



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, July 12, 2022

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 7 *AMENDED*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 12, 2022 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, June 20, 2022, 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. [2022-4944](#) Approval of City Council Action Letter from June 21, 2022.
- B. [2022-5010](#) Mayor's Appointment:
Housing Authority: Reappoint Emmett Pierson, Jr. term to expire 5-4-26.

- C. [BILL NO. 22-116](#) An Ordinance vacating a portion of Right-of-Way along the west side of SW Longview Boulevard between SW Sensation Drive and SW Tower Park Drive (adjacent to 420 SW Longview Boulevard) in the City of Lee's Summit, Missouri. (Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

Presenter: Hector Soto, Jr., AICP, Senior Planner
Russell G. Pearson, Applicant

- D. [BILL NO. 22-134](#) An Ordinance amending Ordinance No. 9416 and vacating certain easements located at 3501 SW Market Street in the City of Lee's Summit, Missouri. (Note: First read by Council on June 21, 2022. Passed by unanimous vote.)

Presenter: Shannon McGuire, 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. Presentations:

- C. [2022-4999](#) Conceptual Economic Development Incentive Request - (1) Sales Tax Exemption on Construction Materials and Real Property Tax Abatement for Raintree Village Retirement Community, Scenic Development, LLC applicant and (2) Community Improvement District for Arborwalk Development, Christie Development Associates, LLC, applicant

Presenter: Jeff Haney, HaneyCo, for the applicants
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning

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. [2022-4952](#) Public Hearing: Application #PL2022-119 - Preliminary Development Plan - Raintree Village, 1501 SW Arborwalk Boulevard; Scenic Development, LLC, applicant. (Note: This item was continued from June 21, 2022 per the applicant's request.)

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
C. Shannon McGuire, Planner
Jordan Anderson, Applicant's Representative

1. [BILL NO. 22-137](#) An Ordinance approving a Preliminary Development Plan for Raintree Village on land located at 1501 SW Arborwalk Boulevard 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: Josh Johnson, AICP, Assistant Director of Plan Services
C. Shannon McGuire, Planner
Jordan Anderson, Applicant's Representative

- B. [2022-5008](#) Public Hearing: Application #PL2021-400 - Vacation of Right-of-Way - an approximately 2,200 ft. segment of NW Main Street located north of NW Tudor Road; Scannell Properties, LLC, applicant
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
C. Shannon McGuire, Planner
Shaun Cofer, Applicant's Representative
1. [BILL NO. 22-138](#) An Ordinance vacating dedicated right-of-way for an approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd, in the City of Lee's Summit, Missouri.
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
C. Shannon McGuire, Planner
Shaun Cofer, Applicant's Representative
- C. [2022-5001](#) Public Hearing: Paragon Star Village Garage LCRA Redevelopment Plan; Paragon Star, LLC, applicant
- Presenter:** William Brown, Paragon Star, LLC
Christine Bushyhead, Bushyhead Law Firm
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
1. [BILL NO. 22-139](#) An Ordinance Approving the Paragon Star Village Garage Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan
- Presenter:** William Brown, Paragon Star, LLC
Christine Bushyhead, Bushyhead Law Firm
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
- D. [2022-5019](#) Public Hearing: Paragon Star Apartments LCRA Redevelopment Plan; Gold Crown Properties, Inc., applicant
- Presenter:** Curt Petersen, Polsinelli Law Firm
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
1. [BILL NO. 22-140](#) An Ordinance approving the Paragon Star Apartments Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.
- Presenter:** Curt Petersen, Polsinelli Law Firm
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning

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. 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. 22-141](#) An Ordinance approving the award of Bid No. 2022-057 to DLS Tire Centers Inc. to purchase tires and services on an as-needed basis for a one-year term with up to four, one-year renewals and authorizing the City Manager to execute the same for the City. (F&BC 7/6/22)
- Presenter:** Mark Stinson, Fleet Manager
- B. [BILL NO. 22-142](#) An Ordinance approving the execution of a memorandum of understanding between the Kansas Bureau of Investigation and the City of Lee's Summit for the use of Midwest High Intensity Drug Trafficking Area Award Funds, and authorizing the Mayor to execute the same on behalf of the City. (FBI Combined Task Force) . (F&BC 7/6/22)
- Presenter:** Major Nicole Walters, Police Department
- C. [BILL NO. 22-143](#) An Ordinance approving the execution of a memorandum of understanding between the Kansas Bureau of Investigation and the City of Lee's Summit for the use of Midwest High Intensity Drug Trafficking Area Award Funds, and authorizing the Mayor to execute the same on behalf of the City. (DEA Task Force) . (F&BC 7/6/22)
- Presenter:** Major Nicole Walters, Police Department
- D. [BILL NO. 22-144](#) An Ordinance authorizing the City to spend additional funds to purchase additional software licenses and services pursuant to the Software License and Services Agreement between the City of Lee's Summit and CentralSquare Technologies, LLC, and authorizing the City Manager to execute all documents necessary to effectuate the same on behalf of the City. . (F&BC 7/6/22)
- Presenter:** Mike Snider, Fire Chief
- E. [BILL NO. 22-145](#) An Ordinance approving the use of a cooperative contract between Public Safety Association, Inc. and Stryker Sales, LLC, to purchase and maintain emergency medical equipment, and ratifying the City Manager's execution of the same to allow for expanded spending authority. . (F&BC 7/6/22)
- Presenter:** Brian Austerman, Deputy Fire Chief
- F. [BILL NO. 22-146](#) An Ordinance Approving the First Amendment to 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 Plaza Project. . (F&BC 7/6/22)
- Presenter:** David Bushek, Chief Counsel Economic Development and Planning
Mark Dunning, Assistant City Manager
Brandon Buckley, Lane4 Development Group

8. Resolutions:

- A. [RES NO. 22-15](#) A Resolution adopting a Statement of Common Purpose to renew and expand the Eastern Jackson County Shared Service Collaborative Partnership.

Presenter: Christal Weber, City Manager
Lauren Palmer, Director of Local Government Services, MARC

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. 22-147](#) An Ordinance Approving a Funding Agreement Between the City of Lee's Summit, Missouri and Discovery Park Lee's Summit, LLC, for the Discovery Park Project.

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

10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 22-136](#) An Ordinance Approving the First Amendment to Real Estate Sale Agreement Between the City of Lee's Summit, Missouri, and Archview Properties, LLC, for the Sale of City Property at 15 and 25 NW Tudor Road.
(Note: First read by Council on June 21, 2022.)

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

11. Committee Reports

Committee chairs report on matters held in Committee.

12. Council Comments:

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

13. 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.

14. 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"