



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

Tuesday, October 10, 2023

6:00 PM

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

**REGULAR SESSION NO. 51 - AMENDED**

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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 10, 2023 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 9, 2023, 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. 51 to order at 6: pm.

D. Roll Call

**Present:** 7 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember Mia Prier  
Councilmember Hillary Shields

**Absent:** 2 - Councilmember Andrew Felker  
Councilmember John Lovell

**1. Approval of Agenda**

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

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

## 2. Approval of Consent Agenda:

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

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**A. [2023-5864](#)** Approval of City Council Action Letter from September 26, 2023.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the City Council Action Letter from September 26, 2023 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**B. [2023-5892](#)** Mayor's Appointments (Simple Majority):

Lee's Summit Visitors Bureau:

Appoint Kristal Reiman, Tina Rockhold, Jeanine Thill and Cheryl Nash (City Staff) for a one-year term to expire 10-10-24.

Appoint Rachel Dyer, Bob Johnson and Tede Price (City Staff) for a two-year term to expire 10-10-25.

Appoint Donnie Rodgers, and Christal Weber (City staff) for a three-year term to expire 10-10-26

Parks and Recreation Board:

Appoint Kathy Campbell to replace Bernadette Basham, term to expire 5-31-24.

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

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**C.** [2023-5909](#) Mayor's Appointments (Requires 2/3 vote):

Lee's Summit Visitors Bureau:

Appoint Christina Hocker for a two-year term to expire 10-10-25

Appoint Brandi French and Jessica Rodenburg for a three-year term to expire 10-10-26

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

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**D.** [BILL NO. 23-188](#) An Ordinance approving a Preliminary Development Plan for Kensington Farms, 2nd Plat, 3rd Plat and future phase on approximately 77 acres generally located south of SW County Line Road, between SW Ward Road and SW Prairie Lane, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri. (NOTE: First read by Council on September 26, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-188 be adopted and numbered Ord. No. 9762 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

- E. [BILL NO. 23-189](#) An Ordinance authorizing the execution of an amendment to an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company to set Guaranteed Maximum Price 1 (GMP 1) for the Downtown Market Plaza Project in the amount of \$5,648,457.00.  
(NOTE: First read by Council on September 26, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-188 be adopted and numbered Ord. No. 9763 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

### 3. Council Roundtable

Councilmember Edson stated that she and Mayor Pro Tem Lopez will hold a District 3 Townhall Meeting on Thursday, October 19, 2023 from 5:30pm - 7:00pm at the Lee's Summit Police Department Training Facility.

Councilmember Prier noted there will be an event by LS Creates at Bridge Space this Friday, October 13, 2023 from 6pm - 9pm. "The Art of Superstition" - tickets can be purchased online at [lscreates.org](https://lscreates.org). She also stated that the undefeated LS North will be playing against the also undefeated LS West at LS North.

Mayor Baird invited citizens to attend the Sweet the Summit event this weekend with 3 opportunities:

- Street Clean - 10am - 12pm meeting at the Maintenance Facility, 1971 SE Hamblen road
- Stream Team - 10 a.m. - Noon - Langsford Park, 1709 SE Langsford Road (volunteers will meet in the parking lot at Baxter's Coffee)
- RecycleFEST - 9 a.m. - Noon - City Maintenance Facility - 1971 SE Hamblen Road

### 4. Proclamations:

- A. [2023-5821](#) Proclamation: Feed Lee's Summit Month - November 2023

**This Proclamation was presented.**

- B. [2023-5823](#) Proclamation: Fire Prevention Week - October 8 - 14, 2023

**This Proclamation was presented.**

**5. Public Hearings:**

- A. [2023-5846](#) Public Hearing: Application #PL2023-162 - Preliminary Development Plan - Tailormade Landing, 1600 SE Hamblen Road; Engineering Solutions, LLC, applicant.

Mr. Shannon McGuire, Senior Planner, entered Exhibit A: 1 - 20 into the record.

Council discussion included:

- Sidewalk distance / cost
- Excise tax Calculations
- Neighboring properties paying excise tax (there is no waiver)
- Parking / Flow of lot
- Tournaments / Game Play vs. Practice Only
- Capacity
- Road Improvement required by the other businesses / percentage of existing traffic
- Future development / road requirements
- Creation of NID

No one was present to speak in support of or in opposition to this application.

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

- 1) [BILL NO. 23-190](#) An Ordinance approving a Preliminary Development Plan for Tailormade Landing on land located at 1600 SE Hamblen Road, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

(Note: First read by Council on October 10, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 23-190 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

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- B. [2023-5808](#) Public Hearing: Application #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.

