



The City of Lee's Summit

Final Agenda

Community and Economic Development Committee

Wednesday, October 9, 2019

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Business

- A. [2019-3074](#) Approval of the September 11, 2019 Community and Economic Development Committee minutes.

- B. [2019-3067](#) City Support for Amendments to the Missouri Community Improvement District (CID) Act Regarding Location of CID-Funded Public Improvements.

Presenter: David Bushek, Chief Counsel of Economic Development and Planning

- C. [2019-3082](#) Discussion - City Hall Parking Garage Lighting

Presenter: Ryan A. Elam, Director of Development Services

- D. [2019-3081](#) Discussion: Kiosks for commercial parking lots.

Presenter: Josh Johnson, AICP, Assistant Director- Development Services

6. Roundtable

- A. [2019-3079](#) Status update on 4th & Main Street City downtown parking lot

Presenter: Mark Dunning, Assistant City Manager

7. Adjournment

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"

Packet Information

File #: 2019-3074, **Version:** 1

Approval of the September 11, 2019 Community and Economic Development Committee minutes.

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

Wednesday, September 11, 2019

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

Present: 4 - Chairperson Diane Forte
Vice Chair Fred DeMoro
Councilmember Craig Faith
Donnie Funk

Absent: 1 - Councilmember Beto Lopez

3. Approval of Agenda

A motion was made by Committee Member Faith, seconded by Vice Chair DeMoro, to approve the agenda. The motion carried unanimously.

4. Approval of Action Letter

- A. [2019-3022](#) Approval of the August 14, 2019 Community and Economic Development Committee Action Letter.

A motion was made by Vice Chair DeMoro seconded by Committee Member Faith, to approve the August 14, 2019 Action Letter. The motion carried unanimously.

5. Public Comments

Lisa Norris, 1301 NE Oakwood Dr., Lee's Summit, stated she and her husband, Chris, own C & L Ice in Pleasant Hill, Missouri, and want to expand their filtered water and ice machines business to Lee's Summit. However, there is an ordinance restriction on outdoor vending in Lee's Summit. She explained their ice machines are unique in that they are standalone 350 sq .ft. buildings with an ice maker on top and everything else is housed inside the building. Other types of vending machines are plugged into another building. She provided photos to staff. They would like to get a special use permit or other ordinance change to allow for their ice machines in the city. They were directed to come to the Community and Economic Development Committee (CEDC) to explain their concept and to see if the committee thought there was merit to their request.

There was consensus from the committee to direct staff to provide additional information and explore the feasibility of a UDO amendment or other options for this request.

6. Business

- A. [2019-3019](#) International City/County Manager Association (ICMA), Department of Defense, and City of Lee's Summit Leadership Program - Dr. Robert Daniel Wallace, Chief

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- Plans, Analysis and Integration Office, United States Army Garrison, Fort Wainwright, Alaska

Mr. "Danny" Wallace explained the purpose of the cooperative leadership program with ICMA and the Dept. of Defense is to share information. He is the Lead Strategic Planner for the US Army Garrison and works for an Army Colonel who is the "unelected Mayor" for the garrison. Fort Wainwright is located in central Alaska and has a wide range of weather conditions and unique challenges. He added their "council" is comprised of tax payers and the representatives of Congress.

Fort Wainwright supports whatever the Department of Defense deems as necessary to ensure their soldiers are ready for any type of emergency. The US Army Garrison provides, life, health and safety services for about 25,000 citizens on the post (soldiers and their families), but they are also linked to a local community off post. They share many of the same responsibilities and operations as our city. While in Lee's Summit Mr. Wallace met with both the city's Police and Fire Depts. and was impressed with the systematic approach they used in their accreditation processes. He noticed many similarities between Lee's Summit and Fort Wainwright. Finally, he appreciated the opportunity to participate in the program and visit Lee's Summit.

In answer to Vice Chair DeMoro's question, Fort Wainwright is funded by the federal income tax through appropriations from Congress to the Dept. of Defense and to the U.S. Army. However, some services must pay for themselves such as the golf course and ski hill. Their police and fire services are fully funded by the federal government. They go through a similar budget process as Lee's Summit.

Committee Member Faith asked about water main breaks in the extreme Alaskan temperatures. Mr. Wallace replied they too have water main breaks, but they also use extra insulation in the homes and business to minimize the number of breaks.

Mr. Wallace added the Dept. of Defense emphasizes cooperation with local communities and they use several mutual aid agreements between the base and the community to provide many services.

B. [2019-3023](#)

Review of Residential Preliminary Development Plan Process

Mr. Johnson walked the committee through the process for Preliminary Development Plans (PDP) after they are approved by the City Council. He noted sometimes a PDP is approved with certain design conditions, such as elevations, etc.

After Council approval, staff (engineering, planning and fire) reviews the plans architecture (for both commercial and residential projects) during the Final Development Plan (FDP) phase. At this step, the planners verify the plan matches what the City Council has approved.

