



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

Tuesday, February 7, 2023

6:00 PM

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

REGULAR SESSION NO. 28

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 7, 2023 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, February 6, 2023, 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. 28 to order at 6:15 pm.

- D. Roll Call

Present: 9 - Mayor Bill Baird
Councilmember Fred DeMoro
Councilmember Phyllis Edson
Councilmember Andrew Felker
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Hillary Shields

1. Approval of Agenda

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

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve the Consent Agenda, Item 2.A. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

A. [2023-5393](#) Approval of City Council Action Letter from January 24, 2023.

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve the City Council Action Letter from January 24, 2023 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

3. Council Roundtable

Mayor Pro Tem Lopez recognized and thanked members of Cub Scout Pack #4042 for attending the meeting.

Councilmember Shields exclaimed "Go Chiefs!" (Chiefs are set to play in the Super Bowl this Sunday, February 12, 2023.)

4. Public Hearings:

City Council - Regular Session

Action Letter

February 7, 2023

- A. [2023-5380](#) Public Hearing: Application #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream, LLC, applicant. (Note: This application was continued from February 7, 2023 per the applicant's request.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, to continue this Public Hearing to a date certain of March 7, 2023 per the applicant's request. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- B. [2023-5383](#) Public Hearing: Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, applicant.

Mr. Josh Johnson, Director of Development Services, entered Exhibits 1-20 into the record.

Council discussion included:

- Why was the original request for the SUP for 25 years
 - Lease terms
- Lot improvements / changes
- 20-year SUP recommendation

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 23-024](#) An Ordinance approving a Preliminary Development Plan for Herc Rentals on land located at 1460 SE Hamblen 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.

(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Lovell, that Bill No. 23-024 be advanced to second reading. The motion carried by the following vote:

City Council - Regular Session

Action Letter

February 7, 2023

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- 2) [AMENDED BILL NO. 23-025](#) An Ordinance granting a Special Use Permit for an equipment rental facility in District PI on land located at 1460 SE Hamblen Road, for a period of twenty-five (25) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember DeMoro, that Bill No. 23-025 be advanced to second reading.

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Special Use Permit stated in Bill No. 23-025 be amended for a period of twenty-five (25) years. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember DeMoro, that Bill No. 23-025 be advanced to second reading as amended. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- C. [2023-5384](#) Public Hearing: Application #PL2022-378 - Preliminary Development Plan - HCA LSMC ASC, 1950 SE Blue Parkway; Hammes Partners, applicant.

Mr. Josh Johnson, Director of Development Services, entered Exhibits 1-20 into the record.

Council discussion included:

- Usage with neighbors / access
- Parking lots
- Traffic

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 23-026](#) An Ordinance approving a Preliminary Development Plan for HCA LSMC ASC on land located at 1950 SE Blue Parkway, 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.

(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 23-026 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- D. [2023-5379](#) Public Hearing: Application #PL2022-422 - Exterior Renovation Permit Appeal, 6 SW 2nd Street; Guy Gronberg Architects P.C, applicant.

No Council discussion.

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the appeal per the applicants request. The motion carried by the following vote:

City Council - Regular Session

Action Letter

February 7, 2023

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

5. Public Comments:

There were no Public Comments.

6. Proposed Ordinances - First Reading:

- A. [BILL NO. 23-027](#) An Ordinance accepting Final Plat entitled "Cobey Creek, 2nd Plat, Lots 31-77, 160-187, 200-250 and Tracts A-K", as a subdivision to the City of Lee's Summit, Missouri.

(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Edson, that Bill No. 23-027 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- B. [BILL NO. 23-028](#) An Ordinance accepting Final Plat entitled, " Pryor Ridge, 11th Plat, Lots 359-437", as a subdivision to the City of Lee's Summit, Missouri.

(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-028 be advanced to second reading.. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

City Council - Regular Session

Action Letter

February 7, 2023

- C. [BILL NO. 23-029](#) An Ordinance accepting Final Plat entitled, "Orchard Woods, Lots 1-34 and Tract A", as a subdivision to the City of Lee's Summit, Missouri.
(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 23-029 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- D. [BILL NO. 23-030](#) An Ordinance vacating a certain easement located at 1950 SE Shenandoah Drive in the City of Lee's Summit, Missouri.
(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 23-030 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- E. [BILL NO. 23-031](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$35,000,000 in connection with the Raintree Village Phase I - Senior Residential Project; and authorizing certain documents and actions in connection therewith.
(First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Prier, that Bill No. 23-031 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

- F. [BILL NO. 23-032](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$103,100,000 in connection with the Blackwell Residential Rental Project; and authorizing certain documents and actions in connection therewith. (First read by Council on February 7, 2023.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 23-032 be advanced to second reading The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

Nay: 2 - Councilmember Felker
Councilmember Hodges

- G. [BILL NO. 23-033](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$72,200,000 in connection with the Summit Square III Apartments Project; and authorizing certain documents and actions in connection therewith. (First read by Council on February 7, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-033 be advanced to second reading The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Shields

7. Committee Reports

Councilmember Shields advised the Legislative and Intergovernmental Relations Committee would be meeting on Monday, February 13, 2023 at 11:30am via Zoom.

Councilmember Edson stated the Community and Economic Development Committee would be meeting on Wednesday, February 8, 2023 at 5:00pm.

Councilmember Felker noted Public Works Committee would be meeting on Monday, February 13, 2023 at 5:00pm.

8. Council Comments:

Councilmember Edson stated she was unable to attend the Mayor's Character Breakfast, but wanted to note an award that was given to Mr. Dunning.

Mayor Baird stated Mr. Mark Dunning, City Manager, was given the Respect Reward for character traits and said he is very much respected in the community. Mayor Baird noted several awards were given to members of the community for their contributions to the City.

Mayor Baird provided an update on the landfill discussions throughout the region, the procedure that is being followed and what to expect in the future.

Mayor Baird also advised the Lee's Summit Economic Development Council recently passed resolutions supporting the no tax increase and marijuana ballot questions as well as best practices.

9. Staff Roundtable

Mr. Mark Dunning, City Manager, introduced Ms. Donna Lake, Assistant City Manager that started yesterday. Ms. Lake introduced herself and her gave information on her background and previous experience.

Mr. Dunning stated the "Human Arrowhead" is tomorrow at 1pm for anyone wanting to participate in that event. He also noted the Parks Board is having a re-dedication for the Pleasant Lea Park Improvements on Feb. 11th at 10am.

Mr. Dunning advised the Board and Commission interest forms are available for the two new commissions until February 17th.

Lastly, Mr. Dunning noted that dirt is moving on Fire Stations No. 4 & 5.

10. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 28 at 7:22pm.

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"