



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

Tuesday, October 18, 2022

6:00 PM

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

REGULAR SESSION NO. 18

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, October 18, 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, October 17, 2022, 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. 18 to order at 6:03 pm

D. Roll Call

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

Absent: 1 - Councilmember John Lovell

1. Approval of Agenda

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, to approve the 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

2. Approval of Consent Agenda:

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

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

Absent: 1 - Councilmember Lovell

A. [2022-5161](#) Approval of City Council Action Letter from October 11, 2022.

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve the City Council Action Letter from October 11, 2022 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

B. [2022-5203](#) Mayor's Appointments:

Industrial Development Authority: Reappoint Jody Carroll, Robert Handley and Tyler Morehead, terms to expire 11-04-28.

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve Mayor's Appointments 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

- C. [BILL NO. 22-206](#) An Ordinance of the City Council of the City of Lee's Summit, Missouri accepting the grant award in the amount of \$500,000 from the U.S. Department of Justice, Office on Violence Against Women, for a collaboration between the City of Lee's Summit and Hope House, Inc. on community-defined solutions to violence against women.

(Note: First read by Council on October 11, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-206 be adopted and numbered Ord. No. 9523 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

3. Council Roundtable

Mayor Baird recognized Boy Scout Troop 264 that was in attendance. Mayor Baird reminded the community that Boy Scouts are responsible for hanging the candy canes along the railroad and they attend council meetings to get their citizenship in the community and communications merit badges to be good role models today and in the future.

Councilmember DeMoro noted that October is National Breast Cancer Awareness month and the third Friday in October is the National Breast Cancer Awareness Day.

Councilmember Shields, thanked council and staff for the baby shower for her and her son, he is expected to arrive in December, and she really appreciated the shower.

4. Proclamations:

- A. [2022-5123](#) Proclamation: Feed Lee's Summit Month - November 2022
This Proclamation was presented.
- B. [2022-5194](#) Proclamation: Support Your Local Chamber Day - October 19, 2022
This Proclamation was presented.
- C. [2022-5214](#) Proclamation: Buckle Up Phone Down Day - October 21, 2022
This Proclamation was presented.

5. Presentations:

- A. [2022-5215](#) Presentation: Conceptual Economic Development Incentive Request - Chapter 100 incentives for the Douglas and Tudor Apartments Project; Cityscape Residential, applicant.

Council discussion included:

- Incentives now and not during Planning Commission
- Elevate capacity - was 78% now 90% - is that accurate that quickly
- County Values (Assessments)
- Valuations effect on housing / Assessment years
- Discrepancies in request for incentives
- Current Taxes undeveloped
- Big projects for infrastructure
- Use tax exemption
- Any other significant issues
- Next presentation to Council
- Fixed PILOT
- Similar challenges in other counties
- Investors
- Appealing assessments
- Risks
- Market Values
- What happens during a recession
- Terms
- Current policies
- Proforma Driven Incentives
- Projected Taxes

Council reached a consensus to encourage the project to move forward.

This Presentation was presented.

- B. [2022-5216](#) Presentation: Conceptual Economic Development Incentive Request - Chapter 100 incentives for the Town Centre Industrial Project; Ward Development, applicant.

Council discussion included:

- Perspective clients
- Spec Building
- Types of tenant
- Businesses on Hamblen / Bailey / Browning
- Excise Tax
- Square footage
- Like buildings in the region
- Current Tax Rates
- Acreage

Council reached a consensus to encourage the project to move forward.

This Presentation was presented.

6. Public Hearings:

- A. [2022-5173](#) Public Hearing: Application #PL2022-230 - Preliminary Development Plan - Arcade Alley outdoor space, 316 SE Douglas Street; Pat Maloney, applicant.

Josh Johnson, AICP, Assistant Director of Plan Services entered Exhibit A 1-18 into the record.

Council discussion included:

- Parking Lot
- Turf or real grass

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 22-207](#) An Ordinance approving a Preliminary Development Plan on land located at 316 SE Douglas Street in District CBD, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.

(Note: First read by Council on October 18, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 22-207 be advanced to second reading. 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

- B.** [2022-5171](#) Public Hearing: Application #PL2022-243 - Rezoning from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Road, 25 NW Tudor Road and 908 NE Douglas Street; Cityscape Residential, applicant.
(Note: This Application was continued from October 4, 2022 per the applicant's request.)

Josh Johnson, AICP, Assistant Director of Plan Services entered Exhibit A 1-24 into the record. Mayor Baird advised the presentation and discussions previously heard this evening would also be entered into the record.

Council discussion included:

- Unit locations
- Parking
- Pedestrian Friendly
- Sidewalks

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

This Public Hearing - Sworn was presented.

