resolutions

24-706 A resolution directing the City Manager to issue a Request for Proposals to engage an architectural and engineering firm to complete the City Hall Programming and Master Plan Study. (This resolution addresses item 4.1.D of the 2023 City of Independence Action Plan).

24-707 A resolution amending Resolution 6858 that established the Independence FIFA World Cup Advisory Committee.

PULLED ITEMS

Item #2

McCandless moved to approve item #2, seconded by Fears

McCandless to City Manager Walker – Interested in the contract with AAA Services. There have been some complaints, so she wanted to know why they were chosen and whether there are any performance metrics.

City Manager Walker: The City received three bids. One vendor was deemed non-responsive because they did not bid on all the items for which the City sought services. This vendor was recommended for approval by the Council because their bid was 50% lower than the other vendor's. Under the procurement policies, unless there is a reason to consider the other bid, this is the bid they bring to the Council for consideration. Staff is monitoring the performance of the contract. If they fail to perform, then the City has a right to terminate the contract if the vendor is found to be non-responsive or underperforming to the metrics that have been established.

McCandless: Very good.

Fears: Normally, he would favor a local company, but the difference in cost is over \$100,000, and we cannot make that kind of concession, so he is in favor of this.

Hobart: To CM Walker – Was the bid chosen based on the City's established guidelines?

CM Walker: Yes, sir.

Hobart: I had no say in the choice of this bid over other bids.

CM Walker: This was a traditional bid where the proposals were opened to determine the lowest bid. This bid was the one chosen to be brought before the City Council.

Hobart: I wanted to clarify that Hobart had nothing to do with this.

CM Walker: This is a staff recommendation.

Vote to pass: Pass 6-0

Item #4

McCandless to CM Walker: Could you please talk about this item? It is a CID for a sign near the entrance to the City.

CM Walker: Nearly 10 years ago, the Noland Rd Community Improvement District (CID) was established by a vote of the Commercial Business Owners within that area. A 1% sales tax allows them to make specific public improvements. If authorized by vote tonight, they can place a monument sign on the State right-of-way as you exit from EB I70 onto Noland Road. This is next to the Five Guys restaurant, between the exit ramp and the restaurant. It will feature the Noland Road CID insignia and let people know they are entering that corridor. As the City, they have to approve on behalf of the Noland Road CID, but the district will fund and execute the project.

Fears: Will this be lit at night?

CM Walker: Great question. I'll ask the Noland Road CID director to come up and give a more specific answer.

Mr. Winship, Noland Rd CID director: Yes, it will be lit at night—one of two locations that MODOT approves for different cities. One is in Lee's Summit at Lakewood. This will be at I70 and Noland Road. This is the first entrance into Independence from the West. This will help identify Independence.

Fears: If there is another opportunity to do it coming from the east, he would like to see that, too.

Winship: Noland Road CID can only work within the area listed in the statute. If this were to be done on the east side, it would have to be done by the City.

Fears: I understand.

Mayor - Mr. Winship celebrated his 90th birthday a week ago.

Item #4 - McCandless moved; Fears second 6-0 passes

REGULAR AGENDA

Public Hearing(s)

A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to donation bins. *Full Public Hearing.*

Rick Aroyo speaking: Code amendment was considered on 12/12/23. The Planning Commission voted in favor of this amendment. The amendment updates Section 14-422-03 of their donation bins code to consider bins exceeding the max of 25 sq ft, a non-residential building rather than an accessory structure. It also adds clarification by officials for city staff and the City's contractor, as well as clarifying codes for officials who have the authority to abate the donation bins on public and private property when violations are found—no new information is to be added.

No one spoke in favor of or in opposition to this ordinance. Public Hearing closed

24-003 2R is an ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code about donation bins. 2R

Vote: Passes 6-0

A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to short-term loans. *Full Public Hearing.*

Rick Aroyo planning commission also considered this on 12/12/23, voting in favor of this amendment. This code amendment updates the terminology code Section 14-200-05-J by including the consumer loan installment providers RSMo. 408-510 as a short-term loan service. This is separate from other financial institutions such as banks and credit unions. No new information to be added.

No one spoke in favor of or in opposition to this ordinance. Public hearing closed.

24-004 2R An ordinance amending the Unified Development Ordinance, Chapter 14, of the Independence City Code about Short-Term Loan Services 2R

Hobart to CM Walker: Has there been a discussion to reduce the number of these short-term financial institutions even more?

CM Walker: We have been monitoring to assess the impact of the new UDO. At this time, we feel it has been effective in doing that. I'm unaware we have revisited it since then, but we could.

Hobart: If it makes sense to look now that CSL has a couple of locations for an alternative, there may be a chance to knock out another couple dozen.

CM Walker: I don't feel there's anything harmful to do further research and look at and report back to Council on findings.

The Mayor – applauds the City staff and Council for taking this item on. The woman who had borrowed \$1500 for 2 years of nonpayment owed \$17,000. We need to protect people from that kind of predatory lending.

Fears – We are headed in the right direction.

