



City Council Regular Meeting Minutes

August 19, 2024 6:00 PM

Council Chambers - 111 E. Maple Ave.

INVOCATION

1. The Invocation will be given in Spanish by Sergio Quintero

Sergio was not present. Invocation was given by Dennis Cato of the Church of Jesus Christ of Latter Day Saints.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN REQUESTS

Motion to allow non-residents to speak.

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

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Carolyn Richardson spoke about her property at 1301 S. Noland Road, that is on the public hearing agenda this evening. She asked the Council to approve the item to keep her property zoned as commercial so she can afford to stay in it. If the property is zoned residential, it will cost her over \$6000/year in insurance.

Becky Hake spoke about the Rental Ready Program. She worked on this program last fall and gave information for this program over the last year.

Elise Breighenbach spoke against the Englewood Overlay proposal.

Matt Gibson, owner of KC Disposal spoke about the hauler's license proposal on the agenda. Matthew Geary, attorney for Matt Gibson and KC Disposal spoke in favor of the application of KC Disposal.

Wes Epperson spoke about the Rental Ready Program. Every landlord/property owner should have a business license and be required to have inspections and meet code requirements.

PROCLAMATIONS

CONSENT AGENDA

Reports and Recommendations of the City Manager

The item was presented, and discussion followed.

Councilmember Perkins moved for approval of reports and recommendations Motion seconded by Councilmember McCandless. Motion .

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

Items pulled for further discussion were items 1 and 2 by Councilmember Stewart.

1. A request for Council approval on the application from KCD KC Disposal, LLC for a Certificate of Public Convenience and Necessity as a refuse and trash collector/hauler.

Fails 7-0

This item was pulled by Councilmember Stewart for further discussion.

Councilmember Stewart will be voting no on this item due to the ordinance on the agenda for this evening, limiting the number of trash haulers within the City.

The item was presented, and discussion followed.

Councilmember Stewart moved to Approve the item as presented. Motion seconded by Councilmember Perkins. Item failed.

AYES (0): None

NAYS (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

ABSENT (0):

2. Council action is requested to authorize the City Manager to enter into a design contract with, and issue a purchase order to, Burns & McDonnell, in the amount of \$844,876, authorizing future minor change orders not to exceed \$84,487.60, for engineering and design services as part of the Truman Connected Phase II Project (No. 112401). **Passes 6-1**

The item was presented, and discussion followed.

This will be an 80/20 cost share between the City and the Federal Government. The City will have to cover 20%, which is roughly \$120,000. This will be taken from the street tax. A bid would have to go out for the contract then it will go before the City Council for a vote. The total amount of the project is around \$4M which we would have to pay 20% of.

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

AYES (6): Mayor Rowland, Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (1): Councilmember Stewart

ABSENT (0):

3. Council action is requested to authorize the City Manager to approve purchase order change order #2 to the design contract with Renaissance Infrastructure Consulting for an amount not to exceed \$48,245 authorizing future minor change orders not to exceed \$14,039 as part of the Leslie to Crane at Hereford Drainage Improvement Project (No. 132201). **Approved**
4. Council action is requested to authorize the City Manager to approve a construction contract with MegaKC Corporation, for an amount not to exceed \$4,060,200 authorizing future minor change orders not to exceed \$406,020 and/or time extensions as part of the Rock Creek Waste Water Treatment Plant Rehabilitation Project (No. 302205). **Approved**
5. Council action is requested to authorize the City Manager to approve a construction contract with Abay Construction, Inc., for an amount not to exceed \$300,689 authorizing future minor change orders not to exceed \$30,068.90 and/or time extensions for Phase 1 of the Rock Creek CMP Repair and Replacement Project (No. 132402). **Approved**

6. Council action is requested to authorize the City Manager to approve a construction contract with Infrastructure Solutions, LLC (I-Solutions), for an amount not to exceed \$510,000 authorizing future minor change orders not to exceed \$51,000 and/or time extensions as part of the 23rd St. Main Replacement (R.D. Mize Rd. to Redwood Ave.) Project (No. C24-203-401301). **Approved**
7. Council action is requested to approve a contract with the Englewood Arts for the license of the Englewood public area for the Englewood ReArt Festival. **Approved**
8. Council action is requested to issue a purchase order for Black & McDonald in the amount of \$291,016.67, for the Transmission Single Steel Pole Replacement for the Power & Light Department. **Approved**
9. Council action is requested to award a purchase order to Burns & McDonnell in the amount of \$250,000.00 to cover Transmission Planning Support Services for the Power & Light Department. **Approved**

