

The City of Lee's Summit
Action Letter
Planning Commission

Tuesday, May 22, 2018
5:00 PM
City Council Chambers
City Hall
220 SE Green Street
Lee's Summit, MO 64063

1. CALL TO ORDER
2. ROLL CALL

Present: 6 - Board Member Carla Dial
Board Member Jason Norbury
Board Member Colene Roberts
Board Member Dana Arth
Board Member Don Gustafson
Board Member Jeff Sims

Absent: 2 - Board Member Donnie Funk
Board Member Herman Watson

3. APPROVAL OF AGENDA

A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this agenda be approved. The motion carried unanimously.

4. PUBLIC COMMENTS
5. APPROVAL OF CONSENT AGENDA

- A. [2018-2055](#) Minutes of the May 8, 2018, Planning Commission meeting

A motion was made by Board Member Sims, seconded by Board Member Roberts, that these minutes be approved. The motion carried unanimously.

6. PUBLIC HEARINGS

- A. [2018-2058](#) PUBLIC HEARING - Appl. #PL2018-054 - COMPREHENSIVE PLAN AMENDMENT - Capital Improvement Plan (CIP) 2019-2023; City of Lee's Summit, applicant

Chairperson Norbury opened the hearing at 5:06 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Anderson entered Exhibit (A), list of exhibits 1-7 into the record. He gave a summary of what the Comprehensive Improvement Plan (CIP) was and its purpose. It was the City's five-year plan for major public infrastructure, and was updated every year. Since it was a "rolling" plan, with another year added to the CIP as each year was completed; retaining the five-year perspective. Mr. Anderson emphasized that this was not a theoretical wish list; so it was a financially constrained plan, with staff considering and anticipating the revenue sources.

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As it was a planning document, once the City Council approved the CIP the first year became the City's capital budget for that fiscal year. State law required public hearings for all projects. Tonight's amendment would be heard by the City Council at the June 7 meeting.

Mr. Anderson reviewed the costs and budgeting. This year's \$321 million was an increase over 2018-2022's \$311 million. The increase was due in part to voters having approved extending the half-cent capital improvements sales tax in 2017; and partly just due to some projects being added and others completed or consolidated. Remaining were the Chipman Road improvements from Ventry to View High and Jefferson Street from Persels to Oldham. The General Obligation bonds were the other income source and also had voter approval. Ongoing projects with this funding included Downtown cultural arts facilities, the M-291 interchange, Fire Station #3 and radio system upgrades. Water and sewer tap fees and rates funded the construction and maintenance of water and sewer lines and water supply improvements. Parks and Recreation got funds via a one-fourth-cent sales tax and user fees; and the half-cent transportation sales tax funded the pavement management program in addition to road, traffic signal and bridge projects and neighborhood safety programs.

The City took advantage of available state and Federal grants. The Airport and the US 50 interchanges at Blackwell and M-291 were major recipients and the Blackwell interchange and the roundabout intersection of Independence Avenue and Town Centre had used TIF and TDD funds. Mr. Anderson then displayed a list of completed projects that were included in last year's CIP. The neighborhood park renovations had a broad scope, and was now included in various specific projects. Some other projects now had more specific names. Under new projects, the Airport's operations were moving to Hangar 1, so ten parking spaces were being added. Other projects were Phase 3 of ALP Properties land acquisition for easements; and the new self-serve fuel facility. The maps provided in the packets showed the locations of various bridge, signal and street projects, with "Downtown public parking" referring to part of the five-year plan for increased surface parking and eventually a parking structure. Harris and Hartman parks would get some improvements and the Greenway Master Plan was updated. The stream bank stabilization projects were for locations especially vulnerable to erosion. Water-related projects included rehabilitation projects and rehab and upsizing of water mains.

Mr. Anderson stated that the City requested a resolution adopting this updated 2019-2023 CIP as an amendment to the Comprehensive Plan.

Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he opened the hearing for questions from the Commissioners.

Ms. Roberts asked what portion of its water Lee's Summit got from Kansas City and Independence. Mr. Thorn replied that the City got 7.5 million gallons of water from Independence, which was less expensive than Kansas City. They provided all the base line flows. Beyond that point, water was available as needed from Kansas City, up to 32.5 million gallons a day. Most of this was during the summer, with the winter levels being closer to 17.5 million a day. Ms. Roberts asked if it was correct that this usage was not based on what part of the city anyone lived in; and Mr. Thorn replied that it was. Both Independence and Kansas City supplied fluoridated water. Independence did not add fluoride, as it got water from radio collector wells at their plants along the Missouri River, where filtration through stone supplied the fluoride; while Kansas City took water directly from the river. Water from Independence did have lower fluoride levels compared to the level of added fluoride in Kansas City water.

Ms. Roberts then asked if staff had a map of the stormwater improvements available. Mr. Anderson answered that they did not, as staff was still evaluating the details of specific stormwater projects. He could provide locations of the four stream bank stabilization projects: Bristol Drive, a stretch of Douglas Street, and 2nd and 3rd Streets.

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Mr. Gustafson asked for a description of the Chipman Road project up to View High. Mr. Anderson answered that the bridge had been the major delay; however, there was now an agreement with the County allowing it to be removed. After that was done, the corridor would be three lanes, with curb and gutter as well as stormwater drainage. Chairperson Norbury remarked that this coincided with the Trail plan and asked how that would be maintained without the bridge. Mr. Anderson related that according to the agreement, the City would invest \$2 million into replacing the bridge itself, with Jackson County building a pedestrian bridge. Mr. Park explained that due to some natural features, such as the bluffs on the north side, sidewalks could be a problem but the City intended to add sidewalks on both sides where possible. They would vary from 5 to 6 feet wide. The road would also have a 10-foot shared use path along one side from the railroad to View High.

Ms. Roberts asked Mr. Park if Ward Road would have a sidewalk down to Blue Parkway. Mr. Park answered that it would, on both sides. He added that a well-worn path along Blue Parkway indicated a need for sidewalks there.

Chairperson Norbury asked if there were further questions for the applicant or staff, or any public comment. Hearing none, he closed the public hearing at 5:24 p.m. and asked for discussion, or for a motion, noting that the language was slightly different.

A motion was made by Board Member Roberts, seconded by Board Member Dial, to direct staff to present a resolution to approve the Comprehensive Plan Amendment. The motion carried unanimously.

7. OTHER AGENDA ITEMS

- A. [2018-2063](#) RESOLUTION NO. 2018-01 - Resolution Adopting the Capital Improvement Plan 2019-2023 as an Amendment to the City of Lee's Summit Comprehensive Plan, as Amended, and Approving the Location, Extent and Character of all Public Improvements Described in the City of Lee's Summit Capital Improvement Plan 2019-2023

A motion was made by Board Member Roberts, seconded by Board Member Sims, that this resolution be approved. The motion carried unanimously.

8. ROUNDTABLE

9. ADJOURNMENT

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