

# **Economic Development Advisory Board**

## **February 1, 2022, Meeting Minutes**

### **I. Call to order**

Chair Chuck Goad called to order the regular meeting of the Economic Development Advisory Board at 3:30 PM on February 1, 2022, at Memorial Hall and via conference call.

### **II. Roll call**

The following members were present:

Chair Chuck Goad (17-1)  
Vice-Chair Wayne Stephany (18-0)  
Paul Yaroslaski (15-3)  
Rod Zinn (1-0)  
Tabitha Snodgrass (Ex-Officio)  
Lisa Wilson (Ex-Officio)  
April Nutt (Ex-Officio)

The following members were absent:

Lori Kelley (16-2)  
Jason Curtis (16-2)  
J.D. Cox (1-1)

The following staff were present:

Kelly Passauer, City Manager  
David Cowan, Assistant City Manager  
Lacey Lies, Director of Finance  
Lydia Collins, Administrative Aide

The following visitors were present:

Tom Simpson

### **III. Approval of Minutes from January 4, 2022**

A motion was made by Wayne Stephany to approve the minutes, seconded by Paul Yaroslaski. The motion passed unanimously.

## **IV. New Business**

### **A. Reorganization**

- Election of Chair – Chuck Goad.
- Election of Vice Chair – Wayne Stephany.
- Election of Secretary – Paul Yaroslaski.
- Time and Date of Meetings – set the same
- Orientation from City Attorney- City Attorney Jeff Chubb presented rules on decisions and policies and answered questions.

### **B. Consider changes to the city's Downtown Business District Commercial Building Grant**

David Cowan presented the changes that April Nutt suggested. The City is working on providing incentives to owners to develop upper story housing. The source of the funds is in economic development. The grant starts new every year with \$50,000. Fire suppression, electrical and plumbing upgrades are the three new incentives. Every will require every new building owner to put in new electrical systems. April Nutt is working with the City Commission to make the downtown RHID qualified. Chuck Goad recommends that the City Commission allow the funds to carry over annually to a maximum of \$100,000. Chuck Goad moved to support the changes, Wayne Stephany seconded. Motion carried.

## **V. Items for Discussion**

### **A. Update on Internet Access**

- Internet Subcommittee

Wayne Stephany gave the report. The group met with area cities. Coffeyville does their own, competing against Cox. We will visit with Coffeyville more in depth. The consensus was to pool our resources to improve service and hold down the cost. With the State offering assistance with broadband we will work together. A Zoom meeting is being set up on February 7<sup>th</sup> at 1:00 p.m.

### **B. Update on Neighborhood Revitalization Plan**

Lacey Lies has reached out to the county to have them share their format to mirror that for the City.

### **C. Update on County's Participation in Rural Opportunity Zone**

Charlotte said the county approved participation but not a funding level which she will be taking to the next meeting for \$15,000 which is entry level. This will qualify us for the student loan forgiveness program. Rod Zinn asked about the HUB and if Independence is in that. Lacey Lies said she would look into it.

### **D. Land Acquisition Subcommittee**

Research is being done to either expand the industrial park or have a new industrial park which could involve annexation. J.D. Cox asked if this and the annexation subcommittee should be combined since they overlap. Chuck Goad said not at this time, but it could be looked at again. Chuck suggested meeting at 2:30 on the first Tuesday. March 1<sup>st</sup> is tentatively set for the first



meeting.

E. Annexation Subcommittee


Kelly Passauer suggested having Jeff Chubb come to the first meeting to explain annexation.

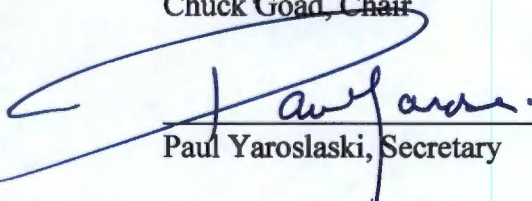
F. Other items for discussion

## VI. Adjournment

A motion was made to adjourn by Wayne Stephany, seconded by Paul Yaroslaski.  
Motion carried unanimously.

Minutes approved by:

  
\_\_\_\_\_  
Chuck Goad, Chair

  
\_\_\_\_\_  
Paul Yaroslaski, Secretary



## MINUTES

### Call to Order

The Planning and Zoning Commission meeting was called to order by Kendall Neill.

