



The City of Lee's Summit

Final Agenda

City Council - Special Session

Tuesday, May 31, 2022

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

AMENDED - SPECIAL SESSION NO. 1

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Special Session on Tuesday, May 31, 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 Friday, May 27, 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 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.

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. 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. [2022-4940](#) Approval of City Council Action Letter from May 24, 2022.

- B. [BILL NO. 22-107](#)** An Ordinance approving a rezoning from AG (Agricultural) to District CP-2 (Planned Community Commercial) and Preliminary Development Plan for Whataburger on land located at 204 SW M-150 Hwy, 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 May 24, 2022. Passed by unanimous vote.)
Presenter: C. Shannon McGuire, Planner
Katie Nelson, Applicant's Representative
- C. [BILL NO. 22-108](#)** An Ordinance Amending Chapter 32 of the Code of Ordinances of the City of Lee's Summit, Missouri, Section 32-312, Permit, connection charges, and Division Five, Sewer Improvement Fees, regarding sewer rates and amending the Schedule of Fees and Charges to take effect July 1, 2022, for the same.
(Note: First read by Council on May 24, 2022. Passed by unanimous vote.)
Presenter: Brent Boice, Assistant Director of Business Services, Water Utilities
Jeff Thorn, Deputy Director of Water Utilities
Pat Young, HDR Engineering Inc.
Scott Ison, Chief Counsel of Infrastructure and Recreation
- D. [BILL NO. 22-109](#)** An Ordinance amending the Schedule of Fees and Charges for the City of Lee's Summit to take effect July 1, 2022, regarding sewer charges.
(Note: First read by Council on May 24, 2022. Passed by unanimous vote.)
Presenter: Mark Schaufler, Director of Water Utilities
Jeff Thorn, Deputy Director of Water Utilities
Brent Boice, Assistant Director of Business Services, Water Utilities
Patrick Young, HDR Engineering Inc.
- E. [BILL NO. 22-110](#)** An Ordinance amending Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances, Article 9, Division IX, Section 9.260, Table 9-1 to amend the allowable freestanding sign standards for non-residential uses in the agricultural and residential zoning districts.
(Note: First read by Council on May 24, 2022. Passed by unanimous vote.)
Presenter: Hector Soto, Jr., Senior Planner

5. 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.

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. Mayor's Appointments:

- A. [2022-4832](#) Mayor's Appointments:
 Reaffirmation of Boards and Commissions appointments regarding registered voters.
 Board of Appeals: Dana Miller, term expires 12-1-23
 Human Relations Commission: Fel Bagunu, term expires 7-6-24
 License Tax Review Committee: Glen Jones, term expires 2-20-23
 Water Utilities Advisory Board: Glen Jones, term expires 3-1-24 and Kyle Gorrell, term expires 3-1-25
- B. [2022-4965](#) Mayor's Appointments:
 Livable Streets Advisory Board - Appoint Michael Vestweber, term to expire 2-17-24
 Parks and Recreation Board - Reappoint Mindy Aulenbach, Lawrence Bivins and Casey Crawford, terms to expire 5-31-25
 Public Safety Advisory Board - Reappoint Randy Johnson and James Pryde, terms to expire 5-1-25

8. Presentations:

- A. [2022-4905](#) Conceptual Economic Development Incentive Request for Discovery Park - Tax Increment Financing Plan and Community Improvement District; Discovery Park Lee's Summit, LLC, applicant
Presenter: For the Developer
 Wesley Fields, Bryan Cave Leighton Paisner LLP
 Michael VanBuskirk, Newmark Zimmer
 Jack Cardetti, Discovery Park Lee's Summit, LLC, Representative
 For City Staff
 Mark Dunning, Assistant City Manager
 David Bushek, Chief Counsel of Economic Development and Planning
- B. [2022-4939](#) Conceptual Economic Development Incentive Requests for the Paragon Star Project through the Land Clearance for Redevelopment Authority: (1) Property Tax Abatement for Parking Garage, Paragon Star, LLC, applicant; and (2) Sales Tax Exemption on Construction Materials for Apartments, Gold Crown Properties, Inc., applicant
Presenter: For the Paragon Star Parking Garage request -
 - William Brown, Paragon Star, LLC
 - Christine Bushyhead, Bushyhead Law Firm
 For the Gold Crown Apartments request -
 - Curt Petersen, Polsinelli Law Firm
 For the City for both requests -
 Mark Dunning, Assistant City Manager
 David Bushek, Chief Counsel of Economic Development and Planning

9. Resolutions:

- A. [RES. NO. 22-11](#) A Resolution authorizing the Mayor to appoint successor directors to the I-470 Community Improvement District.
Presenter: 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. 22-111](#) An Ordinance approving a rezoning from AG (Agricultural) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Tristar at Lee's Summit on approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy, 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.
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

Presenter: C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

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"