



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

Tuesday, July 12, 2022

6:00 PM

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

REGULAR SESSION NO. 7 *AMENDED*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 12, 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 Monday, June 20, 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'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
- D. Roll Call

Councilmember Felker arrived at 6:28pm.

Councilmember Shields attended via Video Conference

Present: 7 - Mayor Bill Baird
Councilmember Fred DeMoro
Councilmember Phyllis Edson
Councilmember Andrew Felker
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Hillary Shields

Absent: 2 - Councilmember Faith Hodges
Councilmember Mia Prier

1. Approval of Agenda

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the published amended agenda. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 3 - Councilmember Felker
Councilmember Hodges
Councilmember Prier

2. Approval of Consent Agenda:

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

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 3 - Councilmember Felker
Councilmember Hodges
Councilmember Prier

A. [2022-4944](#) Approval of City Council Action Letter from June 21, 2022.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, to approve the City Council Action Letter from June 21, 2022 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 3 - Councilmember Felker
Councilmember Hodges
Councilmember Prier

B. [2022-5010](#) Mayor's Appointment:

Housing Authority: Reappoint Emmett Pierson, Jr. term to expire 5-4-26.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that the Mayor's Appointment be approved as part of the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

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Absent: 3 - Councilmember Felker
Councilmember Hodges
Councilmember Prier

- C.** [BILL NO. 22-116](#) An Ordinance vacating a portion of Right-of-Way along the west side of SW Longview Boulevard between SW Sensation Drive and SW Tower Park Drive (adjacent to 420 SW Longview Boulevard) in the City of Lee's Summit, Missouri. (Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-116 be adopted and numbered Ord. No. 9452 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 3 - Councilmember Felker
Councilmember Hodges
Councilmember Prier

- D.** [BILL NO. 22-134](#) An Ordinance amending Ordinance No. 9416 and vacating certain easements located at 3501 SW Market Street in the City of Lee's Summit, Missouri. (Note: First read by Council on June 21, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-134 be adopted and numbered Ord. No. 9453 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 3 - Councilmember Felker
Councilmember Hodges
Councilmember Prier

3. Council Roundtable

Councilmember DeMoro congratulated Mr. Joel Arrington on being named the incoming Airport Manager upon Mr. John Ohrazda's retirement.

Councilmember Edson noted how great the water towers look now that they have been painted.

Mayor Baird stated Legacy Blast was awesome. He enjoyed watching it from his brother's back yard which had an excellent view. He also thanked the Parks and Recreation Department.

4. Presentations:

- C. [2022-4999](#) Conceptual Economic Development Incentive Request - (1) Sales Tax Exemption on Construction Materials and Real Property Tax Abatement for Raintree Village Retirement Community, Scenic Development, LLC applicant and (2) Community Improvement District for Arborwalk Development, Christie Development Associates, LLC, applicant

Council discussion included:

Timing / Phases

Overall Development Phases

Overall Incentive Package

Chapter 100

CID

Solve for Issues

Easements

Building Issues

Rate of Return

Background on location

Jobs

Council reached a consensus to provide their support to the applicant to move forward with this project.

This Presentation was presented.

5. Public Hearings:

- A. [2022-4952](#) Public Hearing: Application #PL2022-119 - Preliminary Development Plan - Raintree Village, 1501 SW Arborwalk Boulevard; Scenic Development, LLC, applicant.
(Note: This item was continued from June 21, 2022 per the applicant's request.)

Mr. Brian Head stated the presentation and content of that discussion on the previous presentation in its entirety should be entered into the record. Mayor entered the aforementioned into the record.

Mr. Josh Johnson, Assistant Director of Plan Services, entered into the record Exhibits 1-17.

Council discussion included:

Memory Care Fencing (6-foot rod iron fencing)

Adding an additional ambulance to Fire Station No. 6

Parking and underground parking

No one was present to speak in favor of or opposed to this application.

This Public Hearing - Sworn was presented.

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1. [BILL NO. 22-137](#) An Ordinance approving a Preliminary Development Plan for Raintree Village on land located at 1501 SW Arborwalk Boulevard 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 July 12, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Felker, that Bill No. 22-137 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

- B. [2022-5008](#) Public Hearing: Application #PL2021-400 - Vacation of Right-of-Way - an approximately 2,200 ft. segment of NW Main Street located north of NW Tudor Road; Scannell Properties, LLC, applicant

Mr. Josh Johnson, Assistant Director of Plan Services, entered into the record Exhibits 1-16

There was no Council discussion on this application.

No one was present to speak in favor of or opposed to this application.

This Public Hearing - Sworn was presented.

1. [BILL NO. 22-138](#) An Ordinance vacating dedicated right-of-way for an approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd, in the City of Lee's Summit, Missouri.

(Note: First read by Council on July 12, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember DeMoro, that Bill No. 22-138 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

- C. [2022-5001](#) Public Hearing: Paragon Star Village Garage LCRA Redevelopment Plan; Paragon Star, LLC, applicant

Mr. David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibits 1 - 9 into the record.

Councilmember Felker stated he would be recusing from this application and the one following it.

There was no Council discussion.

No one was present to speak in favor of or opposed to this application.

This Public Hearing - Sworn was presented.