RESOLUTIONS

1. 24-755 A Resolution reappointing Steve McLuckie to the Public Utilities Advisory Board **Res. No. 7034**
2. 24-756 A Resolution appointing Greg McGhee to the Public Utilities Advisory Board. **Res. No. 7035**
3. 24-757 A Resolution reappointing Michael Rose to the City Judicial Commission **Res. No. 7036**
4. 24-758 A Resolution reappointing John Lunn to the Sustainability Commission **Res. No. 7037**
5. 24-759 A Resolution reappointing Donna Pittman to the Public Safety Tax Oversight Committee **Res. No. 7038**
6. 24-760 A Resolution reappointing R. Scott Smith and Timothy Deveney to the Storm Water Oversight Committee **Res. No. 7039**

REGULAR AGENDA

PUBLIC HEARING(S)

1. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to police facilities. **Full Public**

Hearing.

Rick Arroyo, Assistant Director of Community Development spoke on this item. This Code amendment was considered by the Planning Commission on June 25th of 2024.

The Planning Commissions voted in favor of this Code Amendment.

This proposed Amendment #66 of the Unified Development Ordinance clarifies the definitions of detention facilities at government buildings compared to other correctional facilities that may be allowed in industrial zones. This code amendment would exempt City detention facilities from the restrictions of code section 14-415-01 having to be 1000 feet from residential, schools, libraries, museums parks, churches and community centers.

No further information for this public hearing.

No one else spoke on this item.

Councilmember McCandless reminded everyone this facility is just a holding facility, not a jail or a facility where someone can be held for an extended period of time.

24-069 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to police facilities. **2R Ord. No. 19585**

Item Passes.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

2. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to home-based businesses.

Full Public Hearing.

Rick Arroyo, Assistant Director of Community Development spoke on this item. This Code amendment was considered by the Planning Commission on June 25th of 2024.

The Planning Commissions voted in favor of this Code Amendment.

This proposed Amendment #67 of the Unified Development Ordinance would adopt updated home-based business regulations in line with Missouri House bill 1662 passed in 2022.

Under the house bill, cities have been prohibited from restricting things such as hours of operation for home-based business, requiring structural modifications to operate, prohibiting services by appointment, or requiring NO IMPACT home-based business from obtaining business licenses, provided they operate within federal, state, and other local regulations. The house bill does allow the City to establish reasonable regulations for the purpose of protecting public health, safety, fire and building codes, sanitation, transportation, traffic, hazardous waste and noise control which we believe this proposed ordinance does. The house bill with these proposed regulations would open opportunities for residents working from home from having to obtain a City license under some circumstances.

No further information for this public hearing.

No one else spoke on this hearing.

24-070 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to home-based businesses. **2R Ord. No. 19586**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

3. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to small box discount stores, tobacco stores, convenience stores and liquor stores. **Full Public Hearing.**

Rick Arroyo, Assistant Director of Community Development spoke on this item. This Code amendment was considered by the Planning Commission on July 9th of 2024.

The Planning Commissions voted in favor of this Code Amendment.

This proposed Amendment #68 of the Unified Development Ordinance updates regulations pertaining to small box discount stores, tobacco stores, and convenience and liquor stores.

The goal here was to separate out Tobacco Stores from Convenience stores which is currently combined in the code. Adds a new section for liquor stores and creates a new definition of small box discount stores. Operational standards have been proposed for each of these business types.

No further information for this public hearing.

No one else spoke on this item.

24-071 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to small box discount, tobacco, convenience and liquor stores. **2R Ord. No. 19587**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

4. A public hearing for the amendment to the Unified Development Ordinance, Chapter 14, of the Independence City Code relating to recreational vehicle park use. **Full Public Hearing.**

Rick Arroyo, Assistant Director of Community Development spoke on this item. This Code amendment was considered by the Planning Commission on July 9th of 2024.

The Planning Commissions voted in favor of this Code Amendment.

This proposed Amendment #69 of the Unified Development Ordinance updates the

recreational vehicle park regulations in section 14-405-01-C of the UDO. This amendment clarifies the approval process for recreational vehicles parks to follow the Special Use Permit application process. It also updates criteria to be in compliance with the updates that occurred with the Municipal Services standards in Chapter 20 and FEMA and ROW regulations in Chapter 17 that were adopted last year.

No further information for this public hearing.

No one else spoke on this item.

24-072 **2R** An ordinance amending the Unified Development Ordinance, Chapter 14, of the City Code pertaining to Recreational Vehicle Parks. **2R Ord. No. 19588**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

5. A public hearing for the application to rezone the property at 1301 S. Noland Road from C-2, General Commercial, to R-6, Single Family Residential. ***New Information Only.***

Rick Arroyo, Assistant Director of Community Development spoke on this item. This rezoning was considered by the Planning Commission on June 25th of 2024.

