



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

Tuesday, March 7, 2023

6:00 PM

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

**\*\*\*AMENDED\*\*\* REGULAR SESSION NO. 31**

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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, March 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, March 6, 2023, 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 may be viewed on the City's website at [WatchLS.net](http://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. 31 to order at 6:04pm.

D. Roll Call

**Present:** 8 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Hillary Shields

**Absent:** 1 - Councilmember Mia Prier

**1. Approval of Agenda**

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

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**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

**2. Approval of Consent Agenda:**

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

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

**A. [2023-5396](#) Approval of City Council Action Letter from February 28, 2023.**

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve the City Council Action Letter from February 28, 2023 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

**B. [BILL NO. 23-040](#) An Ordinance approving a Preliminary Development Plan for Summer Moon Coffee on land located at 699 NW 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.  
(Note: First read by Council on February 28, 2023. Passed by unanimous vote.)**

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 23-040 be adopted and numbered Ord. No. 9623 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

### 3. Council Roundtable

Councilmember Shields reminded everyone about the Emerald Isle Parade happening in downtown Lee's Summit this Saturday, March 11, 2023 at noon.

Councilmember Edson thanked many of her neighbors for taking time to clean up trash along 470 Hwy. She advised they planned to make this a continual effort.

Councilmember Felker stated he attended the "Taste of Lee's Summit" last weekend and it was a great event.

### 4. Public Hearings:

- A. [2023-5380](#) Public Hearing: Application #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream IV, LLC, applicant.

(Note: This application was continued from February 7, 2023 per the applicant's request.)

Mr. Joshua Johnson, Director of Development Services, entered Exhibits 1-18 into the record.

Council discussion included:

- Stormwater
- Drive Thru

Curt Peterson, representing Mr. Mike Atcheson, noted a master project is coming forward for this area in April and they are in support of this project. They are working with this developer in supporting project.

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

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- 1) [BILL NO. 23-050](#) An Ordinance approving a Preliminary Development Plan on land located at 900 NE Colbern Road in District CP-2, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 23-050 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

- B. [2023-5416](#) Public Hearing: Amended and Restated Chapter 100 Plan for the Town Centre Industrial Project; Independence Safety Storage North II, LLC, applicant (affiliate of Ward Development)

Mr. David Bushek, Chief Counsel for Economic Development and Planning, entered Exhibits 1- 6 into the record.

Council discussion included:

- None

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

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

- 1) [BILL NO. 23-051](#) An Ordinance approving an Amended and Restated Plan for Industrial Development and authorizing the City of Lee's Summit, Missouri to issue taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$24,500,000 in connection with the Town Centre Industrial Project and authorizing certain documents and actions in connection therewith.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 23-051 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

**5. Public Comments:**

There were no Public Comments.

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

- A. [BILL NO. 23-052](#) An Ordinance vacating a certain sanitary sewer easement located at 1000 and 1010 NW Pryor Rd in the city of Lee's Summit, Missouri.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 23-052 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

- B. [BILL NO. 23-053](#) An Ordinance accepting the State and Local Cybersecurity Grant Program award in the amount of \$35,272.80 from the Missouri Department of Public Safety Office of Homeland Security for the review and development of necessary policies and training plans for the City of Lee's Summit, Missouri.

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 23-053 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

**7. Proposed Ordinances - Second Reading:**

- A. [BILL NO. 23-049](#) An Ordinance approving a Development Agreement between Blackwell 55, LLC, Reserve at Blackwell, LLC, Residences at Blackwell, LLC, One Twenty, LLC, and the City of Lee's Summit, Missouri, for the Blackwell Mixed-Use Development.  
(Note: First read by Council on February 28, 2023.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 23-049 be continued to March 14, 2023 per staff and the applicant's request. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Absent:** 1 - Councilmember Prier

## 8. Committee Reports

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

Councilmember Edson stated the Community and Economic Development Committee would be meeting on Wednesday, March 8, 2023 at 5:00pm and they will be having the Public Hearings for the Community Development Block Grant (CDBG) funding.

Councilmember DeMoro noted the Finance & Budget Committee met last night and they are continuing to work through budget process.

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

Councilmember Felker stated he does not have any new items for the Rules Committee so the March 16, 2023 meeting will probably be cancelled.

## 9. Council Comments:

Mayor Baird Council stated the Council had been given talking points on litter control and the programs that are available for our citizens. This will be brought before Council again in the near future.

Mayor Pro Tem Lopez asked if there was any other outreach for litter control and clean up.

Mr. Mark Dunning, City Manager, advised there would be a "landing page" on the City's website with this information as well as the City's social media platforms and will also include information collective groups for citywide clean up of litter.

## 10. Staff Roundtable

There was no Staff Roundtable.

**11. Adjournment**

Hearing no further business, Mayor Baird adjourned Regular Session No. 31 into Closed Session at 6.37pm.

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.