



## The City of Lee's Summit

### Action Letter

### City Council - Regular Session

Tuesday, July 19, 2022

6:00 PM

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

**REGULAR SESSION NO. 8 \*\*\*AMENDED\*\*\***

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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, July 19, 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, June 20, 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. 8 to order at 6:01pm

#### 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:**

Mayor Baird moved the presentations so that 5.A. (2022-5059 Presentation: End of Season report.) would be presented before 5.B. (Presentation: 2022 Multi-family / Apartment study.)

Councilmember Felker advised he would be recusing from Items 7.A. (Bill No. 22-139 An Ordinance Approving the Paragon Star Village Garage Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan) and 7.B. (Bill No. 22-140 An Ordinance approving the Paragon Star Apartments Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.) due a conflict of interest with this law firm.

A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve the published amended agenda as additionally 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

## 2. Approval of Consent Agenda:

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Felker, to approve the Consent Agenda, Items 2.A. - 2.E. 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.** [2022-5016](#) Approval of City Council Action Letter from July 12, 2022.

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Felker, to approve the City Council Action Letter from July 12, 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

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- B. [BILL NO. 21-203](#) An Ordinance accepting final plat entitled Osage, 2nd Plat, Lots 42-75 & Tracts I-N as a subdivision to the city of Lee's Summit, Missouri.  
(First read by Council on October 5, 2021. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Felker, that Bill No. 21-203 be adopted and numbered Ord. No. 9462 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

- C. [BILL NO. 22-137](#) An Ordinance approving a Preliminary Development Plan for Raintree Village on land located at 1501 SW Arborwalk Boulevard 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 July 12, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 22-137 be adopted and numbered Ord. No. 9463 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

- D. [BILL NO. 22-138](#) An Ordinance vacating dedicated right-of-way for an approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd, in the City of Lee's Summit, Missouri.  
(Note: First read by Council on July 12, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 22-138 be adopted and numbered Ord. No. 9464 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

- E. [BILL NO. 22-147](#) An Ordinance Approving a Funding Agreement Between the City of Lee's Summit, Missouri and Discovery Park Lee's Summit, LLC, for the Discovery Park Project.

(Note: First read by Council on July 12, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 22-147 be adopted and numbered Ord. No. 9465 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

There was no Council Roundtable.

### 4. Public Comments:

There were no Public Comments.

### 5. Presentations:

A. [2022-5015](#) Presentation: 2022 Multi-family / Apartment study

Mr. Ryan Elam, Director of Development Services gave a brief presentation on the 2022 Multi-family / Apartment Study.

Council Discussion Included:

- Conservative Growth Estimate - Actual Demand
- Existing Households vs. New Households
- Owner Occupied vs. Renter Occupied
- 2020 Census Data / Data Used
- Comparable to Comp Plan
- Rate of Change
- Employment growth drives housing market
- Next Update Timeline
- Occupancy - Vacancy Rate / Lease Up
- Cost of study
- Net new residents with new projects
- Apartment locations / screening
- Projections - Strategic Plan / Comp Plan
- Monitor Growth
- Greenspace vs. development
- Future Land Use

**This Presentation was presented.**

B. [2022-5059](#) Presentation: End of Season report.

Mr. Jim Durham, Lobbyist, provided the Council a brief update on the end of the Missouri Legislative Session.

Council Discussion Included:

- HOA's - regulations on home businesses, solar panels, "For Sale" signs, etc.
- Veto Session
- Appropriation for infrastructure / Excess Funds
- Representatives for the State House and Senate be invited to a meeting
- Allocations
- MoDOT

**This Presentation was presented.**

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

- A. [BILL NO. 22-148](#) An Ordinance Approving a Funding Agreement Between the City of Lee's Summit, Missouri and LS Valle Vista 2018, LLC, for the Valle Vista Community Improvement District.

(Note: First read by Council on July 19, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 22-148 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 Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 1 - Councilmember Lopez

## 7. Proposed Ordinances - Second Reading:

- A. [BILL NO. 22-139](#) An Ordinance Approving the Paragon Star Village Garage Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan  
(Note: First read by Council on July 12, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 22-139 be adopted and numbered Ord. No. 9466. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Lopez

**Recused:** 1 - Councilmember Felker

- B. [BILL NO. 22-140](#) An Ordinance approving the Paragon Star Apartments Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.  
(Note: First read by Council on July 12, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-140 be adopted and numbered Ord. No. 9467. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Lopez

**Recused:** 1 - Councilmember Felker

## 8. Committee Reports

Councilmember Edson stated the Community and Economic Development Committee (CEDC) had a group of homebuilders from Lee's Summit present and discuss different ways to bring down housing costs on new construction. She thanked staff for inviting them to present to the CEDC.

Councilmember Felker noted there will be a Rules Committee meeting this Thursday, July 21, 2022 at 4:00 pm via Zoom.

## 9. Council Comments:

Mayor Baird thanked the Director of Governmental Affairs and the Public Relations Official for arriving in Lee's Summit via Amtrak and meeting briefly with some members of the Council. He also thanked them for their assistance in getting funding for the second trip back through Lee's Summit.

## 10. Staff Roundtable

Mr. Steve Arbo, City Manager, recognized Mr. Mark Dunning, Assistant City Manager, for his 25th anniversary with the City of Lee's Summit. He noted many of his accomplishments in those years and congratulated him and thanked him for his years of service to the City.

## 11. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 8 at 7:29pm.

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"