



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, September 19, 2023

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 49

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, September 19, 2023 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, September 18, 2023, 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. [2023-5829](#) Approval of City Council Action Letter from September 5, 2023.
- B. [2023-5857](#) Mayor's Appointments:
Board of Aeronautic Commissioners: Reappoint John T. Hightower, Jr. and Tom Townsend, terms to expire 9-14-26.

- C. [BILL NO. 23-170](#) An Ordinance approving a Preliminary Development Plan for the Lakewood Pool parking expansion on land located at 4140 NE Dick Howser 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 September 5, 2023. Passed by unanimous vote.)
- Presenter:** C. Shannon McGuire, Senior Planner
- D. [BILL NO. 23-172](#) An Ordinance approving acceptance of the 2023 Justice Assistance Grant (JAG) in the amount of \$10,952.00 and ratifying the Mayor's execution of a Memorandum of Understanding between the City of Lee's Summit, Missouri and Jackson County Missouri to provide the grant funds. (Note: First read by Council on September 5, 2023. Passed by unanimous vote.)
- Presenter:** Travis Forbes, Chief of Police

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:

- A. [2023-5793](#) Presentation: Diversity and Inclusion Commission Final Report
- Presenter:** Allan Gray, D & I Commission Chairperson
Dr. Susan Wilson, D & I Commission Vice Chairperson
Dana Cutler, James W. Tippin and Associates
Donna Lake, Assistant City Manager
Mark Dunning, City Manager

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. [2023-5792](#) Public Hearing: Proposed 2023 Property Tax Levy for the City of Lee's Summit, Cass and Jackson Counties, Missouri, for the Calendar Year 2023.
- Presenter:** Bette Wordelman, Finance Director
- 1) [BILL NO. 23-173](#) An Ordinance setting the Tax Levy for the year 2023 for the City of Lee's Summit, Jackson and Cass Counties, Missouri, and containing an emergency clause.
- Presenter:** Bette Wordelman, Finance Director
- B. [2023-5831](#) Public Hearing: Chapter 100 Plan for the Greens at Woods Chapel Apartments Project; Chapel Ridge Apartments, LLC, applicant.
- Presenter:** Curt Petersen, Polsinelli Law Firm
Andy Mackey, Chapel Ridge Apartments, LLC
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

- 1) [BILL NO. 23-174](#) An Ordinance approving a plan for a Chapter 100 Development Project for the Greens at Woods Chapel Apartments Project.
Presenter: Curt Petersen, Polsinelli Law Firm
Andy Mackey, Chapel Ridge Apartments, LLC
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager
- C. [2023-5848](#) Public Hearing: Chapter 100 Plan for the Douglas Station Residential Project; Douglas Station Partners, LLC, applicant.
Presenter: Curt Petersen, Polsinelli Law Firm for applicants
Andy Mackey, Douglas Station Partners, LLC
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager
- 1) [BILL NO. 23-175](#) An Ordinance approving a plan for a Chapter 100 Development Project for the Douglas Station Residential Project.
Presenter: Curt Petersen, Polsinelli Law Firm for applicants
Andy Mackey, Douglas Station Partners, LLC
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

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. 23-176](#) An Ordinance approving Amendment No. 3 to the Budget for the Fiscal Year ending June 30, 2024, as adopted by Ordinance No. 9704, Ordinance No. 9705, Ordinance No. 9706, Ordinance No. 9707, and Ordinance No. 9708, by amending the authorized expenditures for Fire and Fleet and approving the transfer of money between funds and amending the Pay and Classification Plan for the City. (F&BC 9/6/23)
Presenter: Rick Gentry, Budget Manager
- B. [BILL NO. 23-177](#) An Ordinance approving the award of Contract No. 2024-001, for Holiday Lighting Service to ICON Event Group, LLC, and authorizing the City Manager to execute the same for the City. (F&BC 9/6/23)
Presenter: Brian Page, Facilities Manager
- C. [BILL NO. 23-178](#) An Ordinance authorizing award of Bid No. 2024-012 for the purchase of two (2) rescue boats for use by the fire department to Connor Industries, DBA Stanley Manufacturing in the amount of \$310,188.00 and authorizing the City Manager to enter into an Agreement for the same by and on behalf of the City. (F&BC 9/6/23)
Presenter: Kevin McCaw, Assistant Chief
Brian Austerman, Deputy Fire Chief

