



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

Tuesday, June 7, 2022

6:00 PM

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

**REGULAR SESSION NO. 4**

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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, June 7, 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, June 6, 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

**1. Call to Order**

Mayor Baird called Regular Session No. 4 to order at 6:03pm.

**2. 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

### 3. Approval of Agenda

**ACTION:** Mayor Baird advised he would be recusing himself from Items. 12.A. - 12.C. due to a conflict of interest. A motion was made by Councilmember Edson, seconded by Councilmember Shields, to approve the agenda as published. 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

### 4. Approval of Consent Agenda:

**ACTION:** A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, to approve 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

A. [2022-4941](#) Approval of City Council Action Letter from May 31, 2022.

**ACTION:** A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, to approve the City Council Action Letter from May 31, 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

## 5. Council Roundtable

Councilmember Edson noted the Mid Continent Public Library located on Oldham Parkway will re-open on Tuesday, June 14, 2022. They will hold a grand re-opening on Thursday, June 30th.

Councilmember Prier stated Downtown Days was a huge success and a lot of fun. She thanked the members of Downtown Lee's Summit Main Street for all of their hard work it making this such a great event.

## 6. Proclamations:

- A. [2022-4920](#) Proclamation for MARC 50—Forward Day

This Proclamation was presented.

## 7. Presentations:

- A. [2022-4945](#) Conceptual Economic Development Incentive Request for Valle Vista Shopping Center - Community Improvement District; LS Valle Vista 2018, LLC, applicant

Council discussion included:

Projections

Reimbursement

Net Present Value

Reimbursable Costs

Applicant / Previous Owner

Previous Renovations

Vacancy Rates

Parking

Cross Easements

Lease Rates

Blight Designation

Reimbursement Rates / Amounts

Reimbursement Costs

Open Ended Dates

After discussion, Council reached a consensus to ask the applicant to come back to the full Council at a later date with different numbers and more clarity on request.

This Presentation was presented.

- B. [2022-4911](#) Conceptual Economic Development Incentive Request - Land Clearance for Redevelopment Authority sales tax exemption on construction materials and real property tax abatement; LS Industrial, LLC, applicant

Council discussion included:

Leases / Time period

Infrastructure

Road Improvements

Water Lines

Valuation over time

Excise Tax

Easements

There was no one present in support of or opposed to this application.

**This Presentation was presented.**

**8. Public Hearings:**

- A. [2022-4918](#) Public Hearing: Application #PL2022-122 - Rezoning from PMIX to PI and Preliminary Development Plan - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Road for the proposed LS Industrial; LS Industrial LLC., applicant.

Mr. Hector Soto, Senior Planner, entered Exhibit A, 1-22 into the record.

The presentation provided for the Conceptual Economic Development Incentive Request (previous item on this agenda) was entered into the record as an Exhibit.

Council discussion included:

Road Improvements

PILOTS

Site Plan Detention Basins

Open Spaces

Existing Traffic Conditions

Improvements

Mr. Rick McDowel, President of the Lee's Summit Economic Development Council, spoke in favor of and in support of this project.

Mr. Chad Bixby stated he was not invited to the neighborhood meetings, but asked what measures were being taken to protect the nearby neighborhoods from debris and if there would be a second entrance.

The applicant and staff provided answers to these questions on debris protection and there would be a second entrance that would be monitored.

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

1. [SUPPLEME  
NTAL BILL  
NO.  
22-114](#) An Ordinance approving a rezoning from District PMIX to District PI and a Preliminary Development Plan for approximately 49.85 acres located at the southeast corner of M-291 Highway and SE Bailey Road, proposed LS Industrial, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

(Note: First reading by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember DeMoro, that Bill No. 22-114 be advanced to second reading. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

June 7, 2022

---

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

**Absent:** 1 - Councilmember Lovell

- B.** [2022-4931](#) Public Hearing: Application #PL2022-088 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan- Chapel Ridge Apartments - Lot 19, 3501 NE Akin Boulevard and 3520 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Mr. Shannon McGuire, Planner, entered Exhibit A 1-21 into the record.

Council discussion included:

3 Bedroom Apartments  
Rent  
Not Age Restricted  
Vouchers  
Akin Drive  
Access for Public Safety  
Phase I Start Date  
Phase II Start Date  
Landscaping

There was no one present in support of or in opposition to this application.

