



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

Thursday, August 10, 2017

6:15 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

**REGULAR SESSION NO. 41**

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INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

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

**Absent:** 1 - Councilmember Dave Mosby

APPROVAL OF AGENDA

Mayor Rhoads pulled Item 3.J. (Bill No. 17-174) from the Consent Agenda as it needed to be amended after bid openings for the General Obligation Bond Sales.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Faith, to approve the published agenda as amended. The motion was carried unanimously (Councilmember Mosby "Absent") by roll call vote.**

**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 Forte the Council voted unanimously (Councilmember Mosby "Absent") by roll call vote to approve the Consent Agenda. Item 3.J. was pulled at the approval of the agenda due to an amendment. This item was approved**

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separately by a separate roll call vote.

- A. [2017-1416](#) Approval of Action Letters for July 13 and July 27, 2017.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that the Action Letters be approved as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- B. [2017-1385](#) MAYOR'S APPOINTMENTS:  
Arts Council: Reappoint Hopper Thomas, Mellissa Garris, Gary Fruits and Bob Jones, terms to expire 7-22-20.  
Health Education Advisory Board: Reappoint Dr. Ed Kraemer and Cheryl Orr, terms to expire 7-1-20.  
Human Relations Commission: Reappoint Dale Beasley and Kimberly Hollins, terms to expire 7-6-20.  
Parks and Recreation Board: Appoint Samantha Shepard to replace Michael Bowles, term to expire 5-31-20.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, the Mayor's Appointments be approved as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- C. [2017-1400](#) Approval of a Type H & Type S Liquor Licenses from Autotrac, 1101 NE Rice Road.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that this Liquor License be approved as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

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- D. [2017-1401](#) Approval of a Type G3 & Type S liquor license for El Potro Mexican Cafe, 210 SW Greenwich Drive.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that this Liquor License be approved as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- E. [BILL NO. 17-169](#) AN ORDINANCE VACATING A CERTAIN STORM DRAINAGE EASEMENT AND A CERTAIN SURFACE DRAINAGE EASEMENT BOTH LOCATED AT 1601 NW BLUE PKWY IN THE CITY OF LEE'S SUMMIT, MISSOURI.  
(Note: Planning Commission - July 11, 2017 and City Council, First Reading - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-169 be adopted and numbered Ord. No. 8217 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- F. [BILL NO. 17-170](#) AN ORDINANCE VACATING A CERTAIN SANITARY SEWER EASEMENT LOCATED AT 600 SE OLDHAM PKWY IN THE CITY OF LEE'S SUMMIT, MISSOURI.  
(Note: Planning Commission - June 27, 2017 and City Council, First Reading - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-170 be adopted and numbered Ord. No. 8218 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

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- G. [BILL NO. 17-171](#) AN ORDINANCE APPROVING THE CITY OF LEE'S SUMMIT ENTITLEMENT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2017-2018 ANNUAL ACTION PLAN.

(Note: CEDC, Public Hearing - March 8, 2017 and City Council, First Reading - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-171 be adopted and numbered Ord. No. 8219 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- H. [BILL NO. 17-172](#) AN ORDINANCE APPROVING A FUNDING AGREEMENT BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND 740 PARKWAY INVESTORS, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

(Note: City Council, Presentation - July 27, 2017 and City Council, First Reading - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-172 be adopted and numbered Ord. No. 8220 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- I. [BILL NO. 17-173](#) AN ORDINANCE APPROVING THE NORTH GATEWAY MONUMENT SUPPLEMENTAL FUNDING AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI, THE LEE'S SUMMIT MISSOURI MUNICIPAL BUILDING AUTHORITY, INC. AND THE INDUSTRIAL DEVELOPMENT AUTHORITY OF LEE'S SUMMIT, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME BY AND ON BEHALF OF THE CITY, AND RATIFYING THE CITY'S ORIGINAL CONTRIBUTION TO THE NORTH GATEWAY MONUMENT PROJECT.

