



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

Tuesday, January 12, 2021

6:00 PM

Via Video Conference

**REGULAR SESSION NO. 20**

---

Notice is hereby given that the City Council of the City of Lee's Summit will meet in regular session on Tuesday, January 12, 2021, at 6:00 pm, 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.

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, January 11, 2021, 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, January 11, 2021 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

**Preliminaries:**

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

Mayor Baird called Regular Session No. 20 to order at 6:04 pm.

- D. Roll Call

City Council - Regular Session

Action Letter

January 12, 2021

---

**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 Edson, 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 Edson, 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. 20-255](#)** An Ordinance authorizing and directing the issuance of \$5,000,000 principal amount of General Obligation Bonds, Series 2021A, and authorizing certain other documents and actions by the City.  
(Note: First reading by City Council on January 5, 2021. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 20-255 be adopted and numbered Ord. No. 9048 as part of the Consent Agenda. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

January 12, 2021

---

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

- B.** [BILL NO. 20-256](#) An Ordinance vacating a portion of a certain easement located at 1728 NE Aberdeen Drive; in the City of Lee's Summit, Missouri.  
(Note: First reading by City Council on January 5, 2021. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 20-256 be adopted and numbered Ord. No. 9049 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. 20-257](#) An Ordinance Approving the Cooperative Agreement and the Lease Agreement Among the City of Lee's Summit, Missouri, the Cedar Creek Community Improvement District and Enterprises Cedar Creek, LLC., to Implement the Incentives for the Cedar Creek Shopping Center Redevelopment Project.  
(Note: First reading by City Council on January 5, 2021. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 20-257 be adopted and numbered Ord. No. 9050 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

### 3. Council Roundtable

Mr. Mike Snider, Fire Chief, provided an update on the COVID-19 pandemic.

### 4. Public Hearings:

- A.** [2020-3845](#) Public Hearing: Application #PL2020-280 - Preliminary Development Plan -

Streets of West Pryor, Lots 1 and 2, 2051 and 2061 NW Lowenstein Dr; Street of West Pryor, LLC, applicant.

(NOTE: This item was continued from January 5, 2021 per staff's request.)

Exhibit 1 - 22 was entered into the record by Mr. Josh Johnson.

**Council discussion included:**

- \* Other "sit down" restaurants
- \* Capacity of first PDP
- \* Drive thru capacity / back up
- \* Incentives
- \* Landscaping
- \* Look of buildings / parking lot
- \* Traffic

- 1) [BILL NO. 21-01](#) An Ordinance approving a preliminary development plan located at 2051 and 2061 NW Lowenstein Dr. in District PMIX, Streets of West Pryor, Lots 1 and 2, 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 reading by Council on January 12, 2021. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Lopez, that Bill No. 21-01 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Lopez  
Councilmember Shields

**Nay:** 4 - Councilmember Carlyle  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson

**5. Public Comments:**

There were no Public Comments.

**8. Proposed Ordinances Forwarded from Committee:**

- A. [BILL NO. 21-02](#) An Ordinance approving the award of Bid No. 2021-025 for mowing services on an as-needed basis for a one-year term with up to four, one-year renewals to US Lawns of Kansas City, Inc. and authorizing the City Manager to execute the same by and on behalf of the City. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Forte, that Bill No. 21-02 be second read. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

January 12, 2021

---

**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 Felker, seconded by Councilmember Forte, that Bill No. 21-02 be adopted and numbered Ord. No. 9051. 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. 21-03](#)**

An Ordinance authorizing the execution of Change Order No. One to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, by increasing the Guaranteed Maximum Price to \$4,962,534.00. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 21-03 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 Shields, seconded by Councilmember Forte, that Bill No. 21-03 be adopted and numbered Ord. No. 9052. 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

City Council - Regular Session

Action Letter

January 12, 2021

---

- C. [BILL NO. 21-04](#) An Ordinance approving Change Order No. 8 to the contract with Phillips Hardy, Inc. for the Landfill Closure Construction project, an increase of \$11,197.86 for a revised contract price of \$3,832,415.57. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Johnson, seconded by Councilmember Forte, that Bill No. 21-04 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 Johnson, seconded by Councilmember Edson, that Bill No. 21-04 be adopted and numbered Ord. No. 9053. 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

