

# City of Independence

## COUNCIL STUDY SESSION AGENDA

September 9, 2019  
6:00 PM, Council Chambers

Agendas are published late in the week for the following week's Council business meetings. Changes made after the tentative agenda is published will be reflected in the latest version posted.

To view a Council meeting agenda, visit <http://independencemo.org/agenda>, and select 'Most Recent Council Agenda'.

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### PRESENTATIONS

1. Green Initiatives Item 1: Energy Savings Contract
2. Short-Term Rentals
3. Prohibition Against Possession of Weapons by Minors Ordinance Changes and IPD Gun Unit Implementation

### STAFF REPORTS

1. Boards/Commissions Report

### OTHER TOPICS

*"Is it good for the children?"*

# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Green Initiatives Item 1: Energy Savings Contract

### **Recommendations:**

Staff Recommends Approval

### **Executive Summary:**

The Council will hear a recommendation recently made to the City Manager from staff to enter into a Guaranteed Energy Savings Contract pursuant to the City's Green Initiatives RFP Item 1, which focused on energy conservation and modernization measures at various City facilities.

### **Background:**

In February, 2018, the City Council passed a Resolution declaring its commitment to establishing Independence as the "Greenest" City in America. In keeping with the spirit of that Resolution, the "Green Initiatives" Request For Proposals (RFP) was issued. Qualified firms were invited to submit proposals for any, or all, of the following:

- Item 1: Energy conservation and modernization measures at various City facilities.
- Item 2: Solar facilities at the Courtney Bend Water Treatment Plant.
- Item 3: Ancillary neighborhood solar facilities adjacent to the Rockwood solar array.

A total of 8 proposals were received by Procurement. A committee comprised of representatives from various City departments was convened to evaluate proposals and conduct interviews. While the committee is not prepared to make recommendations at this time regarding Items 2 and 3, it has made a recommendation to the City Manager regarding Item 1.

It is the recommendation of the evaluation committee to award Item 1 of the "Green Initiatives" RFP to Energy Solutions Professionals (ESP) and to enter into a Guaranteed Energy Savings Contract with ESP pursuant to MO. Revised Statutes section 8.231. Under the provisions of such a contract, ESP will conduct an energy audit of various City facilities, and identify improvements which will generate energy savings in excess of the cost of the improvements. ESP will arrange for financing,

make improvements on a Design-Build basis, and guarantee energy savings sufficient to pay for the improvements.

Mr. Chris Salzman, Business Development Manager for ESP will make a brief PowerPoint presentation to further explain Guaranteed Energy Savings Contracts and to answer any questions the Council may have.

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**Fiscal Impact:**

There will be no net cost to the City.

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**Department:**

**Contact Person:**

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**REVIEWERS:**

**Department**

**Action**

City Managers Office  
City Clerk Department  
City Managers Office  
City Clerk Department

Approved  
Approved  
Approved  
Approved

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**Council Action:**

**Council Action:**

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**ATTACHMENTS:**

**Description**

**Type**

▫ Presentation

Presentation

# City of Independence

## Green Initiative & Guaranteed Energy Savings

September 9, 2019

[energyesp.com](http://energyesp.com)

# Proposed Agenda

## The Green Initiative & Guaranteed Energy Savings Project

### Energy Performance Contracting

- What is Energy Performance Contracting?
- How does it work?

## The Process

## Energy Solutions Professionals

Why ESP?