(NOTE: City Council, First Reading - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-173 be adopted and numbered Ord. No. 8221 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- J. [BILL NO. 17-174](#) AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF \$14,575,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2017A OF THE CITY OF LEE'S SUMMIT, MISSOURI, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.  
(NOTE: City Council, First Reading - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-174 be adopted and numbered Ord. No. 8220. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

4. **PRESENTATIONS:**

- A. [2017-1393](#) Lee's Summit Economic Development Council (LSEDC) Quarterly Report - 2nd Quarter 2017

Mr. Rick McDowell provided an update on the LSEDC activity for the second quarter of 2017.

This presentation was provided as an update only and no Council Action is required.

- B. [2017-1434](#) Presentation - Village at View High Tax Increment Financing Plan - NE quadrant of SW 3rd Street & View High Drive; Parrot Properties, LLC, applicant.

The applicant provided a presentation on the the Village at View High TIF request. The Council later had the first reading of the ordinance to approve the TIF plan and 6 project areas.

5. **PUBLIC HEARINGS:**

- A. [2017-1375](#) PUBLIC HEARING - Appl. #PL2017-116 - SPECIAL USE PERMIT for a bed & breakfast homestay - 2710 SW Monarch Ct; Anthony Blogumas, applicant.

This Public Hearing - Sworn was received and filed.

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- 1) [BILL NO. 17-175](#) AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A BED & BREAKFAST HOMESTAY IN DISTRICT R-1 ON LAND LOCATED AT 22710 SW MONARCH COURT 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 Carlyle, seconded by Councilmember Faith, to deny a Special Use Permit for a Bed & Breakfast Homestay in District R-1 on land located at 22710 SW Monarch Court. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- B. [2017-1382](#) APPEAL HEARING - Appl. #PRERP2017-004 - Exterior Renovation Permit for Façade Improvements - 6 SW 3rd St; Shane Veritasi, applicant.

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, to direct staff to present a resolution approving the appeal of #PRERP2017-004, Exterior Renovation Permit for facade improvements, 6 SW 3rd Street, Shane Veritasi, applicant. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember DeMoro

**Absent:** 1 - Councilmember Mosby

6. **PROPOSED ORDINANCES - FIRST READING:**

- A. [BILL NO. 17-176](#) AN ORDINANCE RENEWING THE CITY OF LEE'S SUMMIT'S PROCEDURE FOR DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS, PURSUANT TO SEC. 261 OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

**ACTION: A motion was made by Councilmember Seif, seconded by Councilmember Faith, that Bill No. 17-176 be advanced for second reading on August 24, 2017. The motion carried by the following vote:**

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

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**Nay:** 1 - Councilmember Edson

**Absent:** 1 - Councilmember Mosby

- B.**     [BILL NO.](#)     AN ORDINANCE APPROVING A SPACE LEASE AND PUBLIC SERVICE  
[17-177](#)           AGREEMENT TERMINATION BY AND BETWEEN CERNER PROPERTIES,  
INC, THE LEE'S SUMMIT R-VII SCHOOL DISTRICT, AND THE CITY OF LEE'S  
SUMMIT, MISSOURI.

**ACTION:** A motion was made by Councilmember Edson, seconded by Councilmember Faith, that Bill No. 17-176 be advanced for second reading on August 24, 2017. The motion carried by the following vote:

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

**Absent:** 1 - Councilmember Mosby

- C.**     [BILL NO.](#)     AN ORDINANCE APPROVING THE VILLAGE AT VIEW HIGH TAX  
[17-178](#)           INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA  
AND DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA.

**ACTION:** A motion was made by Councilmember Faith, seconded by Councilmember Carlyle, that Bill No. 17-178 be advanced for second reading on August 24, 2017. The motion carried by the following vote:

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

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

- D.**     [BILL NO.](#)     AN ORDINANCE APPROVING REDEVELOPMENT PROJECT 1 FOR THE  
[17-179](#)           VILLAGE AT VIEW HIGH TAX INCREMENT FINANCING PLAN AND  
ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING  
REVENUES THEREIN.

