



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

Tuesday, November 8, 2022

6:00 PM

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

**REGULAR SESSION NO. 20 \*\*\*AMENDED\*\*\***

---

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, November 8, 2022 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, November 7, 2022, 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. 20 to order at 6:02pm.

- 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 Felker, to approve the published amended agenda. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

November 8, 2022

---

**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 Felker, to approve the Consent Agenda, Items 2.A. – 2.C. 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. [2022-5225](#) Approval of City Council Action Letter from November 1, 2022.**

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, to approve the City Council Action Letter from November 1, 2022 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

**B. [BILL NO. 22-221](#) An Ordinance vacating dedicated right-of-way for a segment of NE Sloan Street located south of NE Tudor Road (adjacent to 15 NE Tudor Road), in the City of Lee's Summit, Missouri.**

(Note: First read by City Council on November 1, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, that Bill No. 22-221 be adopted and numbered Ord. No. 9540 as part of the Consent Agenda. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

November 8, 2022

---

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

- C. [BILL NO. 22-223](#) An Ordinance approving a Preliminary Development Plan on land located at 3511 SW Market Street 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.  
(Note: First read by City Council on November 1, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, that Bill No. 22-223 be adopted and numbered Ord. No. 9541 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

Councilmember Prier stated she got to eat at a new restaurant in her District, Calaveras, that is set to open on November 9, 2022.

Councilmember Prier also noted the Veteran's Day Parade will be held in downtown Lee's Summit this weekend.

### 4. Proclamations:

- A. [2022-5269](#) Proclamation: Blue Springs South Jaguars Softball - 2022 Missouri State Class 5 Championship Team

**This Proclamation was presented.**

### 5. Presentations:

- A. [2022-5248](#) Presentation: Discovery Park Project and Tax Increment Financing Plan

Council discussion included:

- Percentage of increase of PILOTS
- \$5M Blue Parkway was funded by City - TIF / CID Reimbursed
- Hilton / Marriott Hotels - certain
- No third-party sales after constructed

City Council - Regular Session

Action Letter

November 8, 2022

---

- Land donation / school district
- Hotel Tax
- Ordinances passed by this Council / Future council consideration
- CID Structure currently / future
- Public Improvements
- 23 years TIF / 27 years CID
- Construction Cost Increase / Additional incentives
- Public / Private savings
- How many 3-bedroom apartments (all 1 or 2 bedroom)
- Incentives requested for similar project in Columbia (that one is a TDD)
- Structured parking
- Project Area 2 Closing
- Public Safety Funding
- Similar request to other projects
- Third party construction costs
- Future negotiations
- Financial risks to the city
- If construction costs fall
- Conflict of interest as General Contractor
- Phased reimbursement mitigate risk
- Financial Analysis at each phase
- Schools risk
- Single family development needs

This Presentation was presented.

**6. Public Hearings:**

**A. [2022-5249](#) Public Hearing: Discovery Park Tax Increment Financing Plan**

Mayor Baird entered into the record all discussion and testimony provided during the Presentation prior to this Public Hearing. Mr. David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibit A 1-20 into the record.

Council discussion included:

- Reason for order of Phases
- Apartment marketing / Demand
- Other projects in other areas

Mr. Guy Swanson, Unity Village, spoke in support of this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 22-227](#) An Ordinance Approving the Discovery Park Tax Increment Financing Plan, Establishing a Redevelopment Area and Designating the Redevelopment Area as a Blighted Area.**

City Council - Regular Session

Action Letter

November 8, 2022

---

(Note: First read by Council on November 8, 2022.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Lopez, that Bill No. 22-227 be advanced to second reading. The motion carried by the following vote:**

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

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

- 2) [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.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Edson, that Bill No. 22-228 be advanced to second reading. The motion carried by the following vote:**

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

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

- 3) [BILL NO. 22-229](#) An Ordinance approving Redevelopment Project 2 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.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-229 be advanced to second reading. The motion carried by the following vote:**

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

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

- 4) [BILL NO. 22-230](#) An Ordinance approving Redevelopment Project 3 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.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Lovell, that Bill No. 22-230 be advanced to second reading. The motion carried by the following vote:**

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

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

- 5) [BILL NO. 22-231](#) An Ordinance approving Redevelopment Project 4 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.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 22-231 be advanced to second reading. The motion carried by the following vote:**

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

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

## 7. Public Comments:

Ms. Theresa Vollenweider spoke regarding her property and plat lines and ownership rights.

