

Legislation Text

File #: BILL NO. 20-205, **Version:** 1

An Ordinance approving a Development Agreement between the Lee's Summit R-7 School District and the City of Lee's Summit, Missouri for the development of Middle School #4.

(Note: First reading by Council on November 2, 2020. Passed by unanimous vote.)

Issue/Request:

An Ordinance authorizing the execution of a Development Agreement between the Lee's Summit R-7 School District and the City of Lee's Summit, Missouri for the development of Middle School #4.

Key Issues:

The minimum improvements include traffic signals, turn lanes, a future box culvert, water main extensions, sanitary sewer extensions, and sanitary sewer upsizing, which are detailed within the attached agreement.

Proposed City Council Motion:

I move for adoption of An Ordinance authorizing the execution of a Development Agreement between the Lee's Summit R-7 School District and the City of Lee's Summit, Missouri for the development of Middle School #4.

Background:

On July 23, 2020 the Planning Commission approved a Preliminary Development Plan for Lee's Summit R-7 Middle School #4, to be located at 1001 SE Bailey RD. Condition #5 of the approval requires the execution of a mutually satisfactory development agreement between Lee's Summit R-7 School District and the City of Lee's Summit prior to the release of building permits for the project. The development agreement addresses minimum off-site public infrastructure required prior to the building receiving occupancy. The minimum improvements include traffic signals, turn lanes, a future box culvert, water main extensions, sanitary sewer extensions, and sanitary sewer upsizing, which are detailed within the attached agreement.

On October 29, 2020 at a special session of the Lee's Summit R-7 School Board the development agreement was approved.

Impact/Analysis:

Developer will be responsible for funding and constructing the public improvements outlined in the Development Agreement. The City will pay to the District as a reimbursement for the Sewer Upsizing Improvements the actual out of pocket third party cost to construct the Sewer Upsizing Improvements, including overhead and profit. The District will provide proof of actual costs to the City prior to determining the final amount of the Sewer Upsizing Payment.

Timeline:

Start: Foundation construction is expected to begin immediately

Finish: Construction is expected to be completed in 2022

Other Information/Unique Characteristics:

In accordance with Missouri State Statutes, the Planning Commission has the approval authority for the "location, extent and character" of the new middle school as a public facility in the City. For this reason, the Preliminary Development Plan was not brought before City Council for approval.

David Bushek, Chief Counsel of Economic Development & Planning

Recommendation: Staff recommends approval of the ordinance.