### Planning Commissioners Present

Michelle Anderson (by phone)  
Anthony Royse (by phone)  
Kendall Neill  
Brent Littleton  
Mary Jo Meier  
Andy McLenon  
Rachel Lyon  
Lisa Richard

### Planning Commissioners Absent

None (1 vacancy)

### Staff Present

Kelly Passauer, City Manager  
David Cowan, Assistant City Manager  
April Nutt, Housing Director  
Jeff Chubb, City Attorney  
Lydia Collins, Administrative Aide

### Visitors Present

Sarah Kromer  
Matthew McLenon  
Miranda Bruening  
Anna Krstulic (by phone)

### Minutes

- a. Consider approving minutes of the December 7, 2021, meeting.

### Motion

*Kendall Neill moved to approve the minutes of the December 7, 2021, meeting. Brent Littleton seconded the motion. Motion carried 8-0.*



***Kendall Neill authorized Barb Emert to sign the minutes in the absence of Rachel Lyon.***

**Board of Zoning Appeals (Does not include outside City appointments)**

- b. To receive comments on a variance request to exceed the number and size of signs in the C-3, central business district, at 100 North 10<sup>th</sup> Street.

**Details:**

|                    |  |
|--------------------|--|
| Site Address:      | 100 North 10 <sup>th</sup> Street  |
| Legal Description: | Lot 6-9 Block 40 Orig Plat, City of Independence, Montgomery County, Independence. |
| Property Owner:    | Brew Crew Properties LLC, Sarah Kromer   |
| Existing Use:      | Scooter's coffee kiosk   |
| Existing Zoning:   | C-3, central commercial district   |

**Background/History:** Scooter's was recently built, and they are wanting to add three of their brand standard snap signs to the building that are 8 sq. ft. rather than the 5 sq. ft. the City Code allows. They currently have 4 signs, one on the front, one on the back and one on each side of the building. This would add three signs on each side.

**Request:**

There is a Scooter's Coffee Drive-Thru sign already on the building and they want to add 3 more signs to each side of the building. City Code for a corner building allows for one sign per face of building not to exceed 50 square feet or five percent of the total area, whichever is smaller.

A standard Scooter's coffee kiosk has four (4) signs on each side of the building, one sign in front and one at the rear, for a total of ten (10) signs. They have one free-standing sign which City code allows. The brand standard size they use for the three signs they want to add is 8 sq. ft. The City Code allows for 5 sq. ft. signs. The total sq. ft. for the four signs on each side of the building is 66.4 sq. ft., 16.4 sq. ft. more than the City Code allows.

**Policy Explanation:**

***802.6. District C-3, central commercial district:***

***a. Permitted signs:***

1. *[Generally:]* Signs permitted in the C-3 district shall be illuminated signs, nonilluminated signs, marquee signs, temporary signs, wall signs and projecting signs with the exception that no sign shall be mounted, painted or affixed to any surface extending above the transom or storefront beam whichever is higher.





2. *Wall signs:* One sign per face of building not to exceed 50 square feet or five percent of the total area, whichever is smaller.
  3. *Corner buildings:* One sign equal to standards above for each wall.
  4. *Multiuse signs:* Total sign area for all uses not to exceed above standards.
  5. *[Signs hanging from awnings or mounted to storefronts:]* Signs hanging from awnings or mounted to storefronts may not exceed five square feet per face.
  6. *[Freestanding buildings:]* Freestanding buildings shall be permitted one freestanding sign not to exceed 80 square feet per face or 160 square feet total of all faces in the sign area. The top of the sign shall not be higher than 25 feet above ground level.
  7. *Historical restorations or reproductions:* Historically significant or reproduced signs shall be referred to the Main Street Committee for recommendation to the city commission who may authorize such installation.
  8. *[Rear wall signs:]* One rear wall mounted sign not to exceed 18 inches by 36 inches for business identification.
- b. *[Poster panels and billboards:]* Poster panels and billboards shall not be permitted in the C-3 zone.
- c. *Signs on awnings, canopies, and marquees:*
1. There shall not be more than one sign exceeding an aggregate gross surface area of such awning, canopy or marquee of ten percent of the gross area for each principal building.
  2. The gross surface area of a sign shall not exceed 50 percent of the gross surface area of the awning, canopy or marquee to which the sign is fixed.
- d. *General standards:*
1. Any awning, canopy, marquee or projecting sign shall not be less than seven feet above the surface of the grade of any street or sidewalk.
  2. Awnings and canopies shall be no closer than four feet from the public street curb and in no case extend more than 12 feet from the property line.
  3. Marquees shall be no closer than two feet from the property line.

