



City Council Study Session Minutes

February 23, 2026 6:00 PM

Council Chambers - 111 E. Maple Ave.

COUNCIL SPONSORED ITEMS

Mayor Rory Rowland, Presiding Officer of the City Council, called the meeting to order. Those in attendance were Jared Fears, Brice Stewart, Bridget McCandless, John Perkins and Heather Wiley. Absent – Jennie Vaught.

1. A resolution directing the Interim City Manager to establish a protocol for an opt-out process related to advanced metering infrastructure (*Sponsored by Councilmembers McCandless and Stewart*)

This is a co-sponsored item between Councilmember McCandless and Councilmember Stewart. This creates an option for citizens to drop out of the AMI and future programs.

CITIZEN REQUESTS

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

Ted Luce and Mike Talcott spoke on this item.

PRESENTATIONS

1. Way-Finding Signage

Jennifer Goeke with PGAV Architects gave this presentation.

Visitation to existing cultural attractions

- This list provides a general overview of attendance to representative attractions.
- Figures provide by the attractions or public sources.
- The figures represent a typical annual attendance pre-COVID.

- Focus marketing efforts on the 2.4 million residents and 24 million annual visitors from KC
- Establish tourism hubs with branding, identity, streetscape, and wayfinding for each
- Establish branding to key roads as “connectors” within the city
- Promote development of new lodging in downtown area
- Establish a new facility around Little Blue Park to help create a Nature Hub
- Addition of a new world-class museum, with a fine and performing arts center
- Recommendation of timely action on these items to derive the benefit of potential visitors for the World Cup, America’s 250th, and the Bicentennial of Independence.

TOURISM WAYFINDING GOALS Communicate

- Help tourists navigate the city of Independence
- Create awareness of destinations (all there is to do) in Independence
- Strengthen the brand of the city
- Serve to enhance the aesthetic while creating a welcoming experience

They presented slides with some example signs

TOURISM WAYFINDING GOALS Communicate

- ✓ Help tourists navigate the city of Independence
- ✓ Create awareness of destinations (all there is to do) in Independence
- ✓ Strengthen the brand of the city
- ✓ Serve to enhance the aesthetic while creating a welcoming experience

Estimated costs are around \$853,500

This cost includes a primary and secondary gateway sign, primary and secondary vehicular signs, directional and trailblazer signs, pedestrian kiosk and City ID.

There are no funding sources for this at this time.

2. Rental Ready Update

Interim Assistant City Manager and Director of Community Development Tom Scannell presented this item.

Overview

Rental Ready Background

Inspections Items

Inspection Process Overview

Inspections By the Numbers

Rental Ready Background Rental Ready Program went into effect June 1, 2017

Requires rental units to be inspected and pass a basic health/safety inspection every two (2) years.

Landlords are required to have a valid business license and list all units on the license.

Purpose of the Program:

- Protect health, safety and welfare
- Maintain attractive neighborhoods
- Ensure interior standards are met

December 2024 – City Council passed updated regulations

- Expanded number of health/safety inspection items to 16
- Clarified the inspection items

Inspection Items

- Electrical
- Smoke and CO Detectors
- Plumbing
- Heating/Cooling
- Property Maintenance
- Window Fall Protection

Electrical

4.15.007 (A) 1 - Each rental dwelling unit shall have a properly maintained electrical system, which shall be in a safe working condition and capable of performing its intended function.

Electrical panels, switches, outlets and components shall have a cover per the manufacturer's direction, or as directed by the currently adopted National Electrical Code.

- Can't have open wiring/splices
- Panels should be covered as mentioned
- Panels should not be overloaded or have alterations to them outside standards
- Outlets/switches should have covers

Electrical Panels

- Properly covered
- Breakers not altered

Overloaded Panels

Too many breakers for the overall rating

- Wires split or multiple wires attached to single breakers
- Burnt or over-exposed wires

Ground Fault Circuit Interrupters - GFCIs

Code language – 4.15.007 (A) 8

– Ground fault circuit-interrupters are required to be placed within six feet of any water source; including but not limited to bathrooms, garages, crawl space, unfinished basements, kitchens, and any other applicable locations as specified in the City's adopted International Property Maintenance Code and/or the current adopted version of the National Electrical Code.

Smoke/CO Detectors

- 4.15.007 (A) 2 – Smoke Detectors - Each rental dwelling unit shall have an operable smoke detection system and alarm. Smoke detectors shall be installed in locations mentioned in the adopted building code, or as close as possible given the conditions in the unit.

- 4.15.007 (A) 6 – CO Detectors - At least one carbon monoxide detector shall be installed in all residential rental units with fuel burning appliances (as defined in the currently adopted building code) and/or an attached garage.

Smoke Detectors

- In each bedroom
- Immediately outside each bedroom (within 10 ft of the door)
- On each level of the home
- Hard wired or battery operated (hard wired should have battery backup)
- Functional upon pressing the test mechanism

CO Detectors

Only required if there are gas burning appliances or attached garages

- Shall be on the main level
- Battery back-up required (if plugged in or hard wired)

Plumbing - Sewers/Fixtures/Water Heaters

- 4.15.007 A (5) Sewers/Toilets/Sinks, etc. - All such plumbing fixtures shall be maintained in a sanitary and good working condition and shall be properly connected to the public sewer system or to an approved private system if the public system is not available.
- 4.15.007 A (6) Hot/Cold Water - All kitchen sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water and shall be otherwise operable as intended.
- 4.15.007 A(10) Water heating facilities shall be in good working condition, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, and shower as intended. Proper exhaust systems must be attached, sealed to prevent leaks and fully operational.