The Planning Commissions voted in favor of this rezoning.

This property at the SE corner of Noland Road and Fair Street is currently zoned C-2 Commercial the applicant wishes to live and use the property as a signal family home and therefore requires an R-6 single family zoning.

No new information to provide.

24-073 **2R** An ordinance approving a rezoning from District C-2 (General Commercial) to R-6 (Single Family Residential) for the property at 1301 S. Noland Road. **2R Ord. No. 19589**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

6. A public hearing for the application to rezone the property at 19307 E. Holke Road from R-1, Single Family Residential Estate, to R-6, Single Family Residential. ***New Information Only.***

Rick Arroyo, Assistant Director of Community Development spoke on this item. This

rezoning was considered by the Planning Commission on June 25th of 2024.

The Planning Commissions voted in favor of this rezoning.

This property at 19307 Holke Road is part of a large parcel of land that the applicant wishes to divide into two lots with a minor subdivision application so they can build a single-family home on a newly created smaller lot along Holke. The applicant owns an existing single-family home on the adjacent lot zoned R-1 due to its size. However, in order to create a code compliant lot along Holke Road the smaller parcel must be rezoned from R-1 to R-6 residential. The approval of a minor subdivision is conditioned upon approval of this rezoning.

No new information to provide.

24-074 **2R** An ordinance approving a rezoning from District R-1 (Single Family Residential Estate) to R-6 (Single Family Residential) for a portion of the property at 19307 E. Holke Road. **2R Ord. No. 19590**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

7. A public hearing for the application to rezone the property at 1550 S. Noland Road from C-2, General Commercial, to C-2/PUD, General Commercial/Planned Unit Development, and approve a Preliminary Development Plan. ***New Information Only.***

Rick Arroyo, Assistant Director of Community Development spoke on this item. This Planned Unit Development Rezoning was considered by the Planning Commission on June 25th of 2024.

The Planning Commissions voted in favor of this PUD rezoning.

This property is located at 1550 S Noland Road which was previously a Dynamic Speed and prior to that an AutoZone. Cable Dahmer wishes to move and expand their collision repair center to this site. The Planned Unit Development is to allow General (or heavy) automotive in the C-2 district which would otherwise only be allowed at limited (or light) automotive.

No new information to provide.

24-075 **2R** An ordinance approving a rezoning from District C-2 (General Commercial) to District C-2/PUD (General Commercial/Planned Unit Development) and approving a preliminary development plan for the property located at 1550 S. Noland Road. **2R Ord. No. 19591**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

8. A public hearing for the Special Use Permit application to operate a group home at 801 W. 23rd Street. ***New Information Only.***

Rick Arroyo, Assistant Director of Community Development spoke on this item. This Special Use Permit was considered by the Planning Commission on June 25th of 2024. The Planning Commissions voted in favor of this Special Use.

This application is to operate a Transitional Housing facility at 801 W 23rd Street. The facility will provide temporary housing between 30 or 90 days for up to 30 women in need of life skills to include spiritual growth, mentoring, Job and work ethics, financial training and credit building along with physical wellbeing.

This case did receive a valid protest petition and a super majority will be required to approve. Not sure why it is being protested.

No new information to provide.

24-076 **2R** An ordinance approving a Special Use Permit to operate a group home for transitional housing at 801 W. 23rd Street, in Independence, Missouri.
Valid legal protest filed - five affirmative votes required to approve. 2R
Ord. No. 19592

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

9. A public hearing for the application to rezone the property at 13001 E. US 40 Highway from C-1, Neighborhood Commercial, and C-2, General Commercial, to C-2, General Commercial. ***New Information Only.***

Rick Arroyo, Assistant Director of Community Development spoke on this item. This rezoning was considered by the Planning Commission on July 9th of 2024.

The Planning Commissions voted in favor of this rezoning.

This is the property at 13001 E US 40 Hwy. This site was formally a carpet store and prior to that the AMF bowling alley, the applicant wishes to use the property to sell remanufactured metal working machinery location on the C-2 portion of the lot. However, there is a section of C-1 within the parking lot along 40 Hwy that would need to be rezoned to C-2 to allow that use.

No new information to provide.

