

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

Tuesday, July 23, 2024

6:00 PM

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

REGULAR SESSION NO. 10 *AMENDED*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 23, 2024 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, July 22, 2024, 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's website at 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. 10 to order at 6:05 pm.

- D. Roll Call

Present: 9 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Fred DeMoro
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

1. Approval of Agenda

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, to approve the Consent Agenda, Item 2.A. - 2.D. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

A. [2024-6365](#) Approval of City Council Action Letter for July 16, 2024.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, to approve the City Council Action Letter from July 16, 2024 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

B. [2024-6405](#) Mayor's Appointments (simple majority vote): Wellness Commission: Appoint Megan Severt-Culbertson term to expire 05-02-27 and Meredith Cantrell, term to expire 05-02-25.

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- C. [2024-6415](#) Mayor's Appointments (two-thirds majority vote):
Wellness Commission: Appoint Jesi Cygan, Ed.D., term to expire 05-02-27.

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- D. [2024-6416](#) Mayor's Appointments to the LSEDC Board of Directors - Public Members/Voting Community Directors:
Appoint Councilmember Hillary Shields and Councilmember John Lovell for one-year terms.

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

3. Council Roundtable

Councilmember Carlyle noted absentee voting started today. She also stated that today is her mother's and her fur baby's birthday and wished them both a happy birthday.

Councilmember Shields advised 4th Fridays art walk will be taking place this Friday, July 26, in downtown Lee's Summit. She also thanked the Parks Department for their work in reopening Williams Grant Park and it looks great.

Councilmember Prier noted it is prime Farmers Market season. They are open Wednesday and Saturday mornings until noon. She encouraged others to support our local farmers.

4. Presentations:

- A. [2024-6332](#) Presentation: Lobbyist report - end of Missouri Legislative Session.

Mr. Brian Head, City Attorney as well as Mr. Jon Hensley and Mr. Zach Pollock with Versa Governmental Strategies provided information on the last legislative session for the State of Missouri: 28 policy bills passed (2600 were filed); Solid Waste/Landfill HB1751 passed (they gave Mayor two Governor signed copies during presentation); \$1.5M Joint operations facility in Lee's Summit. Looking forward to future developments and successes. There will be a lot more information over the next two weeks after the primary election.

Council Discussion Included:

- Building relationships
- Presence of Lee's Summit in Jefferson City
- "Make Missouri Lee's Summit"
- Thank you for all the reports and work in Jefferson City
- Landfill Bill
- Outcomes are worth the investment

This Presentation was presented.

5. Public Hearings:

- A. [2024-6350](#) Public Hearing: Application #PL2024-117 - Preliminary Development Plan - Diventures, 2951 NE Independence Avenue; Diventures, applicant.

Mr. Shannon McGuire, Planning Manager, entered Exhibits 1 - 18 into the record.

Council Discussion Included:

- Size reduction/material change due to costs?
 - Applicant: Yes.
- Impact to operations
 - Applicant: Will operate as normal

No one was present to speak in favor of or in opposition to this Public Hearing.

- 1) [BILL NO. 24-130](#) An Ordinance approving a Preliminary Development Plan for Diventures on land located at 2951 NE Independence Avenue, 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 July 23, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 24-130 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

B. [2024-6407](#) Public Hearing: Chapter 100 Plan for the Montage Project; TriStar Properties, applicant.

Mayor Baird noted he does not have any conflicts with the application or this project area.

Mr. David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibits 1 - 4 into the record.

Council Discussion Included:

- Field house
- Phases
- Mammoth Golf
- Sales Tax / Sales Tax Escrow
- Abatement
- Infrastructure
- Multi-Family

No one was present to speak in favor of or in opposition to this Public Hearing.

1) [BILL NO. 24-131](#) An Ordinance approving a Chapter 100 Plan for the Montage Project.

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Lopez, that Bill No. 24-131 be advanced to second reading. The motion failed by the following vote:

Aye: 4 - Mayor Baird
Councilmember Carlyle
Councilmember Lopez
Councilmember Shields

Nay: 5 - Councilmember DeMoro
Councilmember Hodges
Councilmember Lovell
Councilmember Prier
Councilmember Rader

6. Public Comments:

Ms. Teresa Vollenweider talked about continuing issues she has with a property / property line dispute between herself and her neighbors.

