



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

Tuesday, September 8, 2020

6:00 PM

Via Video Conference

**REGULAR SESSION NO. 8**

**\*\*\*JOINT MEETING WITH PLANNING COMMISSION\*\*\***

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Notice is hereby given that the Council of the City of Lee's Summit will meet in regular session on Tuesday, September 8, 2020 at 6:00 pm by video conference as provided by Section 610.015 of the Revised Statutes of the State of Missouri. Due to the ongoing Covid-19 pandemic, the public is invited to attend the meeting by one of these methods:

- By viewing the meeting on the City website at [www.WatchLS.net](http://www.WatchLS.net), and various cable providers (Spectrum channel 2, Google TV channel 143, AT&T U-Verse channel 99 and Comcast channel 7) for those whose cable providers carry the City of Lee's Summit meetings.
- By sending a request to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the Zoom platform. The City Clerk will provide instructions regarding how to attend by this method.

Persons wishing to comment on any item of business on the agenda may do so in writing prior to 5:00 p.m. on September 7, 2020, by one of the following methods:

- By sending an e-mail to [clerk@cityofls.net](mailto:clerk@cityofls.net),
- By leaving a voicemail at 816-969-1005 or
- By leaving written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063.

Written comments submitted by these methods will be presented at the Council meeting.

Persons wishing to speak at a public hearing on this agenda may do so by contacting the City Clerk prior to 5:00 p.m. on September 7, 2020 by e-mail at [clerk@cityofls.net](mailto:clerk@cityofls.net), and they will be provided with instructions regarding how to provide their live testimony via videoconference during the public hearing.

In the event that the meeting cannot be broadcast via [www.WatchLS.net](http://www.WatchLS.net) and the cable channels noted above, this agenda will be amended to include directions for the public to attend via the Zoom software platform at [www.Zoom.com](http://www.Zoom.com); such amendment will include a specific link to attend the Council meeting.

**Preliminaries:**

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order

Mayor Baird called Regular Session No. 8 to order at 6:03 p.m.

- D. Roll Call

**Councilmember Edson arrived at 6:17 p.m.**

**Present:** 8 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Diane Forte  
Councilmember Bob Johnson  
Councilmember Beto Lopez  
Councilmember Hillary Shields

**Absent:** 1 - Councilmember Trish Carlyle

**1. Approval of Agenda**

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

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember Edson

**2. Approval of Consent Agenda:**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Forte, to adopt the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember Edson

- A. [BILL NO. 20-162](#) An Ordinance Approving the First Amendment to the Paragon Star Increment Financing Plan.  
(Note: First reading by Council on September 1, 2020. Passed by the unanimous vote.)

**A motion was made by Councilmember DeMoro, seconded by Councilmember Forte, that Bill No. 20-162 be adopted and numbered Ordinance No. 8946 as part of the Consent Agenda. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

September 8, 2020

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**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember Edson

- B.** [BILL NO. 20-164](#) An Ordinance Approving the Amended and Restated Tax Increment Financing Agreement for the Paragon Star Tax Increment Financing Plan.  
(Note: First reading by Council on September 1, 2020. Passed by the unanimous vote.)

**A motion was made by Councilmember DeMoro, seconded by Councilmember Forte, that Bill No. 20-164 be adopted and numbered Ordinance No. 8947 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**Absent:** 2 - Councilmember Carlyle  
Councilmember Edson

### 3. Council Roundtable

Councilmember Felker reported McKeevers Market opens tomorrow at 6:00 a.m. in the Streets of West Pryor Development.

### 4. Public Comments:

Written public comments were submitted to City Council prior to the meeting and can be found attached to this action letter.

### 5. Resolutions:

- A.** [RES NO. 20-20](#) A Resolution adopting the City of Lee's Summit Community Ignite Strategic Plan Implementation Plan.

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Felker, to adopt Resolution No. 20-20. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields

**Absent:** 1 - Councilmember Carlyle

## 6. Discussion

### A. [2020-3655](#) Ignite Comprehensive Plan Workshop

This Discussion Item was received and filed.

## 7. Committee Reports

Mayor Baird asked Chief Snider for an update on the COVID-19 response.