- D. [BILL NO. 21-05](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Supplemental Agreement to Airport Aid Agreement for Project No. 136-109A-1 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, granting state funds in the amount of \$883.00 and for extending the grant expiration date to December 30, 2020 for assisting with runway 11-29 pregrading at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Forte, that Bill No. 21-05 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 Carlyle, seconded by Councilmember Forte, that Bill No. 21-05 be adopted and numbered Ord. No. 9054. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

January 12, 2021

---

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

- E.** [BILL NO. 21-06](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement, Amendment #1 for Project No. 13-109A-1 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, granting federal funds in the amount of \$16,216.00 and for extending the grant expiration date to December 30, 2020 for assisting with runway 11-29 pregrading at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 21-06 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 Shields, that Bill No. 21-06 be adopted and numbered Ord. No. 9055. 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

- F.** [BILL NO. 21-07](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Second Supplemental Agreement to Airport Aid Agreement for Project No. 156-109A by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, extending the grant expiration date to December 30, 2020 for assisting with pregrading runway 18-36 extension at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 21-07 be second read. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

January 12, 2021

---

**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 Forte, seconded by Councilmember DeMoro, that Bill No. 21-07 be adopted and numbered Ord. No. 9056. 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

**G. [BILL NO. 21-08](#)**

An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement, Amendment #2 for Project No. 15-109A-1 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, for extending the grant expiration date to December 30, 2020 for assisting with pregrading runway 18-36 extension at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Edson, that Bill No. 21-08 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 Lopez, seconded by Councilmember Forte, that Bill No. 21-08 be adopted and numbered Ord. No. 9057. The motion carried by the following vote:**



City Council - Regular Session

Action Letter

January 12, 2021

---

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

- H. [BILL NO. 21-09](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Third Supplemental Agreement to Airport Aid Agreement for Project No. 156-109A-3 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, extending the grant expiration date to December 31, 2021 for assisting with runway 18-36 reconstruction at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 21-09 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 DeMoro, seconded by Councilmember Edson, that Bill No. 21-09 be adopted and numbered Ord. No. 9058. 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

- I. [BILL NO. 21-10](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement, Amendment #3 for Project No. 15-109A-3 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, for extending the grant expiration date to December 31, 2021 for assisting with runway 18-36 reconstruction at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember DeMoro, that Bill No. 21-10 be second read. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

January 12, 2021

---

**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 Felker, seconded by Councilmember Edson, that Bill No. 21-10 be adopted and numbered Ord. No. 9059. 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

- J. [BILL NO. 21-11](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Second Supplemental Agreement to Airport Aid Agreement for Project No. 166-109A by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, extending the grant expiration date to December 31, 2021 for assisting with relocation and extension of taxiway A at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 21-11 be for 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

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 21-11 be adopted and numbered Ord. No. 9060. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

January 12, 2021

---

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

- K.** [BILL NO. 21-12](#) An Ordinance authorizing the execution of a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement, Amendment #2 for Project No. 16-109A-1 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, for extending the grant expiration date to December 31, 2021 for assisting with relocation and extension of taxiway A at the Lee's Summit Municipal Airport. (PWC 1/4/21)

**ACTION: A motion was made by Councilmember Johnson, seconded by Councilmember Edson, that Bill No. 21-12 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 Johnson, seconded by Councilmember Edson, that Bill No. 21-12 be adopted and numbered Ord. No. 9061. 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

- L.** [BILL NO. 21-13](#) An Ordinance approving Amendment No. 12 to the Budget for the Fiscal Year Ending June 30, 2020, as adopted by Ordinance No. 8643 and Ordinance No. 8652, by amending the authorized expenditures of the City of Lee's Summit, Missouri. (F&BC 1/11/21)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember DeMoro, that Bill No. 21-13 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 Carlyle, seconded by Councilmember Edson, that Bill No. 21-13 be adopted and numbered Ord. No. 9062. 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 - First Reading:

- A. [BILL NO. 21-14](#) An Ordinance Calling an Election to Authorize an Increase in the City's General Fund Operations Property Tax Levy Rate in the Amount of Ten Cents Per One Hundred Dollars of Assessed Valuation and Directing Staff to Prepare an Ordinance Reducing the General Obligation Debt Service Levy by an Equivalent Amount During the Levy Rate Setting Process in 2021.  
(Note: First reading by Council on January 12, 2021. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Forte, that Bill No. 21-14 be advanced for 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

## 10. Proposed Ordinances - Second Reading:

- A. [BILL NO. 20-252](#) An Ordinance approving a rezoning from AG (Agricultural) and R-1 (Single-family Residential) to district R-1 and preliminary development plan for approximately 24.8 acres, proposed Winterset Valley, 14th Plat, Lots 1488-1521 & Tracts A-E, 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 City Council on January 5, 2021.)

