

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
March 12, 2024

MEMBERS PRESENT

Cindy McClain, Chair*
Butch Nesbitt, Vice-Chair
Virginia Ferguson
Heather Wiley
Laurie Dean Wiley
Eric Ashbaugh
Dan O'Neill

STAFF PRESENT

Josh Garrett – Planner
Rick Arroyo – Assistant Director
Mitch Langford – City Prosecutor
Adam Dustman – Independence Police Chief*
Mike Jackson – Deputy Municipal Services Director*
Rich Kemple – Deputy Municipal Services Director
Matt McLaughlin - Deputy Municipal Services Director
Jason Newkirk – Technology Services Director
Chris Johnson – IT Manager*
Cindy Gray – Chief Financial Officer
Melissa Sill – Budget Manager
Morris Heide – Parks, Recreation and Tourism Director
Chuck Lauss – Independence Fire Chief
Kirk Stobart – Deputy Fire Chief
Joe Hegendeffner – Power & Light Director

*Attended virtually via Microsoft Teams

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on March 12, 2024, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

CONSENT AGENDA

Planning Commission Minutes – February 27, 2024

Motion

Commissioner H. Wiley made a motion to approve the Consent Agenda. Commissioner L. Wiley seconded the motion. The motion passed with seven affirmative votes.

CASES TO BE CONTINUED

Case 24-810-01 – Preliminary Development Plan – 20300 E. Jackson Drive

Motion

Commissioner H. Wiley made a motion to continue Case 24-810-01 to the April 9, 2024, Planning Commission meeting. Commissioner L. Wiley seconded the motion. The motion passed with seven affirmative votes.

Case 24-400-04 - Short-Term Rental – 120 E. College Street

Motion

Commissioner H. Wiley made a motion to continue Case 24-400-04 to the March 26, 2024, Planning Commission meeting. Commissioner O'Neill seconded the motion. The motion passed with seven affirmative votes.

OTHER BUSINESS

Capital Improvements Program

Staff Presentation

Rick Arroyo gave an overview of the Capital Improvements Program (CIP) 2024-2030. He noted the CIP is a fluid document and may change due to changes in project scope or funding availability. Mr. Arroyo provided an overview of the 148 projects that will total over \$522 million dollars.

Police Chief Adam Dustman explained this would be a second BearCat added to their fleet. The current BearCat is 19 years old and will serve as a backup and training once a second vehicle is delivered. Commissioner Nesbitt asked if the departments technology needs are being met. Chief Dustman stated if the GO Bond is passed, it would meet all their technology needs. He also said the body camaras should be deployed on May 1.

Commissioner Nesbitt asked about the fire stations proposed in the CIP. Fire Chief Chuck Lauss reviewed the properties that the Fire Department owns where the proposed new Fire Stations would be built. In response to Commissioner Nesbitt's question, Mr. Arroyo stated if additional funds are needed for land purchase the CIP can be updated. Staff agreed to update the language to the Fire Station 11 description to include that additional land purchase may be required. Chief Lauss went over the other Fire Department projects, including the purchase of a new pumper trunk and addition of staff parking for Fire Station 1.

Mr. Arroyo addressed Commissioner L. Wiley question regarding the priority-based budget rating of department projects, stating it is a standardized type scoring.

Commissioner Nesbitt asked why it takes so long for some of proposed capital projects to be completed. Municipal Services, Deputy Director Rich Kemple described the internal process for prioritizing department projects. He reviewed some of the stormwater and sewer projects. Municipal Services, Deputy Director Mike Jackson explained the need for a yard truck. Municipal Services, Deputy Director Matt McLaughlin addressed the Lagoon cleaning process & nutrient removal. Mr. McLaughlin stated if the GO Bond were to pass, they would increase the street overlay project.

Director Morris Heide Parks, Recreation and Tourism states Historic Site Maintenance projects have been moved to their operating budget. Mr. Heide reviewed the other park projects, including maintenance improvements to the Athletic complex. He discussed how the passing of the GO Bond would assist in completing some of the needs outlined in the 2010 Parks Master Plan.

Power & Light Director Joe Hegendefffer stated the projects outlined in the CIP would need to be completed regardless of who owns them. In response to Commissioner Nesbitt's question, Mr. Hegendefffer stated he would need plans submitted for electronic charging stations on any project to proceed with a study on the electrical load requirements.

Technology Services Director Jason Newkirk discussed the data center and two security projects. Commissioner Nesbitt asked about how they are budgeting for their projects. Jason Newkirk discussed they budget yearly to have the funds for the total project cost. Commissioner L. Wiley asked if he has concerns about changing technology. Jason Newkirk explained that much of their technology projects are initiatives that are built into the operation budget. He explained that the three projects are designed to minimize security risk but believes the city is doing a good job of keeping up with technology.

Motion

Commissioner H. Wiley made a motion to recommend approval of the Capital Improvements Program 2024-2030 to the City Council. Commissioner L. Wiley seconded the motion. The motion was approved with seven affirmative votes.

ADJOURNMENT

The meeting was adjourned at 7:37p.m.