



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, December 5, 2023

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 57

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 5, 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, December 4, 2023, 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. [2023-5922](#) Approval of City Council Action Letter for November 21, 2023

- B. [BILL NO. 23-221](#)** An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District CBD (Central Business District) and a Preliminary Development Plan for the Downtown Market Plaza on approximately 4 acres of land located at 201, 205, and 220 SE Green Street; 205 and 208 SE Johnson Street; and 200 and 202 SE 3rd Street, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

Presenter: C. Shannon McGuire, Senior Planner

- C. [BILL NO. 23-233](#)** An Ordinance vacating a portion of a certain easement located at 690 NW Blue Parkway in the City of Lee's Summit, Missouri.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

Presenter: Hector Soto, Jr., AICP, Senior Planner

- D. [BILL NO. 23-235](#)** An Ordinance approving the Cooperative Agreement among the City of Lee's Summit, Missouri, the Raintree Village Community Improvement District, Martin City Partners, LLC, and 150 Highway Lee's Summit, LLC, to implement the Raintree Village Community Improvement District.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning

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. [2023-5913](#)** Proclamation: Mantles and Martinis Day December 7, 2023

Presenter: Susie Gale - president of Kyle's Gift & chair of Mantels and Martinis
Lori Buatte - Kyle's Gift board member and Mantels and Martinis team
Patsy Brandt - Mantels and Martinis team

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. [2023-5915](#)** Public Hearing: Application #PL2023-077 - Unified Development Ordinance Amendments to Article 6 Use Standards pertaining to Accessory Uses and Structures and requirements for Accessory Dwelling Units (ADUs) and Article 15 Rules of Interpretation and Definitions, City of Lee's Summit, applicant.

Presenter: Aimee Nassif, AICP, Deputy Director of Development Services
C. Shannon McGuire, Senior Planner

- 1) [BILL NO. 23-236](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to applications and procedures, Article 6 pertaining to use standards and Article 15 pertaining to rules of interpretation and definitions; City of Lee's Summit, Applicant.

Presenter: Aimee Nassif, AICP, Deputy Director of Development Services

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. [2023-5951](#) Presentation: General Update on New Longview TIF Plan and Future Projects; Russell Pearson, Box Real Estate Development

Presenter: Russell Pearson, Box Real Estate Development

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. 23-237](#) An Ordinance approving award of RFQ 2024-033 to Versa Governmental Strategies for lobbyist services and authorizing the execution of an agreement therefor in an amount not to exceed Sixty-thousand dollars (\$60,000.00) for a term of one year with two additional one-year renewals.
(LIRC 11/13/23)

Presenter: Brian W. Head, City Attorney

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. 23-238](#) An Ordinance approving a funding agreement between the City of Lee's Summit, Missouri and 635 Holdings, LLC, for the proposed Shamrock Redevelopment Project.

Presenter: David Bushek, Chief Counsel of Economic Development and Planning
Curt Petersen, Polsinelli PC

10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 23-222](#) An Ordinance approving a Preliminary Development Plan for Chick-fil-A located at 690 NW Blue Parkway, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote with one recusal.)

Presenter: Hector Soto, Jr., AICP, Senior Planner

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"