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

- 1.** [BILL NO. 22-115](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Chapel Ridge Apartments - Lot 19 on land located at 3501 NE Akin Boulevard and 3520 NE Ralph Powell Road, all 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. (Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Felker, that Bill No. 22-115 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

City Council - Regular Session

Action Letter

June 7, 2022

---

**Absent:** 1 - Councilmember Lovell

- C. [2022-4915](#) Public Hearing: Application #PL2022-086 - Vacation of Right-of-Way - a portion of Right-of-Way along the west side of SW Longview Boulevard between SW Sensation Drive and SW Tower Park Drive (adjacent to 420 SW Longview Boulevard); NLVC, LLC., applicant.

Mr. Hector Soto, Senior Planner, entered Exhibit A 1-16 into the record.

There was no Council discussion.

There was no one present in support of or in opposition to this application.

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

1. [BILL NO. 22-116](#) An Ordinance vacating a portion of Right-of-Way along the west side of SW Longview Boulevard between SW Sensation Drive and SW Tower Park Drive (adjacent to 420 SW Longview Boulevard) in the City of Lee's Summit, Missouri. (Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 22-116 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

**9. Public Comments:**

There were no Public Comments.

**10. Resolutions:**

- A. [RES. NO. 22-12](#) A Resolution authorizing the Mayor to appoint successor directors to the Cedar Creek Community Improvement District.

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Shields, that Resolution No. 22-12 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

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

- A. [BILL NO. 22-117](#) An Ordinance accepting Final Plat entitled "Tower Park, Lots 7A-1 thru 7A-3 and 7B-1", as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 22-117 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

- B. [BILL NO. 22-118](#) An Ordinance Approving the Lease Agreement Between the City of Lee's Summit and "Brain Dev 3, LLC" to Implement the Southside Plaza Land Clearance for Redevelopment Authority Redevelopment Plan for the Southside Plaza Shopping Center.  
(Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Felker, that Bill No. 22-118 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

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

- A. [BILL NO. 22-111](#) An Ordinance approving a rezoning from AG (Agricultural) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Tristar at Lee's Summit on approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy, all 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.  
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-111 be adopted and numbered Ord. No. 9430. The motion carried by the following vote:**

City Council - Regular Session

Action Letter

June 7, 2022

---

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

**Absent:** 1 - Councilmember Lovell

**Recused:** 1 - Mayor Baird

- B.** [BILL NO. 22-112](#) An Ordinance approving a Preliminary Development Plan for Gerber Collision on land located at 575 NW Blue Parkway, all 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.  
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember DeMoro, that Bill No. 22-112 be adopted and numbered Ord. No. 9431. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Lovell

**Recused:** 1 - Mayor Baird

- C.** [BILL NO. 22-113](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 on land located at 575 NW Blue Parkway, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.  
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 22-113 be adopted and numbered Ord. No. 9432. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Lovell

**Recused:** 1 - Mayor Baird

### 13. Committee Reports

Councilmember DeMoro advised the Finance and Budget Committee met on Monday, June 6, 2022 and reviewed the Budget for FY23 and it will be brought before Council on June 14, 2022.

Councilmember Shields stated the Legislative and Intergovernmental Relations Committee will be meeting on Monday, June 13, 2022 at 11:30am via Zoom.

Councilmember Edson noted the Community and Economic Development Committee will meet tomorrow, Wednesday, June 8, 2022 at 5pm and will be discussing obtainable housing.

Councilmember Felker advised the Public Works Committee will be meeting on Monday, June 13, 2022 at 5:00pm.

### 14. Council Comments:

Councilmember Edson asked if staff could give an update on repairs that need to be done on Lakewood Way after the replacement of a culvert. Mr. Micheal Park, Director of Public Works, said he would look into that and get back with her.

Councilmember Edson also asked if the light bulbs above the dais (5 of them are burned out) could be replaced. Mr. Steve Arbo, City Manager, advised staff would put in a request to have that fixed.

### 15. Staff Roundtable

Mr. Steve Arbo, City Manager, stated there will not be a Council meeting on Tuesday, July 5, 2022. The meeting dates in July will all be pushed back by one week.

### 16. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 4 at 9:54pm.

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"