

**The City of Lee's Summit**  
**Action Letter - Draft**  
**Community and Economic Development Committee**

Wednesday, February 14, 2024

5:00 PM

City Council Chambers  
and Via Video Conference  
220 SE Green Street  
Lee's Summit, MO 64063

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Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, February 14, 2024 at 5:00 pm in person and via video conference as provided by Section 2-50 of Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Tuesday, February 13, 2024, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at [WatchLS.net](http://WatchLS.net), or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

**1. Call to Order**

Chairperson Edson called the February 14, 2024 Community and Economic Development Committee to order at 5:02 p.m.

**2. Roll Call**

**Present:** 5 - Chairperson Phyllis Edson  
Vice Chair Mia Prier  
Councilmember Faith Hodges  
Councilmember Andrew Felker  
Planning Commissioner Dana Arth

**3. Approval of Agenda**

Chair Edson requested a change to the order of the Business Items on the agenda as follows: A, B, D, C and E.

A motion was made by Councilmember Hodges, seconded by Councilmember Felker, to approve the February 14, 2024 Community and Economic Development Committee Agenda as amended.

The motion carried by the following votes:

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

**4. Public Comments**

Cynda Rader, 212 NW Spruce, Lee's Summit, shared her comments as a resident and as a real estate and development business owner. First, she applauds the CEDC for their efforts to address the affordable housing initiative through smaller lots and ADU's.

Secondly, she has three questions regarding the proposed park impact fee being proposed.

1. Will town homes be exempt from the impact fees?
2. Some developers include pools and parks in their new subdivisions, will these areas be waived from the impact fees?
3. Is there a more equitable solution to the impact fees, such as asking the voters for a sales tax or bond issue?

Will Ruder, Home Builders Assoc., 600 E. 103rd St, KCMO, 64131, also had comments regarding the park impact fee. He did a survey with three land developers in Lee's Summit where they identified 250 acres of private recreation areas developed in single-family subdivisions since 2008 that are not included in the parks department inventory. He added there are five "L" structures in the housing market: land, labor, lumber, lending and laws. When new supply structures are implemented, it affects the other structures and reduces the ability to provide more diverse products and more diverse prices. Housing is of the utmost priority in this community and the metro. He said it stands to reason whether or not to implement a fee at this time to fund a park system that is partially funded by private entities investing in the community. Also, 2024 is a "Code Year" when the international code and fee structures are reviewed and updated. The last analysis was completed in 2018 and is done every six years.

## 5. Business

- A. [2024-6060](#) Approval of the January 10, 2024 Community and Economic Development Action Letter

**A motion was made by Councilmember Hodges, seconded by Councilmember Felker, to approve the January 10, 2024 Community and Economic Development Action Letter.**

**The motion carried by the following votes:**

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

- B. [TMP-2917](#) An Ordinance authorizing execution of an intergovernmental agreement for confinement of prisoners by and between the City of Lee's Summit, Missouri and Johnson County, Missouri by and through the Johnson County Sheriff's Office. (CEDC 2/14/24)

Captain Stephen Doogs explained this is a renewal of a current contract with Johnson County, Missouri, to house prisoners that are transferred out. New terms have been reached and the proposed contract includes an increase in

fees.

A motion was made by Councilmember Hodges, seconded by Councilmember Felker, to recommend for City Council approval an Ordinance authorizing execution of an intergovernmental agreement for confinement of prisoners by and between the City of Lee's Summit, Missouri and Johnson County, Missouri by and through the Johnson County Sheriff's Office.

The motion carried by the following votes:

Aye: 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

- C. [TMP-2923](#) An Ordinance Adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances

Mr. Joe Snook, Administrator of Parks and Recreation, gave a synopsis of this item that was originally presented to the CEDC at the January 10, 2024 meeting. At that meeting, the Committee requested the Park Board readjust the impact fees by either reducing the fees, propose tier amounts and/or shift some of the costs to commercial development and bring the item back to the CEDC for consideration.

Mr. Snook brought presented an updated proposed park impact fee and provided a comparison of the original and current proposed fee adjustments:

Original Proposed Fee

- Residential: \$1,200 per living unit
- Non-residential: \$.20 per gross sq. ft.

Current Proposed Fee

- Residential: Demand based
- 1 bedroom \$ 350
- 2 bedroom \$ 700
- 3 bedroom \$1,050
- 4 bedroom \$1,400
- 5 bedroom \$1,750
- 6 bedroom \$2,100
- 7 bedroom \$2,450
- Non-residential: \$.30 per gross sq. ft.

The total projected revenue of the new proposed fees would be \$866,147.20 which is 96% of the original requested amount.

During discussion, the committee requested additional information about the different park fund balances, future projects funded by the parks sales tax and future sales tax growth.

Councilmember Felker made a motion, seconded by Vice Chair Prier, to refer to City Council for discussion and public hearing an Ordinance Adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances.

The motion carried by the following votes:

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

**D. [2024-6115](#)** Discussion: Housing inventory, recommendations, and goals

Ms. Aimee Nassif, Deputy Director of Development Services, provided a history and overview of the goals and priorities to address the housing goals of the Ignite! Strategic Plan and the Ignite! Comprehensive Plan. Included in the presentation are staff's recommendations and priorities on moving forward.

Staff's prioritized recommendations:

- UDO and Development Review
  - Complete UDO updates for small/narrow lots & Multi-Family Density (PC March 2024)
- Community Engagement and Partnerships
  - DIY - renovation & education assistance
  - Housing Choice benefits
- Economic Incentives
  - Universal Design & NOAH assistance
  - Research opportunity for creation of a Land Bank

Discussion ensued and the committee agreed staff is on the right track, but requested additional information including data on workforce housing and home buyer incentives.

**E. [2024-6106](#)** Discussion: Lee's Summit Publication Notices in a Daily Newspaper

Mr. David Busheck, Chief Counsel of Economic Development and Planning, explained that when the city's population increased to 100,000 State Statute requires all city public notices be published in a daily newspaper. The city had previously been publishing these notices in the *Lee's Summit Tribune*, a weekly newspaper, but switched to *The Pulse* to meet state requirements. City Council asked staff to research the cost of publishing notices in both newspapers and present the information to the CEDC for discussion.

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Mr. Bushek reviewed the cost breakdown and readership for each newspaper and provided a comparison. After discussion, the committee agreed to use both newspapers for public notices.

**6. Roundtable**

**7. Adjournment**

There being no further business, Chairperson Edson adjourned the meeting at 7:12 p.m.

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