City Council discussions included:

-Has the County indicated what metrics will be used in order to move to phase three? Chief Snider stated the criteria will be the number of people tested, the number of positive cases and the impact it has on local hospitals.

-Is it possible for the County to publicize the numbers so they can be tracked? Chief Snider provided some of the goals the County does have listed on their website but added he will do a deeper dive into that and report back.

-Why is the County at 2.5 and the City is still at 2.0? Chief Snider explained the intent is to move along with the County's phasing but the city is looking at a wider variety of information, and having internal staffing discussions, to make sure if there were to be a positive case, the essential functions of the departments could still be performed.

-Is the school district, specifically the Stansberry Center, following a different set of guidelines because they have been back in the office since May. Chief Snider responded by saying these are confusing times with state and county mandates, and all the different interpretations. The City is considered critical infrastructure by CDC guidelines which means Lee's Summit can do what is needed to ensure government business is taken care of and services are provided. Allowing work from home is a component of that which allows the opportunity for better social distancing in the physical workplace.

Councilmember Johnson announced the Finance and Budget Committee will meet Monday, September 14, 2020 at 4:00 p.m. in the Council Chamber.

Councilmember Forte advised the CEDC (Community and Economic Development Committee) will be meeting tomorrow, Wednesday, September 9, 2020 at 4:00 p.m. and will be an entirely zoom meeting.

Councilmember Felker reported the Rules Committee met last week and discussed some items that will be moving forward to Council including what the role of alternates might be on committees, when they might vote, what constitutes a passing vote and what happens when you have a 2-2 tie at committee. He said they also discussed committee description of duties and decided to have those sent to committee chairs for review and updating if necessary.

Councilmember DeMoro stated the Public Works Committee will meet

September 16, 2020 at 5:00 p.m.

**8. Council Comments:**

Mayor Baird thanked the members of the Planning Commission for their participation, commitment and service. He said it was a great start to the Comprehensive Plan.

Councilmember Edson also thanked the members of the Planning Commission, and Chair Donnie Funk, for working with herself, Mayor Pro Tem Lopez and staff to ensure the September 24 Planning Commission meeting would be held as a hybrid meeting so public comments can be submitted in person and through zoom.

Mr. Funk, Planning Commission Chair, thanked the City Council and staff for putting together this joint meeting and he stated he looks forward to future meetings on this topic.

**9. Staff Roundtable**

Mr. Steve Arbo, City Manager, also expressed his gratitude to everyone for their commitment to the future of this community. He said while most places are struggling just to keep up with current demand, Lee's Summit is looking toward the future and what needs to be done now to prepare.

**10. Adjournment**

There being no further business, Mayor Baird adjourned Regular Session No. 8 at 9:18 p.m.

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:** [Charlie Lindquist](#)  
**To:** [Clerk](#)  
**Subject:** Fwd: CityofLS.net General Contact the City online form submitted  
**Date:** Friday, September 4, 2020 5:21:42 PM

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Can this be made public for the public meetings?

----- Forwarded message -----

**From:** <[do-not-reply@cityofls.net](mailto:do-not-reply@cityofls.net)>  
**Date:** Fri, Sep 4, 2020 at 9:51 AM  
**Subject:** CityofLS.net General Contact the City online form submitted  
**To:** <[lindquist1982@gmail.com](mailto:lindquist1982@gmail.com)>

This is a receipt of the Lee's Summit General Contact the City online form you submitted.

Name: Charlie Lindquist

Address:

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Phone:

Email: [lindquist1982@gmail.com](mailto:lindquist1982@gmail.com)

Message: How ya'll gonna let townhomes be built on 150 highway right when you come in to the city? This is going to look awful and boring. What a waste of great land. There could have been charming houses right there just like the folks are building in Blue Springs. Our neighboring towns shouldn't get the cream of the crop when we are getting section 8 housing lumps of townhomes. Who is this clover & hive and why did they choose Lee's Summit to be a testing ground for nominal attached living?

