



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

Tuesday, May 7, 2024

6:00 PM

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

REGULAR SESSION NO. 2

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 7, 2024 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, May 6, 2024, 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. 2 to order at 6:06 pm.

D. Roll Call

Present: 9 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Fred DeMoro
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

1. Approval of Agenda

ACTION:

Councilmember Rader asked that the appointment of Ms. Shari Frazier to the Planning Commission be removed from the Consent Agenda for further discussion. All other appointments should remain on the Consent Agenda.

Mayor Baird moved the appointment of Ms. Shari Frazier to the Planning Commission from the Consent agenda and asked this be placed for consideration directly after the Consent Agenda.

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the Consent Agenda, Item 2.A. – 2.F (not including the appointment of Shari Frazier to the Planning Commission). The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

A. [2024-6193](#) Approval of City Council Action Letter for April 23, 2024.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the City Council Action Letter from April 23, 2024 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

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- B. [2024-6247](#) Mayor's Appointments:
Board of Appeals: Appoint: Meredith Brennan, term to expire 12-1-26; and,
Appointee Alternate: Dennis Henson, to replace unexpired term of Robert
Davis, term to expire 12-1-24

Planning Commission: [REDACTED]
[REDACTED] reappoint Jake Loveless, term to expire
4-15-28.

Public Safety Advisory Board: Appoint David Savidge and reappoint Mark
Leetch, terms to expire 5-1-27.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges,
to approve Mayor's appointments as part of the Consent Agenda. The motion carried by the
following vote:**

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- C. [2024-6267](#) Mayor's Appointment (Two-thirds majority vote):
Jackson County Board of Equalization: Reappoint Iana Johnson, term from July
1, 2024 - June 30, 2025.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez,
to approve Mayor's appointments as part of the Consent Agenda (not including the
appointment of Shari Frazier to the Planning Commission). The motion carried by the following
vote:**

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- D. [BILL NO.
24-071](#) An Ordinance approving a Preliminary Development Plan for land located at
1599 NE Douglas Street for US Bank façade and parking lot update, 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 on April 23, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges,
that Bill No. 24-071 be adopted and numbered Ord. No. 9904 as part of the Consent Agenda.
The motion carried by the following vote:**

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Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- E.** [BILL NO. 24-072](#) An Ordinance vacating a 20'-wide strip of Right-of-Way (Chapman Road) located along the south boundary of the plat titled Homestead Ranches, generally located 1/2 mile south of SW Scherer Road along the east side of SW Pryor Road (abutting 2041 SW Pryor Road), in the City of Lee's Summit, Missouri.

(Note: First read on April 23, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-072 be adopted and numbered Ord. No. 9905 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- F.** [BILL NO. 24-079](#) An Ordinance approving the Fifth Amendment to the Amended and Restated Summit Fair Tax Increment Financing Contract between the City of Lee's Summit, Missouri and RED Lee's Summit East, LLC.

(Note: First read on April 23, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-079 be adopted and numbered Ord. No. 9906 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

[2024-6267](#) Mayor's Appointment (Two-thirds majority vote):
Planning Commission: Appoint Shari Frazier to replace unexpired term of Cynda Rader, term to expire 4-15-27.

ACTION: After discussion, a motion was made by Councilmember Shields, seconded by Councilmember DeMoro, to approve the appointment of Ms. Shari Frazier to the Planning Commission. The motion carried by the following vote:

Aye: 5 - Mayor Baird
Councilmember Carlyle
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Nay: 3 - Councilmember DeMoro
Councilmember Hodges
Councilmember Rader

Abstain: 1 - Councilmember Lovell

3. Mayor's appointment of the Mayor Pro Tempore

A. [2024-6219](#) Mayor's appointment of the Mayor Pro Tempore:
Council Member Beto Lopez to serve as the Mayor Pro Tempore for this year.

Mayor Baird advised he was appointing Councilmember Lopez as Mayor Pro Tem this year as he has done such a great job with assisting the Mayor again.

This Appointment was received and filed.

4. Council Roundtable

Councilmember Shields wished all the mother's on council and in the audience a Happy Mother's Day this weekend.

Councilmember Prier reminded everyone the Farmers Market is now open on Wednesdays and Saturdays. She noted they have lots of plants and other great items and the crowd was good even on the weekend during the rain.

