



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

Wednesday, November 11, 2020

4:00 PM

Via Video Conference and City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Community and Economic Development Committee

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Notice is hereby given that the Community and Economic Development Committee of the City of Lee's Summit will meet in regular session on Wednesday, November 11, 2020 at 4:00 pm in person and by video conference as provided by Section 610.015 of the Revised Statutes of the State of Missouri. Due to the ongoing Covid-19 pandemic, public attendance in the meeting room at City Hall is extremely limited, and therefore the public is invited to attend the meeting by one of these methods:

- By viewing the meeting on the City website at www.WatchLS.net, and various cable providers (Spectrum channel 2, Google TV channel 143, AT&T U-Verse channel 99 and Comcast channel 7) for those whose cable providers carry the City of Lee's Summit meetings.
- By sending a request to the City Clerk at clerk@cityofls.net to attend the meeting on the Zoom platform. The City Clerk will provide instructions regarding how to attend by this method.

Persons wishing to comment on any item of business on the agenda may do so in writing prior to 5:00 p.m. on Tuesday, November 10, 2020, by one of the following methods:

- By sending an e-mail to clerk@cityofls.net,
- By leaving a voicemail at 816-969-1005 or
- By leaving written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063.

Written comments submitted by these methods will be presented at the Community and Economic Development Committee meeting. Persons wishing to speak at a public hearing on this agenda may do so by contacting the City Clerk prior to 5:00 p.m. on Tuesday, November 10, 2020 by e-mail at clerk@cityofls.net, and they will be provided with instructions regarding how to provide their live testimony via video conference during the public hearing.

In the event that the meeting cannot be broadcast via www.WatchLS.net and the cable channels noted above, this agenda will be amended to include directions for the public to attend via the Zoom software platform at www.Zoom.com; such amendment will include a specific link to attend the Finance and Budget Committee meeting.

1. Call to Order

2. Roll Call

Chairperson Forte called the November 11, 2020 Community and Economic Development Committee meeting to order at 4:00 p.m.

Present: 5 - Chairperson Diane Forte
Vice Chair Fred DeMoro
Councilmember Hillary Shields
Councilmember Beto Lopez
Planning Commissioner Donnie Funk

3. Approval of Agenda

Vice Chair DeMoro made a motion to approve the November 11, 2020 Community and Economic Development Committee agenda as presented, seconded by Mayor Pro Tem Lopez.

The motion passed unanimously by voice vote.

4. Public Comments

1) Dr. Marian Pierson, 2825 SW Muir Dr., Lee's Summit, MO 64081, is a 16-year resident of Lee's Summit and is a Co-founder and Board Chair of MO Hives KC, a nonprofit launched during the pandemic that reclaims vacant and blighted properties in the KCMO urban core.

She explained MO Hives has volunteers aged 7 - 77 who learn about beekeeping and about individual roles to support honeybees and pollinators to enrich their lives and health and the environment.

She supports Lee's Summit beekeeping ordinance because the more people that know what their individual roles are to create a healthy environment the better.

2) Cameron Richie is an 11-year old youth volunteer who wants to be a zoologist. Dr. Pierson contacted his mom about him volunteering and he has been helping with the project since June of this year. He enjoys volunteering and teaching younger volunteers about beekeeping.

3) Emmett Pierson, Jr., 2825 SW Muir Dr., Lee's Summit, MO 64081, is here to support his wife. MO Hives has been in existence for a year and partners with other community organizations. His wife engages the neighborhoods in the urban core by providing them knowledge and experience with beekeeping. It's not just about harvesting of the honey, but bringing the community together and hopes to do the same in Lee's Summit.

4) Sinia Kinshin, is a Jr. at St. Teresa's Academy. She has volunteered with the program since spring. She thinks this program is good for teens to get outdoors and not be on their phones.

5) Shannon Hesterberg, lives at 112 NE Sterling Ave., Sugar Creek, MO. Stated her son Jack has learned a lot being a volunteer and this has been a great experience for him since COVID.

6) Jack Abbott, (Ms. Hesterberg's son) is 8 years old and what he likes best is getting to taste the honey before it's placed in bottles.

