



City Council Study Session Minutes

August 10, 2026 6:00 PM

Council Chambers - 20201 E. Jackson Drive

WELCOME

Mayor Kevin King, Presiding Officer of the City Council, called the meeting to order. Those present were Jennie Vaught, John Perkins, Heather Wiley, Cody Atkinson, and Jackie Dorman. Absent – Brice Stewart.

COUNCIL SPONSORED ITEMS

1. A resolution requesting the City Manager to direct staff to draft an ordinance for storm shelter requirements. (*Sponsored by Mayor King*)

Mayor King is sponsoring this topic. A draft ordinance was prepared by Jeremy Cover, City Counselor and copies given to City Council members. Mayor King is asking for this ordinance for the safety of citizens. He discussed the devastation of the Joplin tornado in 2011 and showed a photo of a still-standing storm shelter that withstood the F5. He is asking for the provisions of this ordinance to be for new homes being built from the passage of the ordinance forward and for any home that has 50% of it's value in renovations. He is open to suggestions on types of shelters, community shelters and provisions for historic or older homes.

CITIZEN REQUESTS

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

There were no speakers on this topic.

PRESENTATIONS

1. Independence Economic Development Partnership Update

This item was presented by Jarvis Sackman, Director of Business Expansion and Retention for the Chamber of Commerce. Mr. Sackman discussed notable developments, BRE program highlights, business assists with utilities, permitting, expansion process and business and finance; notable projects investments for June and July, new business licenses and July completed projects.

There was an increase in new business licenses from 2025 to 2026 by 64%.

Completed projects for July included Crash Champions, Three Trails Behavioral Hospital, Landmark Dodge, Burlington, Best Buy and Blue Sprig.

Notable investments for June/July were Nebius at \$60.1 million, Costco at \$4.7 million, Huey Magoo's at \$475k, Dollar Tree at \$374.3K and Cler Mont Elementary at \$278,313k.

2. Economic Development Policy Discussion

This topic was presented by Community Development Director Tom Scannell.

Tom discussed the history of economic development, economic policy and its objectives. He also listed out economic incentives used by the city which include Chapter 100 and Chapter 353 Tax Abatements, Special Districts such as Tax Increment Financing (TIF), Community Improvement Districts (CID), Neighborhood Improvement Districts (NID) and Land Clearance for Redevelopment Authority (LCRA). Other incentives include infrastructure agreements, fee waivers and state incentive programs.

Having an economic development policy provides clear guidance for both staff and developers, enhances transparency and emphasizes financial responsibility, public benefit and alignment with city plans. The policy establishes a consistent framework for evaluating and determining the appropriate amount and duration of tax abatement and other public incentives, using project investment levels and projected job creation as key evaluation criteria.

Meeting adjourned at 7:32 p.m.

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).