



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

Thursday, October 20, 2016

6:15 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

**REGULAR SESSION NO. 16**

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CALL TO ORDER

Mayor Rhoads called Regular Session No. 16 to order at 6:34pm.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember Moreno arrived at 6:37pm. Councilmember Carlyle arrived at 6:39pm.

**Present:** 7 - Councilmember Rob Binney  
Councilmember Trish Carlyle  
Councilmember Phyllis Edson  
Councilmember Craig Faith  
Councilmember Diane Forte  
Councilmember Chris Moreno  
Councilmember Diane Seif

**Absent:** 1 - Councilmember Dave Mosby

APPROVAL OF AGENDA

**ACTION:** On motion of Councilmember Binney, second by Councilmember Forte, the council voted unanimously (Councilmember Carlyle, Moreno and Mosby "Absent") to approve the published agenda.

**1. PUBLIC COMMENTS:**

There were no Public Comments.

**2. COUNCIL COMMENTS:**

There were no Council Comments.

**3. APPROVAL OF CONSENT AGENDA:**

**ACTION:** On motion of Councilmember Binney, second by Councilmember Seif, the council voted 4 "Aye", 1 "No" (Councilmember Binney) and 3 "Absent" (Councilmember Carlyle, Moreno and Mosby) to approve the Cosent Agenda Items 3. A & B.

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- A. [2016-0610](#) Mayor's Appointments:  
Arts Council: Appoint Jonathan Kitchin, term to expire 7-22-18 and Hopper Thomas, term to expire 7-22-17  
Planning Commission: Appoint Herman Watson, term to expire 4-15-19  
Water Utilities Advisory Board: Appoint Kyle Gorrell, term to expire 3-1-19

**ACTION: On motion of Councilmember Binney, second by Councilmember Seif, the council voted 4 "Aye", 1 "No" (Councilmember Binney) and 3 "Absent" (Councilmember Carlyle, Moreno and Mosby) to approve the Mayor's Appointments as part of the Consent Agenda.**

- B. [2016-0617](#) Liquor License for Fringe Beerworks

**ACTION: On motion of Councilmember Binney, second by Councilmember Seif, the council voted 4 "Aye", 1 "No" (Councilmember Binney) and 3 "Absent" (Councilmember Carlyle, Moreno and Mosby) to approve this liquor license as part of the Consent Agenda.**

4. **PROPOSED ORDINANCES:**

- A. [BILL NO. 16-222](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AMENDMENT NO. 4 TO STATE BLOCK GRANT AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, GRANTING FEDERAL FUNDS IN THE AMOUNT OF \$2,232,789.00 FOR LAND ACQUISITION FOR RUNWAY 18-36 EXTENSION AT THE LEE'S SUMMIT MUNICIPAL AIRPORT. (BOAC 10-10-16) (PWC 10-10-16)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Seif, that Bill No. 16-222 be adopted and numbered Ord. No. 7998. The motion carried by the following vote:**

**Aye:** 6 - Councilmember Binney  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Absent:** 2 - Councilmember Carlyle  
Councilmember Mosby

Enactment No: Ord. No. 7998

- B. [BILL NO. 16-223](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AIRPORT AID AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION SUPPLEMENTAL NO. 4, GRANTING STATE FUNDS IN THE AMOUNT OF \$124,044.00 FOR LAND ACQUISITION FOR RUNWAY 18/36 EXTENSION AT THE LEE'S SUMMIT MUNICIPAL AIRPORT. (BOAC 10-10-16) (PWC 10-10-16)

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**ACTION: A motion was made by Councilmember Faith, seconded by Councilmember Seif, that Bill No. 16-223 be adopted and numbered Ord. No. 7999. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 7999

- C. [BILL NO. 16-224](#) AN ORDINANCE APPROVING AWARD OF RFQ 2017-302 TO ANDERSON SURVEY COMPANY, INC. AND TO POWELL AND ASSOCIATES, LLC FOR ON-CALL YEARLY PROFESSIONAL LAND SURVEYING SERVICES. A ONE-YEAR CONTRACT WITH TWO POSSIBLE ONE-YEAR RENEWAL OPTIONS. (PWC 10-10-16)