5. Business

- A. [2020-3773](#) Approval of the October 14, 2020 Community and Economic Development Action Letter.

Vice Chair DeMoro made a motion to approve the October 14, 2020 Community and Economic Development Committee action letter, seconded by Councilmember Shields.

The motion passed unanimously by voice vote.

- B. [2020-3779](#) Presentation and Discussion - Homeless and Transient population in Lee's Summit

Mark Dunning, Assist. City Manager, stated the goal of this presentation is to create awareness and understanding about homelessness and help lead a path forward that is right for the community. It is a multi-faceted approach and not just one department's responsibility to find solutions and resources.

This topic falls under the critical success factors in the City's strategic plan of Strong

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Neighborhoods and Housing Choices as well as, Community Health and Well-being.

Chief Forbes, Chief of Police stated homelessness is a global issue and has been identified by the U.S. Dept. of Housing of Urban Development.

There are two types of homelessness:

- Sheltered - not living at home, living at other locations
- Unsheltered - homeless, live in a place not intended for human habitation

People can be temporarily or chronically homeless.

While panhandlers are often classified as homeless, a study from San Bernardino, CA states 60% panhandlers are not homeless.

Causes of homelessness includes:

- Substance misuse
- Mental health - 20% according to HUD
- Prior abuse
- Economy
- Lack of affordable housing
- Simple choice

Community concerns regarding homelessness:

- Intoxication/drug use
- Mental health
- Drug dealing
- Victimization
- Loitering/panhandling/shop lifting
- Unsanitary living conditions
- Negative impacts to businesses and residents
- Illegitimate use of public space
- Trespassing
- Lewd acts

Society's viewpoints are broad. Some people believe chronic homelessness is a lifestyle choice, while some police observers report that being homeless subjects people to more strict enforcement.

Common Misconceptions about homelessness:

- "Solving" the homeless problem.
- The police are ambivalent toward homelessness.
- The police can stop homelessness.
- A homeless person can be identified by appearance or behavior.
- Homelessness is illegal.
- We can pass criminal laws and funding to eliminate homelessness.
- Free handouts to a homeless person will solve their problems.

Instead of "solving Homelessness" as a society, we need to solve the underlying issues causing homelessness.

"Typical" Police Response:

- Call for service

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- Arrest and transport
- 4-6 hours in jail
- Subject returns to same location
- Behavior continues
- Missed court dates
- Cycle repeats

LSPD "Toolbox"

- In addition to the standard response, LSPD has worked to expand services to include a partnership with ReDiscover through:
 - Crisis Intervention Team to address mental health issues
 - Safe Passage Drug Addiction Treatment
 - Mental Health Co-responder (someone from ReDiscover to respond on scene and provide follow-up services afterwards)

Most difficult issues are those individuals who:

- do not want treatment
- have not committed a crime and
- want to be left alone

The only way to address homelessness is if a crime has been committed.

- Arrest for criminal law violations (typically for misdemeanor offenses, are low bond terms or signature bond)
 - Creates a cycle
- 96-hour civil involuntary detention - defined by Missouri State Statute Chapter 632 RSMo
 - Affidavit required
 - Evaluation by medical staff determines release
 - Petition to court required for longer detention

The most effective approach require the acceptance of assistance from the individual.

From the national perspective, programs that have a high level of effectiveness includes:

- Enlisting community support
- Educating the community and all service providers
- Developing a long-range plan
- Police/community collaboration with service providers
- Strong mental health/substance abuse resources
- Cautious regulations/ordinances re: public camping, exposure
- Private sector security methods
- Coordination of services (eliminating unstructured "good Samaritan" offerings)
- Police Specific "Toolbox" of solutions
- CPTED in public spaces

Limited effectiveness includes:

- "Sidewalk behavior" ordinances

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- Panhandling enforcement
- “Sweeps”
- Safe Zones (just perpetuates the problem)
- Increasing/implementing local shelters

One organization on its own cannot address homelessness.

