



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

Audit and Finance Committee Minutes

December 17, 2025 3:00 PM

IUC, Room 117, 17221 E. 23rd St. S, Independence, MO 64057

CALL TO ORDER

1. Present

Jared Fears, John Perkins, Heather Wiley, Charlie Dissell, Tom Scannell, Nancy Cooper, Melissa Cabrera, Andrew Frazier, Rich Sese

2. Absent

None

3. Additional Attendees

4. Approval of Minutes - September 24, 2025

- Councilmember Perkins made a motion to approve the minutes of September 24, 2025, Councilmember Wiley seconded the motion, all present were in favor of approval. Minutes were approved as written.

PUBLIC HEARING

5-year TIF

1. 5-Year TIF Review

- **Public Hearing for 5 Year TIF**

By Tom Scannell, Community & Economic Development Director

-Overview of 5-year TIF's-those having their anniversary or those that are closing.

-Each year we have a hearing on those TIF projects where they are passing their five year anniversary or after a TIF has been closed. This is spelled out in State Statutes in Section 99.865. We are looking at the redevelopment plan and project and reviewing each one of those for those TIFS.

-This year we have three TIF's to be reviewed, which are: Old Landfill-which has reached its 20 year life, also known as Stone Canyon; Trinity has also reached its 20 year life and Sante Fe which is a closure.

-Reviews of each were presented and discussed.

-Anyone wishing to speak was invited forward.

-With no speakers, public hearing was closed

OLD BUSINESS

1. Risk Management Work Comp Update

- **Risk Management Discussion**

-Plans to mitigate risk, especially in the area of risk management/workers compensation.

-Meetings/discussions are being held and will include Charlesworth and what needs to be done in the next year.

-Real need identified for a Program Administrator to oversee workers compensation and hiring a person for that.

-A good policy has been developed in the Municipal Services Department.

-There will be an upcoming Risk Management Study Session.

NEW BUSINESS

1. Monthly Financials Update

- **Financial Update:** Melissa Cabrera, the Director of Finance, provided an overview of the financial reports including, sales tax funds, use tax funds, tourism and utility funds

2. Procurement Policy – Indexing for inflation
 3. Finance Director Report
- Discussion on After Action Review of water issue

 - Management Analyst Audits:

-Special Assessments & Tax Lein Review

-Gas Cards vs. City Fueling Sights: IFD spearheading, will have more data at the beginning of

the year

-Both audits expected to be done by the next Audit & Finance Committing Meeting, will keep the

Council informed

-Request from Councilmember Wiley to continue discussion of putting Rental Ready in future

Management Analyst audits after Study Session information

ADJOURNMENT

NEXT MEETING

- Special Meeting for Audit: Wednesday, February 11, 2026, at 3:30 PM
- Regular Meeting: Wednesday, March 25, 2026, at 3:00 PM

ADJOURNMENT

- With no other comments, the meeting was adjourned at 4:10 PM.