



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

Tuesday, December 10, 2024

6:00 PM

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

**REGULAR SESSION NO. 22**

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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, December 10, 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, December 9, 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](http://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. 22 to order at 6:19 pm.

D. Roll Call

- Present:** 8 - Mayor Bill Baird  
Councilmember Trish Carlyle  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Cynda Rader  
Councilmember Hillary Shields
- Absent:** 1 - Councilmember Fred DeMoro

## 1. Approval of Agenda

**ACTION:**

Mayor Baird advised Item 10.A. (Bill No. 22-229: An Ordinance approving Redevelopment Project 1 for the Discovery Park Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.) was being pulled from the agenda as it is not yet ready to move forward.

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

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

**Absent:** 1 - Councilmember DeMoro

## 2. Approval of Consent Agenda:

**ACTION:** A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, to approve the Consent Agenda, Items 2.A. - 2.B. The motion carried by the following vote:

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

**Absent:** 1 - Councilmember DeMoro

### A. [2024-6575](#) Approval of City Council Action Letter for November 19, 2024.

**ACTION:** A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, to approve the City Council Action Letter from November 19, 2024 as part of the Consent Agenda. The motion carried by the following vote:

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

- B. [2024-6655](#) Mayor's Appointments (Two-Third majority vote):  
Water Utilities Advisory Board: Appoint Richard Scott to replace Anthony Columbatto, term to expire 3-1-25.

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

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

### 3. Council Roundtable

Councilmember Shields stated there are two opportunities to have pictures with Santa in downtown Lee's Summit this week: Thursday, December 12th Budget Blinds will have story time with Santa at 5:30pm; and, the Lee's Summit History Museum will be doing Selfies with Santa

Councilmember Prier noted a new restaurant opened in Lee's Summit today, Chicken Salad Chick. She advised it seems to be very popular noting the lines shown in the pictures posted by the Lee's Summit Chamber.

### 4. Public Hearings:

- A. [2024-6585](#) Public Hearing: Application #PL2024-241 - Unified Development Ordinance Amendments to Article 2 pertaining to Expiration of an approved Final Development Plan; Article 2 pertaining to Preliminary Development Plans; Article 5 pertaining to Floodplain Overlay District; Article 7 pertaining to Modifications; Article 8 pertaining to Building Materials. City of Lee's Summit, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1-14 into the record.

Council Discussion Included:

- Assignment of more items to the Planning Commission for consideration
- Cost of metal on library on Colbern

There was no one present to speak in favor of or in opposition to this Public Hearing.

**This Public Hearing - Sworn was presented.**

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- 1) [BILL NO. 24-212](#) An Ordinance amending Chapter 33, The Unified Development Ordinance, Article 2 pertaining to modification procedures and Final Development Plan extensions; Article 5, Section B pertaining to Floodplain Overlay Districts; Article 7 pertaining to modifications; and, Article 8 pertaining to building materials of the Code Of Ordinances for the City of Lee's Summit, Missouri. (Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 24-212 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember DeMoro

- B. [2024-6613](#) Public Hearing: Application #2024-233 - Vacation of Right-of-Way - 101 SW Market Street; Wineteer Construction, applicant.

Ms. Claire Byers, Senior Planner, entered Exhibit A: 1-16 into the record.

Council Discussion Included:

There was no Council discussion.

There was no one present to speak in favor of or in opposition to this Public Hearing.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 24-213](#) An Ordinance vacating a 15.6'-wide, 140'-long strip of right-of-way located along SW 1st Street, adjacent to 101 SW Market Street, in the City of Lee's Summit, Missouri.

(Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-213 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember DeMoro

- C. [2024-6580](#) Public Hearing: Application #PL2024-217 - Rezoning from R-1 to RP-1 and RP-3 and Preliminary Development Plan - The Townhomes of Chapel Ridge, 4060 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Mr. Hector Soto Jr., Senior Planner, entered Exhibit A: 1- 20 into the record.

Council Discussion Included:

- Duplex lots vs. single family lots
- Who is developer
- Public neighborhood meeting held with residents regarding new zoning and established lots
- Owner occupied

Mr. Wayne Winn, lives on the corner of properties where duplexes are located, stated he is fine with the proposed rezoning.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 24-214](#) An Ordinance approving rezoning from District R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and RP-3 (Planned Residential Mixed Use) and a Preliminary Development Plan for The Townhomes of Chapel Ridge on approximately 3.29 acres of land located at 4060 NE Ralph Powell Road, 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 by Council on December 10, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 24-214 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember DeMoro

**5. Public Comments:**

Mr. Chris Winburn spoke regarding the public input on the closure of Lee's Summit Elementary School. He asked the City Council to get involved with the districts closure of this school and support the citizens request to keep this school open.

**6. Presentations:**

- A. [2024-6633](#) Conceptual Economic Development Incentive Request - T&W Steel request for tax abatement for facility expansion at 1601 SE Hamblen Road; T&W Steel Co., applicant

Council Discussion Included:

- Jobs / Salary
- Use of current building
- Expansion in Lee's Summit
- Support of this request

**This Presentation was presented.**

B. [2024-6656](#) Presentation/Discussion Item - Design Standards

Council Discussion Included:

- Commercial / Retail / Office / Industrial
  - Parking lots / correct amount of parking / parking minimums
    - Design according to business needs
  - Walking distances
  - Sidewalks / Wider
  - Nicer facades for fast food restaurants
  - Safety
  - Human prioritization
  - Village Style design
  - Buried power lines
  - More landscaping
  - Roundabouts
  - Small businesses / local ownership
  - Community building development
  - Retention / detention basins done differently
  - Asphalt / concrete
  - Site design vs. building designs
  - Bright signs / colors / prototype and franchise designs
  - Use of more glass
  - More green space
  - Overlay to update look of older areas / remodels
  - New incentives
- Multifamily (Apartments / Duplexes / Townhomes)
  - Parking Garages
  - Design standards to create depth
  - More welcoming / inviting look
  - Consistency
- Single Family
  - Best practices for architecture/building design codes approach single family housing a bit differently than other land uses; by being more flexible in the approach and standards. We will be discussing more about this in person at the joint meeting, but you are still welcome to share thoughts here as well.

