



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, December 21, 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. 53

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 21, 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, December 13, 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. 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.

3. 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. [2021-4530](#) Public Hearing: Application #PL2021-353 - Preliminary Development Plan - Raintree Animal Health Center addition & renovation; 3820 SW Ward Rd; Davidson Architecture & Engineering, applicant.

Presenter: Karen Oppliger, Applicant Representative for Davidson Design & Engineering

Josh Johnson, AICP, Assistant Director of Plan Services

- 1) [BILL NO. 21-252](#) An Ordinance approving a Preliminary Development Plan on land located at 3820 SW Ward Road in District AG, proposed Raintree Animal Health Center addition & renovation, all in accordance with the provisions of Unified Development Ordinance, Chapter 33 of the Code of Ordinances, for the City of Lee's Summit, Missouri.

Presenter: Karen Oppliger for Davidson Design & Engineering, Applicant

Josh Johnson, AICP, Assistant Director of Plan Services

- B. [2021-4580](#) Public Hearing: Master Plan for the Logistics Park Industrial Development Project (Chapter 100)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning

Mark Dunning, Assistant City Manager

Curt Petersen, Polsinelli law firm, attorney for the Developer

- 1) [BILL NO. 21-253](#) An Ordinance Approving the Master Plan for an Industrial Development Project for the Logistics Park Project.

Presenter: David Bushek, Chief Counsel of Economic Development & Planning

Mark Dunning, Assistant City Manager

Curt Petersen, Polsinelli law firm, attorney for the Developer

4. 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.

5. Presentations:

- A. [2021-4577](#) Presentation: 1/2 Cent Sales Tax - Ballot Issue - Public Safety

Presenter: Steve Arbo, City Manager

Mike Snider, Fire Chief

Travis Forbes, Police Chief

- B. [2021-4579](#) Presentation: Downtown Market Plaza Project - Preliminary Design Concepts and Amendment to Development Structure Agreement

Presenter: David Bushek, Chief Counsel Economic Development and Planning

Brandon Buckley and Jennifer Gerlach, Lane4 Development Group

Paul Michell, GLMV Architecture, Inc.

- 1) [BILL NO. 21-254](#) An Ordinance Approving the Amended and Restated Development Structure Agreement Among the City of Lee's Summit, Missouri, Lane4 Development Group, Inc., and Biederman Redevelopment Ventures for the Downtown Market Center Project.

Presenter: David Bushek, Chief Counsel Economic Development and Planning

- C. [2021-4602](#) Presentation: Sale of Land and Transfer of Developer Interests from M-III Longview, LLC, to Box Real Estate Development, LLC, under the Longview Tax Increment Financing Contract

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Russ Pearson, Box Real Estate Development
Corey Walker, M-III Longview, LLC

6. Resolutions:

- A. [RES. NO. 21-29](#) A Resolution of the City of Lee's Summit, Missouri, affirmatively assenting to the issuance of revenue bonds payable from revenues to be derived from the operation of the Middle Big Creek Subdistrict sewer system in an amount not to exceed \$106,000,000 for the purpose of acquiring, constructing, improving or extending sewer system serving the Middle Big Creek Sewer Subdistrict, including, but not limited to the improvements described herein, in accordance with section 204.569(3), revised Missouri Statutes. (PWC 12/13/21)

Presenter: Jeff Thorn, Deputy Director of Water Utilities
Jeff Shook, Director Little Blue Valley Sewer District

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. 21-255](#) An Ordinance approving the award of RFQ No. 2022-012 and agreement for professional engineering services for the West Prairie Lee - Sewer Modeling and Design Services Project to Burns & McDonnell Engineering Company, Inc., for an amount not to exceed \$130,949.00, and authorizing the City Manager to execute the same. (PWC 12/13/21)

Presenter: Mark Schaufler, Director of Lee's Summit Water Utilities

- B. [BILL NO. 21-256](#) An Ordinance approving the use of the Cooperative Purchasing Agreement (2021-097) between the City of Lee's Summit, Missouri and Ace Pipe Cleaning, Inc. for CCTV inspection of RCP pipe in the Little Cedar Creek and West Prairie Lee Watersheds in the amount of \$130,957.25 and authorizing the City Manager to execute the same. (PWC 12/13/21)

Presenter: Mark Schaufler, Director of Lee's Summit Water Utilities

- C. [BILL NO. 21-257](#) An Ordinance amending Chapter 29, Traffic and Motor Vehicles, of the Code of Ordinances of the City of Lee's Summit, Missouri, by amending Appendix A, Schedule of Speed Limits, for certain streets and segments of streets located in the City of Lee's Summit. (PWC 12/13/21)

Presenter: Michael Park, Director of Public Works

- D. [BILL NO. 21-258](#) An Ordinance approving Modification No. 1 to an Agreement for Professional Engineering Services for the East Fork of Little Blue Watershed River Stormwater Improvement Project (Sole Source) between the City of Lee's Summit, Missouri, and Allgeier, Martin & Associates, Inc., for an increase of \$466,000 for the amended basic and optional services, with an amended not to exceed amount of \$624,000, and authorizing the City Manager to execute the same. (PWC 12/13/21)
- Presenter:** Michael Park, Director of Public Works
- E. [BILL NO. 21-259](#) An Ordinance approving an intergovernmental agreement for transit services between the City of Lee's Summit, Missouri, and the Kansas City Area Transportation Authority (KCATA), for a period from January 1, 2022, through December 31, 2022, with a one-year option to renew, and commitment of Federal Transit Administration Section 5307 Formula Funds and CARES Act Funds to KCATA for eligible operating and capital expenses, and authorizing the Mayor to execute the same. (PWC 12/13/21)
- Presenter:** Michael Park, PE, PTOE, Director of Public Works
- F. [BILL NO. 21-260](#) An Ordinance approving a Transportation Service Agreement between the City of Lee's Summit, Missouri, and OATS, Incorporated (OATS), for transit services effective January 1, 2022 through December 31, 2022, with a one-year option to renew, and commitment of Federal Transit Administration Section 5307 formula funds and CARES Act funds to OATS for transit service, and authorizing the City Manager to execute the same. (PWC 12/13/21)
- Presenter:** Michael Park, Director of Public Works
- G. [BILL NO. 21-261](#) An Ordinance approving a Utility Agreement between the City of Lee's Summit, Missouri, and Evergy Metro, Inc. for facility relocation in the amount of \$203,635.50 pursuant to the Chipman Road Improvements from View High Drive to Bent Tree Drive Project, and authorizing the City Manager to execute the same. (PWC 12/13/21)
- Presenter:** Michael Park, Director of Public Works
- H. [BILL NO. 21-262](#) An Ordinance approving a Quitclaim Deed between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission to adjust the City/State right-of-way limits along a portion of Chipman Road, and authorizing the Mayor to execute the same. (PWC 12/13/21)
- Presenter:** Michael Park, Director of Public Works
- I. [BILL NO. 21-263](#) An Ordinance approving Change Order No. 3 to the agreement with Linaweaver Construction, Inc. for the Lea Drive Stormwater project, an increase of \$14,943.25 for a revised contract amount of \$2,085,800.55 and an increase of 35 calendar days to the overall project completion date and authorizing the execution of the same. (PWC 12/13/21)
- Presenter:** Michael Park, Director of Public Works

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. [2021-4590](#) Report: Update on Solid Waste Processing Facility

Presenter: David Bushek, Chief Counsel of Economic Development and Planning
Michael Park, Director of Public Works
Ryan Elam, Director of Development Services

11. 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"