



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, November 2, 2021

6:00 PM

City Council Chambers  
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

\*\*\*AMENDED\*\*\* REGULAR SESSION NO. 48

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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, November 2, 2021 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, November 1, 2021, 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 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.

#### **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. [2021-4456](#) Approval of City Council Action Letter from October 19, 2021.

- B.** [BILL NO. 21-207](#) An Ordinance accepting Final Plat entitled Hawthorn Ridge, 3rd Plat, Lots 160-204 and Tracts F, G & H as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on October 12, 2021. Passed by unanimous vote.)  
**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Bradley Kempf, Applicant's Representative
- C.** [BILL NO. 21-208](#) An Ordinance approving a preliminary development plan for the proposed Summit Park Church building and parking lot expansion, 425 SW Oldham Parkway, 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 October 19, 2021. Passed by unanimous vote.)  
**Presenter:** Jeremy Needham, Applicant Representative  
Josh Johnson, AICP, Assistant Director of Plan Services
- D.** [BILL NO. 21-221](#) An Ordinance vacating portions of a certain easement located at 605 NW Redbud Dr in the city of Lee's Summit, Missouri.  
(Note: First reading by Council. Passed by unanimous vote.)  
**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Mike Smith, Applicant Representative

### 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.** [2021-4415](#) Educational Theatre Month  
**Presenter:** Brad Rackers, Lee's Summit West High School Theatre

### 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.** [2021-4477](#) Public Hearing: Appeal of Exterior Renovation Permit decision for trash enclosure materials at 216-218 SE Douglas St.  
**Presenter:** Brad Culbertson, applicant  
Josh Johnson, AICP, Assistant Director of Plan Services
- B.** [2021-4452](#) Public Hearing: Petition to Remove the Summit Place Property from the Summit Fair Community Improvement District  
**Presenter:** David Bushek, Chief Counsel for Economic Development and Planning  
Steve Rich, Townsend Summit
- 1)** [BILL NO. 21-223](#) An Ordinance Approving the Petition to Remove Property From the Summit Fair Community Improvement District and Approving the Document Titled Termination of Summit Place Cooperative Agreement.  
**Presenter:** David Bushek, Chief Counsel for Economic Development and Planning  
Steve Rich, Townsend Summit

- 2) [BILL NO. 21-224](#) An Ordinance Approving the Document Titled Termination of TIF Contract For The Summit Place Tax Increment Financing Project.

Presenter: David Bushek, Chief Counsel for Economic Development and Planning  
Steve Rich, Townsend Summit

- 3) [BILL NO. 21-225](#) An Ordinance Repealing Ordinance Numbers 7927 and 7928 and Terminating Redevelopment Projects 2A and 2B of the Lee's Summit East Amended And Restated Tax Increment Financing Plan.

Presenter: David Bushek, Chief Counsel for Economic Development and Planning  
Steve Rich, Townsend Summit

## 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. [2021-4463](#) Conceptual Economic Development Incentive Request - Chapter 100 sales tax exemption on construction materials and real property tax abatement for residential project, Griffin Riley applicant.

Presenter: Aaron March, Attorney for Griffin Riley  
David Bushek, Chief Counsel of Economic Development and Planning  
Mark Dunning, Assistant City Manager

- B. [2021-4458](#) Conceptual Economic Development Incentive Request - Chapter 100 sales tax exemption on construction materials and real property tax abatement for industrial project, Scannell Properties applicant.

Presenter: Curt Petersen, Attorney at Polsinelli for Scannell Properties  
David Bushek, Chief Counsel of Economic Development and Planning  
Mark Dunning, Assistant City Manager

## 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. 21-226](#) An Ordinance authorizing the First Amendment To Real Property and Tower Site Lease by and between the City of Lee's Summit, Missouri, and T-Mobile Central, LLC adjusting equipment mounting locations for telecommunication equipment installed on the City's water storage tower located at 1251 SE Ranson Road and authorizing the Mayor to enter into an agreement for the same. (PWC 10/11/21)

Presenter: Mark Schaufler, Director of Water Utilities

## 9. 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. 21-227](#) An Ordinance accepting final plat entitled Hook Farms, 2nd Plat, Lots 100-178 and Tract I as a subdivision to the city of Lee's Summit, Missouri.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
F. Brenner Holland, Jr., Applicant's Representative

#### 10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 21-209](#) An Ordinance approving a Preliminary Development Plan located at 710 SE Blue Parkway, proposed major automotive repair in district CP-2, 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 read by Council on October 19, 2021.)

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Nick Fore, Applicant

- B. [BILL NO. 21-210](#) An Ordinance approving a Special Use Permit for major automotive repair in District CP-2 (Planned Community Commercial District), located at 710 SE Blue Parkway for a period of thirty (30) years, 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 read by Council on October 19, 2021.)

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Nick Fore, Applicant

- C. [BILL NO. 21-211](#) An Ordinance approving a rezoning from District CP-2 to District RLL for approximately 16.25 acres located at 4871 SW Raintree Parkway 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 October 19, 2021.)

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
J. P. Roberts, Applicant

- D. [BILL NO. 21-220](#) An Ordinance accepting final plat entitled Paragon Star, 4th Plat, Lots 5, 6, 7A-7C, and 8, as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on October 19, 2021. Passed by unanimous vote with abstention.)

**Presenter:** Bill Brown, applicant  
Josh Johnson, AICP, Assistant Director of Plan Services

- E. [BILL NO. 21-222](#) An Ordinance approving a license agreement between the City of Lee's Summit and the Lee's Summit R-7 School District for the installation and upsizing of a public sanitary sewer main on City property and easements for the Bailey Road Middle School and authorizing the Mayor to execute an agreement for the same.  
(Note: First read by Council on October 19, 2021. Passed by unanimous vote with abstention.)

**Presenter:** Kyle Gorrell, LSR7  
Josh Johnson, AICP, Assistant Director of Plan Services

**11. Committee Reports**

*Committee chairs report on matters held in Committee.*

**12. Council Comments:**

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

**13. 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.*

**14. 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](http://lsmo.legistar.com)"