



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, June 18, 2024

6:00 PM

City Council Chambers  
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

**REGULAR SESSION NO. 7**

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 18, 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, June 17, 2024, to the City Clerk at [clerk@cityofls.net](mailto: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](http://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. [2024-6311](#) Approval of City Council Action Letter for June 11, 2024.
- B. [2024-6334](#) Final Development Plan Extension Request: Application #PL2023-055 - Heartland Market - Lee's Summit, 940 NE Colbern Road.; The Great American Dream IV, LLC, applicant.

**Presenter:** Scott Ready, Project Manager

- C. [2024-6336](#) Final Development Plan Extension Request: Application #PL2022-397 - Arcade Alley - Outdoor Space, 316 SE Douglas Street; The Cleaners LS, LLC, applicant.  
*Presenter:* Scott Ready, Project Manager
- D. [BILL NO. 24-108](#) An Ordinance approving a funding agreement between the City of Lee's Summit, Missouri and Oldham Investors, LLC, for the Oldham Village Redevelopment Project.  
(Note: First read by Council on June 11, 2024. Passed by unanimous vote.)  
*Presenter:* David Bushek, Chief Counsel of Economic Development & Planning

### 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. [2024-6299](#) Public Hearing: Application #2024-073 - Preliminary Development Plan - Cobey Creek, 500 SE M 150 Highway; Clayton Properties Group, applicant.  
*Presenter:* Brad Kempf, Applicant's Representative  
C. Shannon McGuire, Planning Manager
- 1) [BILL NO. 24-109](#) An Ordinance approving a Preliminary Development Plan for Cobey Creek on land located at 500 SE M-150 Highway, 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, Planning Manager

### 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. Presentations:

- A. [2024-6256](#) Presentation: Lee's Summit Arts and Economic Prosperity Report  
*Presenter:* Glenda Masters, Cultural Arts Manager

### 7. Resolutions:

- A. [RES. NO. 24-09](#) A Resolution authorizing the Municipal Airport Powered Paraglider (PPG) Operating Guidelines. (PWC 6/10/24)

## 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. 24-110](#) An Ordinance awarding the bid for Project No. 796 for the Curb Repair FY25 Program to Phoenix Concrete, LLC in the amount of \$2,899,311.82, and authorizing the City Manager to execute an agreement for the same. (PWC 6/10/24)
- Presenter:** Vince Schmoeger, Project Manager
- B. [BILL NO. 24-111](#) An Ordinance awarding the bid for Project No. 576-9C for the East Fork Little Blue Area 2 Stormwater Project to Infrastructure Solutions, LLC in the amount of \$1,112,852.00, and authorizing the City Manager to execute an agreement for the same. (PWC 6/10/24)
- Presenter:** Karen Quackenbush, Senior Staff Engineer
- C. [BILL NO. 24-112](#) An Ordinance approving Modification No. 5 to an Agreement for Professional Engineering Services for the Pryor Road Improvements from Longview Road to Hook Road (RFQ No. 2020-046), between the City of Lee's Summit, Missouri, and TranSystems Corporation, for an increase of \$76,272 with an amended not to exceed amount of \$1,540,125, and authorizing the City Manager to execute an agreement for the same. (PWC 6/10/24)
- Presenter:** Sara Boschert, Senior Staff Engineer
- D. [BILL NO. 24-113](#) An Ordinance authorizing the execution of a work order in accordance with the City's on-call construction services agreement (Contract 2024-057-1) with TC Fuller Construction LLC., for the installation of tees and the replacement of valves to complete the Maybrook Water Main inspection in the amount of \$322,710.70, and authorizing the City Manager to execute all necessary documents. (PWC 6/10/24)
- Presenter:** Jeff Thorn, P.E. Deputy Director Water Utilities
- E. [BILL NO. 24-114](#) An Ordinance authorizing the issuance of a Revenue Anticipation Note (State of Missouri - Lead Service Line Inventory Loan Program) Series 2024 in the aggregate principal amount of not to exceed \$153,000; prescribing the form and details of the note; and authorizing certain other actions and documents in connection therewith. (PWC 6/10/24)
- Presenter:** Jeff Thorn, P.E. Deputy Director of Engineering Services, Lee's Summit Water Utilities
- F. [BILL NO. 24-115](#) An Ordinance approving Modification No. 6 to the On-Call Agreement for Environmental Professional Engineering Services Yearly Contract (Original RFQ No. 2020-061)(Renewal 2020-061/R4) between the City of Lee's Summit, Missouri, and Stearns, Conrad and Schmidt, Consulting Engineers, Inc. dba SCS Engineers, for an amount not to exceed \$158,260.00, for annual tasks associated with the Resource Recovery Park for FY2025, and authorizing the City Manager to execute the same. (PWC 6/10/24)
- Presenter:** David Lohe, Engineering Manager

- G. [BILL NO. 24-116](#) An Ordinance approving the award of RFQ No. 2024-064 for professional engineering services for the Engineering, Design and Construction Administration of Pump Stations and an agreement for professional engineering services for the Jacomo Pump Station Study project to HDR Engineering, Inc., for an amount not to exceed \$100,000.00, and authorizing the City Manager to execute the same. (PWC 6/10/24)
- Presenter:** Jeff Thorn, Deputy Director of Water Utilities  
Water Utilities Department

## 9. Proposed Ordinances - Second Reading:

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

- A. [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.  
(Note: First reading was February 27, 2024. Second reading was postponed by Council motion on April 9 to May 21, then on May 21 to June 18, 2024. The applicant is requesting another postponement to a date certain of July 9, 2024.)
- Presenter:** C. Shannon McGuire, Senior Planner
- B. [BILL NO. 24-056](#) An Ordinance granting a Special Use Permit for motorcycle sales, rental or service with outdoor display in District CP-2 on land located at 3100 NE Carnegie Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.  
(Note: First reading was March 26, 2024. Second reading was postponed by Council motion on April 9 to May 21, then on May 21 to June 18, 2024. The applicant is requesting another postponement to a date certain of July 9, 2024.)
- Presenter:** C. Shannon McGuire, Senior Planner
- C. [BILL NO. 24-101](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2025, for the City of Lee's Summit, Missouri.  
(Note: First read by Council on June 11, 2024.)
- Presenter:** Mark Dunning, City Manager
- D. [BILL NO. 24-102](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2025, for the Fire Department of the City.  
(Note: First read by Council on June 11, 2024.)
- Presenter:** Mark Dunning, City Manager
- E. [BILL NO. 24-103](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2025, for the Municipal Courts Division of the City.  
(Note: First read by Council on June 11, 2024.)
- Presenter:** Mark Dunning, City Manager

- F. [BILL NO. 24-104](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are not represented by a labor organization for the Fiscal Year ending June 30, 2025.

(Note: First read by Council on June 11, 2024.)

**Presenter:** Mark Dunning, City Manager

- G. [BILL NO. 24-105](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are represented by a labor organization for the Fiscal Year ending June 30, 2025.

(Note: First read by Council on June 11, 2024.)

**Presenter:** Mark Dunning, 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.*

## 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"