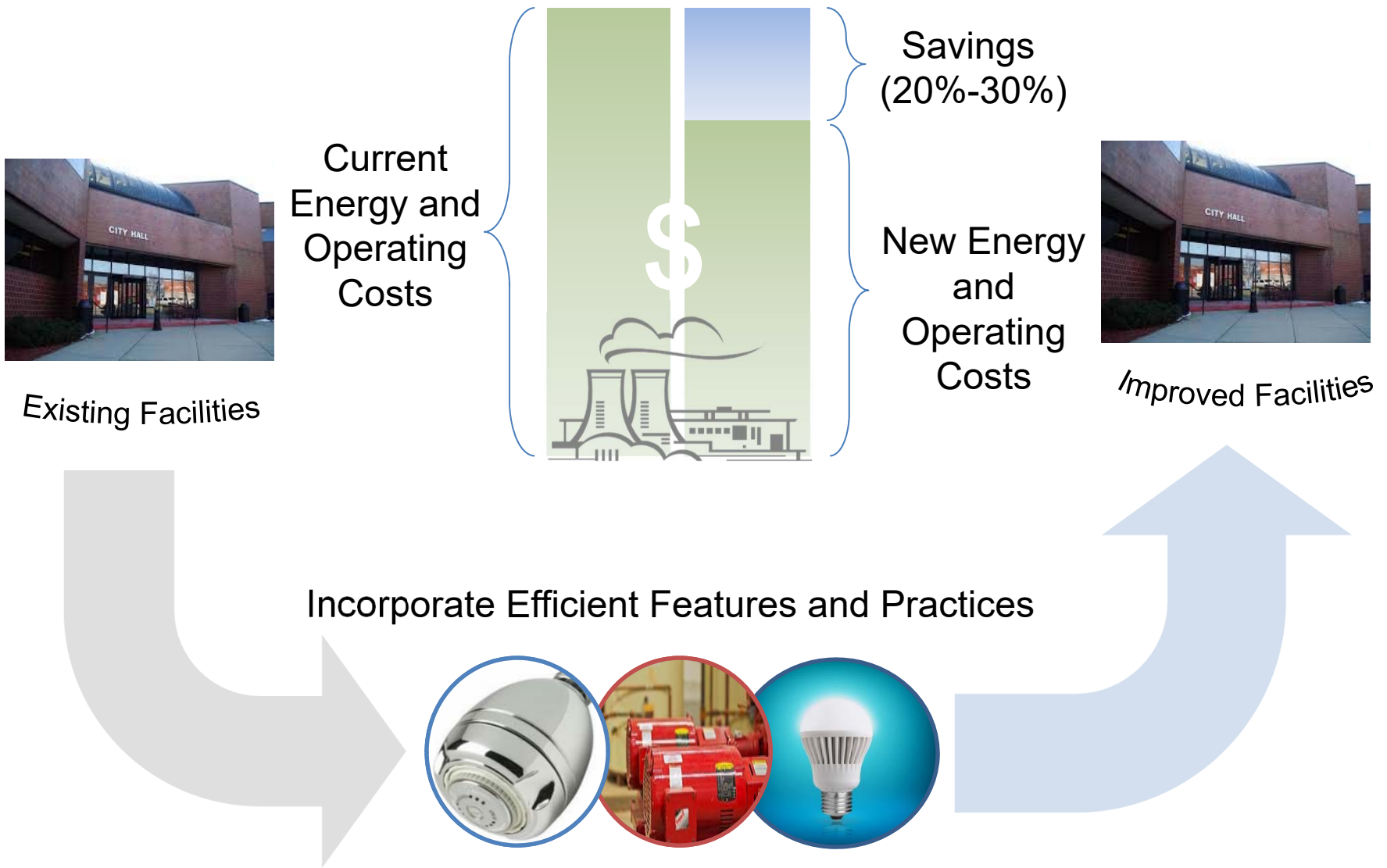


# What is Energy Performance Contracting?

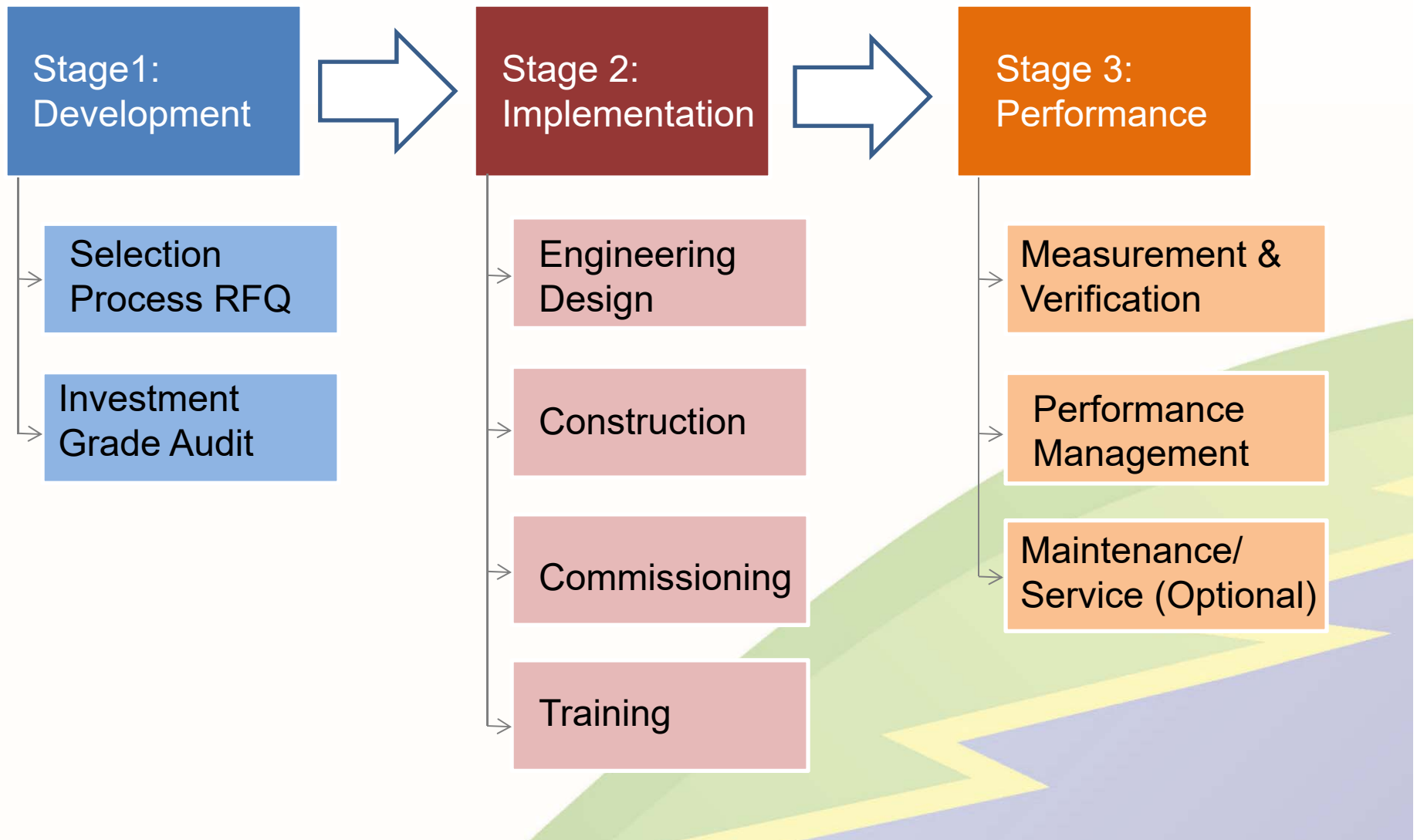
- A Tool for Funding Energy & Facility Improvements
  - MoRS 8.231. — Guaranteed Energy Cost Savings Contracts
- Leverage Savings in Current Operating Budgets to Pay for Improvements
- Guaranteed Cost & Savings: Low Risk Project
- Third-Party, Tax-Exempt Financing



# How Does Energy Performance Contracting Work?



# Energy Performance Contracting Process





# Why Energy Solutions Professionals

## Transparent By Design

- Bid Comparison Form
- ECM Selection Process
- ESP Pricing Process
- Financial Review Process

## Fiercely Independent and Solely Focused

- Our Independence Assures No Technology Limitations & Unbiased Solution
- Competitive Bidding...open book pricing to drive best value
- Locally Based/ Uniquely Qualified

## Streamlined Organization

- Highly Experienced and Qualified
- Low Overhead Organization
- Drive Value



# Summary

- **Energy Performance Contracting**
  - An alternative approach to funding Energy & Facility Upgrades
  - Reinvest Current Operating Dollars into Facility(s)
  - Guaranteed Cost & Savings: Low Risk Project
  - Tax Exempt Financing
- **Energy Solutions Professionals**
  - Kansas City Metro Based Company: Offer Exceptional Service & Value
  - Independent: Unbiased, Holistic & Value-Oriented
- **Benefits Are Far Reaching**
  - Financial & Technical
  - Positive Impact on Environment, and the Community



# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Short-Term Rentals

### **Recommendations:**

Staff will provide an outline of current short-term rental requirements and processes.

### **Executive Summary:**

Many municipalities around the country and the region have instituted rules to regulate the rapidly growing industry of short-term rentals. Companies such as Air BnB, VRBO, and others are transforming the travel industry by allowing citizens the ability to rent out their homes and dwellings to travelers with the ease of a website. These travel options join the list of other community sharing innovations like Uber. Independence joined other municipalities last year in passing changes to the Unified Development Ordinance to regulate short-term rentals.

### **Background:**

In the Summer of 2017, staff began looking at the issue of short-term rentals in Independence. A working group of staff from multiple departments was formed. This working group discussed issues with short-term rentals and why their departments have an interest in regulating their use.