**Variance:** The granting of permission by the board of zoning appeals to allow the development of a lot or tract for uses allowed within the zoning district in a manner which exceeds maximum limits or is less than minimum limits established by these regulations and where such limits prohibit use of the land in a manner equivalent to the abutting similarly zoned properties.

#### **Sec. 2-116. - Variances, exceptions.**

When deemed necessary by the board of zoning appeals, the board may grant variances and exceptions from the zoning regulations on the basis and in the following manner:



1. To authorize in specific cases a variance from the specific terms of the regulations which will not be contrary to the public interest and where, due to special conditions, a literal enforcement of the provisions of the regulations, in an individual case, results in unnecessary hardship, and provided that the spirit of the regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the zoning regulations in such district. A request for a variance may be granted in such case, upon a finding by the board that all the following conditions have been met:

In considering the providing of a variance we wish to provide the following information:

1. *That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by any action or actions of the property owner or the applicant;*
  1. The four (4) standard brand signs are made for all Scooter's coffee kiosks and used for continuity.
2. *That the granting of the permit for the variance will not adversely affect the rights of the adjacent property owners or residents; The granting of the permit for the variance will not adversely affect the rights of the adjacent property owners or residents as the signs are not in excess.*
3. *That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application; The four (4) standard brand signs are used at all Scooter's coffee kiosks. Scooter's has done ample research for specific sizing on their snap frames and they are large enough to be seen but not in excess.*
4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; It does not appear that the variance will adversely affect public health, safety, morals, order, convenience, prosperity or general welfare.*
5. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations. According to section 801.2 of the zoning code, the intent and purpose of the sign code is: "Regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities in the City of Independence without difficulty and confusion, to encourage the general attractiveness of the community, and to protect property values therein." Granting the variance will not be opposed to the general spirit and intent of the zoning regulations. The signs are standard to any Scooter's coffee kiosk.*
2. To grant exceptions to the provisions of the zoning regulation in those instances where the board is specifically authorized to grant such exceptions and only under the terms of the zoning regulation.





In no event shall exceptions to the provisions of the zoning regulation be granted where the use or exception contemplated is not specifically listed as an exception in the zoning regulation. Under no conditions shall the board of zoning appeals have the power to grant an exception when conditions of this exception, as established in the zoning regulation by the board of commissioners, are not found to be present.

**Staff Recommendation:** City Staff recommends approving the variance based upon staff recommendation of the evidence presented in each specific case that:

- a. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
  1. There is no apparent issue with public safety, health or welfare.
  2. The coffee kiosk has already made improvements by tearing down the old gas station and improving the area.
- b. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought, and are not applicable generally to other property.
  1. The standard brand snap signs are used universally and would make this coffee kiosk stand out as different from other Scooter's coffee kiosks if the variance is not granted.
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.
  1. The store would not be in continuity with other Scooter's coffee kiosks.

Chair Kendall Neill opened the hearing. There were no public comments.

**Motion:**

Lisa Richard moved to approve a variance to exceed the number and size of signs in the C-3, central business district, at 100 North 10th Street by allowing three (3) additional signs on both the east and west side of the building for a total of six (6) additional "snap frame" signs measuring 8.4 square feet each for a total of 50.4 square feet of additional signage. Mary Jo Meier seconded. Motion carried 8-0.



- c. To receive comments on a variance request to decrease the setbacks in an R-2 single-family dwelling district at 1222 North 2<sup>nd</sup> Street.

Details:

Site Address: 1222 North 2<sup>nd</sup> Street  
Legal Description: Lot 33 & 34 Belmont Addition, City of Independence,  
Montgomery County, Independence.  
Property Owner: Hentges, Stephanie L Amended & Restated Rev Trust 5/24/2018  
Existing Use: Residence  
Existing Zoning: R-2, single-family dwelling district

Background/History: Mr. and Mrs. Hentges own the property and have been working with Miranda Bruening from HBK Architecture to build a new garage.

Request:

Mr. and Mrs. Hentges want to place a detached garage within two (2) foot from the south side yard property line and the neighbor's garage. This would be a six (6) foot encroachment. The residence had an existing garage, but it was not structurally sound, and they tore it down. They now want to build a new, deeper garage in the same place the old garage was in with the same two (2) foot between their garage and the neighbor's garage.