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

Council discussion included:

None

No one was present to speak in support of or in opposition to this application.

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

- 1) [BILL NO. 23-191](#) An Ordinance approving a Preliminary Development Plan for Streets of West Pryor Lots 11 and 13 located at 1000 NW Pryor Road and 1020 NW Pryor Road, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri. (Note: First read by Council on October 10, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 23-191 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

- C. [2023-5780](#) Public Hearing: Application #PL2023-093 - Rezoning from CP-2 and RP-3 to PMIX and Preliminary Development Plan - Pryor Mixed Use, 1805 & 1905 SW M-150 Highway; Griffin Riley Property Group, applicant. (NOTE: This was continued from October 10, 2023 per the applicant's request.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, to continue the Public Hearing for Application #PL2023-093 - Rezoning from CP-2 and RP-3 to PMIX and Preliminary Development Plan - Pryor Mixed Use, 1805 & 1905 SW M-150 Highway; Griffin Riley Property Group, applicant, to a date certain on October 24, 2023 per the applicant's request. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**6. Public Comments:**

There were no Public Comments

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

- A. [BILL NO. 23-192](#) An Ordinance approving Amendment No. 4 to the budget for the Fiscal Year ending June 30, 2024, as adopted by Ordinance No. 9704, Ordinance No. 9705, Ordinance No. 9706, Ordinance No. 9707, and Ordinance No. 9708, by amending the authorized expenditures, approving the transfer of money between funds, and amending the pay and classification plan for the City. (F&BC 10/2/23)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-192 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-192 be adopted and numbered Ord. No. 9764. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

- B. [BILL NO. 23-193](#) An Ordinance authorizing the execution of an agreement between the City of Lee's Summit, Missouri and the Missouri Department of Public Safety in the amount of \$9,675.15 for equipment for the Lee's Summit Police Department's Co-responders and authorizing the Mayor to execute an agreement for the same. (F&BC 10/2/23)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 23-193 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 23-193 be adopted and numbered Ord. No. 9765. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

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

- A. [BILL NO. 23-194](#) An Ordinance approving Modification No. 5 to the On-Call Agreement for Environmental Professional Engineering Services Yearly Contract (Original RFQ No. 2020-061)(Renewal 2020-061/R3) between the City of Lee's Summit, Missouri and Stearns, Conrad and Schmidt, Consulting Engineers, Inc. dba SCS Engineers, in the amount of \$168,872.50, for Environmental Support Services - Market Plaza Redevelopment Area Demolition for the Downtown Market Plaza, and authorizing the City Manager to execute the same.

(Note: First read by Council on October 10, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Edson, that Bill No. 23-194 be advanced for second reading. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

- B. [BILL NO. 23-195](#) An Ordinance amending the bylaws of the Lee's Summit Visitors Bureau a Missouri 501 (c)(6) Corporation in Lee's Summit, Missouri.

(Note: First read by Council on October 10, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Shields, that Bill No. 23-194 be advanced for second reading. The motion carried by the following vote:**



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

**Absent:** 2 - Councilmember Felker  
Councilmember Lovell

## 9. Committee Reports

Councilmember Edson stated the Community and Economic Development Committee will meet tomorrow night at 5:00pm.

Councilmember DeMoro stated the Public Works Committee met last night and discussed several things including the projects with the No Tax Increase Bond Issue, Water Master Plan and Strategic Plan as well as the Snow Plan.

## 10. Council Comments:

Councilmember Edson, DeMoro, Hodges expressed their concerns with holding a joint session with the Lee's Summit Economic Development Committee as it has been over a year since the contractual agreement with them and the City has moved forward with out them.

Councilmember Prier stated she would like to meet with them to hear what they have to say and offer to the City.

Councilmember Shields asked what the conversation may be about.

Mayor Baird stated he felt this Council needed to be open to discussion with other groups within the City and would like to take some time to hear them and consider possible future considerations.

Mayor Pro Tem Lopez also stated his concerns with meeting with them, but felt it would also be good to meet with them to get a better understanding of where we stand moving forward.

## 11. Staff Roundtable

Mr. Mark Dunning, City Manager, noted the Sweep the Summit events qualify for community service hours.

Mr. Dunning also advised the City would be holding a Career Fair on Tuesday, October 18, 2023 at the Gamber center from 2pm - 7pm.

Mr. Dunning stated the Downtown Market Plaza would be holding their official ground breaking on Tuesday, October 24, 2023 at 4:30pm, just prior to the Council meeting.

## 12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 51 at 7:48pm

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)"