## 8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 22-232](#) An Ordinance approving Amendment No. 5 to the budget for the fiscal year ending June 30, 2023, as adopted by Ordinance No. 9441, Ordinance No. 9442, Ordinance No. 9449, Ordinance No. 9450, and Ordinance No. 9451, by amending the authorized expenditures for the City of Lee's Summit, Missouri.

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-232 be second read. 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

November 8, 2022

---

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-232 be adopted and numbered Ordinance No. 9542. 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. 22-233](#)** An Ordinance approving Amendment No. 6 to the Budget for the fiscal year ending June 30, 2023, as adopted by Ordinance No. 9441, Ordinance No. 9442, Ordinance No. 9449, Ordinance No. 9450, and Ordinance No. 9451, by amending the full-time equivalent positions, expenditures, and establishing a new Pay and Classification Plan for the City.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-233 be second read. 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 Shields, seconded by Councilmember Hodges, that Bill No. 22-233 be adopted and numbered Ordinance No. 9543. 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. [BILL NO. 22-234](#)** An Ordinance approving Amendment No. 7 to the Budget for the fiscal year ending June 30, 2023, as adopted by Ordinance No. 9441, Ordinance No. 9442, Ordinance No. 9449, Ordinance No. 9450, and Ordinance No. 9451, by amending the Public Safety Sales Tax Fund expenditures for the City.

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 22-234 be second read.. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

November 8, 2022

---

**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 Lopez, seconded by Councilmember Hodges, that Bill No. 22-234 be adopted and numbered Ordinance No. 9544. 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

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

- A. [AMENDED BILL NO. 22-220](#)** An Ordinance approving a Preliminary Development Plan on land located at 1471-1499 SW Market Street in District CP-2, Lot 12A, South Port Business Park, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance of the Code of Ordinances for the City of Lee's Summit, Missouri. (Note: First read by City Council on November 1. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Amended Bill No. 22-220 be adopted and numbered Ordinance No. 9545. The motion carried by the following vote:**

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

**Recused:** 1 - Councilmember Felker

- B. [BILL NO. 22-222](#)** An Ordinance vacating dedicated right-of-way for a segment of NW Lowenstein Drive located between I-470 and NW Clifford Road, in the City of Lee's Summit, Missouri. (Note: First read by City Council on November 1, 2022. Passed by unanimous vote with two recusals.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 22-222 be adopted and numbered Ordinance No. 9546. The motion carried by the following vote:**



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

**Recused:** 2 - Councilmember Felker  
Councilmember Lovell

## 10. Committee Reports

Councilmember Edson stated there would be a Community and Economic Development Committee tomorrow night at 5:00pm.

Councilmember Felker noted there will be a Public Works Committee meeting on Monday, November 14, 2022 at 5:00pm.

## 11. Council Comments:

Councilmember Edson advised that she and Mayor Baird attended a "Women of Distinction" luncheon last Friday and that Major Walters was recognized for all of her work with Hope House.

## 12. Staff Roundtable

Mr. Mark Dunning, City Manager, stated the City crews would be preparing for winter weather season tomorrow and would hold a snow dry run to allow crews to prepare for the upcoming 2022-2023 winter weather season.

Mr. Dunning also advised the Best Practices for Economic Development RFQ would close tomorrow and the results from that process would be forthcoming.

Lastly, Mr. Dunning thanked Council for their great work on the presentation and public hearing for Discovery Park. He stated it was a lot of information to take in, the Council asked great questions and he felt it was a very successful evening.

### A. [2022-5228](#) Presentation: Tourism Marketing

Ms. Cheryl Nash, Director of Creative Services, provided a brief presentation and preview of the website promoting tourism of Lee's Summit at [Istourism.com](http://Istourism.com).

**This Presentation was presented.**

## 13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 20 at 9:51pm.

**City Council - Regular Session**

**Action Letter**

**November 8, 2022**

---

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