



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

Tuesday, March 15, 2022

6:00 PM

Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1000

REGULAR SESSION NO. 61

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 15, 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, March 14, 2022, to the City Clerk at 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 website at 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.

Preliminaries:

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

Mayor Baird called Regular Session No. 61 to order at 6:06pm.

D. Roll Call

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

1. Approval of Agenda

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

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

2. Approval of Consent Agenda:

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

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

A. [2022-4745](#) Approval of City Council Action Letter from March 8, 2022.

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, to approve the City Council Action Letter from March 8, 2022 as part of the Consent Agenda. The motion carried by the following vote:

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

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- B. [BILL NO. 22-41](#) An Ordinance accepting Final Plat entitled "Lee's Summit Logistics, Lots 1-3", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on March 8, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, that Bill No. 22-41 be adopted and numbered Ord. No. 9360 as part of the Consent Agenda. The motion carried by the following vote:

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

- C. [BILL NO. 22-42](#) An Ordinance approving the first amendment to the 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.
(Note: First read by Council on March 8, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Felker, that Bill No. 22-42 be adopted and numbered Ord. No. 9361 as part of the Consent Agenda. The motion carried by the following vote:

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

- D. [BILL NO. 22-46](#) An Ordinance appointing Mark Dunning as City Manager, approving an agreement setting the terms and conditions of employment and the commencement thereof and authorizing the Mayor to execute the same by and on behalf of the City of Lee's Summit, Missouri.
(Note: First read by Council on March 8, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, that Bill No. 22-46 be adopted and numbered Ord. No. 9362 as part of the Consent Agenda. The motion carried by the following vote:

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

3. Council Roundtable

Councilmember Forte noted that due to the bad weather last weekend the Emerald Isle parade had been postponed to this coming Saturday, March 19, 2022. The pub crawl did take place last weekend and although it was cold it was well attended.

4. Public Comments:

There were no Public Comments.

5. Presentations:

- A. [2022-4732](#) Update on Economic Development Incentive Request - Chapter 100 sales tax exemption and real property tax abatement for residential project, Griffin Riley applicant.

Council discussion included:

Density
Net operating income
PILOTS
Calculations after Chapter 100
Ownership
Abatement Resets
Construction materials with abatement
Competition / Comparable projects
Projects previously approved
Platted / not platted
Median household income
Amount abated
Setting a precedent
Single vs. multi-family
Exemptions
"Test Years" 6, 8 & 10
State Statutes

This Presentation was presented.

6. Proposed Ordinances Forwarded from Committee:

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- A. [BILL NO. 22-47](#) An Ordinance approving the dual award of Bid No. 2022-024 to purchase water operations parts and materials on an as-needed basis for a one-year term with up to four, one-year renewals to Core & Main, LP and Blue Springs Winwater, Inc. and authorizing the City Manager to execute the same for the City. (F&BC 3/8/22)

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Forte, that Bill No. 22-47 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 22-47 be adopted and numbered Ord. No. 9363. The motion carried by the following vote:

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

- B. [BILL NO. 22-48](#) An Ordinance authorizing the City of Lee's Summit, Missouri to waive the Lee's Summit Housing Authority's Payment in Lieu of Taxes for the Authority's fiscal year ended September 30, 2021 in the estimated amount of \$33,874.16. (F&BC 3/8/22)

ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Shields, that Bill No. 22-48 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Forte, seconded by Councilmember Lopez, that Bill No. 22-48 be adopted and numbered Ord. No. 9364. The motion carried by the following vote:

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

- C. [BILL NO. 22-49](#) An Ordinance amending Section 28-179 of the Code of Ordinances of the City of Lee's Summit by revising the tax rates by land use category for calculation of the License Tax on Building Contractors. (F&BC 3/8/22)

ACTION: A motion was made by Councilmember Johnson, seconded by Councilmember Edson, that Bill No. 22-49 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Johnson, seconded by Councilmember Shields, that Bill No. 22-49 be adopted and numbered Ord. No. 9365. The motion carried by the following vote:

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

- D. [BILL NO. 22-50](#) An Ordinance approving the award of RFQ No. 2022-037 for professional engineering services for the M291 North Interchange with Highway US 50 Project, Commission Project No. J4P3196, to Olsson, Inc., for an amount not to exceed \$2,136,927.46, and authorizing the City Manager to execute an agreement for the same. (PWC 3/14/22)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 22-50 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Edson, that Bill No. 22-50 be adopted and numbered Ord. No. 9366. The motion carried by the following vote:

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

7. Proposed Ordinances - First Reading:

- A.** [SUB. BILL NO. 22-51](#) An Ordinance authorizing and directing the issuance, sale and delivery of \$15,090,000 principal amount of General Obligation Refunding Bonds, Series 2022A, of the City of Lee's Summit, Missouri and authorizing certain other documents and actions in connection therewith.
(Note: First read by Council on March 15, 2022. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-51 be second read. (See next motion)

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Forte, to introduce Substitute Bill No. 22-51 entitled An Ordinance authorizing the issuance of the City of Lee's Summit, Missouri, General Obligation refunding bonds, Series 2022A and certain other documents and actions by the City. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Forte, that Substitute Bill No. 22-51 entitled An Ordinance authorizing the issuance of the City of Lee's Summit, Missouri, General Obligation refunding bonds, Series 2022A and certain other documents and actions by the City be advanced to second reading. The motion carried by the following vote:

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

8. Proposed Ordinances - Second Reading:

- A. [BILL NO. 22-38](#) An Ordinance approving a plan for an Industrial Development Project for the Zerega Pasta Project.
(Note: First read by Council on March 8, 2022. Passed by unanimous vote with one abstention.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Felker, that Bill No. 22-38 be adopted and numbered Ord. No. 9367. The motion carried by the following vote:

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

Abstain: 1 - Councilmember Forte

9. Committee Reports

There were no Committee Reports.

10. Council Comments:

Mayor Pro Tem Lopez congratulated Mr. Mark Dunning, Assistant City Manager, on officially being appointed the future City Manager to begin in September 2022.

Councilmember Edson advised it was also Mr. Dunning's birthday today and wished him a happy birthday.

Councilmember Forte noted it was also Councilmember Felker's wife's birthday today.

11. Staff Roundtable

Mr. Arbo, City Manager, stated staff is working on the audio issues that are being experienced on the live feed and recordings of the City Council meeting. It is not an error on the part of an employee, but rather an issue with the system.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 61 at 8:09pm.

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"