



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

Tuesday, October 4, 2022

6:00 PM

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

**REGULAR SESSION NO. 16**

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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, October 4, 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 3, 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 Pro Tem Lopez called Regular Session No. 16 to order at 6:03pm

D. Roll Call

**Present:** 7 - Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Hillary Shields

**Absent:** 2 - Mayor Bill Baird  
Councilmember Fred DeMoro

## 1. Approval of Agenda

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

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

## 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:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

### A. [2022-5159](#) Approval of City Council Action Letter from September 20, 2022.

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve the City Council Action Letter from September 20, 2022 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

### B. [2022-5176](#) Mayor's Appointments:

Board of Aeronautic Commissioners: Reappoint James Brady and Kirk Fletcher, terms to expire 9-14-26.

Land Clearance Redevelopment Authority: Reappoint Gary Fruits and Mark White, terms to expire 9-1-26.

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve Mayors Appointments as part of the Consent Agenda. The motion carried by the following vote:**

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**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

- C. [BILL NO. 22-197](#) An Ordinance approving a Preliminary Development Plan on land located at 1010 NW Pryor Road in District PMIX, Lot 12, Streets of West Pryor, 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 Council on September 20, 2022. Passed with unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-197 be adopted and numbered Ord. No. 9512 as part of the Consent Agenda..The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

### 3. Council Roundtable

Councilmember Edson thanked the Missouri Department of Highways and Transportation for recently mowing several locations on the local Missouri highways.

Councilmember Prier thanked the Chamber for all of their efforts and all the volunteers that made this a huge event that many citizens came to enjoy.

**4. Public Hearings:**

- A. [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.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, to continue this Public Hearing to a date certain of October 18, 2022 per the applicant's request. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

- B. [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.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, to continue this Public Hearing to a date certain of October 18, 2022 per the applicant's request. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

**5. Public Comments:**

There were no Public Comments.

**6. Presentations:**

- A. [2022-5152](#) Conceptual Economic Development Incentive Request - Chapter 100 incentives for the Summit Square Phase III Apartments; NorthPoint Development, applicant

Council discussion included:

- Number of school aged children
- PILOTS
- Timing
- Market Demand
- Inflation
- Housing Study
- Current Vacancy / Occupancy rates at current locations
- Leases
- Ownership
- End of 10-year PILOT
- Conceptual / Pattern
- Abatement percentages
- Basis of percentage
- Project costs
- Impact on city services
- Rate of return
- Escalator on PILOTS
- Protection for public
- Higher construction costs

In general, the Council feels this a good project and look forward to seeing it move forward.

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

- A. [BILL NO. 22-180](#) An Ordinance repealing Section 2-254 of the Code of Ordinances of the City of Lee's Summit, Missouri and enacting a new Section 2-254. Application for appointment and process for reappointment to boards, committees and commissions - content., providing generally for the information required for a appointment or reappointment to any city boards, committees, and commissions. (Rules Committee 9/22/22)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 22-180 be second read. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 22-180 be adopted and numbered Ord. No. 9513. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

## 8. Proposed Ordinances - First Reading:

- A. [BILL NO. 22-198](#) An Ordinance approving the execution of the funding / approval agreement by and between the City of Lee's Summit, Missouri and the U.S. Department of Housing and Urban Development for the 2022-2023 Community Development Block Grant Program Year.

(Note: First read by Council on October 4, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-198 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

- B. [BILL NO. 22-199](#) An Ordinance authorizing and directing the issuance of \$5,420,000 principal amount of General Obligation Bonds, Series 2022B, and authorizing certain other documents and actions by the City.

(Note: First read by Council on October 4, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-199 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

**9. Proposed Ordinances - Second Reading:**

- A. [BILL NO. 22-196](#) An Ordinance approving Rezoning from District RP-2 (Planned Two-family Residential District) to CBD (Planned Central Business District) and a Preliminary Development Plan for land located at 102-110 SW Market Street, all 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. (Note: First read by Council on September 20, 2022. Passed with unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lovell, that Bill No. 22-196 be adopted**

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-180 be amended as follows:**

**Ordinance condition Number 3 to read as follows: "A modification shall be granted to the design of the required high impact landscape screen along the north property line to eliminate the fence component of the high impact landscape screen."**

**The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-180 be adopted as amended and numbered Ord. No. 9514. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Mayor Baird  
Councilmember DeMoro

**10. Committee Reports**

Councilmember Felker stated the Public Works Committee would be meeting on Monday, October 10 at 5:00 pm.

Councilmember Edson stated the Community and Economic Development Committee would be meeting on Wednesday, October 12 at 5:00 pm.

### 11. Council Comments:

Councilmember Prier asked where individuals can come to fill out a waiver for the stream clean up this weekend. Mr. Michael Park, Director of Public Works, advised they can come to City Hall to complete that form and for more information.

Councilmember Lovell asked for clarification of ownership of View High Drive. Mr. Michael Park, Director of Public Works, stated the ownership and maintenance of that road is all held by Kansas City, Missouri.

### 12. Staff Roundtable

Mr. Mark Dunning, City Manager, asked Mr. Park to discuss upcoming road closures in downtown Lee's Summit.

Mr. Michael Park, Director of Public Works, noted the first two weeks of construction on 3rd street will begin next Monday. The closure will be on 3rd Street from Blue Parkway to Jefferson while AT&T installs conduits for fiber optics. Detours will be posted and should be followed to avoid heavy traffic through neighborhoods. This project is scheduled to last through February 2023.

Mr. Mark Dunning, City Manager, noted the last concert for Parks and Recreation will be on Friday, October 7th at Legacy Amphitheater.

### 13. Adjournment

Hearing no further business, Mayor Pro Tem Lopez adjourned Regular Session No. 16 at 8:06pm

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)"