

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

Tuesday, December 20, 2022

6:00 PM

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

**REGULAR SESSION NO. 24**

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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, December 20, 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, December 19, 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. 24 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 John Lovell  
Councilmember Mia Prier

**Absent:** 1 - Councilmember Hillary Shields

**1. Approval of Agenda**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**2. Approval of Consent Agenda:**

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

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

**Absent:** 1 - Councilmember Shields

**A. [2022-5306](#) Approval of City Council Action Letter from December 13, 2022.**

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, to approve the City Council Action Letter from December 13, 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**B. [BILL NO. 22-254](#) An Ordinance approving a plan for a Chapter 100 Project for the Summit Square Phase III Apartments Project.**

(Note: First read by City Council on December 13, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 22-254 be adopted and numbered Ord. No. 9570 as part of the Consent Agenda. 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

- C. [BILL NO. 22-255](#) An Ordinance approving a plan for a Chapter 100 Project for the Tudor and Douglas Apartments Project.  
(Note: First read by City Council on December 13, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 22-255 be adopted and numbered Ord. No. 9571 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

- D. [BILL NO. 22-256](#) An Ordinance approving a plan for a Chapter 100 Project for the Raintree Village Project.  
(Note: First read by City Council on December 13, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 22-256 be adopted and numbered Ord. No. 9572 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

- E. [BILL NO. 22-260](#) An Ordinance approving an agreement between the City of Lee's Summit, Missouri and Xybix for the purchase of dispatching consoles and authorizing the City Manager to execute the same of on behalf the City of Lee's Summit, Missouri.  
(Note: First read by City Council on December 13, 2022. Passed by unanimous

vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 22-260 be adopted and numbered Ord. No. 9573 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

### 3. Council Roundtable

Mayor Baird stated the Boot Block done by Lee's Summit Public Safety (Fire Fighters / Police) raised just under \$35,000 and that money is given to Lee's Summit Social Services.

Councilmember Prier thanked members of Police, Fire and Public Works and all those who will be working in the upcoming extreme cold and during the holidays. She also wished everyone a Merry Christmas.

Councilmember Edson asked for a snow report in light of the forecast for snowfall later this week.

- Mr. Michael Park, Public Works Director, gave a brief description of what the city considers a blizzard which is a Level 5 event. The current storm system appears to be a Level 3 event with 2-3 inches of snow. There will be a bigger concern for high winds and freezing temperatures when hamper the snow removal as the wind will recover plowed streets.

### 4. Public Hearings:

- A. [2022-5266](#) Public Hearing: Application #PL2022-349 - Preliminary Development Plan - Nightingale Meadow, 601 SE Douglas Street; Adam Garrett, applicant. (Note: This public hearing was continued from December 6, 2022 per applicant's request.)

Mr. Shannon McGuire, Planner, entered Exhibits 1-17 into the record.

Council discussion included:

- Shared Driveway / New Driveway / Private Driveway

No one was present to speak in favor of or opposed to this application.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 22-261](#) An Ordinance approving a Preliminary Development Plan on land located at 601 SE Douglas Street in District R-1, 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 December 20, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 22-261 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

## 5. Public Comments:

Ms. Courtney Stoddard Laufketter spoke regarding the proposed improvements on Douglas being considered in the No Tax Increase Bond Initiatives and hopes to see this move forward.

## 6. Presentations:

- A. [2022-5323](#) Conceptual Economic Development Incentive Request for the Shamrock Redevelopment Project; Homefield KC, applicant

Council discussion included:

- Indoor Field House / Courts
- Soccer Field(s)
- Police Substation
- Multi-Purpose Fields
- Top Golf Type Facility
- Land Donation
- Multi-Family Units
- Sports Complex
- Traffic
- Turf vs. Hard Court Surface Areas
- Super TIF
- Ingress / Egress
- Revenue
- Partnerships

Council reached a consensus to move forward with this project.

**This Presentation was presented.**

- B. [2022-5229](#) Continued Discussion: 2023 No Tax Increase Bond Initiatives

Council discussion included:

- Interest Rates
- Minimum Bond Issuance
- Ratings
- Transportation
- Public Safety
- Infrastructure
- Airport

The Council reviewed the project list again to determine priorities for draft ordinance. Staff will bring a draft ordinance back to Council on January 10, 2022.

**This Presentation was presented.**

- C. [2022-5340](#) Presentation: Update on upcoming items related to marijuana.

Council discussion included:

- Revenue Source
- 3% Sales Tax
- Amendments to UDO / Business Licensing
- Hours of Operation of businesses

**This Presentation was presented.**

**7. Proposed Ordinances Forwarded from Committee:**

- A. [BILL NO. 22-262](#) An Ordinance amending Chapter 2, Administration, Article V, Boards, Commissions and Committees, by adopting a new Division 5, Tree Board; and Chapter 30, Vegetation, by adopting a new Article IV, Public Trees, Park Trees and Ground Cover of the Code of Ordinances for the City of Lee's Summit, Missouri. (PWC 12/12/22)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Lovell, that Bill No. 22-262 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Lovell, that Bill No. 22-262 be adopted and numbered Ordinance No. 9574. 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

- B.** [BILL NO. 22-263](#) An Ordinance amending Chapter 6, Aviation, Article II, Board of Aeronautic Commissioners of the Code of Ordinances of the City of Lee's Summit Missouri regarding the Board of Aeronautic Commissioners. (PWC 12/12/22)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Lovell, that Bill No. 22-263 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Lovell, that Bill No. 22-258 be adopted and numbered Ordinance No. 9575. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

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

- A.** [BILL NO. 22-265](#) An Ordinance accepting Final Plat entitled Osage, 3rd Plat, Lots 76-87 & Tracts O & P as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by City Council on December 13, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Prier, that Bill No. 22-265 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 Lovell  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

## 9. Committee Reports

Councilmember Edson advised the Community and Economic Development Committee would be meeting on Wednesday, January 22, 2023 and they will be discussing the upcoming changes on marijuana.

## 10. Council Comments:

Mayor Baird gave his thanks to Council and staff for coming together as a team and working towards the same goal of providing the best for all of the citizens of Lee's Summit, and wished everyone a Merry Christmas.

## 11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated staff would be working to provide an update to the citizens regarding different resources including Warming Centers that will be located throughout the City during the cold winter months ahead.

Mr. Dunning, expressed his gratitude to the City Council for their support and commitment to helping staff and citizens throughout the year and wished them all a Merry Christmas.

## 12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 24 at 9:48 pm.

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