



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

Thursday, January 4, 2018

6:15 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

**REGULAR SESSION NO. 52**

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INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Mayor Rhoads called Regular Session No. 52 to order at 6:15 p.m.

ROLL CALL

Councilmember Faith was Absent during Roll Call but arrived at 6:29 p.m. during Council Comments.

**Present:** 8 - Councilmember Rob Binney  
Councilmember Trish Carlyle  
Councilmember Phyllis Edson  
Councilmember Craig Faith  
Councilmember Diane Forte  
Councilmember Dave Mosby  
Councilmember Diane Seif  
Councilmember Fred DeMoro

APPROVAL OF AGENDA

**ACTION:** Mayor Rhoads advised Items 4.B. and 5.A. would be continued to January 18, 2018 per the applicant's request.

On motion of Councilmember Forte, second by Councilmember DeMoro, the Council voted unanimously (Councilmember Faith "Absent") to approve the Published Agenda as Amended.

Aye -

Councilmember Forte  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Carlyle

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Councilmember Mosby  
Councilmember Binney  
Councilmember Seif

Absent-  
Councilmember Faith

1. **PUBLIC COMMENTS:**

Ms. Geraldine Amoto spoke again on her opinions of the fall of the United States and the republic.

2. **COUNCIL COMMENTS:**

There were No Council Comments.

Councilmember Faith present at 6:29 p.m.

3. **APPROVAL OF CONSENT AGENDA:**

- A. [2017-1743](#) Approval of Action Letters from December 7, 14 and 21, 2017.

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that the Action Letters from December 7, 14 and 21, 2017 be approved as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Nay:** 1 - Councilmember Mosby

- B. [2017-1758](#) Approval of change in managing officer for Quik Trip Store #208 at 800 NE Woods Chapel Road, and Quik Trip Store #200 at 120 SW M150 Highway.

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that this Liquor License be approved as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Nay:** 1 - Councilmember Mosby

- C. [2017-1759](#) Approval of a Liquor License Type "N" for Ted's Escondido Cafe 636 NE 291 Highway.

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that this Liquor License be approved as part of the Consent Agenda. The motion**

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carried by the following vote:

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Nay:** 1 - Councilmember Mosby

**Recused:** 1 - Mayor Rhoads

- D. [BILL NO. 17-281](#) AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "THE MANOR AT STONEY CREEK, 2ND PLAT, LOTS 42-81 & TRACTS N-P", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.  
(Note: This Bill was first read on December 21, 2017 and passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 17-281 be adopted and numbered Ord. No. 8320 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Nay:** 1 - Councilmember Mosby

- E. [BILL NO. 17-282](#) AN ORDINANCE APPROVING AN INTERGOVERNMENTAL FACILITY USE AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI FOR THE USE OF THE LONGVIEW RECREATION CENTER AQUATICS FACILITY FOR LIFEGUARD TRAINING AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME BY AND ON BEHALF OF THE CITY OF LEE'S SUMMIT.  
(Note: This Bill was first read on December 21, 2017 and passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 17-282 be adopted and numbered Ord. No. 8321 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Nay:** 1 - Councilmember Mosby

**4. PRESENTATIONS:**

- A. [2017-1750](#) Review of the General Fund Reserve Balance

Mr. Conrad Lamb, Director of Finance, provided an update on the General Fund Reserve Balance.

**This Presentation was received and filed.**

- B. [2017-1748](#) Paragon Star - Presentation of I-470 Western Gateway Transportation Development District proposal

**NOTE: This item was CONTINUED to January 18, 2018 per the Applicant's request at the beginning of this meeting.**

**5. RESOLUTIONS:**

- A. [RES. NO. 18-01](#) A RESOLUTION SUPPORTING THE FORMATION OF THE I-470 WESTERN GATEWAY TRANSPORTATION DEVELOPMENT DISTRICT.