**ACTION: A motion was made by Councilmember Moreno, seconded by Councilmember Binney, that Bill No. 16-224 be adopted and numbered Ord. No. 8000. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8000

5. **PUBLIC HEARINGS (Sworn):**

- A. [2016-0620](#) PUBLIC HEARING - Appl. #PL2016-157 - SPECIAL USE PERMIT for a bed & breakfast homestay - 200 SW Madison St.; Patricia Stiefferman, applicant

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Faith, to direct staff to present an ordinance approving Application #PL2016-157 - SPECIAL USE PERMIT for a bed & breakfast homestay - 200 SW Madison St.; Patricia Stiefferman, applicant, subject of staff's letter dated October 7, 2016, Condition 1. The motion carried by a unanimous vote (Councilmember Mosby "Absent").**

- B. [2016-0573](#) PUBLIC HEARING - Appl. #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - Village at View High, approximately 74 acres located at the northeast corner of SW View High Drive and SW 3rd Street; Engineering Solutions, LLC, applicant

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Forte, to direct staff to present an ordinance approving Application #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - Village at View High, approximately 74 acres located at the northeast corner of SW View High Drive and SW 3rd Street; Engineering Solutions, LLC, applicant, subject of staff's letter dated**

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September 23, 2016, Conditions 1 & 2. The motion carried by a unanimous vote (Councilmember Mosby "Absent").

- C. [2016-0574](#) PUBLIC HEARING - Appl. #PL2016-146 - PRELIMINARY DEVELOPMENT PLAN - Village at View High Apartments, generally located at the northeast corner of SW View High Dr. and SW 3rd St.; Archview Properties, LLC, applicant

**ACTION:** A motion was made by Councilmember Forte, seconded by Councilmember Seif, to direct staff to present an ordinance approving Application #PL2016-146 - PRELIMINARY DEVELOPMENT PLAN - Village at View High Apartments, generally located at the northeast corner of SW View High Dr. and SW 3rd St.; Archview Properties, LLC, applicant, subject of staff's letter dated September 23, 2016, Conditions 1 - 5. The motion carried by a unanimous vote (Councilmember Mosby "Absent").

- D. [2016-0571](#) CONTINUED PUBLIC HEARING - Appl. #PL2016-149 - REZONING from AG and CP-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN - The Residences at Echelon, approximately 24 acres located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr.; Engineering Solutions, LLC, applicant.

(Note: This Public Hearing was continued from October 20, 2016 per Council's request.)

**ACTION:** A motion was made by Councilmember Faith, seconded by Councilmember Forte, that this Public Hearing for Application #PL2016-149 - REZONING from AG and CP-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN - The Residences at Echelon, approximately 24 acres located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr.; Engineering Solutions, LLC, applicant, be continued to the November 3, 2016 City Council Regular Session. The motion carried by the following vote:

**Aye:** 4 - Councilmember Binney  
Councilmember Faith  
Councilmember Forte  
Councilmember Seif

**Nay:** 3 - Councilmember Carlyle  
Councilmember Edson  
Councilmember Moreno

**Absent:** 1 - Councilmember Mosby

6. **OTHER BUSINESS:**

- A. [BILL NO. 16-225](#) AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A BED & BREAKFAST HOMESTAY IN DISTRICT RP-2 ON LAND LOCATED AT 200 SW MADISON STREET FOR A PERIOD OF TEN (10) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

**ACTION:** A motion was made by Councilmember Forte, seconded by Councilmember Seif, that Bill No. 16-225 be adopted and numbered Ord. No. 8001. The motion carried by the following vote:

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**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8001

- B.** [BILL NO. 16-226](#) AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM R-1 TO PMIX ON APPROXIMATELY 74 ACRES LOCATED AT THE NORTHEAST CORNER OF SW VIEW HIGH DRIVE AND SW 3RD STREET AND APPROVING A CONCEPTUAL DEVELOPMENT PLAN FOR VILLAGE AT VIEW HIGH, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 16-226 be adopted and numbered Ord. No. 8002. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8002

