



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, October 18, 2022

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 18

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, October 18, 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, October 17, 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. [2022-5161](#) Approval of City Council Action Letter from October 11, 2022.
- B. [2022-5203](#) Mayor's Appointments:
Industrial Development Authority: Reappoint Jody Carroll, Robert Handley and Tyler Morehead, terms to expire 11-04-28.

- C. [BILL NO. 22-206](#) An Ordinance of the City Council of the City of Lee's Summit, Missouri accepting the grant award in the amount of \$500,000 from the U.S. Department of Justice, Office on Violence Against Women, for a collaboration between the City of Lee's Summit and Hope House, Inc. on community-defined solutions to violence against women.
(Note: First read by Council on October 11, 2022. Passed by unanimous vote.)
Presenter: Nicole Walters, Police Major

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. [2022-5123](#) Proclamation: Feed Lee's Summit Month - November 2022
Presenter: Susan Coffman, Chair of Feed Lee's Summit
- B. [2022-5194](#) Proclamation: Support Your Local Chamber Day - October 19, 2022
Presenter: Matt Baird, Chamber of Commerce President
Carson Graff, Chamber of Commerce Board Chair
- C. [2022-5214](#) Proclamation: Buckle Up Phone Down Day - October 21, 2022
Presenter: Vanessa Hickman, Program Director for Lee's Summit CARES
Debra Huwar, MoDOT

5. Presentations:

- A. [2022-5215](#) Presentation: Conceptual Economic Development Incentive Request - Chapter 100 incentives for the Douglas and Tudor Apartments Project; Cityscape Residential, applicant.
Presenter: Curt Petersen, Polsinelli Law Firm for Cityscape Residential
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager
- B. [2022-5216](#) Presentation: Conceptual Economic Development Incentive Request - Chapter 100 incentives for the Town Centre Industrial Project; Ward Development, applicant.
Presenter: Curt Petersen, Polsinelli Law Firm for Developer
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

6. 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. [2022-5173](#) Public Hearing: Application #PL2022-230 - Preliminary Development Plan - Arcade Alley outdoor space, 316 SE Douglas Street; Pat Maloney, applicant.
- Presenter:** C. Shannon McGuire, Planner
- Pat Maloney, Applicant
- 1) [BILL NO. 22-207](#) An Ordinance approving a Preliminary Development Plan on land located at 316 SE Douglas Street in District CBD, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
- B. [2022-5171](#) Public Hearing: Application #PL2022-243 - Rezoning from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Road, 25 NW Tudor Road and 908 NE Douglas Street; Cityscape Residential, applicant.
- (Note: This Application was continued from October 4, 2022 per the applicant's request.)
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
Ryan Adams, Applicant's Representative
- 1) [BILL NO. 22-208](#) An Ordinance approving rezoning from District PO (Planned Office) to RP-4 (Planned Apartment Residential District) and a Preliminary Development Plan for land located at 15 NE Tudor Road, 25 NW Tudor Road & 908 NE Douglas Street, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
- C. [2022-5167](#) Public Hearing: Application #PL2022-234 - Rezoning from CP-2 to PI and Preliminary Development Plan - Town Centre Logistics, 2150 NE Independence Avenue; Engineering Solutions, LLC, applicant.
- (Note: This Application was continued from October 4, 2022 per the applicant's request.)
- Presenter:** Matt Schlicht, P.E., Applicant
Josh Johnson, AICP, Assistant Director of Plan Services
- 1) [BILL NO. 22-209](#) An Ordinance approving Rezoning from District CP-2 (Planned Community Commercial) to District PI (Planned Industrial) and a Preliminary Development Plan for land located at 500 NE Town Centre Drive, 2201 NE Town Centre Boulevard, 2251 NE Town Centre Boulevard and 2150 NE Independence Avenue, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the city of Lee's Summit, Missouri.
- Presenter:** Matt Schlicht, P.E., Applicant
Josh Johnson, AICP, Assistant Director of Plan Services

7. 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.

8. Resolutions:

- A. [RES. NO. 22-20](#) A Resolution Amending and Adopting the City of Lee's Summit Street Lighting Policy. (PWC 10/10/22)

Presenter: Brad Cooley, Senior Staff Engineer

9. 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. 22-210](#) An Ordinance approving Change Order No. 3 to the Agreement for the construction of Water Main Replacement: FY21 Project, Project No. 438-1, between the City of Lee's Summit, Missouri, and Wiedenmann, Inc. for an increase of \$153,356.74 for a revised agreement amount of \$4,008,154.37 and authorizing the City Manager to execute the same. (PWC 10/10/22)

Presenter: Michael Park, Director of Public Works

- B. [BILL NO. 22-211](#) An Ordinance approving Change Order No. 2 to the Agreement for the construction of the Water Main Replacement FY22 - First Phase Project, Project No. 496-1, between the City of Lee's Summit, Missouri, and Wiedenmann, Inc., for an increase in the contract price of \$197,938.00 for a revised agreement amount of \$4,022,415.75 and to increase the project timeline by 40 calendar days, and authorizing the City Manager to execute the same. (PWC 10/10/22)

Presenter: Michael Park, Director of Public Works

- C. [BILL NO. 22-212](#) An Ordinance approving Change Order No. 1 to the Agreement for the construction of the Cathodic Protection Program: FY22 Project, Project No. 57831683-22, between the City of Lee's Summit, Missouri, and Dust Pipeline Services Inc. for an increase of \$56,145.00 for a revised agreement amount of \$504,214.00 and to increase the Project timeline by 21 calendar days, and authorizing the City Manager to execute the same. (PWC 10/10/22)

Presenter: Michael Park, Director of Public Works

- D. [BILL NO. 22-213](#) An Ordinance approving the award of RFQ No. 2022-061 for Professional Engineering Services for the Douglas Street Improvements (2nd Street to Chipman Road) Project to Kimley-Horn and Associates, Inc. for an amount not to exceed \$1,302,563.00 and authorizing the City Manager to execute an agreement for the same. (PWC 10/10/22)

Presenter: Michael Park, Director of Public Works

- E. [BILL NO. 22-214](#) An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances of the City of Lee's Summit, Missouri, by amending 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 10/10/22)
- Presenter:** Michael Park, Director of Public Works
- F. [BILL NO. 22-215](#) An Ordinance approving Modification No. 2, 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 \$869,000.00, and authorizing the City Manager to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)
- Presenter:** Mike Anderson, Deputy Director of Public Works
- G. [BILL NO. 22-216](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and Dream in Flight, LLC for a period of 30 years with options for four additional five-year terms for the development of a Hangar located on the West side of the North Apron at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)
- Presenter:** Joel Arrington, Airport Manager
- H. [BILL NO. 22-217](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and R&D American Aviation, LLC for a period of 2 years with continuing options for renewal to perform aircraft, airframe and powerplant maintenance, repair and inspection services at the Lee's Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)
- Presenter:** Joel Arrington, Airport Manager
- I. [BILL NO. 22-218](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Summit Flight Academy, LLC for a period of 2 years with continuing options for renewal to perform flight training and aircraft rental at the Lee's Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)
- Presenter:** Joel Arrington, Airport Manager
- K. [BILL NO. 22-219](#) An Ordinance amending the Code of Ordinances of the City of Lee's Summit, Missouri, Chapter 16, Lee's Summit Property Maintenance Code, by adopting regulations pertaining to outdoor storage of items on private property. (CEDC 10/12/22)
- Presenter:** Dan Harper, P.E., Assistant Director, Development Services

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. [2022-5182](#) Update on the Downtown Market Plaza Project

Presenter: David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

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"