



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, August 3, 2021

6:00 PM

City Council Chambers

and

Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 39 *AMENDED*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 3, 2021 at 6:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172.

Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Monday, August 2, 2021, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

The meeting may be viewed 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.

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

1. Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2021-4258](#) Approval of City Council Action Letters from July 6, 13 and 20, 2021.
- B. [2021-4256](#) Approval of Liquor Licenses G1 and S for The Pink Elephant, 318 SE Douglas Street, Lee's Summit, MO 64063
- C. [2021-4257](#) Approval of Liquor Licenses H, S and Tasting for Prime 9, 519 SE Melody Lane, Lee's Summit, MO 64063
- D. [AMENDED BILL NO. 21-143](#) An Ordinance approving a rezoning from AG (Agricultural) to district RP-3 (Planned Residential Mixed Use) and preliminary development plan for Osage 3rd plat, located at 2151 SW M-150 Hwy, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
(Note: First reading by Council on July 20, 2021. Passed by unanimous vote.)

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Julie Sellers, PE/Engineer
Brad Kempf/Owner Representative

- E. [BILL NO. 21-144](#) An Ordinance approving a preliminary development plan for the proposed Chapel Ridge Business Park outbuilding, 3680 NE Akin Dr, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the city of Lee's Summit, Missouri.
(Note: First reading by Council on July 20, 2021. Passed by unanimous vote.)

Presenter: Hector Soto, Jr., AICP, Planning Manager
Jim Gamble, Applicant Representative

- F. [BILL NO. 21-150](#) An Ordinance Authorizing the City of Lee's Summit, Missouri to Issue Taxable Industrial Development Revenue Bonds in a Principal Amount not to Exceed \$36,500,000 in Connection with the Streets of West Pryor Apartment Development; and Authorizing Certain Documents and Actions in Connection Therewith.
(Note: First reading by Council on July 20, 2021. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
David Martin, Gilmore & Bell, P.C.
Jeff Haney, HaneyCo KC

- G. [BILL NO. 21-151](#) An Ordinance Approving a Transferee Agreement Among Red Summit Fair, LLC, Sahara Pavilion South SC, LLC, Win, LLC, and the City of Lee's Summit, Missouri, for the Transfer of Property in the Lee's Summit East (Summit Fair) Tax Increment Financing Redevelopment Area.
(Note: First read by Council on July 20, 2021. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Melissa Goodson, RED Development
Scott Rehorn, RED Development

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

4. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

A. [2021-4242](#) Public Hearing: Amendments to the Southside Plaza Community Improvement District Petition

Presenter: Chris Kline, Husch Blackwell
Andrew Brain, Brain Dev 3, LLC
David Bushek, Chief Counsel of Economic Development & Planning
Mark Dunning, Assistant City Manager

1) [BILL NO. 21-153](#) An Ordinance Approving the Amended Petition for the Southside Plaza Community Improvement District and the Amended and Restated Cooperative Agreement for the Southside Plaza Redevelopment Project.

Presenter: Chris Kline, Husch Blackwell
Andrew Brain, Brain Dev 3, LLC
David Bushek, Chief Counsel of Economic Development & Planning
Mark Dunning, Assistant City Manager

B. [2021-4269](#) Public Hearing: Application #PL2021-199 - Special Use Permit for a tow lot - Crash Champions, 451 SE Oldham Parkway; Crash Champions, LLC, applicant

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Chris Norris, Applicant's Representative

1) [BILL NO. 21-154](#) An Ordinance approving a special use permit renewal for a tow lot in district PI on land located at 451 SE Oldham Pkwy, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Chris Norris, Applicant's Representative

C. [2021-4267](#) Public Hearing: Application #PL2021-182 - Rezoning from CP-2 to PMIX and Conceptual Development Plan - Ranson Landing, 1401 SE Oldham Parkway; Engineering Solutions, LLC, applicant.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, PE, Applicant's Representative

1) [BILL NO. 21-155](#) An Ordinance approving a rezoning from CP-2 to district PMIX and conceptual development plan for approximately 25.7 acres, proposed Ranson Landing, 1401 SE Oldham Pkwy, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, PE, Applicant's Representative

5. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

6. Resolutions:

- A. [RES. NO. 21-18](#) A Resolution authorizing and updating the establishment of City bank accounts with U.S. Bank N.A. and designating authorized signatories.
Presenter: Bette Wordelman, Finance Director

7. Proposed Ordinances Forwarded from Committee:

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

- A. [BILL NO. 21-156](#) An Ordinance authorizing the execution of an Intergovernmental Agreement between the City of Lee's Summit and the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College for use of its Precision Driving Center.
Presenter: Travis Forbes, Police Chief
- B. [BILL NO. 21-157](#) An Ordinance approving the software support agreement for the Lawson Enterprise Resource Planning System between the City of Lee's Summit and Infor (US), LLC in the amount of \$575,106.35 and authorizing the City Manager to execute the same by and on behalf of the City.
Presenter: Stephen L. Marsh, Chief Technology Officer
- C. [BILL NO. 21-158](#) An Ordinance approving the use of a Cooperative Contract between Mid-America Regional Council and Bound Tree Medical, LLC, to purchase medical supplies and equipment as needed and authorizing the City Manager to execute the same for the City.
Presenter: Rick Gentry, Procurement and Contract Services Manager
- D. [BILL NO. 21-159](#) An Ordinance approving the use of a Cooperative Contract between Mid-America Regional Council and Life-Assist, Inc., to purchase medical supplies and equipment as needed and authorizing the City Manager to execute the same for the City.
Presenter: Rick Gentry, Procurement and Contract Services Manager
- E. [BILL NO. 21-160](#) An Ordinance approving the use of a Cooperative Contract between Mid-America Regional Council and Medline Industries, Inc., to purchase medical supplies and equipment as needed and authorizing the City Manager to execute the same for the City.
Presenter: Rick Gentry, Procurement and Contract Services Manager

8. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [BILL NO. 21-94](#) An Ordinance accepting Final Plat entitled the Retreat at Hook Farms, lots 50-99 and tracts D, E, F, G & H as a subdivision to the City of Lee's Summit, Missouri. (Note: First read by Council on May 4, 2021. Passed by unanimous vote with one recusal.)

Presenter: Josh Johnson, AICP, Assistant Director of Planer Services
F. Brenner Holland, Jr., Applicant's Representative

- B. [BILL NO. 21-145](#) An Ordinance Approving a Plan For an Industrial Development Project for Stag's Field Apartments. (Note: First reading by Council on July 20, 2021.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Mark Dunning, Assistant City Manager
Kevin Tubbesing, Stag Commercial

- C. [BILL NO. 21-149](#) An Ordinance awarding the bid for Project No. 324-21/22 (Curb) for the Curb Repair 21/22 Program to Phoenix Concrete & Underground, LLC in the amount of \$1,811,323.88, and authorizing the City Manager to execute an agreement for the same. (PWC 7/12/21 - 2 to 1 vote.) (Note: First reading by Council on July 20, 2021.)

Presenter: Michael Park, Director of Public Works

9. Committee Reports

Committee chairs report on matters held in Committee.

10. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

11. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

12. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 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"