- 1)** [BILL NO. 22-208](#) An Ordinance approving rezoning from District PO (Planned Office) to RP-4 (Planned Apartment Residential District) and a Preliminary Development Plan for land located at 15 NE Tudor Road, 25 NW Tudor Road & 908 NE Douglas Street, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on October 18, 2022.)

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-208 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember DeMoro
Councilmember Edson
Councilmember Felker
Councilmember Lopez
Councilmember Shields

Nay: 2 - Councilmember Hodges
Councilmember Prier

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Absent: 1 - Councilmember Lovell

- C. [2022-5167](#) Public Hearing: Application #PL2022-234 - Rezoning from CP-2 to PI and Preliminary Development Plan - Town Centre Logistics, 2150 NE Independence Avenue; Engineering Solutions, LLC, applicant.
(Note: This Application was continued from October 4, 2022 per the applicant's request.)

Josh Johnson, AICP, Assistant Director of Plan Services entered Exhibit A 1-21 into the record.

Mayor Baird advised the presentation and discussions previously heard this evening would also be entered into the record.

Council discussion included:

- Traffic issues
- Parking Lot
- Semi Trucks

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 22-209](#) An Ordinance approving Rezoning from District CP-2 (Planned Community Commercial) to District PI (Planned Industrial) and a Preliminary Development Plan for land located at 500 NE Town Centre Drive, 2201 NE Town Centre Boulevard, 2251 NE Town Centre Boulevard and 2150 NE Independence Avenue, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the city of Lee's Summit, Missouri.
(Note: First read by Council on October 18, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 22-209 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

7. Public Comments:

Resubmitted Comments from October 11th per citizen's request regarding the changes to the Street Lighting Policy.

Emailed Comments from Mr. and Mrs. Donovan and Mr. Beaudoin regarding the application for MacDoodles which will be heard by Council on November 1, 2022.

8. Resolutions:

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that this be adopted.[EN_NR] The motion carried by the following vote:

- A. [RES. NO. 22-20](#) A Resolution Amending and Adopting the City of Lee's Summit Street Lighting Policy. (PWC 10/10/22)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that Resolution No. 22-20 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

9. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 22-210](#) An Ordinance approving Change Order No. 3 to the Agreement for the construction of Water Main Replacement: FY21 Project, Project No. 438-1, between the City of Lee's Summit, Missouri, and Wiedenmann, Inc. for an increase of \$153,356.74 for a revised agreement amount of \$4,008,154.37 and authorizing the City Manager to execute the same. (PWC 10/10/22)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-210 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 22-210 be adopted and numbered Ordinance No. 9524. 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

- B.** [BILL NO. 22-211](#) An Ordinance approving Change Order No. 2 to the Agreement for the construction of the Water Main Replacement FY22 - First Phase Project, Project No. 496-1, between the City of Lee's Summit, Missouri, and Wiedenmann, Inc., for an increase in the contract price of \$197,938.00 for a revised agreement amount of \$4,022,415.75 and to increase the project timeline by 40 calendar days, and authorizing the City Manager to execute the same. (PWC 10/10/22)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-211 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-211 be adopted and numbered Ordinance No. 9525. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- C.** [BILL NO. 22-212](#) An Ordinance approving Change Order No. 1 to the Agreement for the construction of the Cathodic Protection Program: FY22 Project, Project No. 57831683-22, between the City of Lee's Summit, Missouri, and Dust Pipeline Services Inc. for an increase of \$56,145.00 for a revised agreement amount of \$504,214.00 and to increase the Project timeline by 21 calendar days, and authorizing the City Manager to execute the same. (PWC 10/10/22)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 22-212 be second read. 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-212 be adopted and numbered Ordinance No. 9526. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- D. [BILL NO. 22-213](#)** An Ordinance approving the award of RFQ No. 2022-061 for Professional Engineering Services for the Douglas Street Improvements (2nd Street to Chipman Road) Project to Kimley-Horn and Associates, Inc. for an amount not to exceed \$1,302,563.00 and authorizing the City Manager to execute an agreement for the same. (PWC 10/10/22)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Edson, that Bill No. 22-213 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Edson, that Bill No. 22-213 be adopted and numbered Ordinance No. 9527. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

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- E. [BILL NO. 22-214](#) An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances of the City of Lee's Summit, Missouri, by amending Appendix B; Schedule of Stopping, Standing and Parking Restrictions, for certain streets and segments of streets located in the City of Lee's Summit, Missouri. (PWC 10/10/22)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Lopez, that Bill No. 22-214 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 22-214 be adopted and numbered Ordinance No. 9528. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- F. [BILL NO. 22-215](#) An Ordinance approving Modification No. 2, to the agreement with Crawford, Murphy and Tilly, Inc. for On-Call Professional Planning & Engineering Services for the airport (RFQ No. 2020-067) in the amount of \$869,000.00, and authorizing the City Manager to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 22-215 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 22-215 be adopted and numbered Ordinance No. 9529. 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

