



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, December 19, 2023

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 59

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 19, 2023 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, December 18, 2023, 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's website at WatchLS.net, and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

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. [2023-5924](#) Approval of City Council Action Letter for December 12, 2023

- B.** [2023-6015](#) Mayor's Appointments (Simple Majority):
Board of Aeronautic Commissioners: Appoint Adam Shimmens, term to expire 09-14-26.
Board of Appeals: Reappoint Sarah Knights, term to expire 12-01-26.
Tax Increment Financing Commission: Reappoint Joe Willerth, term to expire 12-15-27.
- C.** [2023-6020](#) Mayor's Appointments (Two-thirds majority):
Board of Adjustments: Reappoint Joe Towns, term to expire 12-17-28.
Board of Appeals: Reappoint Dana Miller, term to expire 12-01-26.
- D.** [BILL NO. 20-161](#) An Ordinance accepting final plat entitled Sequoia Residential, Tract 1, as a subdivision to the City of Lee's Summit, Missouri.
(Note: First reading done by Council on August 18, 2020. Passed by unanimous vote.)
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
Dick Burton, Developer

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.** [2023-5969](#) Public Hearing: Pryor Mixed-Use Community Improvement District; Griffin Riley Investments, LLC, applicant
- Presenter:** Curt Petersen, Polsinelli PC, law firm for Developer
Matt Tapp, Griffin Riley Investments, LLC
David Bushek, Chief Counsel of Economic Development and Planning
- 1)** [BILL NO. 23-243](#) An Ordinance approving the petition for establishment of the Pryor Mixed-Use Community Improvement District.
- Presenter:** Curt Petersen, Polsinelli PC, law firm for Developer
Matt Tapp, Griffin Riley Investments, LLC
David Bushek, Chief Counsel of Economic Development and Planning
- B.** [2023-5968](#) Public Hearing: Chapter 100 Plan for the Pryor Mixed-Use Project; Griffin Riley Investments, LLC, applicants
- Presenter:** Curt Petersen, Polsinelli PC, law firm for Developer
Matt Tapp, Griffin Riley Investments, LLC
David Bushek, Chief Counsel of Economic Development and Planning
- 1)** [BILL NO. 23-244](#) An Ordinance approving a plan for a Chapter 100 Project for the Pryor Mixed-Use Project.
- Presenter:** Curt Petersen, Polsinelli PC, law firm for Developer
Matt Tapp, Griffin Riley Investments, LLC
David Bushek, Chief Counsel of Economic Development and Planning

- C. [2023-5996](#) An appeal of prohibited uses within the Envision LS Overlay District.

Presenter: Matt Pennington, Applicant
J.D. Christie, Applicant
Hector Soto, Jr., AICP, Senior Planner

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. 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. 23-245](#) An Ordinance amending Chapter 16 of the Lee's Summit Code of Ordinances, the Lee's Summit Property Maintenance Code, pertaining to stormwater best management practices. (PWC 12/11/23)

Presenter: Sue Pyles, P.E., Development Engineering Manager

- B. [BILL NO. 23-246](#) An Ordinance approving Change Order No. 2 to the agreement with Streetwise, Inc. for Pavement Marking Services, for an increased amount of \$147,782.81 for a revised agreement amount of \$680,070.89 and authorizing the City Manager to execute an agreement for the same. (PWC 12/11/23)

Presenter: Perry Allen, Construction Manager

- C. [BILL NO. 23-247](#) An Ordinance approving the award of RFQ No. 2024-014 for Design Services for Fire Station No. 1, Phase 1 Feasibility Study, to WSKF for an amount not to exceed \$113,830.00 and authorizing the City Manager to execute an agreement for the same. (PWC 12/11/23)

Presenter: Sharon Bloom, Project Manager

- D. [BILL NO. 23-248](#) An Ordinance approving the award of RFQ No. 2024-030 for Design Services for the Joint Operations Center and Phase 2 Police Department Remodel to Hoefler Welker for an amount not to exceed \$2,489,125.00 and authorizing the City Manager to enter into an agreement for the same. (PWC 12/11/23)

Presenter: John Boenker, Deputy Police Chief
Brian Austerman, Deputy Fire Chief

- E. [BILL NO. 23-249](#) An Ordinance approving an electrical easement in favor of Evergy for an electrical transmission line at Lot 5, Raintree Lake Village related to improvements for Lee's Summit Fire Station No. 5, and authorizing the Mayor to execute the same. (PWC 12/11/23)

Presenter: Sharon Bloom, Project Manager

- F. [BILL NO. 23-250](#) An Ordinance approving a water line easement in favor of Public Water Supply District No. 13 of Jackson County, Missouri, for a water pipeline on land generally located at Legacy Park, and authorizing the Mayor to execute the same. (PWC 12/11/23)
- Presenter:** Scott Ison, Chief Counsel of Infrastructure & Recreation
- G. [BILL NO. 23-251](#) An Ordinance authorizing the execution of a Cooperative Agreement for Hangar #2 at the Lee's Summit Municipal Airport between the City of Lee's Summit, Missouri and the Reorganized School District No. 7 of Jackson County, Missouri, and authorizing the Mayor to execute an agreement for the same. (PWC 12/11/23)
- Presenter:** Mike Anderson, Deputy Director of Public Works - Operations
- H. [BILL NO. 23-252](#) An Ordinance authorizing the execution of a Memorandum of Understanding by and between the City of Lee's Summit, Missouri and the Blue Springs R-IV School District for the IMPACT program. (CEDC 12/13/23)
- Presenter:** Major Nicole Walters, Police Department

7. Emergency Ordinances:

The following proposed ordinances meet the criteria included in Sec. 3.13(f) of the Lee's Summit Charter for Emergency ordinances and are presented for two readings in this meeting. Six affirmative votes are required for approval of second reading.

- A. [BILL NO. 23-253](#) An Ordinance Approving the North and East Property Real Estate Sale Agreement Between Southwestern Bell Telephone Company and the City of Lee's Summit, Missouri, for Acquisition of Property for the Downtown Market Plaza Project and containing an emergency clause.
- Presenter:** David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

8. Committee Reports

Committee chairs report on matters held in Committee.

9. Council Comments:

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

10. 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.

- A. [2023-6002](#) Fire Department's Annual Accreditation Report
- Presenter:** Mike Snider, Fire Chief
Caroline Wiggins, Administration Manager
- B. [2023-6009](#) Downtown Market Plaza Update Report
- Presenter:** Ryan Elam, Assistant City Manager

11. Adjournment