



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

Tuesday, May 18, 2021

6:00 PM

Via Video Conference  
and

City Council Chambers  
220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

**REGULAR SESSION NO. 33 \*\*\*AMENDED\*\*\***

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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, May 18, 2021 at 6:00 pm in person and 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, public attendance in the City Council Chambers is extremely limited, and therefore 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 May 17, 2021, 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 May 17, 2021 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 video conference 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.

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**Preliminaries:**

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

Mayor Baird called Regular Session No. 33 to order at 6:03 p.m.

- D. Roll Call

**Present:** 9 - Mayor Bill Baird  
Councilmember Trish Carlyle  
Councilmember Fred DeMoro  
Councilmember Andrew Felker  
Councilmember Diane Forte  
Councilmember Bob Johnson  
Councilmember Beto Lopez  
Councilmember Hillary Shields  
Councilmember Phyllis Edson

**1. Approval of Agenda**

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

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

**2. Approval of Consent Agenda:**

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

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

- A. [2021-4151](#) Approval of City Council Action Letters from May 4th and 11th, 2021.

**A motion was made by Councilmember Forte, seconded by Councilmember Edson, to approve the Action Letters from May 4 and 11, 2021 as part of the Consent Agenda. The motion carried by the following vote:**

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**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

**B.** [2021-4082](#) Mayor's Appointments:

**A motion was made by Councilmember Forte, seconded by Councilmember Edson, to approve Mayor's Appointments as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

**C.** [2021-4154](#) Approval of the Change in Managing Officer for Blue Spring Lake Marina, 1700 NE Bowlin Road, Lee's Summit, MO 64064.

**A motion was made by Councilmember Forte, seconded by Councilmember Edson, to approve the Change in Managing Officer for the Blue Springs Lake Marina Liquor License as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

**D.** [2021-4160](#) Approval of Liquor Licenses G3 and S for Red Crab, 697 NW Blue Parkway, Lee's Summit, MO 64086

**A motion was made by Councilmember Forte, seconded by Councilmember Edson, to approve the Liquor License for Red Crab as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

### 3. Council Roundtable

Councilmember Forte was excited the City Council was on the dais without masks or glass partitions between them, and everything seems back to normal. She stated this weekend is the graduation ceremonies for all three Lee's Summit High Schools. They will be held at Sporting KC and masks will be required because Wyandotte County has not lifted their mandate. She then gave a shout out to her granddaughter, McKenna Baldwin, for making All Metro in LaCrosse for Lee's Summit High School.

### 4. Proclamations:

- A. [2021-4165](#) National Gun Violence Awareness Day - June 4, 2021

**This Proclamation was presented.**

- B. [2021-4169](#) Nurses Month - May 2021

**This Proclamation was presented.**

### 5. Public Hearings:

- A. [2021-4106](#) Public Hearing: Application #PL2021-037 - Preliminary Development Plan - Hill Pro-Motion building expansion, 1321 SW Market Street; Engineering Solutions, LLC, applicant.

Exhibit A, list of exhibits 1-19 were entered into the record.

There were no City Council discussions.

There were no speakers in favor of, or opposed to, this application.

- 1) [BILL NO. 21-105](#) An Ordinance approving a commercial preliminary development plan located at 1321 SW Market Street in district CP-2, 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.

**ACTION: A motion was made by Councilmember Johnson, seconded by Councilmember Forte, that Bill No. 21-105 be advanced to second reading. The motion carried by the following vote:**

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

**Recused:** 1 - Councilmember Felker

- B. [2021-4109](#) Public Hearing: Application #PL2021-063 - Preliminary Development Plan - Climate controlled storage facility, 4101 NE Port Drive; Lakewood Self-Storage, LLC, applicant.

Exhibit A, list of exhibits 1-20, were entered into the record.

City Council discussions included:

- The requirement that all activity be kept in doors was not met
- The need for this type of business in this area
- Not asking for incentives
- Material on the front elevation
- Signage and lighting
- Additional signage not shown in presentation
- Sign graffiti
- Change to the UDO (Unified Development Ordinance) - no changes

There were no speakers in favor of, or opposed to, this application.

- 1) [BILL NO. 21-106](#) An Ordinance approving a commercial preliminary development plan located at 4101 NE Port Drive, proposed climate controlled storage facility, in district PMIX, 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.