Policy Explanation:

**03.0. - R-2, single-family dwelling district.**

*503.1. Intent:* The purpose of this district is to provide for single-family residential development of low population density together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings.

*503.2. Permitted uses:* The listing of permitted uses is set out in appendix "A" of these regulations.

*503.3. Conditional uses:* The listing of conditional uses is set out in appendix "A" of these regulations.

*503.4. Intensity of use regulations:*

a. *Minimum lot area:* Single-family dwellings—7,200 square feet

*Exception:* Where a use is not connected to a public sewer, lot area shall be increased to area determined as adequate by the city engineer to meet current health standards.

b. *Minimum lot width:* 50 feet at the front building line, except cul-de-sac lots may be 35 feet at the front building setback line.



c. *Maximum lot coverage:* 30 percent.

**503.5. Height regulations:**

a. *Maximum structure height:* 35 feet or 2½ stories (whichever is smaller).

**503.6. Yard regulations:**

a. *Minimum front yard:*

1. The front yard shall be a minimum of 25 feet in depth measured from the front lot line.
2. Where lots have a double frontage, the required front yard shall be provided on both streets.

b. *Minimum side yard:*

1. Interior side yards: Eight feet.
2. Where the side yard fronts on a street, the minimum front yard shall be provided.

c. *Minimum rear yard:* Ten feet.

**Exception:** On lots of irregular rear property lines or when residence is located on the lot at an angle, rear yard dimensions shall be taken at each end of building parallel to the sides and the perpendicular measurement taken from the rear of building to the furthest point of the lot. The average of these three measurements shall equal at least ten feet. However, in no case shall the building or structure be located less than eight feet perpendicular from any property line.

**503.7. Parking regulations:**

a. *Off-street parking:* Two spaces for each single-family dwelling. (See article VII for additional parking requirements.)

**Variance:** The granting of permission by the board of zoning appeals to allow the development of a lot or tract for uses allowed within the zoning district in a manner which exceeds maximum limits or is less than minimum limits established by these regulations and where such limits prohibit use of the land in a manner equivalent to the abutting similarly zoned properties.

**Sec. 2-116. - Variances, exceptions.**

When deemed necessary by the board of zoning appeals, the board may grant variances and exceptions from the zoning regulations on the basis and in the following manner:

1. To authorize in specific cases a variance from the specific terms of the regulations which will not be contrary to the public interest and where, due to special conditions, a literal enforcement of the provisions of the regulations, in an individual case, results in unnecessary hardship, and provided that the spirit of the regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the zoning regulations in such district. A request for a



variance may be granted in such case, upon a finding by the board that all the following conditions have been met:

In considering the providing of a variance we wish to provide the following information:

- a. *That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by any action or actions of the property owner or the applicant; The previous garage was in the same location and is the only place a new garage would fit.*
  - b. *That the granting of the permit for the variance will not adversely affect the rights of the adjacent property owners or residents; The neighborhood has mostly detached garages similar to this residence.*
  - c. *That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application; There is no other space on the property where a garage can be placed.*
  - d. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; It does not appear that the variance will adversely affect public health, safety, morals, order, convenience, prosperity or general welfare.*
  - e. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations. 503.6. Yard regulations: c. Minimum rear yard: Ten feet. Granting the variance will not be opposed to the general spirit and intent of the zoning regulations. The previous garage was built in the same place and matches the neighborhood.*
2. To grant exceptions to the provisions of the zoning regulation in those instances where the board is specifically authorized to grant such exceptions and only under the terms of the zoning regulation.

In no event shall exceptions to the provisions of the zoning regulation be granted where the use or exception contemplated is not specifically listed as an exception in the zoning regulation. Under no conditions shall the board of zoning appeals have the power to grant an exception when conditions of this exception, as established in the zoning regulation by the board of commissioners, are not found to be present.

Staff Recommendation: City Staff recommends approving the variance based upon staff recommendation of the evidence presented in each specific case that:

- a. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
  1. There is no apparent issue with public safety, health or welfare.



- b. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property.
  - 1. The new garage is going back in the same spot as the old garage.
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.
  - 1. The size of the old garage was too small for modern vehicles and was deteriorating.
  - 2. The new garage will be deeper but in the same location as the previous garage.

Chair Kendall Neill opened the hearing. There were no public comments.

