



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

Tuesday, July 26, 2022

6:00 PM

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

**REGULAR SESSION NO. 9**

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 26, 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](mailto: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](http://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. 9 to order at 6:03pm.

- D. Roll Call

**Present:** 9 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Hillary Shields

## 1. Approval of Agenda

**ACTION:**

Mayor Baird amended the agenda by removing Item 7, Proposed Ordinances – Second Reading, as there were no items to consider.

Councilmember Felker stated he would be recusing himself from Item 6.A., Bill No. 22-152, due to a conflict with his law firm.

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

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

## 2. Approval of Consent Agenda:

**ACTION:** A motion was made by Councilmember Felker, seconded by Councilmember Shields, to approve the Consent Agenda, Items 2.A. – 2.B. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**A.** [2022-5017](#) Approval of City Council Action Letter from July 19, 2022.

**ACTION:** A motion was made by Councilmember Felker, seconded by Councilmember Shields, to approve the City Council Action Letter from July 19, 2022 as part of the Consent Agenda. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- B. [BILL NO. 22-148](#) An Ordinance Approving a Funding Agreement Between the City of Lee's Summit, Missouri and LS Valle Vista 2018, LLC, for the Valle Vista Community Improvement District.

(Note: First read by Council on July 19, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-148 be adopted and numbered Ord. No. 9468 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

### 3. Council Roundtable

Mayor Baird noted the Fourth Friday art event was last week. He did not attend, but stated the weather was very hot.

Councilmember Felker advised the Jamaican Jam took place last weekend at the Legacy Amphitheater and there were approximately 900 people in attendance. He congratulated the Parks Department on their success.

Councilmember Shields stated she was able to go to Summit Waves last week in the extreme heat and they were sold out of day passes for that day. She congratulated the Parks Department on the new wave pool that was being enjoyed by several people.

### 4. Public Hearings:

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- A. [2022-5007](#) Public Hearing: Application #PL2022-151 - Preliminary Development Plan - Eagle Creek Villas, 2101 SW Eagle View Drive and 2250 SW Pryor Road; Hunt Midwest Real Estate Development, Inc.

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

Council discussion included:

- Right of Way to widen road
- Additional Pool (Not part of this project)
- Public Areas
- All Ranches - Single Elevations
- Basements

There was no one present to speak in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 22-149](#) An Ordinance approving a Preliminary Development Plan for Eagle Creek Villas on land located at 2101 SW Eagle View Drive and 2250 SW Pryor Road, 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 26, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Hodges, that Bill No. 22-149 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- B. [2022-5011](#) Public Hearing: Application #PL2022-159 - Rezoning from CP-2 to PI and Preliminary Development Plan - 950 NE Pollard Street; Engineering Solutions, LLC, applicant.

Mr. Josh Johnson, Assistant Director of Plan Services, entered Exhibit A 1 - 21 into the record.

Council discussion included:

- Detention Basin
- Deliveries / No docks
- Sidewalks / "Payment in lieu of"

There was no one present to speak in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 22-150](#)

An Ordinance approving rezoning from District CP-2 (Planned Community Commercial) to District PI (Planned Industrial) and preliminary development plan for land located at 950 NE Pollard Street, 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 26, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-150 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

C. [2022-5061](#) Public Hearing: Valle Vista Community Improvement District

Mr. David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibits 1 - 7 into the record.

Council discussion included:

- Businesses included / excluded
- Paving parking lot with excluded businesses
- Boundaries
- Former Ted's location subdivided
- New businesses
- Additional Parking / increase in number of spaces
- Pine Tree Plaza CID - Length of CID's
- Cap of dollar amount - risk to developer
- Cooperative agreement
- Blight designation / when is it removed
- Same Statute at a later date
- Year of purchase / lease with Ted's
- Renovations / Total project costs
- Versions of budget
- Possible new PDP due to parking lot size increase
- Contingency / Soft Costs
- Reimbursable costs
- NW Corner - different tenant on the back side

There was no one present to speak in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

1) [BILL NO. 22-151](#) An Ordinance approving the Petition for Establishment of the Valle Vista Community Improvement District.

(Note: First read by Council on July 26, 2022.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 22-151 be advanced to second reading. The motion carried by the following vote:**

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

**Nay:** 2 - Councilmember Lovell  
Councilmember Shields

**5. Public Comments:**

There were no Public Comments.

**6. Proposed Ordinances - First Reading:**

- A. [BILL NO. 22-152](#) An Ordinance accepting Final Plat entitled "Lee's Summit School District #7 - Middle School #4, Lots 1 and Tract A", as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by Council on July 26, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-152 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Recused:** 1 - Councilmember Felker

**7. Proposed Ordinances - Second Reading:**

**8. Committee Reports**

There were no Committee Reports.

**9. Council Comments:**

There were no Council Comments.

**10. Staff Roundtable**

Mr. Steve Arbo, City Manager, advised Lee's Summit hosted a neighboring community in Kansas (Shawnee) to see our downtown area and share information on its success. The community leader from Shawnee stated Lee's Summit is the gold standard for downtown areas.

**11. Adjournment**

Hearing no further business, Mayor Baird adjourned Regular Session No. 9 into Closed Session at 7:41pm.

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"