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Felker, that Bill No. 21-106 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

**6. Public Comments:**

There were no public comments.

**7. Presentations:**

- A. [2021-4120](#) Presentation of the Draft FY2022- 2026 Capital Improvements Plan (CIP)

City Council discussions included:

- Construction cost increases
- Public comments will be presented at the public hearing
- Budget fluctuations
- Reserve list
- Where is Lakewood Way on the list
- Maintenance and upgrades to plan for future development
- Sanitary sewer impediment to development

**This Presentation was presented.**

- B. [2021-4163](#) Presentation: Streets of West Pryor - Summary of Agenda Items

City Council discussions included:

- Update on the mine remediation plan
- Will the mine remediation plan come back before City Council
- Protections for the city
- Unique items
- Mine remediation plan, number of test holes
- TIF (Tax Increment Financing) area and the hotel outside the TIF area

**This Presentation was presented.**

- 1) [2021-4157](#) Public Hearing: Amended and Restated Master Plan for Industrial Development Projects (Chapter 100) for the Streets of West Pryor Development

The Notice and Amended plan were entered into the record.

There were no City Council discussions.

There were no speakers in favor of, or opposed to, this application.

- 2) [BILL NO. 21-107](#) An Ordinance Approving an Amended and Restated Master Plan for Industrial Development Projects for the Streets of West Pryor Development.

**ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Edson, that Bill No. 21-107 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

- 3) [BILL NO. 21-108](#) An Ordinance Approving the Redevelopment Contract and the Lease Agreement between the City of Lee's Summit and Vanguard Villas, LLC, to Implement the Vanguard Villas at Streets of West Pryor Land Clearance for Redevelopment Authority Redevelopment Plan.

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Edson, that Bill No. 21-108 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

- 4) [BILL NO. 21-109](#) An Ordinance Approving the First Amendment to the Streets of West Pryor Tax Increment Financing Contract.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that Bill No. 21-109 be advanced to second reading. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember Johnson

- 5) [BILL NO. 21-110](#) An Ordinance Approving a Development Agreement Between the Streets of West Pryor, LLC, and the City Of Lee's Summit, Missouri, for the Lot 7 and Tract C Development in the Streets of West Pryor Development.

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 21-110 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Forte  
Councilmember Johnson  
Councilmember Lopez  
Councilmember Shields  
Councilmember Edson

- C. [2020-3806](#) Stag Field Conceptual Economic Development Incentive Request - Chapter 100 sales tax exemption on construction materials; Stag Commercial, applicant.

City Council discussions included:

- Improvements to the ramp on 470
- Improvements to Bowlin Road and Jamestown Road
- Ownership of land to the north of the project - Corp of Engineers
- Additional improvements to Bowlin and Jamestown to fix sight distance issues
- Chapter 100 on purchases made out of state and the Use Tax
- Point of sale receipts vs. Use Tax
- Further clarification of road improvements
- History of Incentives for residential developments in Lee's Summit
- Estimated total costs of the project
- Location of sanitary sewer

There was a consensus of the Council that they would like to see this move forward in order to see final construction costs.

This Presentation was presented.

## 8. Discussion Items:

- A. [2021-4173](#) Discussion of 2021 Legacy Blast Programming and Funding

City Council discussions included:

- Park Boards opinion of the event
- Staff's opinion of the event
- Is there time to put the event together
- Added amenities
- Youth Sports tournaments
- Budget deficit
- Alternate dates, overtime and level of service
- Logistics to hold the tournaments and Legacy Blast on the same day
- Sponsors
- Alternate locations

## 9. Committee Reports

Councilmember Johnson announced there will be a Finance and Budget Committee meeting on Monday, May 24, 2021 at 2:00 p.m.

## 10. Council Comments:

Councilmember Shields stated she appreciates there won't be a meeting next week because it is her fourteenth wedding anniversary.

Mayor Baird said he doesn't know what Clinton Missouri's plans are but they do have a very nice festival in their downtown square called Old Glory Days.

## 11. Staff Roundtable

Mr. Steve Arbo, City Manager, stated the Missouri state legislative work is

completed and he thanked the legislative committee. He said Brian Head, City Attorney, will be providing a report on the Wayfair Act but in general it is good news as a second vote will not be required.

## 12. Adjournment

There being no further business, Mayor Baird adjourned Regular Session No. 33 at 10:06 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](http://lsmo.legistar.com)"