Motion:

Kendall Neill moved to approve the variance to reduce the south side yard setback from eight (8) feet to two (2) feet, based on the staff's recommendation that all City Codes and conditions are met. Rachel Lyon seconded. Motion carried 8-0.

### **Planning Commission**

- d. Consider setting the date of March 1, 2022, for a public hearing to receive comments to consider text amendments to Article B. – Zoning on the subject of tiny houses.

At your previous meeting you provided feedback on what you would like to see regarding a text amendment regarding Tiny Houses. The City requested the assistance of Stinson LLP to assist us with this text amendment. Below and attached is the information they provided:

Attached for review are drafts of the following documents: i) a proposed Ordinance amending provisions of the City's Zoning Code in order to allow for "tiny houses"; and ii) a comparison draft, in Word, showing proposed changes to Section 507.0 of the Zoning Code (Residential Planned Unit Developments). The latter can either be incorporated into the proposed Ordinance as an exhibit or inserted directly into the body of the ordinance, depending upon your preference. The revisions to Section 507 are currently set up as an exhibit for ease of review.

The goal was to follow the apparent consensus from the December Planning and Zoning meeting. Accordingly, the Ordinance provides as follows:



1. Tiny houses must be on permanent foundations (Ordinance, Section 1).
2. A tiny house for use by the property owners' family is a permitted accessory use (Ordinance, Section 2).
3. A tiny house for "short term rentals not elsewhere listed" is a conditional accessory use (Ordinance, Section 3). This seemed like the best way to accommodate an Airbnb type use. If there are special provisions that the City would like to impose for such a use, they can be inserted into Article X of the Zoning Code. There aren't any special provisions listed for Bed and Breakfasts, which is the most similar conditional use.
4. Tiny houses must be constructed and installed in accordance with the then-current version of all applicable codes as adopted by the City (Ordinance, Section 4). If there are any known issues with respect to tiny houses under codes currently adopted by the City, it would be possible to address such issues through an amendment. In addition, the 2018 Edition of the International Residential Code contains an Appendix specific to Tiny Houses. It appears that this Appendix helped resolve issues confronted by cities in applying prior building codes to tiny houses.
5. The revisions to Section 507 allow for a Tiny Houses/PUD. Minimum PUD size is one acre (Section 507.2.d). Permitted dwelling units is determined by doubling the amount of dwelling units that would be calculated if it was a normal residential PUD (Section 507.2.h). Please note that the numbers only reflect a general assessment of what I thought might be appropriate. Adjusting zoning ordinances to accommodate tiny houses appears to be a relatively new concept, and there isn't much in the way of relevant examples.

After discussion and any suggested modifications, if you wish to move forward with this text amendment, the next step is to schedule a public hearing.

Kelly Passauer asked if there were any questions or further modifications. If not, the next step would be to set the date for a public hearing. Any suggested modifications can be made now or at the March 1<sup>st</sup> public hearing.

An attachment of the Proposed Ordinance amending provisions of the City's Zoning Code in order to allow for "tiny houses"; a comparison draft, in Word, showing proposed changes to Section 507.0 of the Zoning Code (Residential Planned Unit Developments) and the Hearing Notice was provided in the staff report.

Motion:



Kendall Neill moved to set the date of March 1, 2022, for a public hearing to receive comments to consider text amendments to Article B. – Zoning on the subject of tiny houses. Lisa Richard seconded. Motion carried 8-0.

e. Other discussion.

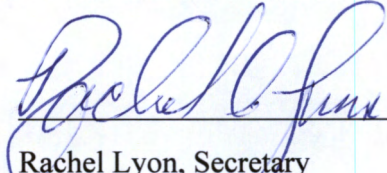
- a. Kelly Passauer stated that there is an opening for the Planning and Zoning Commission. The application deadline is February 4, 2022.

**Adjournment**

**Motion**

***Kendall Neill moved to adjourn. Mary Jo Meier seconded. Motion carried 8-0.***

  
\_\_\_\_\_  
Kendall Neill, Chairperson

  
\_\_\_\_\_  
Rachel Lyon, Secretary



## **INDEPENDENCE USD #446 RECREATION COMMISSION**

***Monthly Meeting February 16, 2022***

***Ash Youth Center***

***1501 N. 10<sup>th</sup> Street***

### **MEMBERS PRESENT:**

Christy Mavers  
Ron Goins  
Tony Turner  
Joe Cooley

### **OTHERS PRESENT:**

Brent Julian  
Lori Bromley  
Nick McBride  
Jim Butts  
Galen Palmer  
Lacey Lies

Christy Mavers opened the commission meeting at 11:31 a.m.

