



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, April 20, 2021

6:00 PM

City Council Chambers - City Hall

and

Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 30

Notice is hereby given that the Council of the City of Lee's Summit will meet in regular session on Tuesday, April 20, 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, 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 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 April 19, 2021, by one of the following methods:

- By sending an e-mail to 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 April 19, 2021 by e-mail at 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 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; 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. [BILL NO. 20-119](#) An Ordinance accepting final plat entitled The Estates of Chapel Ridge, 2nd Plat, Lots 23 and 24, as a subdivision to the City of Lee's Summit, Missouri.
(Note: First reading done by City Council was done on July 14, 2020. Passed by unanimous vote.)

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, Applicant

- B. [BILL NO. 20-120](#) An Ordinance accepting final plat entitled The Townhomes of Chapel Ridge, 2nd Plat, Lots 9-19 and Tracts A-D, as a subdivision to the City of Lee's Summit, Missouri.
(Note: First reading done by City Council was done on July 14, 2020. Passed by unanimous vote.)

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, Applicant

- C. [BILL NO. 21-62](#) An Ordinance approving a preliminary development plan for Wood Corner, located at 617 SE 6th St, 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. (First read by Council on April 13, 2021. Passed by unanimous vote.)

Presenter: Dymon Wood, applicant
Josh Johnson, Assistant Director of Plan Services

- D. [BILL NO. 21-63](#) An Ordinance approving the Vanguard Villas at Streets of West Pryor Land Clearance for Redevelopment Authority Redevelopment Plan. (First read by Council on April 13, 2021. Passed by unanimous vote.)

Presenter: Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning

- E. [BILL NO. 21-67](#) An Ordinance vacating a certain easement located at 4205 SW Sapelo Drive in the City of Lee's Summit, Missouri. (First read by Council on April 13, 2021. Passed by unanimous vote.)

Presenter: Hector Soto, Jr., AICP, Planning Manager
Nathan Muncy, Property Owner

- F. [BILL NO. 21-68](#) An Ordinance approving the purchase agreement between the City of Lee's Summit and Raintree Investors, LLC, for the purchase of property by the City for Fire Station #5. (First read by Council on April 13, 2021. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Mark Dunning, Assistant City Manager
Mike Snider, Fire Chief

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. [2021-4068](#) Public Hearing: Application #PL2021-024 - Preliminary Development Plan - Lee's Summit Branch Library, 150 NW Oldham Parkway; Mid-Continent Public Library, applicant.

Presenter: Jake Wimmer, Owner Representative
Joshua Johnson, Assistant Director, Development Services

- 1) [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.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Jake Wimmer/Owner Representative

- B. [2021-4071](#) Public Hearing: Application #2021-026-Preliminary Development Plan-Chase Bank, 890 NE Langsford Road; JP Morgan Chase Bank, N.A., applicant.

Presenter: JP Morgan Chase Bank, Applicant
Joshua Johnson, Assistant Director, Development Services

- 1) [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

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
JP Morgan Chase Bank NA, Applicant

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. Presentations:

- A. [2021-4054](#) Conceptual Economic Development Incentive Request - Land Clearance for Redevelopment Authority - Real Property Tax Abatement Request for Southside Shopping Center; Brain Dev 3, LLC, applicant

Presenter: Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning

- B. [2021-4055](#) Presentation and overview of the envisioned "Downtown Market Plaza" redevelopment project

Presenter: Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
LANE4 Development Group, Inc. - Owen Buckley, Brandon Buckley, Weston Buckley, Michael Barenbom
Biederman Redevelopment Ventures, Inc. (BRV) - Dan Biederman, Ashley Bright

- 1) [BILL NO. 21-71](#) An Ordinance approving a Development Structure Agreement for the Downtown Market Center Project. (F&BC 4/12/21)

Presenter: Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development & Planning

- 2) [BILL NO. 21-72](#) An Ordinance approving Amendment No. 12 to the Budget for the Fiscal Year ending June 30, 2021 as adopted by Ordinance No. 8905 and Ordinance No. 8906, by allocating funds derived from the sale of surplus property from the General Fund unallocated fund balance to the Downtown Market Plaza project fund for the City of Lee's Summit, Missouri. (F&BC 4/12-21)

Presenter: Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development & Planning
Bette Wordelman, Finance Director

- 3) [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.

Presenter: Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning

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. 21-74](#) An Ordinance approving the award of RFP No. 2021-011 for EMS billing and cost recovery services for a three-year term, with up to two, one-year renewals, to Fire Recovery EMS, LLC, and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 4/12/21)

