



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, February 5, 2019

6:30 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 21

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#### Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

#### 1. Approval of Agenda

#### 2. 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.*

#### 3. 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. [2019-2527](#) Approval of Action Letters from January 8, January 15 and January 22, 2019.
- B. [2018-2488](#) Mayor's Appointments:
  - Arts Council: Appoint John Hardesty to replace Hopper Thomas, term to expire 7-22-20.
  - Planning Commission: Appoint Mark Kitchens, to replace Allan Gardner, term to expire 4-15-23.
  - TIF Commission: Appoint Clint Haynes, term to expire 12-15-22.
  - Water Utilities Advisory Board: Appoint Colleen Fullerton, term to expire 3-1-21.

#### 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. [2018-2408](#) Public Hearing - Application #PL2018-194 Unified Development Ordinance Amendment #3 - Article 6 Use Standards - Accessory Uses and Structures - Table 6.IV-1. Accessory Structures - amending detached garage size limitations and setbacks in all residential districts; City of Lee's Summit Applicant

Presenter: Robert McKay, AICP, Director of Planning and Special Projects

- 1) [BILL NO. 19-17](#) An Ordinance approving Application #PL2018-194 Unified Development Ordinance (UDO) Amendment #3 Article 6 Use Standards - Accessory Uses and Structures - Table 6.IV-1. Accessory Structures - amending detached garage size limitations and setbacks in all residential districts; City of Lee's Summit Applicant.

Presenter: Robert McKay, AICP, Director of Planning and Special Projects

- B. [2018-2506](#) Public Hearing - New Longview Community Improvement District

Presenter: Corey Walker, M-III Longview  
John Hansen, IRR Corporate & Public Finance  
David Bushek, Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

- 1) [BILL NO. 19-18](#) An Ordinance approving the petition for establishment of the New Longview Community Improvement District.

Presenter: Corey Walker, M-III Longview, LLC  
John Hansen, IRR Corporate & Public Finance  
David Bushek, Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager

#### 5. Resolutions:

- A. [RES. NO. 19-03](#) A Resolution supporting an extension of the duration of the New Longview Transportation Development District Sales Tax.

Presenter: Corey Walker, M-III Longview, LLC  
John Hansen, IRR Corporate & Public Finance  
David Bushek, Chief Counsel of Economic Development & Planning  
Mark Dunning, 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. 19-19](#) An Ordinance approving Change Order #2 to the contract with Second Sight Systems, L.L.C. for the SCADA System Improvements Project, an increase of \$6,487.42 for a revised contract price of \$420,405.66. (PWC 1/29/19)  
**Presenter:** Jeff Thorn, Assistant Director of Engineering Services
- B. [BILL NO. 19-20](#) An Ordinance authorizing execution of an agreement by and between the City of Lee's Summit, Missouri, and Garver, LLC in an amount not to exceed \$1,462,127.00 for Professional Engineering Services for the Colbern Road Improvements from M350 Highway to Douglas Street (RFQ No. 569-32272), and authorizing the City Manager to enter into an agreement for the same. (PWC 1/29/19)  
**Presenter:** Craig Kohler, Senior Staff Engineer
- C. [BILL NO. 19-21](#) An Ordinance amending Sections 28-175, 28-176, 28-177, 28-179 and 28-181 of the Code of Ordinances of the City of Lee's Summit governing the License Tax on Building Contractors by deleting outdated or expired content and clarify applicable use of the I.T.E. Trip Generation Manual for traffic generation calculations based on land use categories. (PWC 1/29/19)  
**Presenter:** George Binger III, P.E., Deputy Director of Public Works / City Engineer

## 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. 19-22](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$60,000,000 in connection with the Streets of West Pryor Commercial Project; and authorizing certain documents and actions in connection therewith.  
**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager  
David Martin, Gilmore & Bell
- B. [BILL NO. 19-23](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$17,000,000 in connection with the Streets of West Pryor Grocery Store Development; and authorizing certain documents and actions in connection therewith.  
**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager  
David Martin, Gilmore & Bell

- C. [BILL NO. 19-24](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$48,000,000 in connection with the Streets of West Pryor Apartment Development; and authorizing certain documents and actions in connection therewith.
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager  
David Martin, Gilmore & Bell
- D. [BILL NO. 19-25](#) An Ordinance determining and declaring the necessity of acquiring for public use certain Permanent Easements and Temporary Construction Easements for streambank stabilization improvements associated with the Streambank Stabilization Projects in Lee's Summit, Missouri; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.
- Presenter:** Dena Mezger, Director of Public Works

## 9. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 19-01](#) An Ordinance approving rezoning from District AG and R-1 to District RP-3 and Preliminary Development Plan located at the southwest corner of SW Pryor Road and SW MO-150 Highway, proposed Allera development in accordance with the provisions of Chapter 33 of the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.  
(Note: This Bill was first read by City Council on January 22, 2019.)
- Presenter:** Josh Johson, AICP, Asst. Dir. of Plan Services

## 10. Council Comments:

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

## 11. Committee Reports

*Committee chairs report on matters held in Committee.*

## 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"