Councilmember Carlyle left at 8:05pm.

**This Discussion Item was received and filed.**

**7. Resolutions:**

**Present:** 7 - Mayor Bill Baird  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Cynda Rader  
Councilmember Hillary Shields

**Absent:** 2 - Councilmember Trish Carlyle  
Councilmember Fred DeMoro

- A. [RES. NO. 24-17](#) A Resolution authorizing the Mayor to appoint successor directors to the I-470 and View High Community Improvement District.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Resolution No. 24-17 be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

**8. Proposed Ordinances Forwarded from Committee:**

- A. [BILL NO. 24-215](#) An Ordinance Amending Article I. In General, of Chapter 10 Emergency and Disaster Planning and Response, of the Code of Ordinances of the City of Lee's Summit, Missouri by enacting a new Section 10-11. Continuity of Government - Mayoral Succession; dealing generally with rules for the succession of Mayoral power in the event of absence or disability. (Rules 10/17/24)

**After discussion, Mayor Baird asked that Bill No. 24-215 be remanded back to the Rules Committee for further discussion.**

- B. [BILL NO. 24-216](#) An Ordinance approving Amendment No. 3 to the budget for the Fiscal Year ending June 30, 2025, as adopted by Ordinances 9936, 9937, 9938, 9939, and 9940, by amending the authorized expenditures for the City. (F&BC 12/2/24)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 24-216 be second read. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro



**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 24-216 be adopted and numbered Ord. No. 10038. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

- C. [BILL NO. 24-217](#) An Ordinance authorizing award of Bid No. 2024-030 for the purchase and installation of landscaping rock and lawn irrigation systems for fire stations 4 and 5 to Horizon Lawn and Landscape, LLC in the amount of \$87,315.00 and authorizing the City Manager to enter into an Agreement for the same by and on behalf of the City. (F&BC 12/2/24)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-217 be second read. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-217 be adopted and numbered Ord. No. 10039. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

## 9. Proposed Ordinances - First Reading:

- A. [BILL NO. 24-218](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$26,105,000 in connection with the Douglas Station Apartments Project; and authorizing certain documents and actions in connection therewith.  
(Note: First read by Council on December 10, 2024.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Prier, Bill No. 24-218 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Rader  
Councilmember Shields

**Nay:** 2 - Councilmember Hodges  
Councilmember Prier

**Absent:** 2 - Councilmember Carlyle  
Councilmember DeMoro

#### 10. Proposed Ordinances - Second Reading:

- A. [BILL NO. 22-228](#) An Ordinance approving Redevelopment Project 1 for the Discovery Park Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.  
(Note: First read by City Council on November 8, 2022.)

Bill No. 22-228 was removed by Mayor Baird prior to the approval of the agenda.

#### 11. Committee Reports

Councilmember Rader stated the Legacy for Parks gave the Lee's Summit Parks and Recreation a \$5,000 donation to support the continued growth of Lee's Summit parks. She also gave updates on the Longview Pickleball court and the Mouse Creek Trail.

Councilmember Shields said the Finance and Budget Committee continues discussion on the fund balance policy. She also noted the Lee's Summit Economic Development Council is still accepting applications for the President position through January 10, 2025.

## 12. Council Comments:

Councilmember Prier recognized the person that spoke during Public Comments regarding the closure of Lee's Summit Elementary and asked Mayor Baird to provide more information on why the City Council does not have any authority of the school districts planning or decisions.

Mayor Baird advised the City Council for the City of Lee's Summit does not have any authority over the practices of the Lee's Summit School District. They are allowed to have opinions and take a stance on things with the school district, but they will not discuss these from the dais or as a Councilmember, but as an individual citizen. The City Council cannot affect any change with the School Board nor influence any decisions. This is the reason the City Council has not provided a "voice" regarding the possible closure of this school.

Mayor Baird also noted that the City Council will have a joint session with the Planning Commission next week. He asked Councilmember Shields to read all the ordinances that will follow that meeting to assist in moving the meeting along faster.

## 13. Staff Roundtable

Ms. Christal Weber, Assistant City Manager, stated the City of Lee's Summits Marketplace for LS Logo items is open from 8am - 5pm Monday through Friday for anyone needing a last-minute gift for friends or family this holiday season.

Ms. Weber also noted that there are many ways to be more involved with the City. The 2025 Citizen Leadership Academy is still accepting applications through Friday, December 13, 2024. Also, if anyone is interested in serving on a board or commission, they can do so by completing an application / interest form online on the City's website.

She also mentioned charitable donations can still be made to the Lee's Summit Community Foundation which assist the local community in many different efforts throughout the City.

Lastly, Ms. Weber stated Mr. Mark Dunning, City Manager, is still working through several of the tasks that were discussed at the City Council planning retreat with staff. They are determining next steps and a proposed action plan that will be brought to Council in early 2025.

Councilmember Rader advised one of these action items was to work through housing issues in Lee's Summit and she is currently establishing a Housing Task Force that will discuss housing issues and questions within the City.

**14. Adjournment**

Hearing no further business, Mayor Baird adjourned Regular Session No. 22 into Closed Session at 8:41 pm.

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](https://lsmo.legistar.com)"