



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, February 27, 2024

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 65

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 27, 2024 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, February 26, 2024, 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. [2024-6089](#) Approval of City Council Action Letter for February 13, 2024.
- B. [2024-6130](#) Mayor's Appointment: Cultural Commission - Appoint Linda Chubbuck, to replace Bruce McClain (resigned), term to expire 6-06-25.

- C. [BILL NO. 23-029](#) An Ordinance accepting Final Plat entitled, "Orchard Woods, Lots 1-34 and Tract A", as a subdivision to the City of Lee's Summit, Missouri.
(First read by Council on February 7, 2023. Passed by unanimous vote.)

Presenter: Daniel Villanueva, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- D. [BILL NO. 24-024](#) An Ordinance authorizing the issuance, sale and delivery of not to exceed \$27,500,000 principal amount of General Obligation bonds, Series 2024A of The City of Lee's Summit, Missouri, and authorizing certain other documents and actions by the City.
(First read by Council on February 13, 2024. Passed by unanimous vote.)

Presenter: Bette Wordelman, Director of Finance

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. Proclamations:

- A. [2024-6129](#) Proclamation: March for Meals Month - March 2024

Presenter: Susan Newsam, President of Meals on Wheels Board
Jennifer Edwards, Meals on Wheels Operations Coordinator

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. [2024-6078](#) Public Hearing: Application #PL2023-319 - Preliminary Development Plan - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

Presenter: Matt Schlicht, P.E., Applicant's Representative
C. Shannon McGuire, Senior Planner

- 1) [BILL NO. 24-025](#) An Ordinance approving a Preliminary Development Plan for land located at 3100 NE Carnegie Drive, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Senior Planner

- B. [2024-6079](#) Public Hearing: Application #PL2023-327 - Special Use Permit for major automotive repair - Priority Auto Repair, 1020 SE Hamblen Road; Sam Digiovanni, applicant.

Presenter: Sam Digiovanni, applicant
C. Shannon McGuire, Senior Planner

- 1) [BILL NO. 24-026](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District PI on land located at 1012 SE Hamblen Road, for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Senior Planner
- C. [2024-6061](#) Public Hearing: Application #PL2023-251 - Preliminary Development Plan - Jim Hubbard Insurance Office, 111 SW Raintree Plaza Drive; Bearcat Property Holdings, LLC., applicant.

Presenter: Jim Hubbard, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1) [BILL NO. 24-027](#) An Ordinance approving a Preliminary Development Plan for land located at 111 SW Raintree Plaza Drive, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Jim Hubbard, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

6. 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.

7. Presentations:

- A. [2024-6144](#) Presentation: Update on the Downtown Market Plaza financing plan and presentation of contracting implementation items.

Presenter: Ryan A. Elam, P.E., Assistant City Manager
- 1) [BILL NO. 24-039](#) An Ordinance approving Change Order No. 1 to Guaranteed Maximum Price (GMP) 1 of the Agreement with McCown Gordon Construction Company, for the Downtown Market Plaza project, an increase of \$835,918.00 for a revised GMP of \$6,484,375.00 and authorizing the City Manager to execute the same.

Presenter: Ryan A. Elam, P.E., Assistant City Manager
- 2) [BILL NO. 24-037](#) An Ordinance authorizing the execution of an amendment to an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company to set Guaranteed Maximum Price 2 (GMP 2) for the Downtown Market Plaza Project in the amount of \$22,506,605.00.

Presenter: Ryan A. Elam, P.E., Assistant City Manager
- 3) [BILL NO. 24-038](#) An Ordinance authorizing the execution of an amendment to an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company to set Guaranteed Maximum Price 3 (GMP 3) for the Downtown Market Plaza Project in the amount of \$3,065,638.00.

Presenter: Ryan A. Elam, P.E., Assistant City Manager

8. 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. 24-028](#) An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances for the City of Lee's Summit, Missouri, by revising Appendix B; Schedule of Stopping, Standing and Parking Restrictions, for certain streets and segments of streets located in the City of Lee's Summit, Missouri. (PWC 2/12/24)
- Presenter:** Susan Barry, City Traffic Engineer
- B. [BILL NO. 24-029](#) An Ordinance awarding the bid for Project No. 759 for the South Prairie Lee Interceptor Sewer Improvements Project to Leath & Sons, Inc. in the amount of \$1,976,332.70, and authorizing the City Manager to execute an agreement for the same. (PWC 2/12/24)
- Presenter:** Jeff Thorn, Deputy Director of Water Utilities
- C. [BILL NO. 24-030](#) An Ordinance approving Modification No. 3 to the agreement dated August 23, 2018 (RFQ No. 2018-064) between the City of Lee's Summit, Missouri and HDR, Inc. for professional engineering services for Sanitary Sewer Modeling, Hydraulic Capacity and Design Services (McClendon Ditch Sewer Improvements), for an increase of \$25,200.00 with an amended not to exceed amount of \$532,735.00, and authorizing the City Manager to enter into an agreement for the same. (PWC 2/12/24)
- Presenter:** Amanda Bagwell, P.E. Senior Staff Engineer
- D. [BILL NO. 24-031](#) An Ordinance approving Addendum No. 3 to the On-Call Agreement for Professional Engineering Services dated January 30, 2023 (RFQ No. 2022-030) between the City of Lee's Summit, Missouri and HDR Engineering, Inc., for Professional Engineering Services for the MBC-Winnebago Excess Flow Holding Basin Study, for a not to exceed amount of \$216,570.00, and authorizing the City Manager to enter into an agreement for the same. (PWC 2/12/24)
- Presenter:** Amanda Bagwell, Water Utilities Department
- E. [BILL NO. 24-032](#) An Ordinance approving Change Order No. 1 to the agreement with Pavement Management, LLC for the Crack Seal FY24 Program, Project No. 815 to increase the project timeline by 18 days, and authorizing the City Manager to execute an agreement for the same. (PWC 2/12/24)
- Presenter:** Vince Schmoeger, Project Manager
- F. [BILL NO. 24-033](#) An Ordinance approving Change Order No. 2 to the agreement with Wiedenmann, Inc. for the Stormwater Improvements: SE Hackamore Drive Project, Project No. 576322-7C-1, for an increased amount of \$84,598.29 for a revised agreement amount of \$941,048.36 and authorizing the City Manager to execute an agreement for the same. (PWC 2/12/24)
- Presenter:** Perry Allen, Construction Manager

- G. [BILL NO. 24-034](#)** An Ordinance approving an agreement for the construction of a metal building expansion for Water Utilities with Mar Building Solutions (sole source) in the amount of \$544,199.00, and authorizing the City Manager to execute an agreement for the same. (PWC 2/12/24)

Presenter: Jeff Thorn, Deputy Director of Water Utilities

- H. [BILL NO. 24-035](#)** An Ordinance authorizing execution of an intergovernmental agreement for confinement of prisoners by and between the City of Lee's Summit, Missouri and Johnson County, Missouri by and through the Johnson County Sheriff's Office. (CEDC 2/14/24)

Presenter: Captain Stephen Doogs
Major Nicole Walters, Criminal Investigations Major

9. 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. 24-036](#)** An Ordinance vacating a portion of a certain easement located at 1801 SW Fountain Drive in the City of Lee's Summit, Missouri.

Presenter: Rami Shukair, Applicant
Hector Soto, Jr., AICP, Senior Planner

10. Committee Reports

Committee chairs report on matters held in Committee.

11. Council Comments:

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

12. 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.

13. 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"