



**The City of Lee's Summit**  
**Action Letter**  
**City Council - Regular Session**

**Tuesday, October 27, 2020**

**6:00 PM**

**Via Video Conference and City Council Chambers**

**City Hall**

**220 SE Green Street**

**Lee's Summit, MO 64063**

**(816) 969-1000**

**REGULAR SESSION NO. 13**

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Notice is hereby given that the City Council of the City of Lee's Summit will meet in regular session on Tuesday, October 27, 2020, at 6:00 pm, in person and via video conference as provided by Section 610.015 of the Revised Statutes of the State of Missouri due to the ongoing COVID-19 pandemic.

The public is invited to attend by viewing the meeting on the City website at [www.WatchLS.net](http://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. The public to can attend via the Zoom software platform at [www.Zoom.com](http://www.Zoom.com); you may request the specific link to attend the City Council meeting. The meeting is also being held in the Council Chambers, a limited number of people will be allowed in the meeting room and it is therefore recommended that you attend by watching the meeting as described in this paragraph.

Additionally, persons wishing to comment on any item of business on the agenda may do so in writing prior to 5:00 pm on Monday, October 26, 2020, either by e-mail to: [clerk@cityofls.net](mailto:clerk@cityofls.net), by leaving a voicemail at 816-969-1005 or by leaving written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063. Written comments submitted by these methods will be presented at the City Council meeting. Persons wishing to speak at a public hearing on this agenda may do so by contacting the City Clerk prior to 5:00 p.m. on Monday, October 26, 2020 by e-mail at [clerk@cityofls.net](mailto:clerk@cityofls.net), and they will be provided with instructions regarding how to provide their live testimony via video conference during the public hearing

Any persons wishing to attend the Council Meeting in person should abide by the County's mask requirement at all times while within City Hall, including the Council Chambers.

**Preliminaries:**

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order

Mayor Baird called Regular Session No. 13 to order at 6:01 pm.

- D. Roll Call

**Present:** 9 - Mayor Bill Baird  
Councilmember Trish Carlyle  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Diane Forte  
Councilmember Bob Johnson  
Councilmember Beto Lopez  
Councilmember Hillary Shields

**1. Approval of Agenda**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Forte, to approve the agenda as published. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**2. Approval of Consent Agenda:**

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Lopez, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

- A. [BILL NO. 20-197](#) An Ordinance approving a rezoning from Agricultural (AG) to District R-1 and preliminary development plan for approximately 20 acres located at 2501 and 2601 NE Colbern Rd, proposed Woodland Oaks, Lots 1-42 and Tracts A-C, 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.  
(Note: First reading by Council on October 20, 2020. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-197 be adopted and numbered Ord. No. 8992 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

- B. [BILL NO. 20-199](#)** An Ordinance vacating a certain easement located at 3320 NE Ralph Powell Road in the City of Lee's Summit, Missouri.  
(Note: First reading by Council on October 20, 2020. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-199 be adopted and numbered Ord. No. 8993 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

- C. [BILL NO. 20-200](#)** An Ordinance approving the execution of two grant agreements by and between the State of Missouri, Department of Transportation Traffic and Highway Safety Division and the City of Lee's Summit, Missouri for the Missouri Highway Safety Program.  
(Note: First reading by Council on October 20, 2020. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-200 be adopted and numbered Ord. No. 8994. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

### 3. Council Roundtable

Councilmember Felker asked if Item 5.B. (Public Hearing: Application

#PL2020-224 - Preliminary Development Plan - New Longview Building 31, 420 SW Longview Blvd; Box Real Estate Development, applicant.) was going to be continued. Mr. Ryan Elam, Director of Planning and Development, stated the Public Hearing will be opened and continued to November 17, 2020.

Councilmember Felker also noted he will be recusing himself from Item 5.A. (Public Hearing: Application #PL2020-200 - Preliminary Development Plan - Oakview, Lots 2, 3 and 4, 1410, 1430 and 1440 NE Douglas St; Star Acquisitions & Development, LLC, applicant.) as his law firm represents the developer.

Councilmember Shields stated she will also be recusing herself from Item 5.A. ((Public Hearing: Application #PL2020-200 - Preliminary Development Plan - Oakview, Lots 2, 3 and 4, 1410, 1430 and 1440 NE Douglas St; Star Acquisitions & Development, LLC, applicant.) as her law firm also represents this developer. She also noted that her firm represents Box Real Estate Development on Item 5.B. but they do have a large stake with them so she will not be recusing herself on that item.

#### 4. Proclamations:

- A. [2020-3729](#) Feed Lee's Summit Month

This Proclamation was read into the record.

- B. [2020-3730](#) National Family Literacy Day (November 1, 2020)

This Proclamation was read into the record.

#### 5. Public Hearings:

- A. [2020-3672](#) Public Hearing: Application #PL2020-200 - Preliminary Development Plan - Oakview, Lots 2, 3 and 4, 1410, 1430 and 1440 NE Douglas St; Star Acquisitions & Development, LLC, applicant.

(Note: This item was continued from October 20, 2020 per the applicant's request.)

Mr. Josh Johnson entered Exhibit A, list of exhibits 1 - 20 into the record.

