



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

Wednesday, September 9, 2020

4:00 PM

Via Video Conference

---

Notice is hereby given that the Community and Economic Development Committee of the City of Lee's Summit will meet in regular session on September 9, 2020 at 4:00 pm 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, 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](http://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](mailto: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, September 8, 2020, by one of the following methods:

- By sending an e-mail to [clerk@cityofls.net](mailto: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, September 8, 2020 by e-mail at [clerk@cityofls.net](mailto:clerk@cityofls.net), and they will be provided with instructions regarding how to provide their live testimony via videoconference during the public hearing.

In the event that the meeting cannot be broadcast via [www.WatchLS.net](http://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](http://www.Zoom.com); such amendment will include a specific link to attend the Community and Economic Development Committee meeting.

**1. Call to Order**

Chairperson Forte called the September 9, 2020 Community and Economic Development Committee to order at 4:01 p.m.

**2. Roll Call**

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

**3. Approval of Agenda**

**Councilmember Shields made a motion to approve the September 9, 2020 Community and Economic Development Committee agenda as presented, seconded by Vice Chair DeMoro.**

**The motion passed unanimously.**

**4. Public Comments**

There were no public comments.

**5. Business**

- A. [2020-3638](#)** Approval of the August 12, 2020 Community and Economic Development Action Letter.

**Mayor Pro Tem Lopez made a motion to approve the August 12, 2020 Community and Economic Development Committee action letter, seconded by Vice Chair DeMoro.**

**The motion passed unanimously.**

- B. [TMP-1687](#)** An Ordinance Amending Chapter 29 Traffic and Motor Vehicles, Sec. 29-514 Protective Headgear for Motorcyclists of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing the Section in its entirety.

Major Mike Childs presented background information on this amendment and explained the request to change the ordinance is in order to be consistent with the State of Missouri law regarding protective headgear for motorcyclists.

**Mayor Pro Tem Lopez made a motion to recommend for approval an ordinance amending Chapter 29 Traffic and Motor Vehicles, Sec. 29-514 Protective Headgear for Motorcyclists of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing the Section in its entirety.**

**The motion passed unanimously.**

- C. [2020-3660](#)** Discussion and consideration of waiving public sidewalk or payment in lieu of sidewalk for HT Solutions project located at 1440 SE Broadway Drive

Mark Dunning, Assist. City Manager, reviewed the request for the sidewalk waiver from HT Solutions located at 1440 SE Broadway.

The buildings at this location were constructed in two phases. Phase 1 started in 2017, at which time the developer placed \$7300 in escrow to construct a sidewalk at the completion of Phase 2 of the project. Phase 1 was completed in 18 months and Phase 2, which was twice the size of Phase 1, was just recently completed without the installation of a sidewalk.

During the development review process of Phase 2, a sidewalk was not included on any of the

## Community and Economic Development Committee

### Action Letter - Draft

September 9, 2020

---

drawings/plats submitted for staff review. Because staff did not notice or point out the missing sidewalk, Mr. Phillips, the owner/developer, inferred this to mean a sidewalk was not required. Therefore, he is requesting a sidewalk waiver or payment in lieu of sidewalk. However, only the City Council may waive ordinance requirements. In addition, the methodology for calculating the payment in lieu of sidewalk has increased since 2017.

Mr. Phillips stated he should not be penalized because staff did not notice the missing sidewalk on the Phase 2 plans and shared his concerns of installing a sidewalk that include aligning his sidewalk with the neighboring property, location of current landscaping trees and guide wires, and the potential for standing water on the sidewalks.

After discussion, the Committee thanked Mr. Phillips for his investment in Lee's Summit, however, they felt he should complete the sidewalk or work with staff on the payment in lieu of sidewalk.

**Mayor Pro Tem Lopez made a motion to recommend to full council that a sidewalk be built or payment in lieu of sidewalk for HT Solutions project located at 1440 SE Broadway proceed to full City Council, seconded by Vice Chair DeMoro.**

**The motion passed unanimously.**

#### D. [2020-3661](#)

Discussion - Economic Development incentive history and project status/tracking concept

Ryan Elam, Director of Development Services, provided a PowerPoint presentation on the Effective Use of Economic Development Incentives in the City of Lee's Summit, Missouri, which included the purpose, history, types of incentives and the process using incentives. He tabulated the number of incentives by type and by year since 1988 along with the results of each incentive tool. He stressed the importance of identifying the public benefit for each project incentive. He ended the presentation with a recommendation for the City to use project goal sheets to track incentives and to outline key project data and metrics. The sheets could also be utilized as an organizational and communication tool.

Mark Dunning, Assist. City Manager added the incentive tracking data sheets also identifies the successes of the tools, adds meaning to their uses and provides an informative resource to elected officials and the community.

The Committee thanked Mr. Elam for the presentation and agreed the information is useful and a great communication tool to share with the public.

## 6. Roundtable

Chair Forte mentioned the great ideas shared in the C4 Economic Development meetings and presentations.

Mark Dunning stated one of the future discussion items is to align the Economic incentive Policy with the Comprehensive Plan and the Citizens Strategic Plan. Staff could focus on one tool at a time to bring forward to the Community and Economic Development Committee to review. This information could also be incorporated into the GIS systems on the City's website as a data resource for the community.

Mayor Pro Tem Lopez complimented staff on the 5.C discussion item. Even though it was a tough topic the dialogue was good.

## 7. Adjournment

Chairperson Forte stated the next meeting of the Community and Economic Development Committee would be October 14, 2020 at 4:00 p.m. There being no further business, Chairperson Forte adjourned the meeting at 5:42 p.m.

**Community and Economic Development Committee**

**Action Letter - Draft**

**September 9, 2020**

---

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](http://lsmo.legistar.com)"