However, the UDO allows for both minor and substantial changes on PDP's. If there is a substantial change, the plan has to go back through the public hearing process or the applicant needs to change their design to match more closely what the Council approved.

After the FDP approval, the next step is building permits where staff checks for more detailed items such as if the landscaping is installed properly, or if the proper screening items are in place, etc.

Residential applications are different in that if there is a modification in the plan, it is not checked until the building permit comes through the department. Staff implemented a process about nine months ago for applications that don't have an R1 Zoning to be routed through the Planning Department so they may check for conformance on approved elevations.

PDP's are good for 24 months and can be granted a one-year extension from the City Council. The Final Development Plan (FDP) locks in the PDP. This applies to both commercial and residential plans.

Councilmember Faith asked who decides the threshold of change in the plans. Mr. Ryan Elam, Director of Development Services, responded there is language in the UDO to help clarify a minor change or a major change based on a 25% threshold. For example, if a building size is increased 26%, it is considered a major change and would have to go back through the PDP process.

Mr. Johnson added for residential plans, increases in density of more than 10%, changes in architectural style that make the project less compatible with neighboring uses, and decreases of setback of more than 10% are all considered major changes. Minor changes include increases of floor area or increases of building height less than 25%, and reconfiguration of buildings as long as no setbacks are violated and no traffic patterns are altered that

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would have a negative impact on the neighbors. Staff makes sure the overall impact of the project isn't increased where it begins to look like a different project or get different traffic impacts that weren't discussed in the PDP process.

Committee Member Faith questioned the subjectiveness in the process and gave the example of the Yarco Apartment Building project where the final project did not look like what the City Council had approved during the PDP process. He felt it was a major change.

Mr. Johnson clarified the FDP on the Yarco project has not been approved and is still in the process due to City Council and neighboring property owners concerns. Staff asked the developer to work with the neighborhood on the design issues and the project has been stalled for the present time.

Committee Member Faith questioned if the FDP would have been approved by staff had the Council not been notified by constituents that the plan had changed. Mr. Johnson replied the change would not have been considered a major change on its own. However, Mr. Elam added the architectural changes and building compatibility had not yet been addressed at the PDP level.

Committee Chair Forte is concerned Council would not have been aware of the changes had the constituents not voiced their dislike of the project. Going forward, she would like a process in place so these type of changes don't fall through the cracks.

Mr. Elam stated the elevations for this project were never approved. The applicant submitted them and had changed them too much for staff to approve. Therefore the process was working. There is some subjectivity on architectural style of plans. Staff relies on registered architects to help determine if the project does or does not comply.

Committee Chair Forte admitted the Council may need additional training or guidance on PDP's so they will have better questions to ask during Council meetings and not take up as much time from the developer and their legal staff.

Mark Dunning, Assistant City Manager, added the Council should also remember PDP's are preliminary and until the FDP is submitted nothing is final. This process was set up to be accommodating to the community and developers so questions may be asked and changes made before the FDP. This process also saves in project costs and provides a level of assurance the project will work if going forward at this level. He added for commercial projects, a developer may already have some users on board for different sites on the project. However, the user may change if it is a less intensive impact on the project. They try to get as much information and uses on the PDP as possible for Council approval. But again, it may change.

Committee Member Faith expressed it is awkward when Council approves a PDP for a specific use, but then it changes and constituents ask the Council why it changed. He asked if there is merit to the City Council seeing the FDP after it is approved. What do other communities do?

Mr. Elam said it's mixed for other communities. Some require a two-step process for public hearings, some require more information on the PDP and then don't require a FDP, while others only require a portion of the project go through the Planning Commission. Staff has been tossing around different ideas. There are multiple options that can be used. Timing is everything and everything must align correctly to complete the project. Staff's goal is to shorten the process time and provide more certainty for high risk developments.

Committee Member Faith agreed the City needs to be respectful to the community, the developers and their costs.

Commissioner Funk added the public needs to be educated on the public hearing process at the Planning Commission level as well and understand the plan is still preliminary.

Committee Member DeMoro stated the City has more public hearings than other area communities and there is a lot of change going on in between the different public hearings for a specific project. He agreed there is room for change.

Committee Chair Forte suggested staff look at different ideas to make the process better and bring it to the CEDC after the first of the year for discussion.

C. [2019-3024](#) Quality Housing Program Discussion

Mr. Harper provided the background and history on the topic of mandatory rental inspections which evolved into a Quality Housing Program (QHP).

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The first step was to update the City codes to the 2018 International Property Maintenance Code which have been in effect since April 2019.

Their next step is discussion/feedback of the program and then to implement the program.

Goals of the QHP include improve safety and maintenance of all housing, encourage rather than enforce compliance, and garner community outreach and engagement.

He reviewed the current code enforcement process which is reactionary and occurs after a complaint has been filed about a possible violation.

The QHP is designed to prevent violations by education/outreach with the public, land owners, etc., create a certification program and provide voluntary inspection services.

