



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, December 18, 2018

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

\*\*\*AMENDED \*\*\* REGULAR SESSION NO. 18

---

#### 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. [2018-2459](#) Approval of Liquor Licenses G3 and S for Arcade Alley, 316 SE Douglas Street.
- B. [2018-2469](#) Approval of Liquor Licenses H and S for Minit Mart, 5050 NE Lakewood Way.
- C. [2018-2468](#) Approval of Liquor Licenses H and S for Minit Mart, 300 SE M 291 Highway
- D. [2018-2493](#) Approval of Liquor Licenses G3 and S for Tikka Twist, 697 NW Blue Parkway.
- E. [BILL NO. 18-198](#) An Ordinance approving amendment No. 6 to the budget for the fiscal year ending June 30, 2019, as adopted by Ordinance No. 8405, by revising the authorized expenditures for the City of Lee's Summit, Missouri and establishing a new pay and classification plan.  
(NOTE: First Reading by City Council on December 4, 2018. Passed by unanimous vote.)

- F. [BILL NO. 18-210](#) An Ordinance approving Application #PL2018-162 - Unified Development Ordinance (UDO) Amendment #2, Article 6 Use Standards - Table 6-1, List of Permitted, Conditional and Special Uses and Division II Uses Permitted with Conditions to allow fire stations as a use permitted with conditions in all zoning districts; City of Lee's Summit, applicant.  
(NOTE: First Reading by City Council on December 4, 2018. Passed by unanimous vote.)

### 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. Resolutions:

- A. [RES. NO. 18-21](#) A Resolution adopting the 2019 Legislative Intergovernmental Program for the City of Lee's Summit, Missouri.  
**Presenter:** Brian Head, City Attorney
- B. [RES. NO. 18-22](#) A Resolution authorizing city staff to file applications with KCP&L for the KCP&L solar power rebate program for the potential construction of solar facilities on City projects, and further authorizing the preparation of a request for proposals for additional municipal solar projects.  
**Presenter:** Mark Dunning, Assistant City Manager  
Lindsay Case, MC Power Companies  
Zachary Burton, UCM student, Lee's Summit resident and solar power advocate

### 5. 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. [2018-2413](#) Continued Public Hearing on Application #PL2018-098 - Rezoning from R-1 to PMIX and Preliminary Development Plan - The Streets of West Pryor approximately 73 acres located at the northwest corner of NW Pryor Road and NW Lowenstein Drive; Drake Development, LLC, applicant.  
(NOTE: This item was continued from December 4, 2018 per the applicant's request.)  
**Presenter:** Dave Olson - Applicant  
Josh Johnson, AICP, Assistant Director of Plan Services
- 1) [BILL NO. 18-214](#) An Ordinance approving a rezoning from District R-1 to District PMIX and Preliminary Development Plan located at the northwest corner of NW Pryor Road and NW Lowenstein Drive, proposed the Streets of West Pryor in accordance with the provisions of Chapter 33, the Unified Development Ordinance of the Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.  
**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services

**6. Presentations:****A. [2018-2441](#) Presentation - Streets of West Pryor Tax Increment Financing Plan**

**Presenter:** Matt Pennington, Drake Development, LLC & Streets of West Pryor, LLC  
Jeff Haney, Haney Co. KC  
David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**1) [BILL NO. 18-215](#) An Ordinance approving the Streets of West Pryor Tax Increment Financing Plan, establishing a Redevelopment Area and designating the Redevelopment Area as a blighted area.**

**Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**2) [BILL NO. 18-216](#) An Ordinance approving the Redevelopment Project for the Streets of West Pryor Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.**

**Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**7. Public Hearings (Continued):**

*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. [2018-2446](#) Public Hearing - Master Plan for Industrial Development Projects (Chapter 100) for the Streets of West Pryor Development**

**Presenter:** Matt Pennington, Drake Development, LLC & Streets of West Pryor, LLC  
Jeff Haney, Haney Co. KC  
David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**1) [BILL NO. 18-217](#) An Ordinance approving a Master Plan for Industrial Development Projects for the Streets of West Pryor Development.**

**Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**B. [2018-2444](#) Public Hearing - Streets of West Pryor Community Improvement District**

**Presenter:** Matt Pennington, Drake Development, LLC & Streets of West Pryor, LLC  
Jeff Haney, Haney Co. KC  
David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**1) [BILL NO. 18-218](#) An Ordinance approving the Petition for Establishment of the Streets of West Pryor Community Improvement District.**

**Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

**8. 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.*

## 9. 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. 18-219](#) An ordinance approving an amendment to cooperative agreements for emergency dispatch services by and between the City of Lee's Summit, Missouri and various fire districts, for the purpose of extending said agreements for up to twelve months and authorizing the Mayor to execute the same by and on behalf of the City of Lee's Summit, and containing an emergency clause.

**Presenter:** Rick Poeschl, Fire Chief

## 10. Proposed Ordinances - First Reading:

*The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.*

- A. [BILL NO. 18-220](#) An Ordinance authorizing the execution of a cooperative agreement for funding operations of Operation Green Light traffic control system by and between the City of Lee's Summit, Missouri, and the Mid-America Regional Council.

**Presenter:** Michael Park, PE, PTOE, City Traffic Engineer

## 11. 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. 15-235](#) An Ordinance approving Redevelopment Project K for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein. (Note: This Bill was introduced by Council on December 17, 2015. No vote or action taken at that time.)

**Presenter:** Mark Dunning, Assistant City Manager  
David Bushek, Chief Counsel of Economic Development & Planning

- B. [BILL NO. 18-202](#) An Ordinance authorizing the execution of Addendum No. 6 to an agreement by and between the City of Lee's Summit, Missouri and Olsson Associates Engineering, Inc. for the services related to site remediation and High Service Pump Station fuel tank design at the old water operations facility in the amount of \$60,320 and authorizing the City Manager to enter into the same. (PWC 11/27/18)

**Presenter:** Jeff Thorn, P.E. Assistant Director of Engineering Services, Lee's Summit Water Utilities

## 12. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 18-209](#)** An Ordinance approving Application #PL2018-089 - Unified Development Ordinance (UDO) Amendment #1 - Article 6 Use Standards - Table 6-1, List of Permitted, Conditional and Special Uses and Division III Special Use Permits, to add Indoor Climate Controlled Storage Facilities as a Special Use in the CP-2 (Planned Community Commercial), and AZ (Airport Zone) Zoning Districts; City of Lee's Summit, Applicant. (NOTE: First Reading by Council on December 4, 2018.)
- Presenter:** Robert McKay, AICP, Director of Planning and Special Projects
- B. [BILL NO. 18-211](#)** An Ordinance amending Chapter 26, Streets, Sidewalks and Other Public Places, of the City Code of the City of Lee's Summit, Missouri, to provide consistent management of the Rights-of-Way with respect to small wireless facilities. (NOTE: First Reading by City Council on December 4, 2018.)
- Presenter:** Michael Park, PE, PTOE, City Traffic Engineer  
Dan White, Chief Counsel of Management and Operations
- C. [BILL NO. 18-212](#)** An Ordinance amending the Schedule of Fees and Charges for the City of Lee's Summit to Establish Fees and Charges for Use of the Right-of-Way or City Infrastructure in the Right-of-Way by Wireless Providers. (NOTE: First Reading by City Council on December 4, 2018.)
- Presenter:** Michael Park, PE, PTOE, City Traffic Engineer  
Dan White, Chief Counsel of Management and Operations
- D. [BILL NO. 18-213](#)** An Ordinance approving an early access agreement by and between the City of Lee's Summit, Missouri and Premier Life Real Estate Holdings, Inc. for the purpose of right of entry for construction activities on property to be conveyed to the City of Lee's Summit by Premier Life for Fire Station No. 3, and authorizing the Mayor to execute any and all documents necessary and relevant by and on behalf of the City. (NOTE: First Reading by City Council on December 4, 2018.)
- Presenter:** Assistant Chief Brian Austerman

## 13. Committee Reports

*Committee chairs report on matters held in Committee.*

## 14. Council Comments:

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

## 15. 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.*

## 16. 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"

