



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, March 5, 2024

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 66

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 5, 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, March 4, 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. [2024-6090](#) Approval of City Council Action Letter for February 27, 2024.

- B. [BILL NO. 24-026](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District PI on land located at 1020 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.

(Note: First read by Council on February 27, 2024. Passed by unanimous vote.)

Presenter: C. Shannon McGuire, Senior Planner

- C. [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.
- (Note: First read by Council on February 27, 2024. Passed by unanimous vote.)

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

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. [2024-6110](#) Public Hearing: Application #PL2023-335 - Rezoning from RP-2 and CP-2 to CP-2 and Preliminary Development Plan - Pro Deo Youth Center, 107 SE 9th Street and 902 SE Douglas Street; Engineering Solutions, LLC, applicant.

Presenter: Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 24-040](#) An Ordinance approving rezoning from District RP-2 (Planned Two-family Residential) and CP-2 (Planned Community Commercial) to District CP-2 and Preliminary Development Plan for Pro Deo Youth Center on approximately 0.9 acres of land located at 107 SE 9th St and 902 SE Douglas Street, 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: Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- B. [2024-6064](#) Public Hearing: Amendment to City Code Chapter 19, Article 3 - Parks and Recreation Impact Fees

Presenter: Joe Snook, Parks and Recreation Administrator

- 1) [BILL NO. 24-041](#) An Ordinance Adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances

Presenter: Joe Snook, Parks and Recreation Administrator

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. 24-042](#) An Ordinance amending the Code of Ordinances section 12-4. Use of City staff and resources prior to an election to modify the terms thereof to coincide with the first date of candidate filing.(Rules Committee 2/15/24)

Presenter: Brian W. Head, City Attorney

7. 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. 24-043](#) An Ordinance vacating a portion of a certain easement located at 1020 NW Pryor Road in the City of Lee's Summit, Missouri.

Presenter: Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

8. Proposed Ordinances - Second Reading:

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

- A. [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.

(Note: First read by Council on February 27, 2024. Passed by unanimous vote with one recusal.)

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

- B. [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.

(Note: First read by Council on February 27, 2024.)

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

- C. [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.

(Note: First read by Council on February 27, 2024.)

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

- D. [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.

(Note: First read by Council on February 27, 2024.)

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

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"