The education/outreach will target groups such as HOA's, churches, other community groups through various methods and the information will be updated and developed based on time of year and effectiveness and evaluations.

The voluntary inspections will be owner/occupant requests to look for possible code violations and will offer suggestions to prevent future violations. The inspector will also check basic safety devices. The citizen will receive a document with the findings of the inspection. If the property passes inspection, a certificate will be issued and the property certified for two years. However, if there is a violation, (unless it is egregious) staff will not open a case, rather the property owner will be notified to remedy and another inspection will be given.

Most of this program can be implemented with existing staff time during the pilot year and will have minor impact on current budget levels.

Vice Chair DeMoro asked if other cities provide voluntary inspections. Mr. Harper stated he's not aware of any cities offering voluntary inspections. KCMO is expanding their rental inspections with a mandatory fee but he does not have the data on the frequency of the inspections.

Vice Chair DeMoro wondered if the City should implement a fee on the inspections and if so, would cover the cost of hiring an additional inspector. Mr. Harper agreed it would.

Mr. Elam stated staff looked at what the least negative impact on the community would be should they switch to a mandatory fee from voluntary inspections. Fees would be based on data on the number of inspections and the length of time for the inspections.

Mr. Elam added the most proactive measure would be the education/outreach aspect of the program. The certification process may also increase participation in the program as new residents become aware of the program. He also stated staff plans to create a marketing plan (with the assistance from the Creative Services Department) for the program and present it to the full City Council in October.

Committee Member Faith asked what criteria is being used for the program and if public safety personnel will be involved. He also suggested publishing a check list so people may do their own inspection prior to requesting an inspection from the city.

Mr. Harper replied they are still researching but plan to use the top five code violations as criteria and will include both fire and police personnel on safety issues.

In response to Committee Member Faith's question about rental property voluntary inspections, Mr. Elam replied if a property is occupied by a tenant, the tenant has to give permission to enter. However, the owner has to notify the tenant of the inspection. Currently a tenant or an owner may request an inspection.

Planning Commissioner Funk asked what happens if a property inspection fails. He also asked if a landlord with multiple rental locations may advertise their property is certified. Mr. Harper stated there would be no punitive action taken if a property fails inspection, but they would schedule a re-inspection. As for landlords with multiple locations only those locations that passed inspection would receive a certificate and the landlord could advertise that a specific location is certified.

Committee Chair Forte asked how long the pilot program would be in place before becoming mandatory.

Mr. Elam replied staff plans to evaluate the program after a six month and a one-year review.

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Committee Chair Forte agreed this is a natural progression for cities to implement a proactive program however, the City's future budgets may be affected should the program expand past the pilot stage.

D. [2019-3028](#) CDBG 2020-2024 Consolidated Plan Kick-off Discussion

Mr. Elam introduced the staff members who work on the CDBG program and their role.

Mr. Zhan reviewed the current process for the 2020-2024 CDBG Program and explained this is a five-year consolidated plan broken into three components consisting of a strategic plan, implementation and evaluation.

CDBG is an entitlement program designed to meet three national objectives to benefit low-to-moderate income persons, eliminate or prevent blight or slum conditions and address urgent needs. Any programs or activities funded by CDBG must meet one of these objectives.

The consolidated plan has key elements required by every community including a community needs assessments, a market analysis, and a strategic plan and establishing goals.

HUD also has process requirements that include public participation, consultation, research, assessment and analysis. After those requirements are met the next steps include goal setting, identifying resources to achieve goals, drafting a consolidated plan, presenting the plan to the public, a public hearing, adoption and finally submission to HUD.

Mr. Zhan reviewed the timeline for the plan with the kick-off starting in early September, the public participation, research, and drafting the plan taking place in October, followed by public comments and a CEDC public hearing in November with Council adoption in December. The consolidated plan timeline would start in January 2020 and end in May 2020.

Ms. Amy Hugunin, Administration Manager in Development Services, added they plan to use ETC Institute to collect survey information to have statistically valid results for this program.

Committee Member Faith asked where the CDBG money for this program is funded and if it is filtered through the state before it comes to the city. Mr. Zhan replied it is funded through the federal government and comes directly to the city because Lee's Summit is an entitlement community.

Committee Member Faith acknowledged this program goes to residents and organizations that truly need it and while it's hard to quantify it symbolizes good will in the community.

7. Roundtable

Chair Forte thanked Mr. Wallace for visiting Lee's Summit and sharing ideas and experience with the City's staff. She also wished him well on his return to Alaska.

Chair Forte stated the next meeting of the Community and Economic Development Committee will be Wednesday, October 9, 2019 at 4:00 pm.

8. Adjournment

There being no further business, Chairperson Forte adjourned the meeting at 5:57 P.M.

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Packet Information

File #: 2019-3067, **Version:** 1

City Support for Amendments to the Missouri Community Improvement District (CID) Act Regarding Location of CID-Funded Public Improvements.

