



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

Tuesday, October 8, 2024

6:00 PM

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

**REGULAR SESSION NO. 17**

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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, October 8, 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, October 7, 2024, 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 can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website ([WatchLS.net](https://www.watchls.net)) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

**Preliminaries:**

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

Mayor Baird called Regular Session No. 17 to order at 6:02 p.m.

- D. Roll Call

**Present:** 8 - Mayor Bill Baird  
Councilmember Trish Carlyle  
Councilmember Fred DeMoro  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember Mia Prier  
Councilmember Cynda Rader  
Councilmember Hillary Shields

**Absent:** 1 - Councilmember John Lovell

## 1. Approval of Agenda

Mayor Baird removed agenda item 7A (A Resolution to rename the Lee's Summit Municipal Airport to the Greater Kansas City Regional Airport, and to brand the City's Fixed Based Operation as Summit Aero.) from the agenda prior to the approval of the Agenda.

**ACTION:** A motion was made by Councilmember DeMoro, seconded by Councilmember Carlyle, to approve the agenda as amended by Mayor Baird. The motion carried by the following vote:

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

## 2. Approval of Consent Agenda:

**ACTION:** A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, to adopt the Consent Agenda. The motion carried by the following vote:

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

### A. [2024-6456](#) Approval of City Council Action Letter for September 24, 2024.

**A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, to approve the Action Letter dated September 24, 2024 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

### B. [2024-6550](#) Mayor's Appointments (Simple Majority): Board of Aeronautic Commissioners - Reappoint Phil Mall and Joseph Towns, terms to expire 9-14-27

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

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**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

- C. [BILL NO. 24-164](#) An Ordinance approving rezoning from District AG (Agricultural) to District RDR (Rural Density Residential) on approximately 3.2 acres along the west side of NW Pryor Road located approximately 1/3 mile south of E. Bannister Road, 1450 and 1460 NW 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 September 24, 2024. Passed by unanimous vote.)

**A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No.24-164 be adopted and numbered Ordinance No. 10002 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

- D. [BILL NO. 24-177](#) An Ordinance approving the Redevelopment Agreement and Lease Agreement for the Bayberry Crossing Redevelopment Project.

(Note: First read by Council on September 24, 2024. Passed by unanimous vote.)

**A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 24-177 be adopted and numbered Ordinance No. 10003 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

- E. [BILL NO. 24-178](#) An Ordinance approving a Memorandum of Understanding (MOU) between LSR7 and the City of Lee's Summit for the Fire Department to provide assistance to the school district for a fire science career pathway program and authorizing the Mayor to execute an agreement for the same.

(Note: First read by Council on September 24, 2024. Passed by unanimous vote.)

**A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 24-178 be adopted and numbered Ordinance No. 10004 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

- F. [BILL NO. 24-179](#) An Ordinance approving the Road Relinquishment Agreement with the Missouri Highways and Transportation Commission, and a Road Maintenance Agreement with Oldham Investors, LLC, to facilitate the Oldham Village Redevelopment Project.

(Note: First read by Council on September 24, 2024. Passed by unanimous vote.)

**A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 24-179 be adopted and numbered Ordinance No. 10005 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

### 3. Council Roundtable

Councilmember Shields stated she thought the Lee's Summit Chamber of Commerce did a great job with Oktoberfest. She said It was a great event with lots of people and beautiful weather.

**4. Proclamations:**

- A. [2024-6514](#) Proclamation: Feed Lee's Summit Month - November 2024

This Proclamation was presented.

- B. [2024-6543](#) Proclamation: Dysautonomia Awareness Month - October 2024

This Proclamation was presented.

**5. Public Hearings:**

- A. [2024-6496](#) Public Hearing: Application #PL2024-157 - Rezoning from R-1 to PMIX and Preliminary Development Plan - Discovery Crossing, Lots 1-9, 1810 NE Douglas Street and 101 NW Colbern Road; Intrinsic Development, applicant.

Mr. Shannon McGuire, Planning Manager, entered Exhibit A, 1-23 into the record.

City Council discussions included:

- Zone 1 is mixed use, what is the expected completion date
- What is the expected completion date for Zone 2
- Number of residential units in Zone 1
- Discussion of potential business tenants from Planning Commission meeting
- Approval process for materials
- How are tenants recruited, want new businesses not just more of what we already have
- Zoning requirements and approvals for changes
- Height limit due to proximity to the Airport
- Master Plan with four phases, part of TIF (Tax Increment Financing) plan
- Walkability of entire site
- Stormwater and sewer requirements
- The corner lot was below street grade. Changes to the grading will bring it above street grade
- Clarification of current site plans

There were no speakers in favor of, or opposed to, this application.

