



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, January 8, 2019

6:30 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 19

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#### 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. [2018-2497](#) Approval of Action Letters from December 4, December 11 and December 18, 2018.
- B. [2018-2500](#) Approval of the addition of new owners to the existing Liquor Licenses G3 and S for Bricks Pub & Grub, 18 SE 3rd Street
- C. [2018-2501](#) Mayor's Appointments:  
Health Forward Formation (formerly Health Care Foundation of Kansas City):  
Appoint Alan Flory to replace Dee Anne Bowles for a two-year term.  
Human Relations Commission: Appoint Vanessa Workcuff and Karen Schuler terms to expire 07-06-21.  
Planning Commission: Appoint Allan Gardner to replace Herman Watson, term to expire 04-15-23.  
Tax Increment Financing: Reappoint Alison Walker, term to expire 12-15-22.
- D. [BILL NO. 18-214](#) An Ordinance approving a rezoning from District R-1 to District PMIX and Preliminary Development Plan located at the northwest corner of NW Pryor Road and NW Lowenstein Drive, proposed the Streets of West Pryor in accordance with the provisions of Chapter 33, the Unified Development Ordinance of the Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri. (NOTE:

First Reading by Council on December 18, 2018. Passed by unanimous vote.)

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

- E. [BILL NO. 18-220](#) An Ordinance authorizing the execution of a cooperative agreement for funding operations of Operation Green Light traffic control system by and between the City of Lee's Summit, Missouri, and the Mid-America Regional Council. (NOTE: First Reading by Council on December 18, 2018. Passed by unanimous vote.)

**Presenter:** Michael Park, PE, PTOE, City Traffic Engineer

### 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. Resolutions:

- A. [RES. NO. 19-01](#) A Resolution supporting the formation of the Streets of West Pryor Transportation Development District.

**Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager  
Matt Pennington, Drake Development, LLC & Streets of West Pryor LLC  
Jeff Haney, Haney Co. KC

- B. [RES. NO. 19-02](#) A Resolution approving a Funding Agreement between the City of Lee's Summit, Missouri, and M-III Longview, LLC for the proposed New Longview Community Improvement District.

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

### 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. [2018-2491](#) Public Hearing: Application #PL2018-184 - Rezoning from AG and R-1 to RP-3 and Preliminary Development Plan - Allera, approximately 32 acres located at the southwest corner of SW Pryor Road and SW M-150 Highway; Olsson Associates, applicant.

**Presenter:** Josh Johnson, AICP, Asst. Dir. of Plan Services

- 1) [BILL NO. 19-01](#) An Ordinance approving rezoning from District AG and R-1 to District RP-3 and Preliminary Development Plan located at the southwest corner of SW Pryor Road and SW MO-150 Highway, proposed Allera development in accordance with the provisions of Chapter 33 of the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

**Presenter:** Josh Johnson, AICP, Asst. Dir. of Plan Services

- B. [2018-2490](#) Public Hearing: Application #PL2018-185 - Preliminary Development Plan - Reece Nichols Phase 2, 207 SW Market Street; Engineering Solutions, LLC, applicant.

**Presenter:** Josh Johnson, AICP, Asst. Dir. of Plan Services

- 1) [BILL NO. 19-02](#) An Ordinance approving a Preliminary Development Plan located at 207 SW Market St in district CBD, proposed Reece Nichols Phase 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, Asst. Dir. of Plan 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. [2018-2518](#) Discussion of Citizen Strategic Planning Process

**Presenter:** Michelle Ferguson, Novak Consulting Group  
Nick Edwards, Assistant City Manager

- B. [2018-2519](#) Transit Introduction and Review

**Presenter:** Michael Park, PE, PTOE, City Traffic Engineer

- 1) [BILL NO. 19-03](#) An Ordinance authorizing the execution of an amendment to an intergovernmental contract for transit services by and between the City of Lee's Summit, Missouri and the Kansas City Area Transportation Authority (KCATA) and commitment of Federal Transit Administration Section 5307 Formula Funds to the KCATA for transit service and capital expenses.

**Presenter:** Michael Park, PE, PTOE, City Traffic Engineer

- 2) [BILL NO. 19-04](#) An Ordinance authorizing the execution of an agreement for transit service by and between the City of Lee's Summit, Missouri, and OATS, Inc. for transit service effective January 1, 2019 through December 31, 2019 in an amount not to exceed \$242,000 and commitment of an amount not to exceed \$375,000 of Federal Transit Administration Section 5307 Formula Funds to OATS for transit service.