Issue/Request:

This item is to inform the Committee of an action that the Legislative and Intergovernmental Relations Committee approved on September 16, 2019, which authorized staff to pursue amendments to the Missouri CID Act to authorize CID funding for public improvements outside the boundaries of a CID if the public improvements have a direct and substantial benefit to the properties in the CID area.

Key Issues:

The CID Act prohibits a CID from funding public improvements outside the boundaries of a CID. This creates problems with achieving a validly signed CID petition in many cases, and can cause developers to take extraordinary and artificial steps to meet the petition signing requirements. This can also cause jurisdictional issues which require extraordinary measures to solve.

Proposed Committee Motion:

No motion required; informational item following Legislative Committee action in September.

Background:

The Missouri Community Improvement District Act (CID Act) contains the restriction that all public improvements funded by a CID must be physically located within the geographic boundaries of the CID. This has caused numerous problems for CIDs throughout the state for the following reasons:

1. It creates problems with achieving a validly signed CID petition.
2. It can create jurisdictional problems which require extraordinary measures to solve.

The attached memorandum from the Law Department explains the concerns in more detail. This statutory restriction causes unique problems for the Paragon Star project in particular, and a change in the state statute would address the problem.

Impact/Analysis:

The proposed CID Act amendments present no financial or other impacts for the City. The proposed amendments would address the concerns for all CIDs in the City and also throughout the state.


Timeline:

Staff would pursue the amendments during the 2020 Missouri legislative session that starts on January 9, 2020 and ends on May 17, 2020.

David Bushek, Chief Counsel of Economic Development and Planning

Recommendation:

Committee Recommendation: [Enter Committee Recommendation text Here]

	City of Lee's Summit Law Department Memorandum	
	To:	Legislative & Intergovernmental Relations Committee; Community & Economic Development Committee
	From:	David Bushek, Chief Counsel of Economic Development & Planning
	Date:	September 6, 2019
	Re:	Proposed CID Act Amendment to allow CIDs to fund improvements outside CID boundaries

Issue: The Missouri Community Improvement District Act (CID Act) contains the restriction that all public improvements funded by a CID must be physically located within the geographic boundaries of the CID. This has caused numerous problems for CIDs throughout the state for the following reasons:

1. It creates problems with achieving a validly signed CID petition.

- Many CID-funded public improvements are streets and associated improvements (utilities, stormwater features, curbs and gutters) that are located at the perimeter of a project that uses a CID. As a result, the boundaries of the CID must be expanded beyond the project boundaries and across the street to geographically include the improvements within the CID area.
- This shape of the CID brings property owners into the CID area that are not connected with the project, because persons who own property adjacent to a street actually own fee title to the land under the street to the centerline of the street.
- A valid CID petition must be signed by more than 50% per capita (headcount) and more than 50% measured by assessed value of all properties within the proposed CID area. The unintended consequence of adding adjacent streets is that it also adds property owners to the CID area. This artificially makes it more difficult to achieve the 50% per capita (headcount) requirement to file a valid CID petition.
- This has caused developers to take extraordinary and artificial steps in order to meet the 50% per capita (headcount) signing requirement. For example, in a CID that would have only one property owner, adding an adjacent street might bring in two additional property owners who are located across the street. To meet the 50% per capital signing requirement, developer creates two new small parcels within the project which are owned by entities that are controlled by developer, in order to have a majority of the

property owners by headcount (3 of 5) sign the CID petition so it can be filed with the City.

2. It can create jurisdictional problems which require extraordinary measures to solve.

- Restricting CID public improvements to include only improvements within the geographic boundaries of the CID can cause unintended jurisdictional issues in certain situations.
- The Paragon Star project includes a CID and a transportation development district (TDD). The boundaries of the CID are limited to the property located in the City of Lee's Summit. Certain streets and parking lots being constructed for the Paragon Star project will be located in Kansas City. It was the City's original intention to have the CID own and maintain all of the streets and parking lots for the project. However, since certain streets and parking lots are outside Lee's Summit and therefore outside the CID boundaries, we had to take special measures to have the TDD own and pay for maintenance of the streets and parking lots that are in Kansas City. This split in the maintenance responsibilities between the CID and TDD also requires special contract provisions to coordinate for maintenance work. All of these special measures would not be needed if the CID could fund improvements that are outside its boundaries but which benefit the CID area.

Solution: Amend the CID Act so that a CID can fund public improvements which are outside the CID boundaries but which provide a direct and substantial benefit to the properties within the CID area. The proposed CID Act amendments to implement this solution are attached.

- This is a reasonable approach and still ensures that CID revenues are expended on public improvements that benefit the properties in the CID area.
- This approach is already legally allowed in TDDs, in tax increment financing plans, in neighborhood improvement districts, in special benefit districts, and in other types of public funding mechanisms in Missouri. The proposed amendments would bring CIDs in line with all other types of public funding tools in the state.

Request: Authorize City staff to work with the City's lobbyist to seek an amendment to the CID Act during the 2020 Missouri legislative session to achieve the attached amendments.

