



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

Tuesday, December 1, 2020

6:00 PM

Via Video Conference

REGULAR SESSION NO. 16

Notice is hereby given that the City Council of the City of Lee's Summit will meet in regular session on Tuesday, December 1, 2020, 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, 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; 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, November 30, 2020, either by e-mail to: 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.

Preliminaries:

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

Mayor Baird called Regular Session No. 16 to order at 6:02 p.m.

- D. Roll Call

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 Carlyle, seconded by Councilmember Edson, to approve the Agenda as amended by Mayor Baird to remove item 5C, the Property Tax Levy Redistribution presentation. 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 Lopez, to adopt 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. [2020-3791](#) Approval of City Council Action Letter from November 17, 2020.

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, to approve the Action Letter from November 17, 2020 as part of the Consent Agenda. The motion carried by the following vote:

City Council - Regular Session

Action Letter

December 1, 2020

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

- B.** [BILL NO. 20-202](#) An Ordinance approving a preliminary development plan located at 420 SW Longview Blvd in district PMIX, 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 was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-202 be adopted and numbered Ordinance No. 9012 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. 20-206](#) An Ordinance approving a rezoning from Agricultural (AG) to District R-1 and preliminary development plan approximately 19.02 acres to be rezoned and 3.55 acres for the residential site, located at 2550 SW 3rd St, proposed The Ridge at Winterset Summit (formerly known as Winterset Cedar Creek), Lots 1-5 and Tract A, 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 was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-206 be adopted and numbered Ordinance No. 9013 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

City Council - Regular Session

Action Letter

December 1, 2020

- D. [BILL NO. 20-207](#) An Ordinance vacating dedicated right-of-way for a portion of SW Flintrock Dr adjacent to 1713 SW Napa Valley Dr, in the city of Lee's Summit, Missouri.
(Note: First reading was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-207 be adopted and numbered Ordinance No. 9014 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

- E. [BILL NO. 20-219](#) An Ordinance vacating a certain easement located at 1518 SW Blackstone Pl in the city of Lee's Summit, Missouri.
(Note: First reading was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-219 be adopted and numbered Ordinance No. 9015 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

- F. [BILL NO. 20-220](#) An Ordinance vacating a certain easement located at 1721 SW Napa Valley Drive in the city of Lee's Summit, Missouri.
(Note: First reading was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-220 be adopted and numbered Ordinance No. 9016 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

- G. [BILL NO. 20-221](#) An Ordinance Approving the Real Estate Sale Agreement between the City of Lee's Summit and Bahman Terani and Jaleh Nikfarjam for the Purchase of Property by the City for Fire Station #4.

(Note: First reading was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-221 be adopted and numbered Ordinance No. 9017 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

- H. [BILL NO. 20-222](#) An Ordinance Approving the First Amendment to Development Agreement Between CMH Parks, Inc., a Tennessee Corporation, doing business as Summit Homes, and the City of Lee's Summit, Missouri for the Stoney Creek West Subdivision Development.

(Note: First reading was done by Council on November 17, 2020. Passed by unanimous vote.)

A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 20-222 be adopted and numbered Ordinance No. 9018 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

Assistant Fire Chief, Dan Manley, provided updates on recent COVID-19 changes.

Councilmember Shields announced she will be recusing herself on matters related to the Chapel Ridge Shopping Center. She then thanked Mayor Baird for switching all meetings in December 2020 to virtual meetings.

Councilmember Felker announced he will also be recusing himself from the Chapel Ridge Shopping Center agenda item.

Mayor Baird thought the downtown Christmas lights looked beautiful. The magic tree, Jackson County Christmas in the Park at Longview, and Powell Gardens were spectacular. He was grateful everyone was getting in the spirit and lifting everyone up that way.

Councilmember Forte reported last weekend was small business weekend, Buy Local, and some of the downtown merchants reported it was the best weekend they had ever had.

4. Public Comments:

63 e-mails were submitted for the renaming of Todd George Road.