**Presenter:** Michael Park, PE, PTOE, City Traffic Engineer

## 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. 19-05](#) An Ordinance approving the Award of Bid No. 2019-016 for Tow Services for a one-year term with up to four, one-year renewals to Ron's Auto & Truck Towing, LLC, and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 12-17-18)
- Presenter:** Bette Wordelman, Finance Director
- B. [BILL NO. 19-06](#) An Ordinance approving a Sole Source Enterprise Agreement with Environmental Systems Research Institute, Inc. for unlimited licensing and software maintenance services; and authorizing the City Manager to enter into and execute an agreement for the same on behalf of the City of Lee's Summit, Missouri. (F&BC 12-17-18)
- Presenter:** Stephen L. Marsh, Chief Technology Officer
- C. [BILL NO. 19-07](#) An Ordinance authorizing the Mayor to execute an Intergovernmental Agreement by and between the City of Lee's Summit, Missouri, by and through the Lee's Summit Parks and Recreation Board and Jackson County, Missouri Parks and Recreation for facility use to support programming for various Jackson County, Missouri Parks and Recreation Programs. (F&BC 12-17-18)
- Presenter:** Jackie McCormick Heanue, Superintendent of Legal Services and Human Resources  
Lee's Summit Parks and Recreation
- D. [BILL NO. 19-08](#) An Ordinance amending Chapter 7 of the Code of Ordinances of the City of Lee's Summit, Missouri, the Lee's Summit Building Code by repealing Articles 2, 3, 4, 5, 6 and 9; and adopting new Articles 2, 3, 4, 5, 6 and 9 pertaining to the same subject matter to incorporate new provision of the 2018 International Building Codes and the 2017 National Electrical Code and modify or retain certain existing provisions of the Building Code and Electrical Code. (CEDC 12/12/18)
- Presenter:** Dan Harper, Assistant Director of Field Services  
Tracy Deister, Codes Administration Manager  
Mike Copeland, Senior Building Inspector  
Jim Eden, Assistant Fire Chief
- E. [BILL NO. 19-09](#) An Ordinance amending Chapter 13 Fire Prevention and Protection of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing Article III. Fire Code and adopting a new Article III pertaining to the same subject matter. (CEDC 12/12/18)
- Presenter:** Jim Eden, Assistant Fire Chief - Prevention
- F. [BILL NO. 19-10](#) An Ordinance repealing Chapter 16, Lee's Summit Property Maintenance Code of the Code of Ordinances of the City of Lee's Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri. (CEDC 11/14/18)
- Presenter:** Dan Harper, Assistant Director of Field Services  
Tracy Deister, Codes Administration Manager

## 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. 19-11](#) An Ordinance approving the Second Amendment to the Second Amended and Restated Longview Farm Tax Increment Financing Plan, the First Amendment to the New Longview Tax Increment Financing Plan, and the First Amendment to the Tax increment Financing Contract between the City of Lee's Summit and M-III Longview, LLC, to revise the amounts and priority of funding for improvements to Longview Lake and the Pergola.  
(CONTINUED to the January 22, 2019 Council meeting per the applicant's request.)

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

- B. [BILL NO. 19-12](#) An Ordinance authorizing the execution of Modification No. 1 to agreement dated July 3, 2018 (RFQ No. 73-3221) for professional engineering services for the Chipman Road Improvements from View High Drive to Bent Tree Drive with Wilson & Company, Inc., for an increase of \$10,500.00 with an amended not to exceed amount of \$391,340.00, and authorizing the City Manager to enter into an agreement for the same.

**Presenter:** Dena Mezger, Director of Public Works

- C. [BILL NO. 19-13](#) An Ordinance vacating a certain drainage easement located at 837 NW Donovan Road in the City of Lee's Summit, Missouri.

**Presenter:** Josh Johnson, Assistant Director of Plan Services

- D. [BILL NO. 19-14](#) An Ordinance Approving the Tax Increment Financing Contract Between the City of Lee's Summit, Missouri, and Streets of West Pryor, LLC, for the Streets of West Pryor Tax Increment Financing Plan.

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

- E. [BILL NO. 19-15](#) An Ordinance Approving the Streets of West Pryor Community Improvement District Cooperative Agreement Among Streets of West Pryor, LLC, the City Of Lee's Summit, Missouri, and the Streets of West Pryor Community Improvement District.

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

- F. [BILL NO. 19-16](#) An Ordinance Approving the Streets of West Pryor Transportation Development District Cooperative Agreement Among Streets of West Pryor, LLC, the City of Lee's Summit, Missouri, and the Streets of West Pryor Transportation Development District.

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

## 10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 18-215](#) An Ordinance approving the Streets of West Pryor Tax Increment Financing Plan, establishing a Redevelopment Area and designating the Redevelopment Area as a blighted area. (NOTE: First Reading by Council on December 18, 2018)
- Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager
- B. [BILL NO. 18-217](#) An Ordinance approving a Master Plan for Industrial Development Projects for the Streets of West Pryor Development. (NOTE: First Reading by Council on December 18, 2018)
- Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager
- C. [BILL NO. 18-218](#) An Ordinance approving the Petition for Establishment of the Streets of West Pryor Community Improvement District. (NOTE: First Reading by Council on December 18, 2018)
- Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, Assistant City Manager
- D. [BILL NO. 18-216](#) An Ordinance approving the Redevelopment Project for the Streets of West Pryor Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein. (NOTE: First Reading by Council on December 18, 2018)
- Presenter:** David Bushek, City of Lee's Summit Chief Counsel of Economic Development & Planning  
Mark Dunning, 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"