**ACTION:** A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-179 be advanced for second reading to a date uncertain. The motion carried by the following vote:

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

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

- E.**     [BILL NO.](#)     AN ORDINANCE APPROVING REDEVELOPMENT PROJECT 2 FOR THE  
[17-180](#)           VILLAGE AT VIEW HIGH TAX INCREMENT FINANCING PLAN AND  
                  ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING  
                  REVENUES THEREIN.

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Forte, that Bill No. 17-180 be advanced for second reading to a date uncertain. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

- F.**     [BILL NO.](#)     AN ORDINANCE APPROVING REDEVELOPMENT PROJECT 3 FOR THE  
[17-181](#)           VILLAGE AT VIEW HIGH TAX INCREMENT FINANCING PLAN AND  
                  ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING  
                  REVENUES THEREIN.

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Seif, that Bill No. 17-181 be advanced for second reading to a date uncertain. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

- G.**     [BILL NO.](#)     AN ORDINANCE APPROVING REDEVELOPMENT PROJECT 4 FOR THE  
[17-182](#)           VILLAGE AT VIEW HIGH TAX INCREMENT FINANCING PLAN AND  
                  ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING



REVENUES THEREIN.

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Carlyle, that Bill No. 17-182 be advanced for second reading to a date uncertain. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

- H.**     [BILL NO. 17-183](#)     AN ORDINANCE APPROVING REDEVELOPMENT PROJECT 5 FOR THE VILLAGE AT VIEW HIGH TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Seif, that Bill No. 17-183 be advanced for second reading to a date uncertain. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember Binney

**Absent:** 1 - Councilmember Mosby

- I.**     [BILL NO. 17-184](#)     AN ORDINANCE APPROVING REDEVELOPMENT PROJECT 6 FOR THE VILLAGE AT VIEW HIGH TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

**ACTION: A motion was made by Councilmember Faith, seconded by Councilmember Forte, that Bill No. 17-184 be advanced for second reading to a date uncertain. The motion carried by the following vote:**

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

Absent: 1 - Councilmember Mosby

**7. PROPOSED ORDINANCES - SECOND READING:**

- A. [BILL NO.](#) AN ORDINANCE APPROVING APPLICATION #PL2017-121 - AMENDMENT  
[17-167](#) #62 TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) - ARTICLE 8  
ACCESSORY USES AND STRUCTURES - PERMITTING PHOTOGRAPHIC  
STUDIOS AS HOME OCCUPATIONS; CITY OF LEE'S SUMMIT, APPLICANT.  
(Note: Public Hearing and First Reading - City Council - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-167 be adopted and numbered Ord. No. 8223. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

- B. [BILL NO.](#) AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR SWIMMING  
[17-168](#) POOL LIGHTS IN DISTRICT R-1 ON LAND LOCATED AT 4140 NE DICK  
HOWSER DR FOR A PERIOD OF 10 YEARS, ALL IN ACCORDANCE WITH  
ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE  
CITY OF LEE'S SUMMIT, MISSOURI.  
(Note: Public Hearing and First Reading - City Council - July 27, 2017.)

**ACTION: A motion was made by Councilmember Binney, seconded by Councilmember Forte, that Bill No. 17-168 be adopted and numbered Ord. No. 8224. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Mosby

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

Councilmember Carlyle stated there would be a Rules Committee meeting next Wednesday, August 16, 2017 at 5:30 p.m. Committee members should let her know as soon as possible if they cannot make it to this meeting.

Councilmember Forte advised the CEDC met on Wednesday, August 9, 2017 and they are currently discussing the design standards. They have a lot of things they are reviewing in the committee, but will continue to discuss this item as well.

9. **COUNCIL ROUNDTABLE:**

There was no Council Roundtable.

10. **STAFF ROUNDTABLE:**

There was no Staff Roundtable.

11. **ADJOURNMENT**

Mayor Rhoads adjourned Regular Session No. 41 at 11:13 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 Internet site at "[www.cityofls.net](http://www.cityofls.net)".