- 1) [BILL NO. 24-180](#) An Ordinance approving rezoning from District R-1 (Single-family Residential District) to District PMIX (Planned Mixed Use District) on approximately 19.09 acres and a Preliminary Development Plan for Discovery Crossing, Lots 1-9 on approximately 17.91 acres of land located at 1810 NE Douglas Street and 101 NW Colbern 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 October 8, 2024. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-180 be advanced to second reading. The motion carried by the following vote:

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

- B.** [2024-6495](#) Public Hearing: Application #PL2024-082 - Vacation of Right-of-Way -  
Downtown Market Plaza, 200 SE Johnson Street; City of Lee's Summit, applicant.

Mr. Shannon McGuire, Planning Manager, entered Exhibit A, 1-16 into the record.

City Council discussions included:

-Naming of the colors

There were no speakers in favor of, or opposed to, this application.

- 1)** [BILL NO. 24-181](#) --An Ordinance vacating a 60'-wide strip of Right-of-Way (SE Green Street located between SE 2nd Street and SE 3rd Street) and vacating a 20'-wide strip of Right-of-Way (unnamed ally) located between SE Green Street and SE Johnson Street, in the City of Lee's Summit, Missouri.  
(Note: First read by Council on October 8, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 24-181 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

## **6. Public Comments:**

Mr. Greg Arens spoke regarding the renaming of the Airport, noise pollution over his house and near misses he has seen in the sky.

Mr. Josden Quayle spoke regarding the renaming of the Airport. He asked City Council to consider restrictions.

Ms. Teresa Vollenwider played a video of a City Council meeting from her phone regarding a site plan.

**7. Resolutions:**

- A. [RES. NO. 24-12](#) A Resolution to rename the Lee's Summit Municipal Airport to the Greater Kansas City Regional Airport, and to brand the City's Fixed Based Operation as Summit Aero.

**ACTION:** This item was removed from the agenda by Mayor Baird prior to the approval of the agenda.

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

- A. [BILL NO. 24-182](#) An Ordinance accepting Final Plat entitled, "Lee's Summit Market Plaza, Lots 1-4", as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on October 8, 2024. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 24-182 be advanced to second reading. The motion carried by the following vote:

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

- B. [BILL NO. 24-183](#) An Ordinance vacating certain easements located at 201 SE Green Street, 211 SE Green Street, & 220 SE Green Street, 200 SE Johnson Street, & 208 SE Johnson Street, 200 SE 3rd Street in the City of Lee's Summit, Missouri.  
(Note: First read by Council on October 8, 2024. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-183 be advanced to second reading. The motion carried by the following vote:

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Lovell

**9. Committee Reports**

Councilmember Shields reported the Finance & Budget Committee met yesterday to discuss funding priorities for the excess funds in the General Fund. Staff will be bringing forward some proposals including new safety barricades, a strategic communication plan, a possible pay and compensation plan, as well as additional funding for sidewalk gaps. She asked Councilmembers to submit any projects they would like to see get funding to Mr. Dunning, City Manager,

or to her and they will get them on the list for future consideration.

Councilmember DeMoro announced Monday there will be a Legislative and Intergovernmental Relations Committee meeting at 11:30 am and a Public Works Committee meeting at 4:30 p.m. later the same day.

Councilmember Prier stated there was a BOAC (Board of Aeronautics Commission) meeting last week. They talked about possibly having the FAA come out and have an open house on site, or in Lakewood, to answer questions and to share what benefits the airport provides to the community.

#### **10. Council Comments:**

Councilmember Shields reported the Lee's Summit Economic Development Council met today and they will be coming to the October 15, 2024 City Council meeting to give an update on where they are in their process. They are hoping to come to the Finance and Budget Committee meeting next month to talk about the proposed Public Service Agreement. She then shared that she understands, and agrees with, the reason the resolution to rename the airport was taken off tonight's agenda but with the World Cup coming up, she would like Council to stick to the timeline they set. They have a lot to get done with a short timeline so she hopes the name change is added to next week's agenda.

Councilmember Prier added she thinks it is important to be a good partners with surrounding cities but she finds it ironic that Kansas City wants Lee's Summit to be a good partner right now but when Lee's Summit was begging them to be good partners during the landfill discussions, Kansas City was silent. She thinks being good partners should go both ways.

#### **11. Staff Roundtable**

Mr. Mark Dunning, City Manager, gave a big thanks to staff that worked Oktoberfest and to all the volunteers that helped to make Oktoberfest successful. He then announced this Saturday, October 12, 2024, will be a StreamClean event at Upper Banner Park. You can go to the city's website, to the Public Works page, and find a registration form, a waiver and other details about that event. On Saturday, October 26, from 9:00 am to noon, at the city maintenance facility, Public Works will host RecycleFest. A list of items accepted can be found on the same webpage.

#### **12. Adjournment**

Seeing no further business, Mayor Baird adjourned Regular Session No. 17 at 7:21 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"