**NOTE: This item was CONTINUED to January 18, 2018 per the Applicant's request at the beginning of this meeting.**

**6. PUBLIC HEARINGS:**

- A. [2017-1643](#) Continued PUBLIC HEARING - Application #PL2017-203 - REZONING from AG to CP-2 and PRELIMINARY DEVELOPMENT PLAN - approximately 4.3 acres abutting the property at 1850 NE US 40 Hwy; IAC Life, applicant. (Note: The item was to be CONTINUED from December 21, 2017 per the applicant's request.)

**This Public Hearing - Sworn was read into the record.**

- 1) [BILL NO. 17-279](#) AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM AG TO CP-2 AND APPROVING A PRELIMINARY DEVELOPMENT PLAN ON APPROXIMATELY 4.3 ACRES ABUTTING 1850 NE US 40 HIGHWAY, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI. (Note: The item was to be CONTINUED from December 21, 2017 per the applicant's request.)

**ACTION: A motion was made by Councilmember Mosby, seconded by Councilmember Seif, that Bill No. 17-279 be advanced to second reading. The motion failed by the following vote:**

**Aye:** 3 - Councilmember Edson  
Councilmember Mosby  
Councilmember Seif

**Nay:** 5 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Faith  
Councilmember Forte  
Councilmember DeMoro

- B. [2017-1575](#) Continued PUBLIC HEARING - Application #2017-217 - VACATION OF

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RIGHT-OF-Way - a portion of NE Todd George Road located approximately 90 feet north of the intersection of NE Wall St and NE County Park Road; Darla Anderson, applicant

**This Public Hearing - Sworn was read into the record.**

- 1) [BILL NO. 18-01](#) AN ORDINANCE VACATING DEDICATED RIGHT-OF-WAY FOR A PORTION OF NE TODD GEORGE ROAD LOCATED APPROXIMATELY 90 FEET NORTH OF THE INTERSECTION OF NE WALL ST AND NE COUNTY PARK ROAD. WITHIN THE CITY OF LEE'S SUMMIT, MISSOURI.  
(NOTE: First reading by City Council on January 4, 2018 and approved unanimously.)

**ACTION: A motion was made by Councilmember Mosby, seconded by Councilmember Seif, that Bill No. 18-01 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Mosby  
Councilmember Seif  
Councilmember DeMoro

- C. [2017-1498](#) Remanded PUBLIC HEARING - Appl. #PL2017-144 - PRELIMINARY DEVELOPMENT PLAN - Kessler Ridge at New Longview, 2nd Plat, Lots 56-87, Tracts E-G; Inspired Homes, LLC, applicant

**NOTE: Councilmember Mosby Absent at 7:45 p.m.**

- 1) [BILL NO. 18-02](#) AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND GENERALLY LOCATED AT THE NE CORNER OF SW LONGVIEW BOULEVARD AND SW LONGVIEW ROAD IN DISTRICT PMIX, PROPOSED KESSLER RIDGE AT NEW LONGVIEW, 2ND PLAT, LOTS 56-87, TRACTS E-G, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.  
(NOTE: First reading by City Council on January 4, 2018 and approved unanimously.)

**ACTION: A motion was made by Councilmember Demoro, second by Councilmember Forte to advance Bill No. 18-02 for second reading.**

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 18-02 be amended by adding a condition that "No additional fencing will be allowed except for split rail that is already used in that area". The motion carried by the following vote:**

**Aye:** 6 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

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**Nay:** 1 - Councilmember Edson

**Absent:** 1 - Councilmember Mosby

**ACTION: A motion was by Councilmember DeMoro, second by Councilmember Forte that Bill No. 18-02 be advanced for second reading as amended. The motion was carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Absent:** 1 - Councilmember Mosby

**7. PROPOSED ORDINANCES - FIRST READING:**

- A.**     [BILL NO.](#)     AN ORDINANCE APPROVING THE 2018 FACILITY USAGE AGREEMENT BY  
[18-03](#)           AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI, THROUGH THE  
LEE'S SUMMIT PARKS AND RECREATION BOARD AND JACKSON COUNTY  
PARKS AND RECREATION FOR THE USE OF CITY FACILITIES AND  
AUTHORIZING THE MAYOR TO EXECUTE THE SAME BY AND ON BEHALF  
OF THE CITY.