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From Page URL: <https://cityofls.net/contact-the-city/contact-the-city-general-questions>

Submission Date: 2020-09-04\_09:47:50

**From:** [Lynn Carlisle](#)  
**To:** [Clerk](#)  
**Subject:** Public Comment For September 8 Meeting  
**Date:** Friday, September 4, 2020 5:57:51 PM

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----- Forwarded message -----

**From:** Lynn Carlisle <[educatedcentrist@gmail.com](mailto:educatedcentrist@gmail.com)>  
**Date:** Fri, Sep 4, 2020 at 8:32 AM  
**Subject:** Fwd: New Homes Need A Refresh  
**To:** <[clerk@cityofls.net](mailto:clerk@cityofls.net)>

Hello,

I would like to present the below email as public comment for the next council meeting.

----- Forwarded message -----

**From:** Lynn Carlisle <[educatedcentrist@gmail.com](mailto:educatedcentrist@gmail.com)>  
**Date:** Tue, Sep 1, 2020 at 2:06 PM  
**Subject:** New Homes Need A Refresh  
**To:** <[trish.carlyle@cityofls.net](mailto:trish.carlyle@cityofls.net)>, <[andrew.felker@cityofls.net](mailto:andrew.felker@cityofls.net)>, <[beto.lopez@cityofls.net](mailto:beto.lopez@cityofls.net)>, <[wbaired@cityofls.net](mailto:wbaired@cityofls.net)>

Hello,

I am writing to give a general opinion and I mean no disrespect to any party involved. I recently requested information from Summit Homes regarding a project I stumbled upon from their blog. When requesting information about "Allera" I was informed that the city turned it down.

I do not understand the reasoning for this after reading the council meeting notes. At what point will Lee's Summit be able to attract younger homeowners who work hard for their homes and work hard to better the life of their children that want to buy new homes below \$300,000? My family and I make \$125,000 a year but cannot feasibly afford a home over \$300,000. Are we not what Lee's Summit is looking for? Middle 30s, one child, 2 dogs, with a 401k and a pension. I understand the community feel of Lee's Summit but I do not wish to see this city become a retirement city for the upper crust when middle income families have to rely on low inventory of resale homes that will need repaired 5 to 10 years after purchase.

It seems as though Summit Homes and Inspired Homes are the only approved developers in



the area for new copy and paste subdivisions and it is sad.

With the ever growing population of working millennials teetering on being the vast population over boomers, home sites like Allera would have been a refreshing change. Millennials do not want 3 car garages and 2500 sq ft. Millennials want affordable, energy efficient homes with 2 car garages and walking trails.

Property taxes would still be paid, sales tax at retail locations would still be collected.

The new proposal, Osage, with townhomes and duplex looks cheap and wimpy compared to what would have been.

Just change the exterior look for Allera to be modern farmhouse and the community would have thrived. Bringing new family names and new money to Lee's Summit. Instead it seems "founding" names or "invested" parties are too scared to involve the younger generation that will be around longer than it takes for them to pay off their mortgages..

Respectfully,  
Lynn Carlisle

**From:** [Jamie Vaughn](#)  
**To:** [Clerk](#)  
**Subject:** September 8th Meeting  
**Date:** Friday, September 4, 2020 6:05:55 PM

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I would like to submit a public comment for the meeting. This specially pertains to the housing options of 150 and Pryor Rd.

The townhomes and duplexes don't feel right for area. The company involved with building the dwellings seem to have a nice plan at their Edgewater location for single family homes. Lee's Summit should play along and copy what they are doing. They look like very nice homes and is a nice change from McMansions that have been popping up lately. McMansions didn't work well in the early aughts and caused a lot of foreclosures. Lee's Summit needs more small well designed homes in a well laid out community design.

**From:** [Evelyn Madsen](#)  
**To:** [Clerk](#)  
**Subject:** Subsidized Housing - For Council Discussion  
**Date:** Friday, September 4, 2020 3:24:20 PM

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Good Afternoon,

I have been driving by 150 Hwy and Pryor Rd the past couple of weeks and noticed the Clover & Hive sign. I decided to take a look online and was concerned with what seems to be subsidized housing blocks of 4plexs being built. There is a strong need for affordable new homes in our great city but I did not think we would come to this. The other communities that developer is building do not look like a projects block. Why does this one? It is prime real estate that needs the style of homes being built in their Blue Springs subdivision. Please reconsider the design of that housing block. Smaller homes instead of 4plexs would look better at almost the gateway to the south side of the city from the west.

Sincerely,  
Eve Madsen