24-077 **2R** An ordinance approving a rezoning from District C-2 (General Commercial) and C-1 (Neighborhood Commercial) to C-2 (General Commercial) for the property at 13001 E. US Highway 40. **2R Ord. No. 19593**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

ORDINANCES

1. 24-056 **2R** An ordinance authorizing the City Manager to execute a certain grant agreement with the Missouri Highways and Transportation Commission for the Truman Connected Phase II Project (City Project No. 112102 / Federal Project No. CMAQ-3379(441) & CRP 3379 (446)). **2R Ord. No. 19594**

No discussion on this item. Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

2. 24-068 **2R** An ordinance authorizing acceptance of the 2024 Midwest High Intensity Drug Trafficking Area (HIDTA) Memorandum of Understanding (MOU) for the Kansas City / Overland Park DEA Task Force Initiative, and related documents, with the Kansas Bureau of investigation, for a grant award in the amount of \$163,362.00; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and authorizing certain future appropriations. **2R Ord. No. 19595**

Police Chief Adam Dustman spoke on this item. This is one of two grants, one tonight and the second on a future agenda. This is a federal program aimed at lowering drug trafficking along the I-70 corridor. This is done through different federal and local partnerships which IPD participates in. IPD has two detectives assigned to this group/program.

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

3. 24-078 **2R** An ordinance amending Article 5 of Chapter 19 of the City Code enacting a maximum number of refuse collection establishments operating in the City. **2R Ord. No. 19596**

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

4. 24-079 **2R** An ordinance approving a final plat for Behavioral Health, in Independence, Jackson County, Missouri. **2R Ord. No. 19597**

This will provide a 120-bed facility for mental health patients.

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

5. 24-080 **2R** An ordinance approving a final plat for Timber Creek Ranch – 3rd Plat, in Independence, Jackson County, Missouri. **2R Ord. No. 19598**

No discussion on this item. Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

6. 24-081 **2R** An ordinance approving a final plat for Timber Creek Ranch – 4th Plat, in Independence, Jackson County, Missouri. **2R Ord. No. 19599**

No discussion on this item. Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (0):

7. 24-082 **2R** An ordinance vacating an existing unconstructed right-of-way being part of St Clair Park, on, and across lots 240-248, a subdivision in Independence, Jackson County, Missouri. **2R Ord. No. 19600**

No discussion on this item. Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart,

Councilmember McCandless, Councilmember Vaught, Councilmember Perkins,
Councilmember Wiley

NAYS (0): None

ABSENT (0):

8. 24-083 **2R** An ordinance authorizing an agreement with the Missouri Highways and Transportation Commission for the Public Transit Operating Assistance Grant in the amount of \$141,300.64 for operating expenses associated with transit service for the period July 1, 2024, through June 30, 2025; and making the necessary appropriations. **2R Ord. No. 19601**

No discussion on this item. Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart,
Councilmember McCandless, Councilmember Vaught, Councilmember Perkins,
Councilmember Wiley

NAYS (0): None

ABSENT (0):

9. 24-084 **2R** An ordinance authorizing the City Manager to accept a grant from Mid-America Regional Council in the amount of \$88,007 for the City's senior adult nutrition site program for fiscal year 2024-2025, and execute the amendment community center services agreement; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and, authorizing certain future appropriations. **2R Ord. No. 19602**

This grant will allow us to purchase and serve 14,323 nutritional meals to seniors in our community.

Item Passed.

AYES (7): Mayor Rowland, Councilmember Fears, Councilmember Stewart,
Councilmember McCandless, Councilmember Vaught, Councilmember Perkins,
Councilmember Wiley

NAYS (0): None

ABSENT (0):

FIRST READING(S)

1. 24-085 **1R** An ordinance authorizing the 2024 Midwest High Intensity Drug Trafficking Area (HIDTA) Memorandum of Understanding (MOU) for the Investigative Support Center Initiative, and related documents, with the Kansas Bureau of Investigation, for a grant award in the amount of \$154,459.00; making the necessary appropriations; authorizing future change orders for additional funding and/or time extensions; and authorizing certain future appropriations. **1R**
2. 24-086 **1R** An ordinance authorizing the City Manager to execute a certain grant

agreement with the Missouri Highways and Transportation Commission for the Fairmount Loop Project (Project No. 112501 / Federal Project No. TAP-3379(444).
1R

3. 24-087 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) and R-6 (Single Family Residential) to R-6 (Single Family Residential) for the property at 15552 E. US 24 Highway. **1R**
4. 24-088 **1R** An Ordinance adding a new Article 5, Legal Description, to the Independence City Code, Chapter 10. **1R**

INFORMATION ONLY

1. Municipal Division Monthly Case Report for May, June and July, 2024
2. **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/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

Fire Chief Jimmy Walker spoke regarding two recent fire fatalities, two within the last three days and a total of 4 so far this year. With both fatalities, neither had smoke detectors. He spoke of the importance of smoke detectors and said that IFD offers free smoke detectors and installation to anyone that is in need of one. They are also making a public service announcement video for schools. They will also be going out into the community to discuss fire safety. To get a free smoke detector, call 816-325-7123.