Vote: Passes 6-0

Ordinances

24-005 2R An ordinance amending the amounts authorized in the Development Agreements with Truman Heritage Habitat for Humanity as approved by Ordinance Numbers 19236 and 19237 2R

Vote: Passes 6-0

First Reading(s)

24-006 1R is an ordinance approving a Final Plat for Redwood Independence in Independence, Missouri. 1R

24-007 1R is an ordinance adopting amendments to the Fiscal Year 2023-2024 budget, which was approved by Ordinance No. 19453. 1R

INFORMATION ONLY

1. Eastern Jackson County Shared Services Initiative annual update.
2. Purchase order 24000988 for \$300,000.00 was issued to John Moore Oil Company for Substation Fuel Oil for the Power & Light Department.
3. Please Note: In accordance with RSMo 610.021, the City Council may convene in an Executive Session during or after the meeting in the Council Chambers and move to Conference Room D for the closed meeting on matters of litigation, legal action and 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

Perkins: Shout out to the Independence Square Association Board of Directors and their partners working the last 5 years, putting in thousands of hours to achieve accreditation from the Missouri Main Street Connection and the Main Street America Connection. This brings a level of top-tier status to their organization. This status is for cities working to develop, enhance, and historically preserve their downtowns. This is a status that only ten cities in Missouri have. We are one of ten. This gives them the ability to go after more grant funding. It also helps with micro-tourism. This is a very significant accreditation.

Fears: Mention to the community that the Council has recently hired a city management analyst, who will start on February 12th. The only other thing to say is, Go Chiefs! Please do not go out and shoot your guns. We do not need that kind of risk in our community.

Stewart: His daughter Emmaly turned 7 today.

McCandless: A resolution was passed to expand the FIFA World Cup committee. She asked the CM to build an application process. Anticipate there will be a need for subcommittees for that. Kansas City was selected for five games and a semi-final match, which is a huge deal. Millions will watch, and hundreds of thousands will celebrate in our community.

Second item – The City Manager submitted Independence TOGETHER to the International City County Manger's Association Conference, and they were selected for a presentation at a 2024 meeting in Pennsylvania.

Next item – I will ask colleagues if we can reconsider doing a 4th Monday study session. We have some important decisions coming and would like to ensure we have the opportunity for robust discussions on items of import.

Last item – The City of Independence has been part of a legal settlement that addresses the toll that opioids have taken on communities. As part of the settlement, funds will come to the City for intervention, prevention, and treatment. We have already gotten some funds, some of which are still outstanding, but the funds we have received are set aside in separate funds. We will owe a separate accounting to the State of Missouri for how those funds are spent. This is an important opportunity, and we need to be very careful and deliberate in assigning those funds and use evidence-based practices to decide what we will do with them. The Advisory Board of Health has recommended using the funds for city services. Still, she would like to invite the broader community to have input on this issue. It will be essential to get advice from people who have expertise in the field of mental health and substance abuse disorders. I want to recommend we have an ADHOC committee on opioid settlement funds, I would propose a request for a proposal process so that we can take applications and review the best ideas for our community. I would also suggest a citizen panel to

increase our chances of getting grant funds from the State of Missouri and foundations. Also, a good audit process and data function are critical to the stewardship of these funds. I would propose the new internal auditor staff the Committee. I would happily work with the City Manager on a resolution for this.

Hobart: I had the Audit finance meeting last week. The general reserve fund is at 16%. When we started 3.5 years ago, we were at 4%. That is a massive testament to the discipline of the City Manager and his staff. Thank you to CM and everyone involved.

A group went to the Chamber Annual Banquet, which was fun. Thank you to the staff that put that on. It was genuinely entertaining. His employer, Blue Ridge Bank, was named Employer of the Year. It has been a part of this community for 65 years.

McCandless: shoutout to Fears, Perkins, and Hobart, who sit on the Audit and Finance Committee, as well as Cindy Gray for the clean audit.

Mayor – The Council passed a resolution regarding MARS and the encryption system for the police radios. It was clear we would not make encryption available for ISD to use the system. He would like the City Manager to work with them on ideas to go in a different direction.

There was a young lady who became very sick and had to be hospitalized at CMH. A compliment to the City is that she asked her parents to bring her Independence water to CMH.

He was at an appreciation dinner at Bingham Wagoner last Saturday. Volunteers have had a significant impact on keeping historic venues alive and inviting. Their love for the facilities is unquestioned.

The chamber banquet was fantastic.

City Manager: Recognize the Scouts. Once, he sat through a city council meeting in Trenton, MO, to get his citizenship badge.

Several months ago, we met in an executive session to discuss the future of the Independence Center. The property is now listed for sale by the current property owner. It is not a signal they are closing but ready to pass it on. There was a pitch to the Kansas City Royals to consider the site for building a new stadium. We think there are a lot of benefits to the stadium being at this site. That property gets about 73 million cars that pass by it every year; there are 90 acres, it is a great place to build a ballpark and ballpark village, and many Class A apartments have been approved and constructed in that area. More registered voters are with the Jackson County Election Board than the City of KC Elec Board. In the last five elections, our voter turnout has surpassed KC (25% vs 19%). We feel there would be more support by the voters building here. We have sent letters and emailed Royals ownership but have not heard back. Jackson County Legislature will put this before the County in April.

There is still time to revisit the issue. We are making this public appeal to the team to consider this.

Mayor: Town hall meeting on Sunday at 5 – would anyone come? We must celebrate the KC Chiefs' return to the Super Bowl for the 2nd time. Mahomes is the next GOAT for the NFL. Andy is a remarkable coach. How about those Chiefs?

Adjourned 7:19 PM



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

ATTEST:



City Clerk