City Council - Regular Session

Action Letter

January 12, 2021

---

**ACTION:** A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 20-252 be adopted and numbered Ord. No. 9063. The motion carried by the following vote:

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**Recused:** 1 - Councilmember Felker

- B. [SUBSTITUTED BILL NO. 20-253](#)** An Ordinance approving a rezoning from district AG to district RLL for approximately 10 acres located at 1050 NE Todd George Road, proposed Pine Tree Farm Estates 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 City Council on January 5, 2021. Bill was amended on January 19, 2021 and tabled for second reading.)

**ACTION:** A motion was made by Councilmember Lopez, seconded by Councilmember Edson, that Bill No. 20-253 be adopted.

After discussion, a motion was made by Councilmember Johnson, seconded by Councilmember DeMoro, to amend Bill No. 20-253 by including the following language:

Minimum square footage requirements, all homes shall comply with the following minimum structure sizes:

Single Story - 1,600 Square Feet  
One- and One-Half Story - 2,100 Square Feet  
Two Story - 2,000 Square Feet.

After further discussion, Councilmember Johnson withdrew his motion and Councilmember DeMoro withdrew his second.

A motion was made by Councilmember Carlyle, seconded by Councilmember Forte, to amend Bill No. 20-253 by including the following language:

**A.** Minimum square footage requirements, all homes shall comply with the following minimum structure sizes:

Single Story - 1,600 Square Feet  
One- and One-Half Story - 2,100 Square Feet  
Two Story - 2,000 Square Feet.

**B.** Minimum residence front yard setback shall be 40 feet.

**C.** Parking of Motor Vehicles, Boats and Trailers. No truck, commercial vehicle, trailer, commercial trailer house, recreational vehicle, all-terrain vehicle, camper, motorcycle, automobile, mobile home, boat or boat trailer shall be brought upon, stored or habitually parked on any Lot in the front setback. This shall not be construed to prohibit the temporary (a maximum of twenty-four (24) hours) (a) standing or parking of a trailer, boat, trailer house, recreation vehicle, or mobile home for short periods preparatory to take same to some other location for use; or (b) the temporary standing or parking of a truck or commercial vehicle for

loading, or unloading, or (c) the parking of any operational automobile on any driveway on any Lot.

D. Accessory uses and structures. All accessory uses and structures to be in strict accordance as allowed under the Unified Development Ordinance.

E. Adjacency compatibility. All single-family detached structures constructed on any lot within the Property shall be substantially similar to single-family detached structures of adjoining neighborhoods or existing single family homes on large lots in the immediate surrounding area (within 0.25 miles of the Property). This condition shall include substantially similar architectural styles and character of structures, exterior materials and roof pitch.

The motion carried by the following vote:

8 - Aye

Councilmember Carlyle

Councilmember Forte

Councilmember Lopez

Councilmember DeMoro

Councilmember Johnson

Councilmember Shields

Councilmember Edson

Mayor Baird

1 - No

Councilmember Felker

After additional discussion, a motion was made by Councilmember Johnson, seconded by Councilmember Edson to Table Bill No. 20-253 to January 19, 2021.

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

## 11. Committee Reports

There were no Committee Reports.

## 12. Council Comments:

Councilmember Forte reminded citizens to support local businesses as so many are suffering during this pandemic and there are no longer funds from the Federal government to assist them.

Councilmember Johnson asked staff for a report on the 30 year closure responsibilities and funding by the City for the landfill.

Mayor Baird stated this was a good meeting with a lot of great discussion.

## 13. Staff Roundtable

There was no Staff Roundtable.

**14. Adjournment**

Hearing no further business, Mayor Baird adjourned Regular Session No. 20 at 9:24 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](http://lsmo.legistar.com)"