7. Presentations:

- A. [2024-6403](#) Presentation: Funding Request related to upcoming renewal of a Public Services Agreement (PSA) between the City of Lee's Summit and Downtown Lee's Summit Main Street.

Council discussion included:

- Business and Industry Tax
- Security
- Events
- Marketing
- Promotions
- Tiered amount
- Staffing
- Businesses / Building Owners
- Façade Improvements
- Fund reserves
- Downtown Lee's Summit Main Street (Partnership)
- Market Plaza
- Downtown Community Improvement District
- Staff costs vs. event costs
- Discovery Park
- Hotel(s)
- World Cup

Council reached a consensus to have staff draft the Public Service Agreement for consideration at a Council meeting in August.

- B. [2024-6389](#) Presentation: Lee's Summit Visitors Bureau Strategic Plan Overview and Request for Investment

Council discussion included:

- Business and Industry Tax
- Security
- Events
- Marketing
- Promotions
- Tiered amount
- Staffing
- Businesses / Building Owners
- Façade Improvements
- Fund reserves
- Downtown Lee's Summit Main Street (Partnership)
- Market Plaza
- Downtown Community Improvement District
- Staff costs vs. event costs
- Discovery Park
- Hotel(s)
- World Cup

Council reached a consensus to remand this back to the Finance and Budget Committee for further vetting.

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 24-132](#) An Ordinance vacating a portion of easement located at 610 NW Blue Parkway in the City of Lee's Summit, Missouri.

(Note: First read by Council on July 23, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Lopez, that Bill No. 24-132 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B. [BILL NO. 24-133](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$65,700,000 in connection with the Tudor & Douglas Apartments Project; and authorizing certain documents and actions in connection therewith.
(Note: First read by Council on July 23, 2024.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-133 be advanced to second reading. The motion carried by the following vote:

Aye: 5 - Mayor Baird
Councilmember DeMoro
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Nay: 4 - Councilmember Carlyle
Councilmember Hodges
Councilmember Prier
Councilmember Rader

- C. [BILL NO. 24-134](#) An Ordinance repealing Ordinance No. 9871 related to the Schedule of Fees and Charges for the City of Lee's Summit and establishing a new Schedule of Fees and Charges to take effect August 1, 2024 for the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-134 be advanced to second reading.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Rader, that Bill No. 24-134 be amended by removing the Park Impact Fee. After discussion, the motion and second were both withdrawn.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Rader, that Bill No. 24-134 be amended by changing the Park Impact Fee to \$200 per bedroom for residential and \$.20 per square foot for commercial. The motion failed by the following vote:

Aye: 3 - Councilmember Hodges
Councilmember Prier
Councilmember Rader

Nay: 6 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

ACTION: After discussion and failure of any amendment, the original motion stands by Councilmember DeMoro, seconded by Councilmember Hodges, that this Bill No. 24-134 be advanced to second reading. The motion carried by the following vote:

Aye: 5 - Mayor Baird
Councilmember Carlyle
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Nay: 4 - Councilmember DeMoro
Councilmember Hodges
Councilmember Prier
Councilmember Rader

9. Committee Reports

Councilmember Shields stated the Finance and Budget Committee would meet on August 5, 2024 at 4:00pm.

10. Council Comments:

Councilmember Shields stated she felt Council was on a dangerous path to pull back on a previously approved project and incentives due to a matter of paperwork and time frame.

Councilmember Lovell stated a better refresher between the original approval and final approval for projects when there has been a long lapse between approvals.

Councilmember Prier advised she is not against the Parks or the Park Impact Fee, she just didn't like the fee amount being requested. She also stated there are three new stores opening in downtown Lee's Summit: Messner's Bee Farm, The Purple Hippopotamus (children's clothing store) and a baby store.

Councilmember Hodges asked if the City can start requirements for upkeep for Community Improvement Districts to keep them looking good and avoid the City paying for the repairs.

Councilmember Lovell stated the Community and Economic Development Committee is looking at commercial properties and the upkeep of those properties and being more proactive with the Property Maintenance Code.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated Downtown Lee's Summit Main Street held their annual meeting last Wednesday and two staff members were recognized for their efforts; Ms. Glenda Masters was recognized as the Downtown Champion and Ms. Christal Weber was given the President's Award for someone who has gone above and beyond to support the down town projects.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 10 into Closed Session at 11:08pm.

City Council - Regular Session

Action Letter

July 23, 2024

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"