5. Presentations:

A. [2020-3810](#) Presentation on the Business & Industry Fund

City Council discussions included:

- Fairness of the percentages
- Add measurements to the PSA (Public Service Agreements)
- Contingency plans from these entities
- Provide funding for 6 more months unless the discussions and measurements can be fast tracked
- What would happen if the next 6 months of funding were not provided
- Disappointed with the progress of discussions with the PSA's
- Committee recommendation
- Suggestion to put all PSA's under one contract to encourage them to share marketing dollars and reduce duplication of services
- RFP (Request for Proposal) with performance measures
- Why extend another 6 months when discussions have not been productive
- These organizations have value and provide services to the community
- Send all PSA contracts to the full council for review

ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Felker, to fund the PSA's for 6 months at the amounts recommended by the Finance and Budget Committee, as amended, to include the PSA's have until April 1, 2021 to submit draft proposals of their funding requests. The motion carried by the following vote:

Aye: 5 - Councilmember Carlyle
Councilmember Felker
Councilmember Forte
Councilmember Lopez
Councilmember Shields

Nay: 4 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Johnson

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Forte, to amend the motion on the floor to include the PSA's have until April 1, 2021 to submit draft proposals of their funding requests. The motion carried by the following vote:

City Council - Regular Session

Action Letter

December 1, 2020

Aye: 5 - Councilmember Carlyle
Councilmember Felker
Councilmember Forte
Councilmember Lopez
Councilmember Shields

Nay: 4 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Johnson

B. [2020-3720](#) Discussion - Street Name Change (Todd George Parkway/Road)

City Council discussions included:

- Would the city be the applicant
- Developers usually name streets
- George addition Plat was recorded in 1937 before it was part of Lee's Summit
- 1964 was annexed into Lee's Summit from unincorporated Jackson County
- Must have Public Hearings if moving this forward
- Public Comments not tallied correctly - only one was truly general comments
- Some are comfortable with the city becoming the applicant and some are not
- Most comments supplied to the City Clerk in favor of changing the name did not include addresses so may be from other communities
- Content of the comments is what is important not the tallies
- Should be decided by the public, those that live on the street and the businesses
- Cost is an issue
- Clarification of Public Hearing process if the city is the applicant
- Is there an opportunity to put the issue on the ballot
- Neighborhood meetings
- Virtual Public Hearings vs. in-person Public Hearings

C. [2020-3741](#) Property Tax Levy Redistribution

This item was removed from the agenda.

D. [2020-3804](#) Conceptual Economic Development Incentive Request - Chapel Ridge Shopping Center Community Improvement District, Cadence Commercial Real Estate, applicant

City Council discussions included:

- Current vacancies, 13 tenants and one possible vacancy
- When does the current TDD roll off
- What was the length of the CID and TDD, and how long did they actually last
- Raising rents vs. subsidizing rents due to COVID-19
- This project is 97,000 square feet compared to Cedar Creek which is about 71,000 square feet
- Developers interest in the area

6. Proposed Ordinances - First Reading:

- A. [BILL NO. 20-223](#) An Ordinance vacating a certain easement located at 2025 SW M-150 HWY in the City of Lee's Summit, Missouri.

(Note: First reading by Council on December 1, 2020. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that this Ordinance be advanced to 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

- B. [BILL NO. 20-224](#) An Ordinance vacating a certain easement located at 1008 SW Drake Circle in the City of Lee's Summit, Missouri.

(Note: First reading by Council on December 1, 2020. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that this Ordinance be advanced to 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

- C. [BILL NO. 20-225](#) An Ordinance accepting final plat entitled Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 and Tracts E thru G.

(NOTE: First read by Council on December 2, 2020. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Felker, that this Ordinance be advanced to 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

7. Committee Reports

Councilmember DeMoro announced the Public Works Committee will meet

City Council - Regular Session

Action Letter

December 1, 2020

December 7, 2020 at 5:00 p.m.

Councilmember Johnson reported the Finance and Budget Committee will meet next Monday at 2:00 p.m. and it will be a virtual meeting.

Councilmember Felker stated there will be a Rules Committee meeting Thursday at 5:00 p.m. and it will also be a virtual meeting.

8. Council Comments:

There were no Council Comments.

9. Staff Roundtable

There was no Staff Roundtable.

10. Adjournment

There being no further business, Mayor Baird adjourned Regular Session No. 16 at 10:13 p.m.

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"