Research indicates a coalition-based approach works best and would include multiple community stakeholders working together to evaluate individual cases to determine appropriate responses. The more stakeholders involved creates a better response. Because every situation is different, it is best to evaluate each situation as it arises and create a plan of action based upon individual circumstances.

Coalition purpose

- Determine available responses for homelessness
- Determine gaps in homelessness response
- Determine availability of resources to fill gaps
 - Note: resources will not be all from the City of Lee’s Summit
- City staff can provide some of the research needed

Potential stakeholders could include:

- Social service agencies
- Religious and charitable organizations
- Homeless advocates
- Resident representatives
- Business representatives
- Community members
- Codes
- Media (for education)
- Officials (elected, city, outside governments)
- Police leadership
- Prosecutor’s office/law
- Courts

To reinforce this approach, Chief Forbes noted the President issued an Executive Order on Safe Policing for Safe Communities in June 2020 and the International Assoc. of Chief of Police Director, Cynthia Renaud, recently commented on the global issue of homelessness.

Purpose of the Coalition:

- Create awareness and understanding of homelessness
- Frame the current environment
- Review current resources
- Future paths
 - No final, simple conclusion provided
- Research
- Community-based coalition
- Avoid police-only focus

The committee thanked Chief Forbes for the informative presentation and

recommended moving forward with the framework and working with community stakeholders. They also asked staff to share this information with the full City Council.

C. [2020-3763](#) Community Development Block Grant (CDBG): Coronavirus Relief Funding Allocation #2

Ryan Elam, Dir. of Development Services and Sarah Tilbury, CDBG Administrator, reviewed the current CDBG process and timeline and explained the additional funding provided through the CARES ACT funding and the CDBG Corona Virus Funding earlier this year.

The next allocation of the Coronavirus Relief Funding Allocation #2 has different stipulations on distributions - the main one being the City has seven years to expend the funding which is Aug. 24, 2027.

The funds still need to meet requirements of CDBG and HUD and used to prepare, prevent or respond to COVID-19. Because future needs are unknown, staff is suggesting a new process for accepting applications and allocating the funds to streamline the process. Instead of bringing each application to the CEDC for approval, a criteria process can be created and staff would allocate based on the criteria and need. This would be similar to the Minor Home Repair Program process.

If approved, staff suggested using this second round of funding for the following:

- Rental relief programs/utilities
- mental health efforts
- food assistance
- testing/vaccine partnerships

After discussion, the committee came to a consensus and asked staff to proceed.

Mr. Elam stated staff would provide a timeline and a process for the committee to review at next month's CEDC meeting.

D. [2020-3762](#) Community Development Block Grant Program (CDBG): 2021-22 Annual Action Plan Process Discussion

Amy Koenenman, Administration Manager Development Services, reviewed the annual CDBG Program Action Plan schedule starting in mid-December 2020 - May 2021, the evaluation and prioritization process, and how the funds may be used. She reminded the committee HUD places constraints (caps) on the funding and pointed out the caps for Administrative reimbursement is 20%, Public Services cap is 15% and at least 70% of the funding must be used to benefit low-to-moderate income persons.

Ms. Koenenman then reviewed what the funds may be used for (low-to-moderate income population and persons with special needs) followed by an update on the 2020-2024 Consolidated Plan Priority Needs and the 2020-21 Action Plan allocations progress.

The six priority needs include:

- Basic needs (food, clothing, services)
- Residential repairs/affordable housing
- Mental Health/Substance abuse

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- Sidewalk improvements in older neighborhoods
- Public Transit/transportation
- Improved Public information

The city has made progress on half of the priority needs to date. These needs also align with the City's Strategic Plan Critical Success Factors.

Mr. Elam added this is a cost share program and not tied to the CDBG COVID funding the city has received. He stated 70% of the administrative program costs were recovered in the last program year. He also stressed the city typically focuses on the public services area which has a 15% cap that limits the funding for that group. The CDBG COVID funds removed that cap. However, staff is not counting on that happening for the 2021/2022 CDBG funding. The bulk of the funds should be used on construction type projects.

Staff requested input on the CDBG process and where to focus CDBG funding for FY 2021/2022.

