



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, May 4, 2021

6:00 PM

Via Video Conference

and

City Council Chambers - City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

**REGULAR SESSION NO. 31**

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Notice is hereby given that the Council of the City of Lee's Summit will meet in regular session on Tuesday, May 4, 2021 at 6:00 pm in person and by video conference as provided by Section 610.015 of the Revised Statutes of the State of Missouri. Due to the ongoing Covid-19 pandemic, public attendance in the City Council Chambers is extremely limited, and therefore the public is invited to attend the meeting by one of these methods:

- By viewing the meeting on the City website at [www.WatchLS.net](http://www.WatchLS.net), and various cable providers (Spectrum channel 2, Google TV channel 143, AT&T U-Verse channel 99 and Comcast channel 7) for those whose cable providers carry the City of Lee's Summit meetings.
- By sending a request to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the Zoom platform. The City Clerk will provide instructions regarding how to attend by this method.

Persons wishing to comment on any item of business on the agenda may do so in writing prior to 5:00 p.m. on May 3, 2021, by one of the following methods:

- By sending an e-mail to [clerk@cityofls.net](mailto:clerk@cityofls.net),
- By leaving a voicemail at 816-969-1005 or
- By leaving written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063. Written comments submitted by these methods will be presented at the Council meeting. Persons wishing to speak at a public hearing on this agenda may do so by contacting the City Clerk prior to 5:00 p.m. on May 3, 2021 by e-mail at [clerk@cityofls.net](mailto:clerk@cityofls.net), and they will be provided with instructions regarding how to provide their live testimony via videoconference during the public hearing. In the event that the meeting cannot be broadcast via [www.WatchLS.net](http://www.WatchLS.net) and the cable channels noted above, this agenda will be amended to include directions for the public to attend via the Zoom software platform at [www.Zoom.com](http://www.Zoom.com); such amendment will include a specific link to attend the Council meeting.

**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. [2021-4123](#) Approval of City Council Action Letters from April 13, 14, and 20, 2021.
  
- B. [BILL NO. 21-17](#) An Ordinance accepting Final Plat entitled Osage, 1st plat, lots 1-41 and tracts A-H, as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First reading by City Council on January 19, 2021. Passed by unanimous vote.)  
  
**Presenter:** Josh Johnson, AICP, Assistant Director of Planer Services  
Vincent Walker/Owner Representative  
John Erpelding, PE/Engineer
  
- C. [BILL NO. 21-69](#) An Ordinance approving a commercial preliminary development plan located at 150 NW Oldham Parkway in district CP-2, in accordance with the provisions of Chapter 33, of the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.  
(Note: First reading by Council on April 20, 2021. Passed by unanimous vote.)  
  
**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Jake Wimmer, Owner Representative
  
- D. [BILL NO. 21-70](#) An Ordinance approving a commercial preliminary development plan located at 890 NE Langsford Road in District CP-2, in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.  
(Note: First read by Council on April 20, 2021. Passed by unanimous vote.)  
  
**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
JP Morgan Chase Bank NA, Applicant
  
- E. [BILL NO. 21-73](#) An Ordinance Approving the Cooperative Agreement Between the City of Lee's Summit, Missouri, and the Downtown Lee's Summit Community Improvement District for the Downtown Market Center Project.  
(Note: First reading by Council on April 20, 2021. Passed by unanimous vote.)  
  
**Presenter:** Mark Dunning, Assistant City Manager  
David Bushek, Chief Counsel of Economic Development and Planning

- F. [BILL NO. 21-90](#) An Ordinance vacating a certain easement located at 2051 and 2061 NW Lowenstein Drive and 740 NW Pryor Road in the City of Lee's Summit, Missouri. (Note: First reading by Council on April 20, 2021. Passed by unanimous vote.)
- Presenter:** Matt Schlicht, applicant  
Josh Johnson, AICP, Assistant Director Plan Services

### 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. [2021-4059](#) Building Safety Month May 2021
- Presenter:** Development Services Staff
- B. [2021-4095](#) Bike and Walk Month May 2021
- Presenter:** Livable Streets Advisory Board members, Michael Park, City Traffic Engineer
- C. [2021-4117](#) Historic Preservation Month May 2021
- Presenter:** Historic Preservation Committee members, Shannon McGuire, Planner - Development Services Dept.