Heating/Cooling

- 4.15.007 (11) - Each rental housing unit shall have heating facilities in good working order that can safely maintain a room temperature as intended in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances and space heaters shall not be used to provide space heating to meet the requirements of this section. Proper exhaust systems must be attached, sealed to prevent leaks and fully operational.
- 4.15.007 (12) - If provided by the lessor, the cooling system shall be in good working order that can safely maintain a temperature as intended in all bedrooms.
- 4.15.007 (13) - If provided by the lessor, all mechanical appliances, solid-fuelburning appliances and cooking appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Property Maintenance

- Unobstructed Egress – 4.15.007 A(8) A safe, continuous, and unobstructed means of egress shall be provided from the interior of a structure to a public way; as specified in the City's adopted International Property Maintenance Code.
- Visible street numbers – 4.15.007 a(4) Property address street number shall be visible as required in the City's adopted International Property Maintenance Code.
- Secure Stairs/Handrails – 4.15.007 A(3) All stairs and handrails shall be secure and function as

specified in the City's adopted International Property Maintenance Code.

- Drywall/Plaster - 4.15.007 A(15) All holes and/or missing drywall in interior walls and ceiling that exposes any components of the dwelling's electrical, plumbing or mechanical systems as well as holes in the subfloor shall be sealed, as necessary.

Visible Street Numbers

Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the opposite side of the public right-of-way. All numbers shall be in Arabic numerals at least three inches (3") high, with a minimum ½" stroke width.

Secure Handrails

All handrails, inside and outside the rental unit, should be well maintained and secure.

Drywall/Plaster Holes

All holes and/or missing drywall in interior walls and ceiling that exposes any components of the dwelling's electrical, plumbing or mechanical systems as well as holes in the subfloor shall be sealed, as necessary.

Window Fall Protection

All rental dwelling units where the bottom of the clear opening of an operable window is located less than 36 inches (914 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall have window fall protection installed per the City's current adopted building code.

Window should be limited to a 4" opening capability if the following items are met:

Less than 36" from finished floor to the clear opening

More than 72" from the sill to the terrain or surface below

Inspection Process

- The landlord hires a qualified housing inspector from the City's approved list.
- The inspector inspects each unit for the 16 basic health and safety items
- If a unit fails an inspection, the landlord is required to resolve any deficiencies and have the unit reinspected.
- All units get inspected except for multi-family; only 50% get inspected
- Inspector uploads through the City portal all inspections.

Total Units Inspected - 2484 (100%)

Pass - 2156 (87%)

Fail - 328 (13%)

Top 5 Failed Inspection Items:

1. GFCI
2. Running Water – Hot/Cold
3. Electrical
4. Window Fall Protection

5. Smoke Detectors

Four (4) training sessions held with the qualified housing inspectors

3. Taxable Industrial Development Revenue Bonds for the Nebius Project

David Martin with Gilmore and Bell gave the presentation on this item. This is a review from the last meeting.

These provisions are part of all leases that the City enters into with Chapter 100s projects and are general protections the city enters into as ways to enforce the city codes and other law with respect to a particular project.

Mr. Bell gave an overall review of the Trust Indenture which is attached to the agenda and discussed specific sections that are the provisions that protect the City and allows the City to take action against the company.

Real Property Lease - 2.2 D and 3.3 B

These were intentionally written broadly so that any sort of violation of law that relates to the condition or use of the project can become an event of default under the lease, which can then result in the removal of the incentive for the release. Ultimately, the city can enforce these by removing the tax incentives if needed.

If there is a failure to comply with the city code, that is an evident fault. If they do not resume compliance or maintain compliance, the city can take action either by terminating the lease and the abatement or by suing.

The purpose of a Chapter 100 is to allow a city or county take ownership of what would otherwise be a private sector project and to lease that project to a private sector company to operate it.

Section 10.5 - Environmental clauses

Section 10.9 in the property lease - Data Center specific provisions

Cooling systems have to be a closed-loop or similar technology that doesn't continually draw off the city's water supply.

The project must at all times comply with the sound and lighting pollution sections of the city code.

The company must maintain compliance with the electrical services agreement with the city.

Deposit \$2.5M with the funds to be spent to be determined by the city but with respect to improvements to Little Blue Parkway.

During the term of the lease, the company has to maintain contact with and take suggestions from a citizen advisory board. There will be between 5 and 15 members. Members of the company must attend these meetings that will be held quarterly during the first five years, then annually after that. The implementation will be at the discretion of the company but they will be required to listen to citizen complaints and feedback.

Decommissioning — if they stop using the facility, then within 2 years of the cessation of the operation, they will decommission the data center portions of the facility, such as the cooling system and other specific items that wouldn't be used for a light industrial or office-style space shall be removed.

INFORMATION ONLY

1. **Please Note:** In accordance with RSMo. 610.021, the City Council may convene in a Closed Executive Session during or after the 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).

Meeting adjourned at 8:09 PM