Councilmember Stewart spoke about the closure of Bundschu Road. City Manager Walker said there was a storm water culvert that failed and compromised the integrity of the ground under the roadway. City staff have been building the roadway back up since early May, however, heavy rains on July 2 caused this to wash out again. It was then determined how bad that area is. City staff recently received a quote for designs for repairing the road permanently and are currently waiting for the contractor to complete their work. The repair date is estimated to being mid-October pending weather conditions. Repairs should take a couple of weeks. Councilmember Stewart also asked City Manager Walker for a status update on the move of city offices to the new building. The City closed on a lease/purchase agreement in mid-January for the building at I-70 and Little Blue. Roof work is expected to take place in September. Fiber installation for internet services is scheduled to be completed in 3 weeks. The City is currently taking bids for general contractors for design and construction of the interior of the building. The first move of offices is anticipated for the first quarter of 2025.

He also thanked Chief Walker and the IFD for their work on getting fire prevention and smoke detectors out to the community.

Councilmember Fears attended the PUAB meeting where DKMT made a presentation regarding the future of IPL. They will be making the same presentation to the Council next week at the study session. He encouraged other council members to come prepared with questions for this presentation. He also wanted to remind everyone that school has started again and to be mindful of buses and kids in crosswalks.

Councilmember Vaught and Wiley visited the Unity Center and is confident this Center will grow into something spectacular for the City. The Unity Center is offering a block party on August 30-31 from 10-2, food trucks, back-to-school supplies, haircuts for any age. Everything is free as they service those in need. Thanked Chief Walker and IFD for their hard work and dedication, especially in the last few days.

Councilmember Wiley sent her condolences to the families of those who died in the fires. She is also thinking of the first responders that worked these tragic incidents. She also thanked the firefighters for their job and willingness to provide information on fire prevention.

Councilmember McCandless congratulated IPD for their hard work on a lawsuit and the outcome of it. Had the opportunity to see the renovations to the old Adams Mark Hotel. Pickleball courts there should be open around Thanksgiving. Then they will rehabbing the rest of the building with hospitality suites for the 2025 Chiefs season and the FIFA World Cup. She has seen more people who live here buy and rehab houses that need it. This is a great thing for the revitalization of neighborhoods. She joined CLS for their backpack giveaway. 2,000 kids came through the doors for their school supplies and a new pair of shoes.

Councilmember Perkins will be attending the World Cup briefing this Friday to discuss transportation, venues, regional coordination for safety and security as well as tourism and event information for surrounding cities. Approving the mental health ordinance shows that we are taking a stance in the community to help where we can. The General Obligation Bond was last Wednesday. He is looking forward to see what that produces.

Mayor Rowland and Councilmember McCandless went to the 18th Annual Legacy Run. This is for and started at the American Legion on 40 Highway. This run is the start of an 1100-mile motorcycle ride to assist military and veteran children's needs as well as providing critical training to the American Legion. They will have the National 2027 American Legion Convention here in Independence.

The Susan Block Paxton award deadline has been extended to the 21st. The nomination forms are on the city's website at Independencemo.gov

City Manager Zach Walker discussed an issue that was brought up in Citizen comments which was rentals and making sure that landlords obtain business licenses within the City to operate these rentals. Last year the City hired a consultant to help investigate and monitor this issue.

This year, the City hired three license business inspectors to assist with this issue. The Council also approved a computer system called Rentalscape to allow staff to review and find those who

need to come into compliance with the city requirements.

In 2017, the City Council adopted a resolution setting some best practices for business management. One of those was setting a reserve balance policy for all of our different funds.

One of those was for the general fund where we mandated to have a 16% reserve in it's general fund. That is an increase from the previous policy which was only 5%. We are finishing at a 17.4% reserve balance. This is the first time since the policy was set in 2017 that the City is meeting its reserve policy. We will be able to borrow at a lower interest rate but doing this as well as have money for issues that could come up in the future.

There will be a first reading for the ordinance to set the levy for the coming year, in September.

Our Budget Manager, Melissa Sill will be giving a presentation on that.

Work is starting on the General Obligation Bond. There are a lot of issues that will come before the Council this fall regarding items the General Obligation Bond would pay for including the new Justice Center and Community Center.

ADJOURNMENT

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

ATTEST:

City Clerk