



City Council Study Session Minutes

June 23, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

COUNCIL SPONSORED ITEMS

Mayor Pro Tem John Perkins called the meeting to order. Those present were Councilmember Fears, Councilmember Stewart, Councilmember Wiley, and Councilmember Vaught. Councilmember McCandless appeared via Teams. Mayor Rowland was absent.

1. A Resolution Repealing Resolution No. 6906 and Directing the City Manager on Boards and Commissions Recordings. (*Sponsored by Councilmember Brice Stewart*)

This item was read but no discussion took place.

CITIZEN REQUESTS

1. Citizen Requests - Per Council Rules, Sec. 6.4 only "Council Sponsored Items" are eligible

There were no speakers regarding this item.

PRESENTATIONS

1. FIFA World Cup Advisory Committee Policy Updates

Rebecca Gannon, PIO for the City of Independence, gave a presentation regarding the City logo for FIFA.

Eileen Weir, Chairman of the FIFA World Cup Advisory Committee, gave a presentation regarding the work the FIFA Advisory Committee has been working on in preparation for the FIFA World Cup in 2026.

No recommended hotel/motel ordinance changes.

Camping should not be allowed.

No-cause evictions are not something handled by the City. This
They will meet with IPD regarding the sale and hours of operation for sale of intoxicating
beverages

Public Policy Committee: Eileen Weir, JJ Kuntz, Michael Young, Zach Harmon McLaughlin
The Policy Committee is one of three sub-committee of the World Cup Committee tasked with
providing recommendations to the City Council and organizing community events during the
2026 World Cup. The purpose of the Public Policy Committee is to analyze, develop, and
recommend positions and strategies on legislative and regulatory matters. Our core objective is
to enable and advocate for policy changes or temporary measures to help businesses capitalize
on the increased customer traffic and exposure during the World Cup.
Our committee has identified seven sections of the City Code to review. We are also considering
ways in which we can optimize operational readiness for our businesses, provide a high level of
customer and fan experience, and ensure safety and security.
Understanding that we cannot possibly cover everything within the city's codes and ordinances,
we have developed Assumed Best Practices as a guide for our community members and visitors.
These will be publicized and distributed throughout the city to create a fan-friendly atmosphere.
Tonight, we will present the first of several policy recommendations for your consideration. As
we continue to prepare our community for the World Cup, we anticipate additional policy
recommendations will be forthcoming.

Temporary FIFA Policy Period: June 1, 2026 - August 17, 2026
Group-stage matches: June 16, June 20, June 25, and June 27
Round of 32: July 3
Quarter Final: July 11
Semi Finals: July 14 in Dallas, July 15 in Atlanta
Final Match: July 19 in New York/New Jersey

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Group-stage matches: June 16, June 20, June 25, and June 27
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York/New Jersey
Visitors are anticipated to stay an average of nine days, and many visitors will extend their stays
throughout the summer months. The recommendation of the World Cup Committee is to adopt
all temporary FIFA policies beginning June 1, 2026 until repealed by the City Council on or
after August 17, 2026.

Mobile Food Units and Temporary Food Vendors

The World Cup Committee would like to create Food Truck Courts in visible locations within
the city as a family-friendly activity for residents and visitors and provide mobile food vendors
with more flexibility to operate in the City of Independence during the Temporary FIFA Policy
Period. Our recommendations are:

1. Amend zoning to temporarily allow food courts with shared utilities for mobile vendors. Food
vendors who are licensed and permitted in the City of Independence by December 31, 2025 will
receive free access to FIFA food courts and be assigned preferred locations. Vendors with

temporary licenses and permits will be charged an admission fee and be assigned secondary locations.

2. Streamline business licensing and permitting to create a simplified FIFA vendor application. We recommend partnering with the Ennovation Center to develop workshops for FIFA vendors and host events for one-stop application reviews and processing.

3. Develop permitting and licensing fee structure for temporary vendors. The current fee structure is \$325 for health permit and \$750 for commissary and food truck licensing.

4. Allow for temporary regional shared permitting. Currently vendors who hold a license in another city and a Jackson County or Kansas City Health Department permit are required to also have an Independence Health Department permit. We recommend allowing vendors who are permitted through the Jackson County or Kansas City Health Department to operate in Independence during the Temporary FIFA Policy Period for a fee of \$150.00.

5. Expand the temporary permitting period. Allow up to 90 consecutive days of operation, including sales of intoxicating liquor by the drink. Expand food types permitted during temporary operations with pre-approved menu safety plans.

6. Amend daily commissary requirements. Allow for temporary commissary hubs for FIFA vendors to reduce daily return requirements for dishwashing and storage. Assist vendors in accessing commissary resources. The Ennovation Center is developing low-fee temporary membership packages to allow for access to its shared commissary.

7. Waive residential storage restrictions. Allow licensed, permitted and insured vendors to store vehicles at home during the Temporary FIFA Policy Period in accordance with the City Code requirements of vehicle storage.

