



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

Tuesday, December 5, 2023

6:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

REGULAR SESSION NO. 57

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 5, 2023 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 Monday, December 4, 2023, 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's website at WatchLS.net, and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

Preliminaries:

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

Mayor Baird called Regular Session No. 57 to order at 6:05 pm.

D. Roll Call

- Present:** 7 - Mayor Bill Baird
Councilmember Fred DeMoro
Councilmember Andrew Felker
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember Mia Prier
Councilmember Hillary Shields
- Absent:** 2 - Councilmember Phyllis Edson
Councilmember John Lovell

1. Approval of Agenda

ACTION:

Mayor Baird advised he would be recusing himself from Item. 9.A. on the agenda.

Councilmember Felker stated he would be recusing himself from Item 10.A. on the agenda.

Both recusals are due to possible conflicts of interest.

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

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, to approve the Consent Agenda, Items 2.A. - 2.D. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

A. [2023-5922](#) Approval of City Council Action Letter for November 21, 2023

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, to approve the City Council Action Letter from November 21, 2023 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

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- B. [BILL NO. 23-221](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District CBD (Central Business District) and a Preliminary Development Plan for the Downtown Market Plaza on approximately 4 acres of land located at 201, 205, and 220 SE Green Street; 205 and 208 SE Johnson Street; and 200 and 202 SE 3rd Street, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 23-221 be adopted and numbered Ord. No. 9807 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

- C. [BILL NO. 23-233](#) An Ordinance vacating a portion of a certain easement located at 690 NW Blue Parkway in the City of Lee's Summit, Missouri.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 23-233 be adopted and numbered Ord. No. 9808 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

- D. [BILL NO. 23-235](#) An Ordinance approving the Cooperative Agreement among the City of Lee's Summit, Missouri, the Raintree Village Community Improvement District, Martin City Partners, LLC, and 150 Highway Lee's Summit, LLC, to implement the Raintree Village Community Improvement District.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 23-235 be adopted and numbered Ord. No. 9809 as part of the Consent Agenda. The motion carried by the following vote:

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Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

3. Council Roundtable

Councilmember Shields stated the Holiday Mart and 12 Bars of Christmas will both be happening in downtown Lee's Summit this weekend, which is also her sons first birthday.

Mayor Pro Tem stated that he and other members of the City Council were able to attend the groundbreaking ceremony for the Troop A Highway Patrol Headquarters which has been located in Lee's Summit since 1938.

Councilmember Prier shared her LS Merchandise (tumbler) and stated this and other LS merch can be purchased through the City. She also attended the groundbreaking for the Troop A as she had a family tie to these headquarters.

4. Proclamations:

A. [2023-5913](#) Mantels and Martinis Day Proclamation

This Proclamation was presented.

5. Public Hearings:

- A. [2023-5915](#) Public Hearing: Application #PL2023-077 - Unified Development Ordinance Amendments to Article 6 Use Standards pertaining to Accessory Uses and Structures and requirements for Accessory Dwelling Units (ADUs) and Article 15 Rules of Interpretation and Definitions, City of Lee's Summit, applicant.

Ms. Aimee Nassif, Deputy Director of Development Services, entered Exhibit A 1 - 15 into the record.

Council Discussion Included:

- Parking requirements - additional off-street parking spaces
- On Street parking
- PDP Requirements
- Enforcement
- Grandfathered properties
- Target Housing
- Small Lots housing
- Short term rentals
- Parking Standard / Design Standards
- Line of Sight
- Drainage

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 23-236](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to applications and procedures, Article 6 pertaining to use standards and Article 15 pertaining to rules of interpretation and definitions; City of Lee's Summit, Applicant.

(Note: First read by Council on December 5, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 23-236 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

6. Public Comments:

Ms. Teresa Vollenweider expressed her concerns and frustration with working with the City on her site plan and the documents related to that and feeling the City is being dishonest about her property lines.

7. Presentations:

- A. [2023-5951](#) Presentation: General Update on New Longview TIF Plan and Future Projects; Russell Pearson, Box Real Estate Development

Mr. Russell Pearson of Box Real Estate Development provided an update on this project.

Council Discussion Included:

- Lot 44 - Development and Marketing
- Timeline moving forward
- Sunflower purchases barns and other properties - not involved with this developer
- Activating TIF parcels
- Update on TIF - 10-year plan

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 23-237](#) An Ordinance approving award of RFQ 2024-033 to Versa Governmental Strategies for lobbyist services and authorizing the execution of an agreement therefor in an amount not to exceed Sixty-thousand dollars (\$60,000.00) for a term of one year with two additional one-year renewals.
(LIRC 11/13/23)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that Bill No. 23-237 be second read. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-237 be adopted and numbered Ord. No. 9810. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

9. Proposed Ordinances - First Reading:

- A. [BILL NO. 23-238](#) An Ordinance approving a funding agreement between the City of Lee's Summit, Missouri and 635 Holdings, LLC, for the proposed Shamrock Redevelopment Project.
(Note: First read by Council on December 5, 2023. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Felker, that Bill No. 23-238 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Councilmember DeMoro
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

Recused: 1 - Mayor Baird

10. Proposed Ordinances - Second Reading:

- A. [BILL NO. 23-222](#) An Ordinance approving a Preliminary Development Plan for Chick-fil-A located at 690 NW Blue Parkway, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 21, 2023. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 23-222 be adopted and numbered Ord. No. 9811. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Absent: 2 - Councilmember Edson
Councilmember Lovell

Recused: 1 - Councilmember Felker

11. Committee Reports

Councilmember Shields stated the Finance and Budget Committee discussed the salaries of elected officials and it will be reconsidered and brought before Council at a later date for consideration.

12. Council Comments:

Councilmember Felker would like Council and staff to review the “escalator clause” and making sure we are at the right price point and data points for incentivized projects within the city for future consideration.

Councilmember Felker also stated he would not be seeking re-election in the 2024 Municipal Officers election.

13. Staff Roundtable

Mr. Mark Dunning, City Manager, stated candidate filing has begun and will go through December 26th, with limited hours on December 26th.

Mr. Dunning noted there will be an open house on December 14th to discuss road improvements on Ward Road from Obrien to the outer road.

Mr. Dunning advised this Friday, December 8, 2023, at 8:30am the City will be holding the All Hands meeting to recognize members of staff for their continued commitment to the community.

14. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 57 at 7:54 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"