### **ROUTINE**

#### **Agenda**

The agenda was amended to move D. Central Park Sports Complex Payment & Update under III. Bus/Finance up to A. under Bus/Finance and everything else moves down one. Tony Turner moved to approve the agenda as presented. Ron Goins seconded. Motion carried 4-0.

#### **Minutes**

Joe Cooley moved to approve the minutes from the January 19, 2022 board meeting. Ron Goins seconded. Motion carried 4-0.

#### **Bills**

Joe Cooley moved to approve the February 2022 invoices and checks for payment as printed in the amount of \$1,671.79 as well as the bills and employee benefits paid since the last board meeting in the amount of \$21,198.51. Ron Goins seconded. Motion carried 4-0.

#### **Treasurer's Report:**

Galen Palmer reported the following bank balances as of January 31, 2022: First Oak Bank – Checking: \$23,916.64; First Oak Bank – Petty Cash: \$500.00; and Equity Bank – Savings: \$331,694.47. Galen informed the commission that \$220,000.00 was immediately transferred from Equity Bank into First Oak Bank in accordance with FDIC recommendations. Tony Turner moved to approve the treasurer's report as presented. Joe Cooley seconded. Motion carried 4-0.

### **PROGRAM/OPERATIONS**

#### **Maintenance Report**

Jim Butts answered any questions the board had on the maintenance report. A discussion was held on any maintenance needing done at the Ash Youth Center in the near future. Jim stated that he would like

to get the lights in the indoor pool area upgraded and will need to get bids on that soon. Brent stated that a lot of updates were done last fiscal year so the Ash Center should be good to go for a while.

### **Programs Report**

Nick McBride answered any questions the board had on the programs report. A discussion was held on the pickle ball tournament scheduled for March 19<sup>th</sup> and Nick informed the board that he is hoping to have enough registrants to include divisions for men's doubles, women's doubles as well as mixed doubles. Christy Mavers asked about available gym time at the Ash Center and stated she has received some complaints that time is being taken away from open gym for members, for more adult activities. Brent stated that it is a very busy time of year as it is every basketball season, as well as women's volleyball season which will lead into a co-ed volleyball season. Brent stated that Nick does a good job scheduling the gym and even though it is the Ash Youth Center it is also the Independence Recreation Commission who holds activities from ages 1 to 100 years old. Brent pointed out the graph Nick designed to show the Central Park Sports Complex fundraising progress. Nick stated that they will soon be announcing the fundraising information and going public through IRC's Face book page and website as well as hanging banners around town etc... Nick stated donation options will be available online, at the concession stands, the Ash Center and through the purchase of engraved paving stones similar to what Forpaz did a few years ago. Ron Goins asked about flooding at the new complex stating that it seems to be one of the major concerns of the public moving forward. Brent stated that the new design will be built at a two foot higher grade as well as the plans and materials used will include features designed to withstand water. Brent stated that yes, it will most likely flood, however as many precautions are being taken as possible.

### **Directors Report**

IRC Director, Brent Julian, answered any questions the board had on the director/aquatics report. Brent informed the board that he received the Memo of Understanding back from IRC lawyer, Dan Reynolds, and the indoor pool is set to open the weekend of March 5<sup>th</sup> from 1:00 – 6:00 p.m. Brent stated that he will put the information out on IRC's social media pages soon. Christy asked about offering the meeting room for birthday parties. Brent stated that IRC has always rented out the meeting room in two hour increments for \$50.00, however there just has not been much interest without the pool included or at least the gym, some days the gym is available and sometimes it is not. Christy stated she understands not renting out the pool, but suggested going ahead and putting the information out there on the meeting room.