In March 2018, staff presented an outline of the working group's research to the City Council at a Study Session. Since that Study Session, and with the feedback received from the City Council, staff has spent the last five months discussing a possible ordinance relating to short term rentals with the staff working group, Hotel/Motel Alliance, and a group of Independence bed and breakfast operators. Based on the feedback from all of those groups, short term rental regulations have been drafted by staff.

In November 2018, City Council approved a Unified Development Ordinance (UDO) amendment regulating short-term rentals.

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**Department:** Community  
Development

**Contact Person:** Tom Scannell

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**REVIEWERS:**

<b>Department</b>	<b>Action</b>
Community Development Department	Approved
City Clerk Department	Approved
City Managers Office	Approved
City Clerk Department	Approved

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**Council Action:**

**Council Action:**

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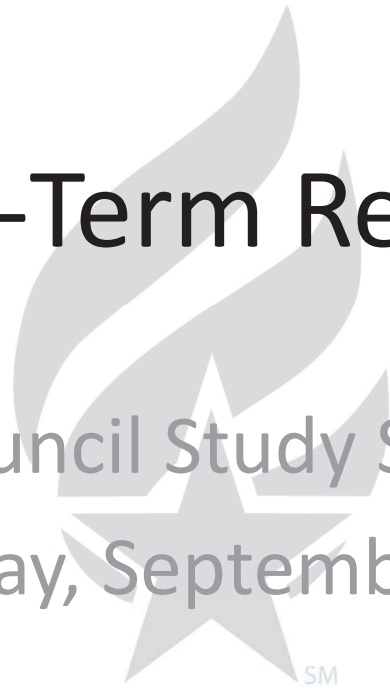
**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
▫ Presentation	Presentation

# Short-Term Rentals

City Council Study Session

Monday, September 9<sup>th</sup>



★ A GREAT AMERICAN STORY ★

# Recap

- Summer 2017: City Staff began review of short term rental issues
- March 2018: City Council Study Session
- May 2018: Met with Hotel/Motel Alliance
- June 2018: Met with Bed and Breakfast Operators
- November 2018: Ordinance #18946 Passed Amending City Code

# Existing Regulations

- Definition
  - Single or two-family dwelling unit
  - Managed by the property owner or a property management co.
  - Contains 4 or fewer guestrooms
  - No more than 10 occupants
  - No more than 2 adults per bedroom
  - Meals shall not be provided to guests
  - Individual rooms shall not be rented to separate parties during the same period of time
  - No more than 30 consecutive days per stay

# Existing Regulations

- Business License Required
- License number listed on all advertisements
- Must follow hotels, motels, lodging regulations
- Collect transient guest tax
- Guest name, address, vehicle info, dates, and rooms occupied information from each tenant
- STR shall not be rented more than twice in a 24-hour period



# Existing Regulations

- Parking
  - 1 off-street space/per room(s) offered
  - Credit of 1 space for every 18 feet of frontage
- Refuse Collection
  - Collector who is licensed to operate within the City

# Existing Regulations

- Life Safety
  - A map identifying escape routes
  - Carbon Monoxide detection
  - Child-proofed electrical outlets
  - Emergency contact information
  - Fire extinguishers
  - Smoke detectors

# Application

- Application includes:
  - Name, phone number and e-mail address
  - Number of bedrooms
  - Total occupancy
- Provide additional information about business operations:
  - “How do you plan to address loud or unruly guests and complaints from neighbors?”
  - “How will you handle more than 1 vehicle arriving per bedroom?”
  - “How do you plan to limit the number of guests at your STR per visit?”

# Review & Public Notice

## Departmental Review

- Each STR is reviewed by City departments for conformance with city code prior to hearing at Planning Commission.

## Public Notice

- Owners within 185' notified 15 days before hearing
- Sign posted at property 15 days before hearing
- Public hearing by Planning Commission

# Planning Commission Action

- Planning Commission shall
  - Approve
  - Approve w/ Conditions
  - Deny
- Applicant may appeal decision to City Council
- Legal protest: City Council makes final decision

# Review Criteria Outlined in UDO

“The planning commission may establish specific requirements as to the operation and conduct of a Short Term Rental as to assure that it will not have a disruptive effect on the neighborhood. Those Short Term Rental applications that would, in the judgement of the Planning Commission, create excessive noise, pedestrian or vehicular traffic, or any other condition that would interfere with the safety and general welfare of the surrounding neighborhood, may not be approved.”