Chair Forte stated she likes the individual groups presenting their funding requests to the CEDC but suggested groups applying for funding should report on how they used previous year's funds.

In response to the question if COVID affects this schedule, Mr. Elam replied the City doesn't know yet, but staff is proceeding based on previous year's allocation amount and timeline. If additional allocations are received, staff would follow the same process but would amend the action plan.

Vice Chair DeMoro inquired about the sidewalks and public transit referenced in the six priority needs and the City's Strategic Plan Critical Success Factors.

Mr. Elam replied the city could apply for CDBG funding to use on projects in low-to-moderate income census track areas identified.

Planning Commissioner Funk agreed he would like the city to review areas needing sidewalks in older neighborhoods.

Based on discussion, Mr. Dunning proposed breaking down the funding in the following manner and assuming funding received would be the same as last year at \$320,000:

- \$64,000 to Admin. (20%)
- \$48,000 to public services (15%)
- \$224,000 toward construction projects (70%)

The committee agreed this would be a good starting point for the FY 2021/2022 process.

E. [2020-3776](#) Discussion over regulations associated with Beekeeping

Josh Johnson, Assist. Dir. of Development Services, prefaced the presentation by stating this topic falls under the jurisdiction of the Animal Control Ordinances and it makes sense to keep it there. Staff researched other communities on their beekeeping ordinances for comparison. He noted Lee's Summit's current standard of 400' distance for hives prevents smaller parcels in the city from beekeeping and other cities allow shorter distances.

Rodney Wagner, Animal Control Manager, presented information regarding beekeeping based on his research:

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Pros:

- Increases bee population
- Pollination for gardens, fruit trees and flowers
- Bees are important part of the food chain,
- Can harvest honey for food use
- Bees are non-aggressive unless provoked

Cons:

- Allergic reaction to stings, 5-7.5% of people have severe allergic reaction requiring an epi pen
- Honey bees can be harmful to other species competing for natural resources
- Bees have a wide range and will fly 30-50 miles to pollinate plants
- Neighbor complaints/concerns
- Cost of starting a hive around \$750

Current Regulations in Lee's Summit

- 400' buffer from residents
- Only allowed in agricultural areas

Standards to Consider:

- Hive to property line buffer
- Hive to nearby residences buffer
- Flyways (height)
- Water sources
- Hive densities
- Maintenance - Animal Control can inspect

Questions arose about requiring a business license, height and types of flyways, what products are produced from beekeeping, complaints and the number of hives allowed.

Mr. Wagner stated some cities do require a business license but this varies between cities. The type of flyways should not matter as some HOA's don't allow fences. He added most bee complaints pertain to bees attacking dogs and not people. There have been no major complaints received by other cities. Generally, 1-3 hives are allowed on a City lot, one for 8,000 sq. ft. lot and 3 hives on a 12,000 sq. ft. lot.

Dr. Pierson provided additional answers stating many people enjoy beekeeping and she found research that states when communities learn how to support bees it is also healthy for other native bee species and native insects.

She added flyways help make bee's paths higher and out of people's path and bees drink a lot of water. A hive of 15,000 bees drinks a gallon of water per day.

Other businesses derived from beekeeping include raising queen bees, honey, bees wax and a product in balms used in diaper rash creams.

Dr. Pierson further stated Children's Mercy hospital has a mini-pollinator hive on their property and this year they harvested five gallons of honey and a honey seller can sell on average \$1,000 of honey per hive.

She acknowledged that Kansas City, Missouri asks people to register their hives, but no cost is associated with it and they only require a 20-30' buffer with no fence.

After discussion, Josh Johnson suggested the city send a 90-day opt out on

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beekeeping requirements for HOA's to review and provide comments. He also suggested lowering the hive distance requirements as most city lots are 60' x 120'. The committee asked staff to proceed and report back with additional information and suggestions.

6. Roundtable

There was no roundtable discussion.

7. Adjournment

Chairperson Forte stated the next Community and Economic Development Committee meeting would be December 9, 2020 at 4:00 p.m.

There being no further business, Chairperson Forte adjourned the meeting at 6:13 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"