



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, August 9, 2022

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 10

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 9, 2022 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, June 20, 2022, 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. [2022-5052](#) Approval of City Council Action Letter from July 26, 2022.

- B. [BILL NO. 22-149](#)** An Ordinance approving a Preliminary Development Plan for Eagle Creek Villas on land located at 2101 SW Eagle View Drive and 2250 SW Pryor Road, 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 July 26, 2022. Passed by unanimous vote.)
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
Aaron Schmidt, Applicant
- C. [BILL NO. 22-150](#)** An Ordinance approving rezoning from District CP-2 (Planned Community Commercial) to District PI (Planned Industrial) and preliminary development plan for land located at 950 NE Pollard Street, 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 July 26, 2022. Passed by unanimous vote.)
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's 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. 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. [2022-5039](#)** Public Hearing: Application #PL2022-148 - Preliminary Development Plan and Application #PL2022-149 - Special Use Permit for a storage facility - U-Haul Moving and Storage of Lee's Summit, 1150 SE Blue Parkway; Amerco Real Estate Company, applicant. (Note: This item will be continued to August 23, 2022 per Staff's request.)
- Presenter:** Stephany Sheekey, Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner
- B. [2022-5081](#)** Public Hearing: Lee's Summit Industrial LCRA Redevelopment Plan; LS Industrial, LLC, applicant
- Presenter:** Curt Petersen, Polsinelli Law Firm
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
- 1) [BILL NO. 22-153](#)** An Ordinance approving the Lee's Summit Industrial Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.
- Presenter:** Curt Petersen, Polsinelli Law Firm
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
- C. [2022-5040](#)** Public Hearing: Application #PL2022-140 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.
- Presenter:** Matt Schlicht, P.E., Applicant's Representative
Josh Johnson, AICP, Assistant Director of Plan Services

- 1) [BILL NO. 22-154](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial) to District PMIX (Planned Mixed Use) and Preliminary Development Plan for land located at 3100 NE Ralph Powell Road, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's Representative

- D. [2022-5032](#) Public Hearing: Application #PL2022-178 - Preliminary Development Plan - McBee's Coffee N Carwash, 1295 SW Arborwalk Boulevard; McBee Construction Company, applicant.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Ashley Smith, Applicant's Representative

- 1) [BILL NO. 22-155](#) An Ordinance approving a Preliminary Development Plan on land located at 1295 SW Arborwalk Boulevard in District PMIX, proposed McBee's Coffee N Carwash, all in accordance with Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.

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

- E. [2022-5038](#) Public Hearing: Application #PL2022-195 - Preliminary Development Plan - LP Mart, 601 SE Oldham Parkway; Engineering Solutions, LLC, applicant.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's Representative

- 1) [BILL NO. 22-156](#) An Ordinance approving a Preliminary Development Plan on land located at 601 SE Oldham Parkway in District PMIX, proposed LP Mart, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's Representative

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. 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. 22-157](#) An Ordinance approving a Lease-Purchase Financing Agreement between the City of Lee's Summit and JPMorgan Chase Bank, N.A. for the purchase of new fire trucks, and authorizing the City Manager to execute all documents necessary to effectuate the same by and on behalf of the City. (F&BC 8/1/22)

Presenter: Mike Snider, Fire Chief

- B. [BILL NO. 22-158](#) An Ordinance approving the use of a Cooperative Contract between the City of Lee's Summit and Lippert Mechanical Service Corporation to purchase HVAC services and supplies as needed and ratifying the City Manager's execution of the same for the City. (F&BC 8/1/22)

Presenter: Rick Gentry, Procurement and Contract Services Manager
Mark Schaufler, Director of Water Utilities

7. 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. 22-159](#) An Ordinance Approving a Funding Agreement Among the City of Lee's Summit, Missouri, Raintree Investors, LLC and 150 Highway Lee's Summit, LLC, for the Arborwalk Commercial Project.

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

- B. [BILL NO. 22-160](#) An Ordinance Approving the Amendment to the Termination of Rights, Duties, Obligations and Settlement Agreement between the City of Lee's Summit and LS Industrial, LLC.

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

- C. [BILL NO. 22-161](#) An Ordinance approving a License Agreement between the City of Lee's Summit and Google Fiber Missouri, LLC to use City right-of-way, and authorizing the City Manager to execute the same on behalf of the City.

Presenter: Dan White, Chief Counsel of Management and Operations

8. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 22-151](#) An Ordinance approving the Petition for Establishment of the Valle Vista Community Improvement District.
(Note: First read by Council on July 26, 2022.)

Presenter: Christine Bushyhead, Bushyhead Law firm
Mitch DiCarlo, Block & Company, Inc., Real Estate
David Bushek, Chief Counsel of Economic Development & Planning
Mark Dunning, Assistant City Manager

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.

12. Adjournment