5. Proclamations:

A. [2024-6188](#) Proclamation: May 2024 - Building Safety Month

This Proclamation was presented.

B. [2024-6232](#) Proclamation: National Drinking Water Week - May 5 - 11, 2024

This Proclamation was presented.

C. [2024-6270](#) Proclamation: Historic Preservation Month - May 2024

This Proclamation was presented.

6. Public Hearings:

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- A. [2024-6157](#) Public Hearing: Application #PL2024-036 - Unified Development Ordinance (UDO) Amendment - Updates for residential lot development standards to Article 4 Zoning Districts, Article 6 Use Standards (Sections 6.020, 6.030, 6.040), Article 7 Subdivisions, and Article 15 Definitions; City of Lee's Summit, applicant.

Ms. Aimee Nassif, Deputy Director of Development Services, entered Exhibit A: 1-18 into the record.

Council Discussion Included:

- Cluster Homes / Cluster Development (narrow and small lots)
- Current approved units per acre / request for amendments - Use Standards
- Urban space zoning - Open Space - Parks
- Off-Street parking (Currently: Pergola Park / Madison Park)
- Parking space per home standards and requirements
- On-Street parking - permitted use

No one was present to speak in support of or in opposition to this Public Hearing.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 24-080](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 4 pertaining to Zoning Districts, Article 6 pertaining to Use Standards, Article 7 pertaining to Subdivisions and Article 15 pertaining to Rules of Interpretation and Definitions for the City of Lee's Summit, Missouri. (Note: First read on May 7, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-080 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B. [2023-5932](#) Public Hearing: Application #PL2022-357 - Rezoning from RP-2 to CP-2 and Preliminary Development Plan - Take 5 Oil Change, 400 NE M-291 Highway; Driven Assets, LLC, applicant. (Note: This application was continued from November 21, 2023 and May 7, 2021 per the applicant's request.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, to continue this Public Hearing to a date certain of May 21, 2024. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

7. Public Comments:

Ms. Teresa Fick spoke regarding the flooding in her yard and she feels her neighbor is responsible for a lot of the flooding in her yard and damage to the neighbors fencing.

Ms. Teresa Vollenweider continued to provide information from previous meetings as to the discrepancies on her property lines.

8. Committee Reports

Councilmember Shields stated the Finance and Budget Committee met yesterday, May 6, 2024, and continued budget presentations that included the General Fund and Public Safety Sales expenditures and expansion. On May 20, 2024, they will have a presentation on the Bed and Industry Fund.

Councilmember DeMoro noted there will be a Public Works Committee meeting on Monday, May 13, 2024, at 4:30pm.

Councilmember Prier advised there will be a Community and Economic Development Committee meeting tomorrow night, May 8, 2024 at 5:00pm.

9. Council Comments:

Councilmember Prier stated that in reference to National Drinking Water Week that she feels that Lee's Summit definitely does have the best tasting water over anywhere else she has visited.

Mayor Baird advised he expects to have something back from the Lee's Summit Economic Development Council by the end of the week. He noted they have accepted the redline letter agreement and passed a draft version of their by-laws. He stated they are working on a very aggressive timeline for the summer.

10. Staff Roundtable

Mr. Mark Dunning, City Manager, noted the Council was provided with a written report for the public comment and review period for the FY25 Capital Improvement Plan. The Public Comment period ends on May 13, 2024 at midnight (12:00am).

Mr. Dunning also noted the Finance and Budget Committee reviewed two requests that were presented to the Council on April 9, 2024 regarding the ideas and recommendations from the Attraction, Satisfaction and Retention (ASR) Championship Teams. The change in LAGERS from a 5-year final salary to a 3-year final salary was presented to committee last night and was approved. The Public Notice has been posted 45 day for the public input period. Council will have the first reading of this ordinance next week, but the second reading (if approved) will not take place until after the 45-day public input period.

Mr. Dunning also advised the Governor signed the landfill bill increasing the radius from .5 miles to 1 mile which will essentially stop the proposed Kansas City landfill from moving forward.

- A. [2024-6213](#) Report: FY25 DRAFT Capital Improvement Plan - Published for Public Comment.

This Presentation was received and filed.

11. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 2 into Closed Session at 7:19pm.

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"