# Business License Process

- Business license application
  - Reviewed by relevant departments
  - Business license inspections of the premises
- Annual renewal of business license
  - Business license inspection of premises
- Safeguards
  - Business license administrative hearing process

# Short-Term Rentals

Questions...



# City of Independence

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Prohibition Against Possession of Weapons by Minors Ordinance Changes and IPD Gun Unit Implementation

### **Recommendations:**

Adopt Ordinance Language change recommendations

### **Executive Summary:**

Sergeant Seth Bosch will provide presentation regarding suggested ordinance changes related to prohibition against possession of weapons by minors and an overview of the Department's new programs to combat crimes involving firearms.

### **Emergency Justification:**

N/A

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### **Fiscal Impact:**

None

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**Department:** Police Department      **Contact Person:** Brad Halsey

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### **REVIEWERS:**

<b>Department</b>	<b>Action</b>
Police Department	Approved
City Clerk Department	Approved
City Managers Office	Approved
City Clerk Department	Approved

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**Council Action:**

**Council Action:**

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# City of Independence

## AGENDA ITEM COVER SHEET

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**Agenda Title:**

Boards/Commissions Report

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**Department:** City Clerk**Contact Person:** Becky Behrens

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**REVIEWERS:****Department**

City Clerk Department

City Clerk Department

**Action**

Approved

Approved

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**Council Action:****Council Action:**

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**ATTACHMENTS:****Description**

- Boards/Commissions Report

**Type**

Backup Material

# *City of Independence*

## MEMORANDUM

**DATE:** September 5, 2019  
**TO:** Mayor and Members of the City Council  
**FROM:** Becky Behrens, City Clerk  
**SUBJECT:** Boards and Commissions Report

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### City Planning Commission

- Recommendation by a Majority of the Council Interview Committee has been received to appoint Grant Watkins Davis to the City Planning Commission.
- Staff requests direction as to adding a resolution to the next regular meeting, appointing the above named individual.

F.Name	L.Name	Position	Staff Apt.	Board Name	Exp.	Interest in Reappointment
<b>Overdue Vacancies</b>						
Vacant				Independence Square Advisory Board	10/4/2008	
Vacant		Alternate		Board of Building and Engineering Appeals	7/18/2015	
Vacant		Alternate		Board of Building and Engineering Appeals	7/18/2016	
Vacant				Industrial Development Authority	11/30/2016	
Vacant				Independence Square Advisory Board	10/4/2017	
Vacant				Industrial Development Authority	11/30/2017	
Vacant				Japanese Sister City Committee	5/1/2018	
Vacant				Independence Square Advisory Board	10/4/2018	
<b>2019 Incumbents/Vacancies</b>						
Vacant			CIC	City Planning Commission	7/1/2019	
Vacant			CIC	Board of Ethics	7/1/2022	
Vacant				Sustainability Commission	10/1/2019	
Vacant				Japanese Sister City Committee	5/1/2022	
<b>Individual Council Appointments</b>						
Vacant			Dougherty	Storm Water Control Oversight Committee	12/16/2014	
Vacant			Huff	Storm Water Control Oversight Committee	12/16/2021	
Paul	Newberry		Roberson	Street Improvement Oversight Committee	10/1/2018	
Donald	DeBoard		Van Camp	Public Safety Sales Tax Oversight Committee	11/15/2018	
Justin	Thatcher		Mayor	Tree Commission	8/1/2019	
Darla	Eames		Mayor	Tree Commission	8/1/2019	Interested
Gail	Price		Roberson	Independence Park Commission	9/1/2019	Interested
Jolie	Austin		Van Camp	Independence Park Commission	9/1/2019	Interested
George	Lightfoot		Mayor	Mayor's Advisory Commission on the Visual Arts	9/1/2019	Not Interested
Byron	Constance		Mayor	Mayor's Advisory Commission on the Visual Arts	9/1/2019	Interested
Vacant			Perkins	Independence Park Commission	9/1/2021	
Fran	Wagner		Perkins	Street Improvement Oversight Committee	10/1/2019	
Wes	Epperson		Mayor	Street Improvement Oversight Committee	10/1/2019	Interested
Gloria	Smith		DeLuccie	Street Improvement Oversight Committee	10/1/2019	
Vacant			Perkins	Brand Independence Committee	3/18/2020	
Vacant			Dougherty	Brand Independence Committee	3/18/2020	