- C.** [BILL NO. 16-227](#) AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM AG AND CP-1 TO PMIX ON LAND LOCATED AT THE NORTHWEST CORNER OF SW M-150 HIGHWAY AND SW HOLLYWOOD DRIVE AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE RESIDENCES AT ECHELON ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

**ACTION: Due to the continuation of the Public Hearing, this ordinance has also been continued to November 3, 2016.**

- D.** [BILL NO. 16-228](#) AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF LEE'S SUMMIT AND PARAGON STAR, LLC, FOR THE I-470 AND VIEW HIGH TAX INCREMENT FINANCING.

**ACTION: A motion was made by Councilmember Seif, seconded by Councilmember Forte, that Bill No. 16-228 be adopted and numbered Ord. No. 8003. The motion carried by the**

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following vote:

**Aye:** 6 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Nay:** 1 - Councilmember Edson

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8003

- E.**     [BILL NO.](#)            AN ORDINANCE APPROVING REAL ESTATE AGREEMENTS FOR THE  
[16-229](#)                   TRANSFER OF CITY PROPERTY FOR THE I-470 AND VIEW HIGH TAX  
INCREMENT FINANCING PLAN.

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Forte, that Bill No. 16-229 be adopted and numbered Ord. No. 8004. The motion carried by the following vote:**

**Aye:** 6 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Nay:** 1 - Councilmember Edson

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8004

- F.**     [2016-0633](#)            Presentation - Chapter 100 Conceptual Incentive Request - Village at  
View High Multi-Family Residential

The developer provided a very brief update to their request for the Chapter 100 Incentive Policy. They will bring the matter back to Council for approval at a later date.

**This Other Business - Presentation was received and filed.**

- G.**     [2016-0634](#)            Presentation - Chapter 100 Conceptual Incentive Request - Residences at  
Echelon Multi-Family Residential Project.

Due to the continuation of the Public Hearing and Ordinance for this project, the applicant requested continuation of this item to November 3, 2016.

**This Other Business - Presentation was continued to the City Council - Regular Session due back on 11/3/2016**

- H.**     [BILL NO.](#)            AN ORDINANCE APPROVING THE FIRST AMENDMENT TO TAX  
[16-230](#)                   INCREMENT FINANCING AGREEMENT BY AND AMONG THE CITY OF  
LEE'S SUMMIT AND TODD GEORGE MARKETPLACE, INC.

**ACTION: A motion was made by Councilmember Faith, seconded by Councilmember**

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Carlyle, that Bill No. 16-230 be adopted and numbered Ord. No. 8005. The motion carried by the following vote:

**Aye:** 7 - Councilmember Binney  
Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8005

- I. [BILL NO. 15-238](#) Second Reading of AN ORDINANCE APPROVING REDEVELOPMENT PROJECT [N] FOR THE NEW LONGVIEW TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

(NOTE: Second Reading. First Reading was done on December 17, 2015.)

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Carlyle, that Bill No. 15-238 be adopted and numbered Ord. No. 8006. The motion carried by the following vote:**

**Aye:** 6 - Councilmember Carlyle  
Councilmember Edson  
Councilmember Faith  
Councilmember Forte  
Councilmember Moreno  
Councilmember Seif

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

Enactment No: Ord. No. 8006

7. **COMMITTEE REPORTS (Committee chairs report on matters held in Committee):**

There were no Committee Reports.

8. **COUNCIL ROUNDTABLE:**

Councilmember Binney advised there will be a public forum discussion on October 29, 2016 for the outdoor performance space.

Councilmember Faith wished Ms. Christine Bushyhead a happy birthday.

9. **STAFF ROUNDTABLE:**

There was no Staff Roundtable.

10. **ADJOURNMENT**

Mayor Rhoads adjourned the City Council Regular Session at 11:40pm.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Internet site at "www.cityofls.net".