



The City of Lee's Summit
Action Letter
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

Mayor Baird called the City Council Special Session No. 1 to order at 6:07 p.m.

2. Roll Call

Present: 9 - Mayor Bill Baird
Councilmember Fred DeMoro
Councilmember Phyllis Edson
Councilmember Andrew Felker
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Hillary Shields

3. Approval of Agenda

A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve the Agenda as amended by Mayor Baird to remove item 10A, Bill No. 22-111, and move it to the June 7, 2022 agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

4. Approval of Consent Agenda:

A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

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

A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the May 24, 2022 Action Letter as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

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

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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.)

A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-107 be adopted and numbered Ordinance No. 9426 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- 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.)

A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-108 be adopted and numbered Ordinance No. 9427 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- 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.)

A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-109 be adopted and numbered Ordinance No. 9428 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- 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.)

A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-110 be adopted and numbered Ordinance No. 9429 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

5. Council Roundtable

Mayor Baird mentioned the City Council has been having discussions regarding litter. He said they are looking for a sustainable process to bring together the community and resources to clean up the streets. There have been numerous citizen groups and community organizations that have been cleaning up the streets and highways in town and it is greatly appreciated. He then invited everyone to a clean up event that is scheduled for Saturday, June 11, 2022 at 9:00 a.m. The details can be found on the Mayor's Facebook page.

Councilmember Felker announced some activities coming up this summer from Lee's Summit's great Parks and Recreation Department. The Parks and Recreation Department sponsors the Night Flight 5K Fun Run that will be held Friday, June 10, 2022 at Legacy Amphitheater and the deadline to register is close. There is a concert the next day, June 11, 2022, the Blue Grass Jamboree which is a free concert, the gates open at 6:00 p.m. and the music begins at 7:00 p.m. There is also a ticketed event at the Amphitheater on Friday, June 17, 2022, Grits and Glamour.

Councilmember Edson pointed out this weekend is Downtown Days. It's the first time this event has been held since 2019. It starts June 3, 2022 at noon and ends June 5, 2022 at 4:00 p.m. She stated the parking garage is free and open to the public so everyone should come downtown and enjoy.

6. Public Comments:

Ms. Rachl Aguirre addressed the City Council to inquire about the release of precinct information to Jackson County. She is running for office and was told by Jackson County they are waiting on information from Lee's Summit and Blue Springs. Mr. Brian Head, City Attorney, assured her the information was sent to the county before the municipal election 7-8 months ago.

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

A motion was made by Councilmember Felker, seconded by Councilmember DeMoro, to approve the reaffirmation of Boards and Commissions appointments regarding registered voters. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- 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

A motion was made by Councilmember Hodges, seconded by Councilmember Felker, to approve Mayor's Appointments. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

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

City Council discussions included:
-Total number of apartment units per phase

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- Multi-family apartments with 1-3 bedrooms
- Residential parking
- If Colbern Road can support this type of project
- Building heights
- Cost to install sewer and other infrastructure
- PILOTS surplus
- Blight remediation
- Reminder of current incentives for other projects throughout the city
- Target price range for the apartments
- Number of apartments already in Lee's Summit
- Discussion of the approval process
- Redevelopment area and the portion not in the project area
- Curbs and sidewalks
- Timeline of current Colbern Rd improvement plans
- Appraised value of phases
- Appraised property values
- Previous project approved for the site
- Existing CID
- Parking structures vs. self driving cars
- City's commitment to green space in regard to this project
- Commitment of the developer to follow through with the project
- Number of apartment units
- Land banking for municipal or school district use
- Acquisition of right-of-way delays and how it could effect this project
- Private maintenance of public infrastructure
- Number of acres of other recent large projects

- 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

Councilmembers Lovell and Felker recused themselves.

City Council discussions included:

- Liability to the city
- Clarification of Sales Tax exemption
- Parking for non-residents

9. Resolutions:

- A. [RES. NO. 22-11](#) A Resolution authorizing the Mayor to appoint successor directors to the I-470 Community Improvement District.

A motion was made by Councilmember Edson, seconded by Councilmember Lopez, to adopt Resolution No. 22-11. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

10. Proposed Ordinances - Second Reading:

- 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.)

This item was removed by Mayor Baird during agenda management and will appear on the June 7, 2022 agenda.

11. Committee Reports

Councilmember DeMoro announced the Finance and Budget Committee will meet in Special Session tomorrow, June 1, 2022 at 5:00 p.m.

12. Council Comments:

There were no Council Comments.

13. Staff Roundtable

Mr. Mark Dunning, Assistant City Manager, expressed appreciation for tonight's Special Session to go over the items presented. He stated a lot of work went into both of those conceptual presentations and he thanked the Mayor and City Council for the special time to consider those items.

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"