1. [BILL NO. 22-139](#) An Ordinance Approving the Paragon Star Village Garage Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan
(Note: First read by Council on July 12, 2022. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 22-139 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

Recused: 1 - Councilmember Felker

- D. [2022-5019](#) Public Hearing: Paragon Star Apartments LCRA Redevelopment Plan; Gold Crown Properties, Inc., applicant

Mr. David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibits 1 - 8 into the record.

There was no Council discussion.

No one was present to speak in favor of or opposed to this application.

This Public Hearing - Sworn was presented.

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1. [BILL NO. 22-140](#) An Ordinance approving the Paragon Star Apartments Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.
(Note: First read by Council on July 12, 2022. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 22-140 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

Recused: 1 - Councilmember Felker

6. Public Comments:

There were no Public Comments

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 22-141](#) An Ordinance approving the award of Bid No. 2022-057 to DLS Tire Centers Inc. to purchase tires and services on an as-needed basis for a one-year term with up to four, one-year renewals and authorizing the City Manager to execute the same for the City. (F&BC 7/6/22)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 22-141 be second read. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-141 be adopted and numbered Ord. No. 9455. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

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- B. [BILL NO. 22-142](#) An Ordinance approving the execution of a memorandum of understanding between the Kansas Bureau of Investigation and the City of Lee's Summit for the use of Midwest High Intensity Drug Trafficking Area Award Funds, and authorizing the Mayor to execute the same on behalf of the City. (FBI Combined Task Force) (F&BC 7/6/22)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Felker, that Bill No. 22-142 be second read. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Felker, that Bill No. 22-142 be adopted and numbered Ord. No. 9456. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

- C. [BILL NO. 22-143](#) An Ordinance approving the execution of a memorandum of understanding between the Kansas Bureau of Investigation and the City of Lee's Summit for the use of Midwest High Intensity Drug Trafficking Area Award Funds, and authorizing the Mayor to execute the same on behalf of the City. (DEA Task Force) (F&BC 7/6/22)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-143 be second read. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-143 be adopted and numbered Ord. No. 9457. The motion carried by the following vote:

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Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

- D. [BILL NO. 22-144](#) An Ordinance authorizing the City to spend additional funds to purchase additional software licenses and services pursuant to the Software License and Services Agreement between the City of Lee's Summit and CentralSquare Technologies, LLC, and authorizing the City Manager to execute all documents necessary to effectuate the same on behalf of the City. (F&BC 7/6/22)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Edson, that Bill No. 22-144 be second read. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Edson, that Bill No. 22-144 be adopted and numbered Ord. No. 9458. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

- E. [BILL NO. 22-145](#) An Ordinance approving the use of a cooperative contract between Public Safety Association, Inc. and Stryker Sales, LLC, to purchase and maintain emergency medical equipment, and ratifying the City Manager's execution of the same to allow for expanded spending authority. (F&BC 7/6/22)

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 22-145 be second read. The motion carried by the following vote:

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Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-145 be adopted and numbered Ord. No. 9459. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

- F. [BILL NO. 22-146](#)** An Ordinance Approving the First Amendment to the Amended and Restated Development Structure Agreement Among the City of Lee's Summit, Missouri, Lane4 Development Group, Inc., and Biederman Redevelopment Ventures for the Downtown Market Plaza Project. (F&BC 7/6/22)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-146 be second read. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-146 be adopted and numbered Ord. No. 9460. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

8. Resolutions:

- A. [RES NO. 22-15](#) A Resolution adopting a Statement of Common Purpose to renew and expand the Eastern Jackson County Shared Service Collaborative Partnership.

This Resolution was withdrawn.

9. Proposed Ordinances - First Reading:

- A. [BILL NO. 22-147](#) An Ordinance Approving a Funding Agreement Between the City of Lee's Summit, Missouri and Discovery Park Lee's Summit, LLC, for the Discovery Park Project.

(Note: First read by Council on July 12, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 22-147 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

10. Proposed Ordinances - Second Reading:

- A. [BILL NO. 22-136](#) An Ordinance Approving the First Amendment to Real Estate Sale Agreement Between the City of Lee's Summit, Missouri, and Archview Properties, LLC, for the Sale of City Property at 15 and 25 NW Tudor Road.

(Note: First read by Council on June 21, 2022.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-136 be adopted and numbered Ord. No. 9461. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Absent: 2 - Councilmember Hodges
Councilmember Prier

11. Committee Reports

Councilmember Felker stated the Public Works Committee met yesterday and they had an exciting conversation about the Pavement Management Program that gave a lot a great and useful information.

Councilmember Edson noted the Community and Economic Development Committee will be meeting tomorrow, July 14, 2022 at 5:00 pm and they will be having a discussion on affordable homebuilding.

12. Council Comments:

Councilmember Lovell said he recently had the opportunity to see a home building presentation and it gave a lot of different techniques that would help drive the costs down while maintaining the quality and he hopes to see something like that presented to the full Council soon.

13. Staff Roundtable

Mr. Mark Dunning, Assistant City Manager, stated Mr. Arbo, City Manager, had sent the Council the full annual Fireworks Report from the Fire Department and it holds a lot of great information. He thanked the Fire Department for the information and the quick turn around time in getting that report completed.

14. Adjournment

Hearing no further business, Mayor Baird Adjourned Regular Session No. 7 into Closed Session at 7:47pm.

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"