- D. [BILL NO. 23-179](#) An Ordinance authorizing the execution of two grant agreements between the State of Missouri, through its Department of Transportation Traffic and Highway Safety Division, and the City of Lee's Summit for the Missouri Highway Safety Program. (F&BC 9/6/23)
- Presenter:** John Boenker, Deputy Chief of Police
- E. [BILL NO. 23-180](#) An Ordinance approving the Calendar Year 2024 Employee Benefit Programs; approving agreements for services by and between the City of Lee's Summit, Missouri and Cigna Health and Life Insurance Company, Metropolitan Life Insurance Company, Hartford Life and Accident Insurance Company, Curalinc LLC, Navia Benefit Solutions Inc. and Trustmark Insurance Company, and authorizing the City Manager to Execute Agreements and other documents as necessary to administer employee benefits for calendar year 2024 on behalf of the City. (F&BC 9/6/23).
- Presenter:** Anita Dickey, Human Resources Director
- F. [BILL NO. 23-181](#) An Ordinance awarding the bid for Project No. 576322-6C for the Stormwater Improvements: Phase 2 to Legacy Underground Construction, Inc. in the amount of \$1,167,971.10, and authorizing the City Manager to execute an agreement for the same. (PWC 9/11/23)
- Presenter:** Karen Quackenbush, Senior Staff Engineer
- G. [BILL NO. 23-182](#) An Ordinance approving Modification No. 5 to an Agreement dated July 16, 2019 (RFQ No. 543-32272) for Professional Engineering Services for Four Stormwater Improvement Projects - SW Blazing Star Drive, SW 34th Street, NE Delta School Road, SW Pinnell Drive by and between the City of Lee's Summit, Missouri, and Lamp Rynearson for an increase of \$24,314.68 with an amended not to exceed amount of \$379,714.68, and authorizing the City Manager to execute an agreement for the same. (PWC 9/11/23)
- Presenter:** Karen Quackenbush, Senior Staff Engineer
- H. [BILL NO. 23-183](#) An Ordinance authorizing the execution of an Agreement for Easement, Notice and Covenant Running with Land, with the Missouri Department of Natural Resources Waste Management Program to grant access to monitoring points and perform inspections, and authorizing the Mayor to execute the same. (PWC 9/11/23)
- Presenter:** David Lohe, Engineering Manager
- I. [BILL NO. 23-184](#) An Ordinance approving Modification No. 6, to the agreement with Crawford, Murphy and Tilly, Inc. for On-Call Professional Planning & Engineering Services for the airport (RFQ No. 2020-067) in the amount of \$446,199.28, and authorizing the City Manager to execute an agreement for the same. (PWC 9/11/23)
- Presenter:** Mike Anderson, Deputy Director of Public Works - Operations

8. 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. 23-185](#) An Ordinance establishing the General Fund Balance Reserve Guidelines to ensure the continued economic stability of the City of Lee's Summit, Missouri.
Presenter: Bette Wordelman, Finance Director
- B. [BILL NO. 23-186](#) An Ordinance approving the Redevelopment Contract and the Lease Agreement between the City of Lee's Summit, Missouri and Reinhart Foodservice, L.L.C., to implement the Reinhart Foodservice Land Clearance for Redevelopment Authority Redevelopment Plan.
Presenter: David Bushek, Chief Counsel of Economic Development & Planning
- C. [BILL NO. 23-187](#) An Ordinance approving the Redevelopment Agreement and Lease Agreement between the City of Lee's Summit, Missouri, Colbern-Rice Investments, LLC, and the Colbern Ridge Community Improvement District to implement the Colbern Ridge Community Improvement District and the Colbern Ridge Land Clearance for Redevelopment Authority Redevelopment Plan.
Presenter: David Bushek, Chief Counsel of Economic Development and Planning

9. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 23-171](#) An Ordinance approving the petition for establishment of the Raintree Village Community Improvement District.
(Note: First read by Council on September 5, 2023.)
Presenter: Jeff Haney, HaneyCo KC for petitioners
David Christie, Christie Development Associates, LLC
David Bushek, Chief Counsel of Economic Development & Planning
Ryan Elam, Assistant City Manager

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.

- A. [2023-5730](#) Report: Annual Stormwater Regulatory Updates
Presenter: George Binger, PE, City Engineer

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"