Presenter: Bette Wordelman

- B.** [BILL NO. 21-75](#) An Ordinance approving Amendment No. 13 to the budget for the Fiscal Year ending June 30, 2021, as adopted by Ordinance No. 8905 and Ordinance No. 8906, by amending the authorized amount of Full Time Equivalent positions in the Law Department for the City of Lee's Summit, Missouri. (F&BC 4/12/21)
- Presenter:** Brian W. Head, City Attorney
- C.** [BILL NO. 21-76](#) An Ordinance approving Change Order No. 1 to the contract with Radmacher Brothers Excavating Company, Inc. for the 3rd Street Improvements project, an increase of \$169,876.90 for a revised contract price of \$4,808,615.00. (PWC 4/12/21)
- Presenter:** Michael Anderson, Construction Manager
- D.** [BILL NO. 21-77](#) An Ordinance approving Change Order No. 2 to the contract with Radmacher Brothers Excavating Company, Inc. for the 3rd Street Improvements project, an increase of 192 calendar days for a revised Substantial Completion date of June 8, 2021. (PWC 4/12/21)
- Presenter:** Michael Anderson, Interim Director of Public Works/Construction Manager
- E.** [BILL NO. 21-78](#) An Ordinance approving Change Order No. 3 to the contract with Wiedenmann, Inc. for the FY20 Watermain Replacement project, an increase of \$83,669.03 for a revised contract price of \$2,611,662.27. (PWC 4/12/21)
- Presenter:** Michael Anderson, Interim Director of Public Works/Construction Manager
- F.** [BILL NO. 21-79](#) An Ordinance awarding the bid for Project No. 574 for the Shenandoah Drive Streetlight Improvements Project (from Todd George Pkwy to Blue Pkwy), to Custom Lighting Services, L.L.C. d/b/a Black & McDonald in the amount of \$324,039.00, and authorizing the City Manager to execute an agreement for the same. (PWC 4/12/21)
- Presenter:** Mike Anderson, Interim Director of Public Works/Construction Manager
- G.** [BILL NO. 21-80](#) An Ordinance awarding the bid for Project No. 576322-5C for the Stormwater Improvements: NE Delta School Road to Infrastructure Solutions, LLC in the amount of \$1,093,280.00, and authorizing the City Manager to execute an agreement for the same. (PWC 4/12/21)
- Presenter:** Mike Anderson, Interim Director of Public Works/Construction Manager
- H.** [BILL NO. 21-81](#) An Ordinance awarding the bid for Project No. 438-1 for the Water Main Replacement FY21 Project to Wiedenmann, Inc. in the amount of \$3,536,537.00 and authorizing the City Manager to execute an agreement of the same. (PWC 4/12/21)
- Presenter:** Mark Schaufler, Director of Water Utilities

- I. [BILL NO. 21-82](#) An Ordinance awarding the bid for Project No. 28531583 for the Boggs Hollow Meter Structure Project to Infrastructure Solutions, LLC in the amount of \$273,280.00 and authorizing the City Manager to execute an agreement of the same. (PWC 4/12/21)
- Presenter:** Mark Schaufler, Director of Water Utilities
- J. [BILL NO. 21-83](#) An Ordinance approving Modification No. 1 to an Agreement dated April 28, 2020, (RFQ No. 2020-046) for Professional Engineering Services for the Pryor Road Improvements from Longview Road to Hook Road project with TranSystems Corporation, for an increase of \$64,714 with an amended not to exceed amount of \$1,179,312, and authorizing the City Manager to execute an agreement for the same. (PWC 4/12/21)
- Presenter:** Mike Anderson, Interim Director of Public Works/Construction Manager
- K. [BILL NO. 21-84](#) An Ordinance approving Modification No. 2 to an Agreement dated July 16, 2019 (RFQ No. 543-32272B) for Professional Engineering Services for Stormwater - SE Hackamore Drive & SE Secretariat Drive with Intuition & Logic Inc., for an increase of \$64,690.10 with an amended not to exceed amount of \$324,334.30 and authorizing the City Manager to execute an agreement for the same. (PWC 4/12/21)
- Presenter:** Mike Anderson, Interim Director of Public Works/Construction Manager
- L. [BILL NO. 21-85](#) An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances for the City of Lee's Summit, Missouri, by revising Appendix B; Schedule of Stopping, Standing and Parking Restrictions, for certain streets and segments of streets located in the City of Lee's Summit. (PWC 4/12/21)
- Presenter:** Michael Park, City Traffic Engineer
- M. [BILL NO. 21-86](#) An Ordinance authorizing the execution of an Agency Participation Agreement by and between the City of Lee's Summit, Missouri, (City) and the Mid-America Regional Council (MARC), and Traffic Technology Services, Inc. (TTS) in conjunction with the underlying Data Authorization Agreement between MARC and TTS, and the Operation Green Light Agreement between City and MARC, for the exchange of Real Time Traffic Signal Data for the City of Lee's Summit, Missouri. (PWC 4/12/21)
- Presenter:** Michael Park, City Traffic Engineer
- N. [BILL NO. 21-87](#) An Ordinance approving four Intergovernmental Agreements between the City of Lee's Summit, Missouri and the Missouri Department of Transportation to provide mowing and beautification services as part of the Adopt-A-Highway program and authorizing the Mayor to execute the same by and on behalf of the City. (PWC 4/12/21)
- Presenter:** Glenda Masters, Cultural Arts Manager/Beautification Commission Staff Liaison

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. 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.
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.
Presenter: Bill Brown, applicant
Josh Johnson, AICP, Assistant Director of Plan Services
- C. [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.
Presenter: Matt Schlicht, applicant
Josh Johnson, AICP, Assistant Director Plan Services

9. Committee Reports

Committee chairs report on matters held in Committee.

10. Council Comments:

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

11. 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. [2021-4084](#) FY22 Draft Capital Improvement Plan Summary Report
Presenter: Mike Anderson, Interim Public Works Director

12. 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"