



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, March 14, 2023

6:00 PM

City Council Chambers  
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

#### REGULAR SESSION NO. 32

---

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 14, 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, March 13, 2023, 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. [2023-5457](#) Approval of City Council Action Letter from March 7, 2023.

- B.** [BILL NO. 23-050](#) An Ordinance approving a Preliminary Development Plan on land located at 900 NE Colbern Road in District CP-2, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

**Presenter:** Jack Hopkins, Applicant's Representative  
Josh Johnson, AICP, Director of Development Services

- C.** [BILL NO. 23-051](#) An Ordinance approving an Amended and Restated Plan for Industrial Development and authorizing the City of Lee's Summit, Missouri to issue taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$24,500,000 in connection with the Town Centre Industrial Project and authorizing certain documents and actions in connection therewith.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

**Presenter:** Curt Petersen, Polsinelli Law Firm  
David Bushek, Chief Counsel of Economic Development and Planning

- D.** [BILL NO. 23-052](#) An Ordinance vacating a certain sanitary sewer easement located at 1000 and 1010 NW Pryor Rd in the city of Lee's Summit, Missouri.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

**Presenter:** David Olson, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

- E.** [BILL NO. 23-053](#) An Ordinance accepting the State and Local Cybersecurity Grant Program award in the amount of \$35,272.80 from the Missouri Department of Public Safety Office of Homeland Security for the review and development of necessary policies and training plans for the City of Lee's Summit, Missouri.

**Presenter:** Stephen L. Marsh, Chief Technology Officer

### 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.** [2023-5487](#) Public Hearing: Ellis Glen LCRA Redevelopment Plan; Ellis Glen, LLC, applicant

**Presenter:** Pam Hatcher and Jennifer Meents, Ellis Glen, LLC  
David Bushek, Chief Counsel of Economic Development and Planning  
Ryan Elam, Assistant City Manager

- 1) [BILL NO. 23-054](#) An Ordinance approving the Ellis Glen Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.

**Presenter:** Pam Hatcher and Jennifer Meents, Ellis Glen, LLC  
David Bushek, Chief Counsel of Economic Development and Planning  
Ryan Elam, Assistant City Manager

- B. [2023-5471](#) Public Hearing: Sewer Rates & Charges

**Presenter:** Scott Ison, Chief Counsel of Infrastructure and Recreation  
Brent Boice, Assistant Director of Business Services, Water Utilities

## 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. Resolutions:

- A. [RES. NO. 23-05](#) A Resolution authorizing the Mayor to appoint successor directors to the Blue Parkway and Colbern Road Community Improvement District.

**Presenter:** Mark Dunning, City Manager

## 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. 23-055](#) An Ordinance approving Amendment No. 11 to the Budget for the Fiscal Year ending June 30, 2023, as adopted by Ordinance No. 9441, Ordinance No. 9442, Ordinance No. 9449, Ordinance No. 9450, and Ordinance No. 9451, by amending the authorized expenditures to projected year amounts for the City. (F&BC 3/6/23)

**Presenter:** Rick Gentry, Budget Manager

- B. [BILL NO. 23-056](#) An Ordinance approving Amendment No. 12 to the Budget for the Fiscal Year ending June 30, 2023, as adopted by Ordinance No. 9441, Ordinance No. 9442, Ordinance No. 9449, Ordinance No. 9450, and Ordinance No. 9451, by amending the authorized expenditures for Fire to projected fiscal year amounts for the City. (F&BC 3/6/23)

**Presenter:** Rick Gentry, Budget Manager

- C. [BILL NO. 23-057](#) An Ordinance approving Amendment No. 13 to the Budget for the Fiscal Year ending June 30, 2023, as adopted by Ordinance No. 9441, Ordinance No. 9442, Ordinance No. 9449, Ordinance No. 9450, and Ordinance No. 9451, by amending the authorized expenditures to projected year amounts for Municipal Court and the Full Time Equivalent positions for the City. (F&BC 3/6/23)

**Presenter:** Rick Gentry, Budget Manager

- D. [BILL NO. 23-058](#) An Ordinance amending Section 32-107, Water Tap Fees, of the Code Of Ordinances of the City Of Lee's Summit, Missouri, regarding water tap fees. (F&BC 3/6/23)
- Presenter:** Brent Boice, Assistant Director of Business Services, Water Utilities  
Jeff Thorn, Deputy Director of Water Utilities  
Pat Young, HDR Engineering Inc.  
Scott Ison, Chief Counsel of Infrastructure and Recreation
- E. [BILL NO. 23-059](#) An Ordinance repealing previous ordinances related to the Schedule of Fees and Charges for the City of Lee's Summit and Establishing a New Schedule of Fees and Charges to take effect July 1, 2023 for the City of Lee's Summit, Missouri. (F&BC 3/6/23)
- Presenter:** Rick Gentry, Budget Manager
- F. [BILL NO. 23-060](#) An Ordinance authorizing the City of Lee's Summit, Missouri to waive the Lee's Summit Housing Authority's Payment in Lieu of Taxes for the Authority's fiscal year ended September 30, 2022 in the estimated amount of \$33,874.16. (F&BC 3/6/23)
- Presenter:** Bette Wordelman, Finance Director

## 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. 23-061](#) An Ordinance approving the Second Amendment to Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and Archview Properties, LLC, for the sale of city property at 15 and 25 NW Tudor Road.
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning
- B. [BILL NO. 23-062](#) An Ordinance authorizing the execution of an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company for pre-construction services for the Downtown Market Plaza Project.
- Presenter:** Ryan A. Elam, PE, Assistant City Manager

## 9. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 23-049](#) An Ordinance approving a Development Agreement between Blackwell 55, LLC, Reserve at Blackwell, LLC, Residences at Blackwell, LLC, One Twenty, LLC, and the City of Lee's Summit, Missouri, for the Blackwell Mixed-Use Development. (Note: First read by Council on February 28, 2023.)
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning

## 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. [2023-5501](#) Report: Update on the Downtown Market Plaza Project

**Presenter:** Ryan A. Elam, PE, Assistant City Manager  
David Bushek, Chief Counsel of Economic Development & Planning

## 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"