Council discussion included:

- \* Right In - Right Out
- \* Shared Access
- \* Parking
- \* Original Owner
- \* Polyainers
- \* Cross easements

- 1) [BILL NO. 20-201](#) An Ordinance approving a preliminary development plan located at 1410, 1430 and 1440 NE Douglas St in District CP-2, Oakview Lots 2-4, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the

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Code of Ordinances for the City of Lee's Summit, Missouri.

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 20-201 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Johnson  
Councilmember Lopez

**Nay:** 1 - Councilmember Forte

**Recused:** 2 - Councilmember Felker  
Councilmember Shields

- B.** [2020-3711](#) Public Hearing: Application #PL2020-224 - Preliminary Development Plan - New Longview Building 31, 420 SW Longview Blvd; Box Real Estate Development, applicant.

(Note: This item was continued from October 27, 2020, per the applicants request.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Forte, that this Public Hearing Sworn be continued to a date certain of November 17, 2020 per the applicants request. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

- 1)** [BILL NO. 20-202](#) An Ordinance approving a preliminary development plan located at 420 SW Longview Blvd in district PMIX, 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: This item was continued with the Public Hearing to November 17, 2020.**

- C.** [2020-3722](#) Public Hearing: Application #PL2020-271 - Vacation of Right-of-way - Two segments of NE Douglas St generally located south of 2305 NE Douglas St; City of Lee's Summit, applicant

Mr. Josh Johnson entered Exhibit A, List of exhibits 1-17 into the record.

- 1)** [BILL NO. 20-203](#) An Ordinance vacating dedicated right-of-way for two segments of NE Douglas St generally located south of 2305 NE Douglas St, in the City of Lee's Summit, Missouri.

(Note: This Bill was first read by Council on October 27, 2020. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Forte, that Bill No. 20-203 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**6. Public Comments:**

There were no Public Comments.

**7. Presentations:**

- A. [2020-3701](#) Fiscal Sustainability Concept #1 - Establish a Target Amount

Council Discussion included:

- \* Priority based budgeting
- \* Business closures
- \* Employee Clinic (Finance and Budget Committee on November 9, 2020)
- \* Insurance

**This Presentation was presented.**

**8 Proposed Ordinances Forwarded from Committee:**

- A. [BILL NO. 20-204](#) An Ordinance approving the use of a Cooperative Contract between Sourcewell and The Wilson Group, Inc., to utilize Job Order Contracting Services as needed and authorizing the City Manager to execute all documents necessary to use the same for the City of Lee's Summit, Missouri.

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Forte, that Bill No. 20-204 be second read. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Forte, that Bill No. 20-204 be approved and numbered Ord. No. 8995. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

## 9. Proposed Ordinances - Second Reading:

- B.** [BILL NO. 20-198](#) An Ordinance approving a rezoning from AG to districts R-1 and RP-4 and preliminary development plan for approximately 35 acres located at 1215 NE Bowlin Rd, proposed Stag's Field, 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.  
(Note: First reading by Council on October 20, 2020.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Forte, that Bill No. 20-198 be adopted and numbered Ord. No. 8996. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Carlyle  
Councilmember Forte  
Councilmember Johnson  
Councilmember Shields

**Nay:** 4 - Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Lopez

## 10. Committee Reports

Councilmember DeMoro noted there will be a Public Works Committee meeting on Monday, November 2, 2020 at 5 pm and it will be a hybrid meeting.

Councilmember Johnson stated there will be a Finance and Budget Committee meeting on Monday, November 9, 2020. He also advised the Finance and Budget Committee will be hearing a presentation on the Community Improvement Project plans for Fiscal Year 2021 in January.

Councilmember Felker advised there will be a Rules Committee meeting on November 5, 2020 at 5pm and it will be a hybrid meeting.

## 11. Council Comments:

Councilmember Edson noted that a previous Council had requested more multi-family developments with incentives. She asked if staff consider removing incentives from multi-family development requests. She asked Mayor Pro Tem Lopez to place this with the Community and Economic Development Committee. He agreed to do so. Mayor Baird asked to see if they could do a new study with updated information.

Councilmember Felker stated he recently traveled down the new paved View High Drive and it was very nice. He advised the striping on the road that will allow for one lane of travel each way with bike lanes also.

Councilmember Johnson stated he would like to review stormwater issues again.

Councilmember Forte asked if Staff could look at updating equipment on the dais. Several of the plug in and cords were no longer working.

Councilmember Felker asked what our dialogue would be regarding the upcoming Public Service Agreement renewals. Mr. Steve Arbo, City Manager, stated this will be on an agenda in November.

Councilmember Johnson asked who the employee insurance was with and when bidding would begin. Mr. Arbo advised it just renewed and the next open bid would be January 2022.

## 12. Staff Roundtable

Mr. Steve Arbo, City Manager, advised Council they had been given a written report on how the Information Technology department would be using CARES Act funding and part of that included updated equipment on the dais as well as other conference rooms.

Chief Mike Snider provided an update on the COVID 19 pandemic.

Mr. Arbo stated he had received the Council emails regarding getting staff back into Council meetings. He noted he will be meeting with Management tomorrow to discuss this matter and determine how best to staff these meeting without exposing all key management to the possibility of contracting the coronavirus.

- A. [2020-3759](#) Information Technology Update for Pandemic response and CARES Act Funding

**This Presentation was received and filed.**

## 13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 13 at 8:14 pm.

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"