### 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. [2021-4100](#) Public Hearing: Application #PL2021-082 - Special Use Permit renewal for automotive sales - Jay Hatfield Mobility, 1115 SW Oldham Parkway; Jay Hatfield Mobility, LLC, applicant.
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Jay Hatfield Mobility, LLC, Applicant
- B. [BILL NO. 21-91](#) An Ordinance approving a Special Use Permit for automotive sales in District CP-2 (Planned Community Commercial) on land located at 1115 SW Oldham Parkway for a period of ten (10) years, all in accordance with 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  
Jay Hatfield Mobility LLC, Applicant

### 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. Presentations:**

- A. [2020-3806](#) Stag Field Conceptual Economic Development Incentive Request - Chapter 100 sales tax exemption on construction materials and real property tax abatement; Stag Commercial, applicant.

**Presenter:** Kevin Tubbesing, Stag Commercial  
Mark Dunning, Assistant City Manager  
David Bushek, Chief Counsel of Economic Development and Planning

- B. [2020-3920](#) Update on Laserfiche Enterprise Content Management Project

**Presenter:** Steve Marsh, Chief Technology Officer

- C. [2021-4125](#) City Council Review and Discussion Regarding Business and Industry Fund Allocation for FY 21/22

**Presenter:** Daren Fristoe, City Consultant

- D. [2021-4021](#) Status Report on the redistricting process / US Census  
\*\*Update April 6, 2021; the Mayor has directed staff to place this item on the agenda for further discussion.

**Presenter:** Brian W. Head, City Attorney

**8. Resolutions:**

- A. [RES. NO. 21-10](#) A Resolution canvassing and declaring the results of the April 6, 2021, General Municipal Election for the Tax Levy question for the City of Lee's Summit, Missouri.

**Presenter:** Trisha Fowler Arcuri, City Clerk

**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. 21-46](#) An Ordinance amending Sections 2-60.3 Duties of the regular Standing Committees and 2-60.6 Other Duties; as found in Division 2. Article II. Chapter 2 of the Code of Ordinances of the City of Lee's Summit, Missouri to update the duties and authorities of each City Council Committee to better reflect current practice and specifically to further clarify the duties of each City Council Committee related to the recommendation for approval of contracts for goods and services. (Rules 3/4/21)

**Presenter:** Brian W. Head, City Attorney

- B. [BILL NO. 21-92](#) An Ordinance approving the City of Lee's Summit's Community Development Block Grant (CDBG) 2021-22 Annual Action Plan. (CEDC 3/10/2021)

**Presenter:** Sarah Tilbury, CDBG Administrator  
Ryan Elam, Director of Development Services

## 10. 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. 21-93](#) An Ordinance accepting Final Plat entitled Hook Farms, 1st Plat, lots 1-49 and tracts A, B, & C as a subdivision to the City of Lee's Summit, Missouri.  
**Presenter:** Josh Johnson, AICP, Assistant Director of Planer Services  
F. Brenner Holland, Jr., Applicant's Representative
- B. [BILL NO. 21-94](#) An Ordinance accepting Final Plat entitled the Retreat at Hook Farms, lots 50-99 and tracts D, E, F, G & H as a subdivision to the City of Lee's Summit, Missouri.  
**Presenter:** Josh Johnson, AICP, Assistant Director of Planer Services  
F. Brenner Holland, Jr., Applicant's Representative

## 11. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 21-88](#) An Ordinance accepting final plat entitled Paragon Star, 1st Plat, Lots 1-4 and Tracts A-G, as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First reading by Council on April 20, 2021. Passed by unanimous vote with one recusal.)  
**Presenter:** Bill Brown, applicant  
Josh Johnson, AICP, Assistant Director of Plan Services
- B. [BILL NO. 21-89](#) An Ordinance accepting final plat entitled Paragon Star, 2nd Plat, Lots 9, 10, 14, 16 and 20, as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First reading by Council on April 20, 2021. Passed by unanimous vote with one recusal.)  
**Presenter:** Bill Brown, applicant  
Josh Johnson, AICP, Assistant Director of Plan Services

## 12. Committee Reports

*Committee chairs report on matters held in Committee.*

## 13.. Council Comments:

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

## 14. 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.*

## 15. 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"