Proposed CID Act Amendment

Proposed revisions are shown by underline and ~~strikethrough~~

Powers of district--reimbursement of municipality--limitations.

67.1461. 1. Each district shall have all the powers, except to the extent any such power has been limited by the petition approved by the governing body of the municipality to establish the district, necessary to carry out and effectuate the purposes and provisions of sections 67.1401 to 67.1571 including, but not limited to, the following:

- (1) To adopt, amend, and repeal bylaws, not inconsistent with sections 67.1401 to 67.1571, necessary or convenient to carry out the provisions of sections 67.1401 to 67.1571;
- (2) To sue and be sued;
- (3) To make and enter into contracts and other instruments, with public and private entities, necessary or convenient to exercise its powers and carry out its duties pursuant to sections 67.1401 to 67.1571;
- (4) To accept grants, guarantees and donations of property, labor, services, or other things of value from any public or private source;
- (5) To employ or contract for such managerial, engineering, legal, technical, clerical, accounting, or other assistance as it deems advisable;
- (6) To acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property ~~within its boundaries~~, personal property, or any interest in such property; necessary or convenient to exercise its powers and carry out its duties pursuant to sections 67.1401 to 67.1571;
- (7) To sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property;
- (8) To levy and collect special assessments and taxes as provided in sections 67.1401 to 67.1571. However, no such assessments or taxes shall be levied on any property exempt from taxation pursuant to subdivision (5) of section 137.100. Those exempt pursuant to subdivision (5) of section 137.100 may voluntarily participate in the provisions of sections 67.1401 to 67.1571;
- (9) If the district is a political subdivision, to levy real property taxes and business license taxes in the county seat of a county of the first classification containing a population of at least two hundred thousand, as provided in sections 67.1401 to 67.1571. However, no such assessments or taxes shall be levied on any property exempt from taxation pursuant to subdivisions (2) and (5) of section 137.100. Those exempt pursuant to subdivisions (2) and (5) of section 137.100 may voluntarily participate in the provisions of sections 67.1401 to 67.1571;
- (10) If the district is a political subdivision, to levy sales taxes pursuant to sections 67.1401 to 67.1571;
- (11) To fix, charge, and collect fees, rents, and other charges for use of any of the following:

- (a) The district's real property, except for public rights-of-way for utilities;
- (b) The district's personal property, except in a city not within a county; or
- (c) Any of the district's interests in such real or personal property, except for public rights-of-way for utilities;

(12) To borrow money from any public or private source and issue obligations and provide security for the repayment of the same as provided in sections 67.1401 to 67.1571;

(13) To loan money as provided in sections 67.1401 to 67.1571;

(14) To make expenditures, create reserve funds, and use its revenues as necessary to carry out its powers or duties and the provisions and purposes of sections 67.1401 to 67.1571;

(15) To enter into one or more agreements with the municipality for the purpose of abating any public nuisance within the boundaries of the district including, but not limited to, the stabilization, repair or maintenance or demolition and removal of buildings or structures, provided that the municipality has declared the existence of a public nuisance;

(16) ~~Within its boundaries, to~~To provide assistance to or to construct, reconstruct, install, repair, maintain, and equip any of the following public improvements which provide a direct and substantial benefit to the district:

- (a) Pedestrian or shopping malls and plazas;
- (b) Parks, lawns, trees, and any other landscape;
- (c) Convention centers, arenas, aquariums, aviaries, and meeting facilities;
- (d) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
- (e) Parking lots, garages, or other facilities;
- (f) Lakes, dams, and waterways;
- (g) Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers;
- (h) Telephone and information booths, bus stop and other shelters, rest rooms, and kiosks;
- (i) Paintings, murals, display cases, sculptures, and fountains;
- (j) Music, news, and child-care facilities; and
- (k) Any other useful, necessary, or desired improvement;

(17) To dedicate to the municipality, with the municipality's consent, streets, sidewalks, parks, and other real property and improvements ~~located within its boundaries~~ for public use;

(18) Within its boundaries and with the municipality's consent, to prohibit or restrict vehicular and pedestrian traffic and vendors on streets, alleys, malls, bridges, ramps, sidewalks, and tunnels and to provide the means for access by emergency vehicles to or in such areas;

(19) Within its boundaries, to operate or to contract for the provision of music, news, child-care, or parking facilities, and buses, minibuses, or other modes of transportation;

(20) Within its boundaries, to lease space for sidewalk cafe tables and chairs;

(21) Within its boundaries, to provide or contract for the provision of security personnel, equipment, or facilities for the protection of property and persons;

(22) Within its boundaries, to provide or contract for cleaning, maintenance, and other services to public and private property;

(23) To produce and promote any tourism, recreational or cultural activity or special event in the district by, but not limited to, advertising, decoration of any public place in the district, promotion of such activity and special events, and furnishing music in any public place;

(24) To support business activity and economic development in the district including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses;

(25) To provide or support training programs for employees of businesses within the district;

(26) To provide refuse collection and disposal services within the district;

(27) To contract for or conduct economic, planning, marketing or other studies;

(28) To repair, restore, or maintain any abandoned cemetery on public or private land within the district; and

(29) To carry out any other powers set forth in sections 67.1401 to 67.1571.

2. Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:

(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and

(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this-subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

3. Each district shall annually reimburse the municipality for the reasonable and actual expenses incurred by the municipality to establish such district and review annual budgets and reports of such district required to be submitted to the municipality; provided that, such annual reimbursement shall not exceed one and one-half percent of the revenues collected by the district in such year.

4. Nothing in sections 67.1401 to 67.1571 shall be construed to delegate to any district any sovereign right of municipalities to promote order, safety, health, morals, and general welfare of the public, except those such police powers, if any, expressly delegated pursuant to sections 67.1401 to 67.1571.

5. The governing body of the municipality establishing the district shall not decrease the level of publicly funded services in the district existing prior to the creation of the district or transfer the financial burden of providing the services to the district unless the services at the same time are decreased throughout the municipality, nor shall the governing body discriminate in the provision of the publicly funded services between areas included in such district and areas not so included.

(L. 1998 H.B. 1636 § 7, A.L. 1999 S.B. 20, A.L. 2000 H.B. 1238, A.L. 2003 H.B. 472, A.L. 2004 S.B. 1155)

Packet Information

File #: 2019-3082, **Version:** 1

Discussion - City Hall Parking Garage Lighting

Issue/Request:

Discussion: City Hall Parking Garage Lighting

Background:

The City Hall Parking Garage has had several light bulbs replaced as they burn out. The original light fixtures are still in use, and they are being retrofitted with more efficient LED lightbulbs. The original bulbs are 150 watt, metal halide bulbs. The replacement LED bulbs only require 18 watts of electricity to operate at similar light level outputs. A potential challenge with the current light fixture is the textured glass dome that goes over the bulb. The glass dome disperses the light from the LEDs in a different manner than from the metal halide bulbs.

Currently the City is also upgrading the security cameras covering the garage. The project will be underway this month and includes the addition of cameras and license plate readers to the garage. The cameras will cover all portions of the garage and footage will be stored for 30 days.

This item will be a discussion over the lighting levels and general ideas to increase the light levels within the garage.

Ryan A. Elam, Director of Development Services

Staff is seeking recommendations from the committee on items to look further into.

Staff is seeking recommendations from the committee on items to look further into.

Packet Information

File #: 2019-3081, **Version:** 1

Discussion: Kiosks for commercial parking lots.

Issue/Request:

A member of the public has requested CEDC consideration if ice/water machine kiosks to be installed in parking lots. Vending machines located in parking lots are prohibited in the UDO. Brief discussion over the kiosk concept occurred at the September 11, 2019 CEDC. The committee instructed staff to create more detailed discussion topics. Photos of example ice machine kiosks are attached to the packet.

Staff has identified the following considerations for the CEDC:

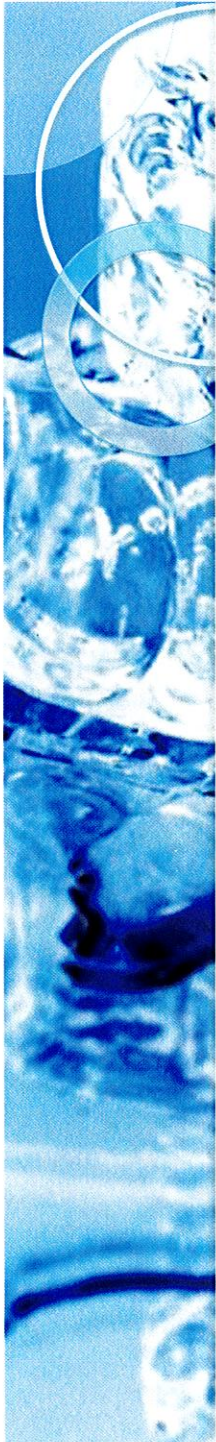
1. Parking and Circulation- Placement of kiosks should not consume required parking or impede any circulation routes. Any site would need excess parking to accommodate one of these businesses. Drive-through style facilities should not be allowed administratively as they have the potential for negative impacts requiring a traffic review.
2. Architecture- Kiosks should match the design of primary structure where they are located and should not remove any required landscaping from a site.
3. Utilities- Review will be required on a case-by-case basis to determine how these facilities are connected to the City's water and sewer systems.
4. Drainage- Staff will need to make sure the placement of kiosks does not impede a designed drainage path.
5. Square footage limits- Usually these smaller structures are approved administratively. At some point, a kiosk could be large enough to have an impact where a public process should be required. The City's standard parking stall size is 9X19 or 171 square feet. The example from Ice House America in the packet would take up two parking spaces. One way to regulate this issue is to limit the ability to approve kiosks administratively based on square footage.