(NOTE: First reading by City Council on January 4, 2018 and approved  
unanimously.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Binney, that Bill No. 18-03 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Absent:** 1 - Councilmember Mosby

- B.**     [BILL NO.](#)     AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "SIENA AT  
[18-04](#)           LONGVIEW, 4TH PLAT, LOTS 216A-218A, 224A & 320-328", AS A  
SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

(NOTE: First reading by City Council on January 4, 2018 and approved  
unanimously.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Seif, that Bill No. 18-04 be advanced to second reading. The motion carried by the following vote:**

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**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Absent:** 1 - Councilmember Mosby

**8. PROPOSED ORDINANCES - SECOND READING:**

- A.** [BILL NO. 17-280](#) AN ORDINANCE AMENDING THE ECONOMIC DEVELOPMENT INCENTIVE POLICY FOR THE CITY OF LEE'S SUMMIT.

(Note: This Bill was first read on December 21, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Seif, that Bill No. 17-280 be adopted and numbered Ord. No. 8322. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif  
Councilmember DeMoro

**Absent:** 1 - Councilmember Mosby

**9. COMMITTEE REPORTS (Committee chairs report on matters held in Committee):**

Councilmember Forte stated the CEDC would be meeting on Wednesday, January 10, 2018 at 4:30 p.m. They have not yet scheduled the requests made by the gentelman from Cricket Wireless, but they would look at this at a future meeting.

Councilmember Binney advised there would be a Finance & Budget Committee meeting on Monday, January 8, 2018 at 5:30 p.m.

Councilmember Carlyle noted the Rules Committee meeting previously scheduled for January 2, 2018 has now been moved to January 25, 2018 at 5:30 p.m.

**10. COUNCIL ROUNDTABLE:**

Councilmember Forte complimented the Treasury staff for the great job they did during tax season. The lines moved very quickly and everything was handled very well. It was a great representation of our City.

Councilmember Binney appreciated citizens coming in to City Hall to pay their taxes as the City does receive 1% of those payments when paid in person at City Hall. He also wanted to be sure the only thing Council was considering for the two items continued for Paragon Star this evening to January 18, 2018 was the financial amendment to the TDD only. Mr. Steve

Arbo, City Manager, advised that was correct. They would give other information but the only thing being considered was the TDD amendment.

**11. STAFF ROUNDTABLE:**

Mr. Steve Arbo, City Manager, stated staff is working with the gentleman from Cricket Wireless on his concerns regarding signs and display to attract attention for sales. This is being done administratively with Mr. Bob McKay. Mr. McKay will get comments from this gentleman and advise of some things he can do within the city limits. He will bring these comments to CEDC at a later date.

Mr. Arbo also recognized the great efforts of Treasury and Finance staff during tax season. He asked Mr. Conrad Lamb, Finance Director, to provide more information.

Mr. Lamb advised the City did 10% more this year than in previous years due to Blue Springs and Raytown both not collection Jackson County payments this year. Most of the overflow came to Lee's Summit. The staff did a great job at getting people through the process quickly and professionally.

Councilmember Binney asked about the upcoming tax season and if the city was going to provide assistance with tax preparation as they had done in previous years.

Mr. Arbo advised the city would assist with tax preparation for those entitled to the Earned Income Credit.

Mrs. Jackie Heanue, Interim Director of Human Resources, advised they would be offering assistance with Earned Income Credit as well at Missouri Property Tax Credit (usually for citizens 65 years and older). The program would be held on February 6, 13, & 20, 2018. By appointment only from 3pm - 6pm and walk-ins would be welcome from 6pm - 8pm on those dates. Appointments are encouraged. She advised more information can be found at NextStepKC.org.

**12. ADJOURNMENT**

There being no further business, Mayor Rhoads adjourned Regular Session No. 52 at 8:21 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 Internet site at "www.cityofls.net".