- G.** [BILL NO. 22-216](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and Dream in Flight, LLC for a period of 30 years with options for four additional five-year terms for the development of a Hangar located on the West side of the North Apron at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Edson, that Bill No. 22-216 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Edson, that Bill No. 22-216 be adopted and numbered Ordinance No. 9530. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- H.** [BILL NO. 22-217](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and R&D American Aviation, LLC for a period of 2 years with continuing options for renewal to perform aircraft, airframe and powerplant maintenance, repair and inspection services at the Lee's Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-217 be second read. 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 Prier
Councilmember Shields

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-217 be adopted and numbered Ordinance No. 9531. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- I. [BILL NO. 22-218](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Summit Flight Academy, LLC for a period of 2 years with continuing options for renewal to perform flight training and aircraft rental at the Lee's Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same. (BOAC 10/3/22 and PWC 10/10/22)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-218 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-218 be adopted and numbered Ordinance No. 9532. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- K. [BILL NO. 22-219](#) An Ordinance amending the Code of Ordinances of the City of Lee's Summit, Missouri, Chapter 16, Lee's Summit Property Maintenance Code, by adopting regulations pertaining to outdoor storage of items on private property. (CEDC 10/12/22)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 22-219 be second read. The motion carried by the following vote:

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

Nay: 1 - Councilmember Shields

Absent: 1 - Councilmember Lovell

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 22-219 be adopted and numbered Ordinance No. 9533. The motion carried by the following vote:

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

Nay: 1 - Councilmember Shields

Absent: 1 - Councilmember Lovell

10. Committee Reports

There were no Committee Reports.

11. Council Comments:

Councilmember Shields stated there have been several modifications for density for apartment projects because the current code does not allow enough for them to go through without a modification. She would like staff to consider amending the code to allow for the larger density so modifications don't have to be granted each time.

Councilmember Prier said she feels fortunate to be part of such a great Council. She said this council can have discussions and disagree, but remain respectful and make great decisions that affect the whole community.

Mayor Baird reflected on all the items that were discussed, considered or approved tonight such as luxury apartments, spec buildings, additional jobs within the city, outdoor additions to businesses, flight school and many other great projects with so much variety. He appreciates the diversity of topics and that Lee's Summit has so much to offer.

12. Staff Roundtable

Mr. Mark Dunning, City Manager, advised the Council had been provided with a report on the Downtown Market Plaza Project. They did not have a full presentation at this time but would be happy to answer any questions. He stated there will be a larger presentation and update in the near future.

Mr. Dunning also advised the City will be hosting Recyclefest at the landfill on Saturday, October 22, 2022 from 9am - noon. Also the Activities and Recreation Committee for staff will be hosting a Trunk or Treat event in the City Hall parking lot from 6pm - 7pm on Wednesday, October 26th and invited Council and citizens to come take part in the event.

- A. [2022-5182](#) Update on the Downtown Market Plaza Project

This Presentation was presented.

13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 18 at 9:37pm.

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"

From: [Clerk](#)
To: [CityCouncil](#)
Cc: [Mark Dunning](#); [Ryan Elam](#); [Michael Park](#); [Stacy Lombardo](#)
Subject: FW: Public comment
Date: Tuesday, October 11, 2022 10:27:40 AM

Mayor Baird and City Councilmembers:

The Public Comment below was received by the City Clerk's office today at 10:15am. I am providing it to you ahead of the meeting in case there are any questions you may have regarding the comment. We will also place a paper copy of this email for each of you at the dais.

Additionally, when you ask if there are any Public Comments, Stacy will make note of this email for the record.

Thank you.

-----Original Message-----

From: Suzanne Siler <ssiler@kc.rr.com>
Sent: Tuesday, October 11, 2022 10:11 AM
To: Clerk@cityofls.net
Subject: Public comment

Please submit to tonight's Oct 11th and Oct. 18th City Council Meeting regarding the Street Light Resolution

1. We request that the current LS street light upgrade policy that allows for a tax credit equal to the value of a base light be incorporated into any future agreement or possible Public/Private partner with Evergy. (ie. Evergy billing the city for the value of our tax credit and billing the subdivision for the balance .
2. Eliminating our tax credit is punitive in nature and discourages neighborhood efforts to enhance esthetics, increase the value of their properties, increase safety and in our case celebrate the treasured history of the Longview Farm where we live.
3. We request a more supportive, encouraging & rewarding approach toward neighborhoods that are seeking enhancement.. as the overall outcome would be a "plus" for the entire Lee's Summit community now and in the future .