## **BUSINESS/FINANCE**

### **Central Park Sports Complex Update & Payment**

Brent stated that IRC made the first \$40,000.00 payment to the City of Independence on December 28, 2021 for the Independence Central Park Sports Complex. Brent reminded the board that this will be an annual installment, but he is requesting payment be made in June each year instead of December. Brent stated that the month shouldn't matter as long as the payment is made each fiscal year and feels IRC has more available funds in June than in December when things tend to get tight. Christy asked if that means IRC would pay another \$40,000.00 five months from now and Brent said that it would, however it will still only be one payment per fiscal year, IRC is just better off financially in June rather than December. Ron Goins moved to approve moving the \$40,000.00 annual installment to the City of Independence to June each year. Tony Turner seconded. Motion carried 4-0. Lacey gave a quick update on where things stand with the new Central Park Sports Complex stating the timing is a little delayed due to wildlife permits and waiting on grants etc..., but the construction has been put into phases. Lacey stated, for example phase I will be the west side of the complex and will include two



baseball fields, the fitness court and concessions. Lacey stated the walking trail will be a separate phase all together. Phase II will consist of the basketball courts, pickle ball courts, batting cages and press boxes. Lacey stated they are looking into an alternative to a vertical press box, by doing covered seating for scorekeepers behind each back stop, could mean a total savings of approximately \$180,000. Lacey informed the board members that the timeline is now breaking ground this May on the west side and playing the first baseball games the summer of 2023 and soccer games the fall of 2023. Christy asked about the funding and how things are coming along, Lacey stated they have \$580,000 in pledges thus far. Lacey stated the 3-D renderings of the entire complex will be ready soon so that is exciting. Christy stated that the Community Chest would like to make a donation to the new Sports Complex, but they need more information in order to do so. Lacey suggested going through the Independence Community Foundation, which is a 501-C3 non-profit, along with financial reports from IRC would most likely work for them.

### **Senior Dance Contract**

Brent informed the board members that it is time to renew our rental contract with ICC West for senior dances, age 55 and up. Brent stated the cost is the same as last year, \$100 per month for a total of \$1,200.00 per year. Brent stated that they normally hold two dances per month and this is an activity IRC has sponsored for several years. Joe Cooley moved to approve the rental agreement with ICC West for senior dances in the amount of \$1,200.00. Tony Turner seconded. Motion carried 4-0.

### **Going Digital with Board Reports**

As previously discussed, Brent reminded the board IRC will go to digital board reports and packets by the next meeting March 16<sup>th</sup>. Brent stated that staff will get their reports to Lori by Monday afternoon of the board meeting week and she will scan and/or download reports into an email for all board members. Brent reminded board members to bring a device such as a tablet or a phone to the meetings to view their reports. The board agreed this would save paper and time as well as getting their packets and the agenda at least 24 hours before the meeting. Ron Goins moved to approve board reports and packets going to a digital format by the March 16, 2022 meeting. Joe Cooley seconded. Motion carried 4-0.

### **RBFAC Restoration Work**

Brent updated the commission on the status of the restoration work going on at Riverside Beach Family Aquatic Center for paint and fiberglass repairs that the city has agreed to cover in the amount of \$140,000.00. Lacey Lies, with the City of Independence, was present to further to discuss the project and ask if IRC would be willing to pay \$10,000.00 toward such improvements as it came in higher than the city anticipated. Christy Mavers stated that her concern is IRC's small budget and the fact IRC already commits \$10,000 to the pool each year. Christy stated that she feels IRC has contributed a lot for the pool, sports complex, way-finding signage etc....which is great, but the budget only goes so far. Ron Goins asked if the \$10,000.00 IRC budgets for pool expenditures each year would cover the cost; however, Lacey stated this would be an additional \$10,000 on top of the original making IRC's pool expenditures \$20,000.00 for FY22. Brent informed the commission that the City is filing for FEMA Recovery funds from 2019 and IRC has been included in this filing. Brent stated that Jim has been helping to get the necessary documentation of IRC's 2019 loss to Lacey and the city. Christy asked if any FEMA funds are granted to IRC would the money go to the city and Lacey stated that it would go directly to the city, however, they would put the funding back into IRC facility's such as the pool or central sports complex. Christy Mavers suggested tabling further discussion of the \$10,000 pool restoration project

until the March meeting. Ron Goins moved to approve tabling a decision on a \$10,000 payment for RBFAC Restoration Work until the March 16<sup>th</sup> meeting. Joe Cooley seconded. Motion carried 4-0.

### **Executive Session**

Christy Mavers requested to move into executive session for approximately ten minutes. At 12:23 p.m. Tony Turner moved to adjourn into executive session for five to ten minutes. Ron Goins seconded. Motion carried 4-0. The meeting re-convened at 12:30 p.m.

### **Items from the Commission**

There were no Items from the Commission.

### **Adjournment**

The meeting adjourned at 12:40 p.m.

Respectfully Submitted,

Tony Turner  
Secretary