



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, December 10, 2024

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 22

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 10, 2024 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 9, 2024, 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 can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website (WatchLS.net) and on various cable providers (Spectrum Channel 2 & 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. [2024-6575](#) Approval of City Council Action Letter for November 19, 2024.
- B. [2024-6655](#) Mayor's Appointments (Two-Third majority vote):
Water Utilities Advisory Board: Appoint Richard Scott to replace Anthony Columbatto, term to expire 3-1-25.

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. [2024-6585](#) Public Hearing: Application #PL2024-241 - Unified Development Ordinance Amendments to Article 2 pertaining to Expiration of an approved Final Development Plan; Article 2 pertaining to Preliminary Development Plans; Article 5 pertaining to Floodplain Overlay District; Article 7 pertaining to Modifications; Article 8 pertaining to Building Materials. City of Lee's Summit, applicant.

Presenter: C. Shannon McGuire, Planning Manager

- 1) [BILL NO. 24-212](#) An Ordinance amending Chapter 33, The Unified Development Ordinance, Article 2 pertaining to modification procedures and Final Development Plan extensions; Article 5, Section B pertaining to Floodplain Overlay Districts; Article 7 pertaining to modifications; and, Article 8 pertaining to building materials of the Code Of Ordinances for the City of Lee's Summit, Missouri.

(Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

Presenter: C. Shannon McGuire, Planning Manager

- B. [2024-6613](#) Public Hearing: Application #2024-233 - Vacation of Right-of-Way - 101 SW Market Street; Wineteer Construction, applicant.

Presenter: Nick McIntyre of Wineteer Construction, Applicant
Claire Byers, Senior Planner

- 1) [BILL NO. 24-213](#) An Ordinance vacating a 15.6'-wide, 140'-long strip of right-of-way located along SW 1st Street, adjacent to 101 SW Market Street, in the City of Lee's Summit, Missouri.

(Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

Presenter: Claire Byers, Senior Planner

- C. [2024-6580](#) Public Hearing: Application #PL2024-217 - Rezoning from R-1 to RP-1 and RP-3 and Preliminary Development Plan - The Townhomes of Chapel Ridge, 4060 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Presenter: Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 24-214](#) An Ordinance approving rezoning from District R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and RP-3 (Planned Residential Mixed Use) and a Preliminary Development Plan for The Townhomes of Chapel Ridge on approximately 3.29 acres of land located at 4060 NE Ralph Powell Road, 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 December 10, 2024. Passed by unanimous vote.)

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

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. [2024-6633](#) Conceptual Economic Development Incentive Request - T&W Steel request for tax abatement for facility expansion at 1601 SE Hamblen Road; T&W Steel Co., applicant

Presenter: David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager
Curt Petersen, Polsinelli P.C., for T&W Steel, Co.

- B. [2024-6656](#) Presentation/Discussion Item - Design Standards

Presenter: Mark Dunning, City Manager

7. Resolutions:

- A. [RES. NO. 24-17](#) A Resolution authorizing the Mayor to appoint successor directors to the I-470 and View High Community Improvement District.

Presenter: Mark Dunning, 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. 24-215](#) An Ordinance Amending Article I. In General, of Chapter 10 Emergency and Disaster Planning and Response, of the Code of Ordinances of the City of Lee's Summit, Missouri by enacting a new Section 10-11. Continuity of Government - Mayoral Succession; dealing generally with rules for the succession of Mayoral power in the event of absence or disability. (Rules 10/17/24)

Presenter: Brian W. Head, City Attorney

- B. [BILL NO. 24-216](#) An Ordinance approving Amendment No. 3 to the budget for the Fiscal Year ending June 30, 2025, as adopted by Ordinances 9936, 9937, 9938, 9939, and 9940, by amending the authorized expenditures for the City. (F&BC 12/2/24)

Presenter: Rick Gentry, Budget Manager

- C. [BILL NO. 24-217](#) An Ordinance authorizing award of Bid No. 2024-030 for the purchase and installation of landscaping rock and lawn irrigation systems for fire stations 4 and 5 to Horizon Lawn and Landscape, LLC in the amount of \$87,315.00 and authorizing the City Manager to enter into an Agreement for the same by and on behalf of the City. (F&BC 12/2/24)

Presenter: Brian Austerman, Deputy Fire Chief
Kevin McCaw, Assistant Fire Chief

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. 24-218](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$26,105,000 in connection with the Douglas Station Apartments Project; and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on December 10, 2024.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Curt Petersen, Polsinelli, P.C. for Developer

10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 22-228](#) An Ordinance approving Redevelopment Project 1 for the Discovery Park Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.

(Note: First read by City Council on November 8, 2022.)

Presenter: Wesley Fields, Bryan Cave Leighton Paisner law firm
David Bushek, Chief Counsel of Economic Development & Planning
Ryan Elam, Assistant City Manager

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"