Thank you for your consideration and we look forward to your support!
Residents of Siena At Longview subdivision Sent from my iPhone

From: [Mia Prier](#)
To: [CityCouncil](#); [Bill Baird](#)
Subject: Fw: Macadoodles, 1499 SW Market St.
Date: Monday, October 17, 2022 6:18:56 PM

Here's another one re: Macadoodles.



Mia Prier | City Councilmember
220 SE Green Street | Lee's Summit, MO 64063

| City Hall: 816.969.1010

cityofLS.net | Mia.Prier@cityofls.net



From: John Beaudoin <johnbeaudoin4@gmail.com>
Sent: Monday, October 17, 2022 3:35:42 PM
To: Hillary Shields; Mia Prier; Andrew Felker; John Lovell
Subject: Macadoodles, 1499 SW Market St.

***** This email is from an external source, use caution before clicking on links or opening attachments. *****

Good afternoon council members,

As some of you know, Macadoodles is opening up a store here in LS (I don't know if this is technically D1 or D2, down Market from Persels and 291, near the post office), but wanted to make you all aware...

The Planning Commission has had their say and the owners of Macadoodles would love to chat with you about some upcoming traffic decisions that will significantly impact them. I have had a chance to meet Jakob Nilsson and his team and love that they all moved up to this area from southern Missouri and chose Lee's Summit over Belton to open this massive store and hire many new employees. It looks like this may be coming up on your radar on Nov. 1, and I have encouraged Jakob to reach out to you to introduce himself and talk about some of the traffic decisions, some of which could impact their plans to have a drive-through at the store (which was in the original plans and OK'd by the city).

Thanks for listening and, of course, for doing all you can to encourage new businesses in Lee's Summit, increased workforce and this type of building and area upgrades that are good for the

neighborhoods and for our city.

John

--



12 SW Third Street
Lee's Summit, MO 64063
816-838-1489

From: [Mia Prier](#)
To: [CityCouncil](#); [Bill Baird](#)
Subject: Fw: Planning Commission 2022-5188 Vote for denial
Date: Monday, October 17, 2022 6:17:36 PM

I thought I'd forward this on to everyone since it's a vote that will involve all of us.



Mia Prier | City Councilmember
220 SE Green Street | Lee's Summit, MO 64063

| City Hall: 816.969.1010

cityofls.net | Mia.Prier@cityofls.net



From: djdonovan1954@gmail.com <djdonovan1954@gmail.com>
Sent: Saturday, October 15, 2022 11:26:49 AM
To: Hillary Shields; Mia Prier
Subject: Planning Commission 2022-5188 Vote for denial

***** This email is from an external source, use caution before clicking on links or opening attachments. *****

District 1 Council Members

My name is Daniel Donovan my wife and I own the building at 1324 SW Market St. Lees Summit Mo. (Santa Fe Glass). I am writing today to see if you would please vote to uphold the Planning Commissions vote to deny the drive thru window at Macdoddles 1499 SW Market St.. When this application was brought to the planning commission it triggered a traffic study that included installing a median on SW Persels and SW Market Street. This would deny further left hand turns for south bound traffic on SW Market St.. Our neighbors and fellow business owners along SW Market are opposed to this median being installed.

I ask that you and your fellow council members please drive this route before the November 1 Council meeting to see the access situation firsthand. Go south on 291 Hwy from 50 Hwy, turn right on SW Persels rd.. If the median is installed you would then turn south on Jefferson to try and gain access to this industrial park. This gives you no access to the post office.
If the median is NOT installed you would turn left on SW market to gain easy access to our

neighborhood and post office.

Concerns if median is installed.

1. People would slow when trying to access post office causing possible rear end collisions.
2. People would look to U-turn in Abundant life parking lot after passing median with kids and school buses present.
3. Slow response times of emergency vehicles entering the industrial park.
4. The Phillip 66 station on the corner of SW Persels and SW Market street would be severally impacted and may be forced to close down. This could lead to blight in the neighborhood.
5. All current business and property owners have made substantial capital investments in their business and buildings to serve the Lees Summit area. It does not seem right for a business to rent

A location and add a drive thru window and be allowed to upheave our access and the community access to our locations and the post office. This was not well thought out.

Please vote to uphold the Planning Commission's decision to deny the 2022-5188 Macdoddles drive thru application.

Thank You

Daniel and Nancy Donovan

816-365-9121

djdonovan1954@gmail.com

Daniel Donovan

816-365-9121