Josh Johnson, AICP, Assistant Director- Development Services

Recommendation: If the committee is comfortable with staff addressing the challenges listed above through a UDO amendment, staff can proceed to the next available Planning Commission meeting.



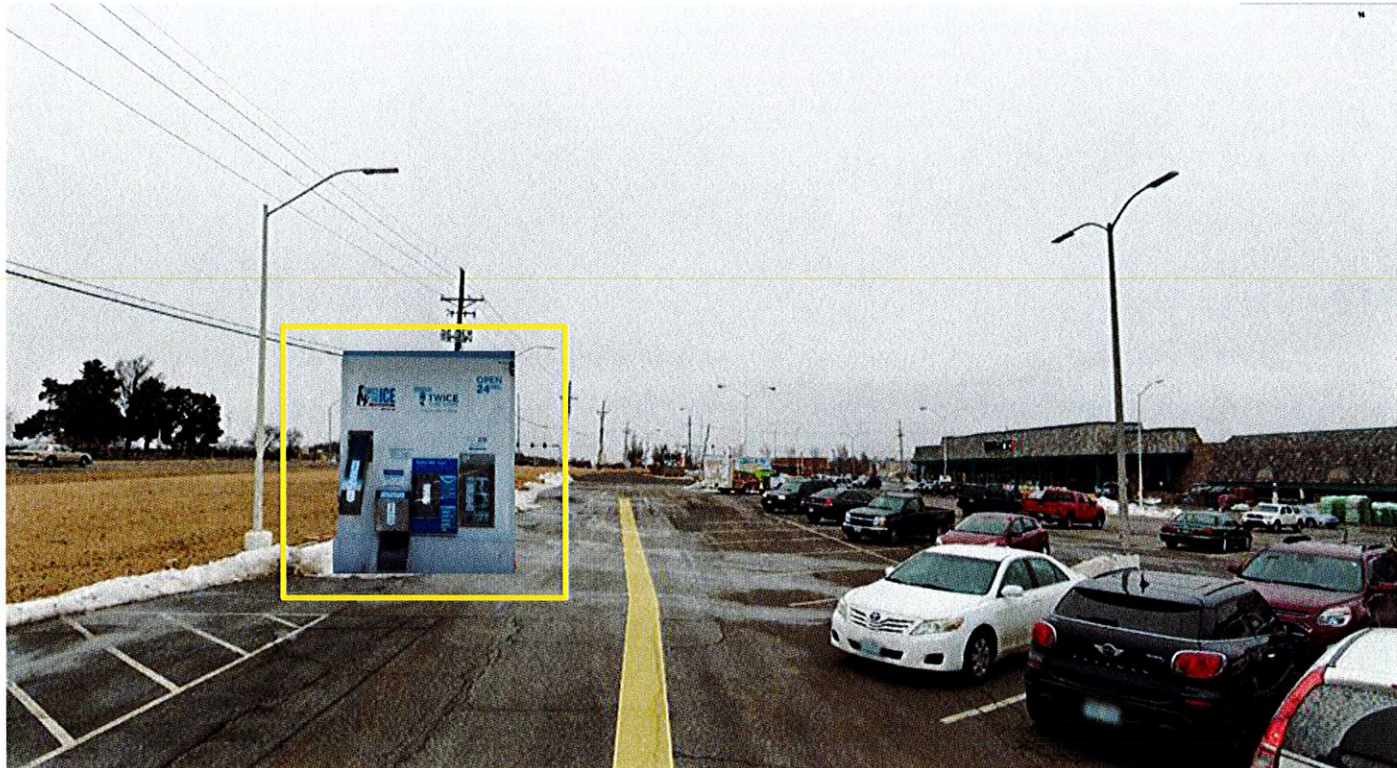
WARNING: *Aspirin*
DO NOT PLACE BRAND
NUPRIN TABLETS
OR LIQUID CAPSULES
IN YOUR POCKET OR
WITH YOUR STICKY DISK
BEFORE YOU GO TO
SLEEP. MAY BE DANGEROUS
TO THE CHILDREN.
©1991 W. F. Howe



UNIT PLACEMENT



ICE HOUSE AMERICA



THE ICE HOUSE



ICE HOUSE AMERICA



Products sold from House:

- Ice Vending (20 lb. bag, and 20 lb. bulk)
- Water Vending (20 Oz, 1, 3 and 5 gal Filtered Water)
- Dimensions: 8' 4" W x 24' D x 10' H (Under 202 sq. ft.)

Utility Requirements

- Power Requirement: 98A @ 208-240/60/3
- Power Consumption: 300 KWH per 6,500 lbs.
- Water Consumption: 783 Gal. per 6,500 lbs.