Short Term Rentals

The World Cup Committee recommends the following changes to the Short Term Rental policy for the Temporary FIFA Policy Period:

1. Allow Additional Rental Property Type Allow for rental of:

- Individual bedrooms in the principal building on the property, sharing common entrance, kitchen facilities, and living areas with the present/non-present residents.
- Completed areas of the principal dwelling, such as a basement or upstairs space, with a separate entrance, facilities, and living areas from the primary residents.
- Detached accessory dwelling units (ADUs) provided the ADU meets all other lifesafety requirements.

2. Suspend restriction on number and proximity of Short Term Rentals Suspend the requirement that no Short Term Rental shall be within 500 feet of another Short Term Rental. Allow for an unlimited number of units per block face in residential districts. Where applicable, the regulations of a Homeowners' Association (HOA) shall be considered as a relevant factor in whether to deny the use of a specific property for Short Term Rental.

3. Require compliance with Good Neighbor Guidelines Owners of Short Term Rentals are required to include the Good Neighbor Guidelines in the rental agreement, inform guests of the following guidelines, and post the guidelines in one or more conspicuous locations on the property. The following areas are addressed in the Good Neighbor Guidelines.

- Local Agent Contact Information
- Parking & Traffic Safety
- General Respect for Neighbors

- Noise and Outdoor Lighting
- Maintenance of Property
- Garbage Disposal
- Pets
- Care of Property
- Guest Responsibilities
- Prohibited Uses

4. Short Term Rental Application and Fee Property owners wishing to obtain temporary approval for Short Term Rental will be required to submit an application to Community Development by May 1, 2026 and remit an application fee of \$500.00. The Community Development Director or his/her designee will have approval authority provided the application meets all requirements.

5. Transient Guest Tax All temporary Short Term Rentals will be required to remit Transient Guest of 6.5%

6. Certification All temporary Short Term Rentals will be required to attest to the rules and regulations required to receive a Short Term Rental certification including maintaining liability insurance not less than \$1,000,000 or conducting each transaction through a platform that provides equal or greater coverage, and completing a Rental Ready Inspection. The fee for Rental Ready Inspection will be \$60.00 for a temporary permit.

Other Policy Considerations

Hotel/Motel Ordinance

This ordinance has been reviewed and we are not recommending any changes to the existing regulations.

Camping in Public Parks

This ordinance has been reviewed and we are not recommending any changes to the existing regulations.

No Cause Evictions

This is an area of concern for the World Cup Committee and FIFA. We are working through the Jackson County Circuit Court to discuss. If action is necessary by the City Council, recommendations will be forthcoming.

Sale and Consumption of Intoxicating Beverages

The Public Policy Committee will meet with IPD to discuss multiple ordinances. We anticipate that recommendations will be brought forward at a future date.

Temporary ordinances can be done for a set period of time or until the Council takes action to change it again. The ordinances should be addressed and changed individually. City Manager Zach Walker asked staff to work expeditiously on the proposed changes.

2. Annual Legislative Report from John Bardgett & Associates

This update was given by John Bardgett of Bardgett and Associates.

67 bills passed this year

52.7 budget passed

August 28 is the effective date of new laws

Missouri is in the game to keep the Chiefs in Kansas City

Items that will be put in the proposed budget:

\$1M for the drop-in center was

\$1M for the ARCH program

\$2.5M for the Truman Library

Proactive issues update transient guest tax which would help with the operation for the community center if one is built.

Jackson County will now have an elected assessor.

Senate Bill 71 for the first responder families with tuition reimbursement for community college or a four year college.

Bad bills that were stopped from going forward:

Sales tax exemption on food

House Bill 660 would prohibit putting something before the voters before you could change it.

House Bill 1316, residential rental registration database. Trying to prohibit cities from doing that. They were able to stop that from going forward.

House Bill for animal confiscation, which would require law enforcement to get involved. This would be harder for larger cities, where LE officers are needed on the street.

Drone legislation that prohibits law enforcement from using the equipment they have and would require them to purchase a certain type of equipment.

Worked hard to pass an increase in the film tax credit. The Legislature wanted to increase this tax. They will push it forward in the future.

Senate Bill 5 and the failure to appear has made it further this year than in past years. They will continue to push that as well.

The child care tax credit for employers allows employees to show up for work. Although it fell apart in the last hours, it will continue to be pushed next year.

3. Sales Tax and GO Bond Communications Strategy

This presentation was given by the Public Information Officer for the City, Rebecca Gannon, discussing how the funds from the GO Bond will be spent and how that information would be communicated to the citizens of Independence.

The goal of this communication is to promote

Brand Consistency

Engagement

Transparency

Trust

How will it be done:

Visual Projects

Positive Framing

Multiple Benefits

Creative Engagement

Visual Storytelling

Transparency and Accessibility

Names and Slogans by Campaign

Sales Tax Campaign - Sales Tax Dollars at Work

GO Bond Campaign - Bond Built

Social Media Campaign

Content Types:

Progress Bites (Monthly Summaries)

Construction Start

Completed Projects

Project Overview

Fact vs. Fiction

What's next:

Communications Plan:

Social Media

Website

Newsletter

Road Signs

City Meetings

Mayor Pro Tem Perkins asked City Manager Walker to schedule a work session in July, with the Council to discuss some possibilities to put questions 1 and 3 back on the ballot, and whether we want to have a committee to discuss the possibility of a Community Recreation Center.

INFORMATION ONLY

1. ***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).*