National Classification:

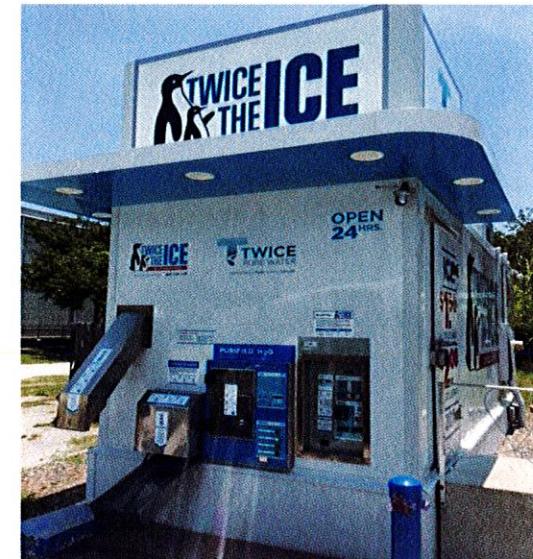
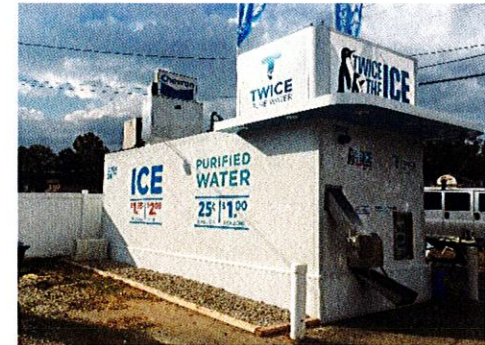
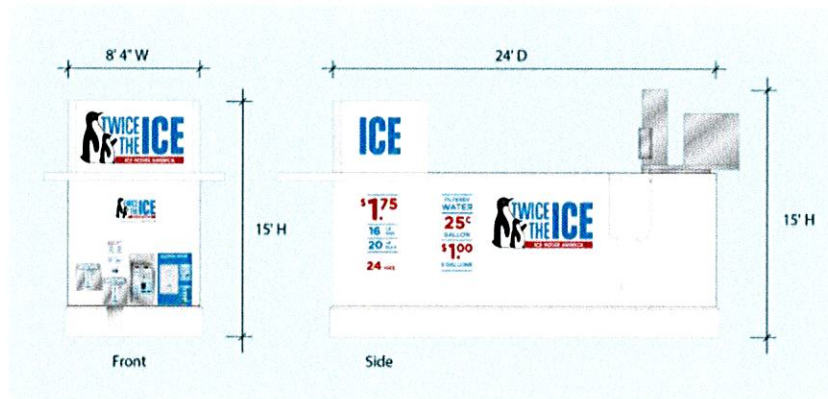
- NAMA Certified (National Automatic Merchandising Association) and approved as a vending machine.
- Meets FDA regulations on food safety
- BBB rating of A+



THE ICE HOUSE



ICE HOUSE AMERICA



Ice Kiosk Owner Responsibilities:

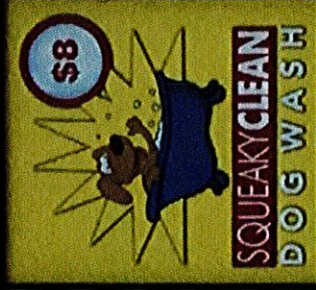
- Maintain the ice vending machine
- Make sure the site stays clean

Property Owner Responsibilities

- Provide clear access to the machine
- Provide kiosk owner map of site (possibly utility locations)



CREDIT CARDS ACCEPTED



24 hour ICE



Everything's \$1

Everything's \$1

RESERVED
PARKING

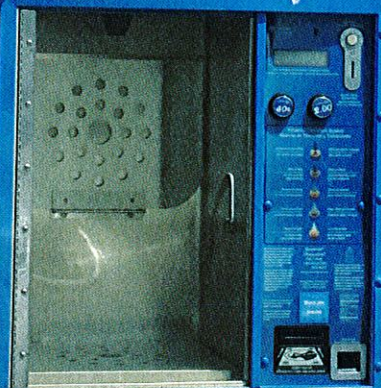


\$50 TO \$300
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Bottle Your Own Water and Save!



Glacier
Water



water

Packet Information

File #: 2019-3079, **Version:** 1

Status update on 4th & Main Street City downtown parking lot

Issue/Request:

Status update on 4th & Main Street City downtown parking lot

Key Issues:

In August of 2018 the City acquired property located at SE 4th and SE Main Streets. The property is approximately 1/2 acre in size and is being planned for a surface parking lot for downtown parking on a temporary basis. The City's Public Works Department is designing the parking lot improvements and a Phase 2 environmental site assessment is being performed. The Public Works Department anticipates bidding the parking lot improvement project during the winter 2019-2020 with a proposed construction completion of Spring of 2020. Although not fully designed at this time, the City anticipates the parking lot will accommodate 38 parking spaces.

Proposed City Council Motion:

No motion necessary - informational only

Timeline:

Start: Project bid: Winter of 2019-2020

Finish: Spring of 2020

Other Information/Unique Characteristics:

[Enter text here]

Mark Dunning, Assistant City Manager



4th & Main Parking Lot Location