



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

Tuesday, November 14, 2023

6:00 PM

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

**REGULAR SESSION NO. 55**

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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, November 14, 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, November 13, 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. 55 to order at 6:06 pm.

- D. Roll Call

Councilmember Felker arrived at 7:30pm, during Council Comments.

**Present:** 8 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Hillary Shields

**Absent:** 1 - Councilmember Andrew Felker

## 1. Approval of Agenda

**ACTION:** Mayor Baird pulled Item 2. H. – Bill No. 23-214 – from the Consent Agenda for further discussion. He asked this be placed immediately following the Proclamation.

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

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

**Absent:** 1 - Councilmember Felker

## 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.I. Excluding Item 2.H. (Bill No. 23-214). The motion carried by the following vote:

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

**Absent:** 1 - Councilmember Felker

### A. [2023-5920](#) Approval of City Council Action Letter for November 7, 2023

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the City Council Action Letter from November 7, 2023 as part of the Consent Agenda. The motion carried by the following vote:

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

**Absent:** 1 - Councilmember Felker

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- B. [BILL NO. 23-204](#) An Ordinance approving rezoning from District PO (Planned Office District) to RP-4 (Planned Apartment Residential District) and a Preliminary Development Plan for Clover Communities Lee's Summit, on approximately 7.04 acres of land located at 830, 840 & 900 NE Douglas Street, 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 November 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-204 be adopted and numbered Ord. No. 9780 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- C. [BILL NO. 23-208](#) An Ordinance approving a Preliminary Development Plan for Lee's Summit Flex Space located at 60 SE Thompson Drive, 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 November 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-208 be adopted and numbered Ord. No. 9781 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- D. [BILL NO. 23-209](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures, Article 5 pertaining to Overlay Districts, Article 7 pertaining to Subdivisions, and Article 8 pertaining to Site Standards; of City of Lee's Summit, applicant.

(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-209 be adopted and numbered Ord. No. 9782 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- E.** [BILL NO. 23-210](#) An Ordinance approving The Highway 291 South Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.  
(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-210 be adopted and numbered Ord. No. 9783 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- F.** [BILL NO. 23-211](#) An Ordinance vacating a portion of a certain easement located at 290 SE Thompson Drive in the City of Lee's Summit, Missouri.  
(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-211 be adopted and numbered Ord. No. 9784 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- G.** [BILL NO. 23-213](#) An Ordinance accepting Final Plat entitled, "The Village at Discovery Park, Lots 1 thru 13 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-213 be adopted and numbered Ord. No. 9785 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- H. [BILL NO. 23-214](#) An Ordinance approving the Assignment Agreement among NLV Farm Office, LLC, Brittany Harrington and the City of Lee's Summit, Missouri, for the property designated as Redevelopment Project M, containing the Farm Office and the Dairy Manager House as Historic Preservation Improvements, pursuant to the New Longview Tax Increment Financing Plan.  
(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

**ACTION:**

**Bill No. 23-214 was pulled from the Consent Agenda by Mayor Baird during the approval of the agenda for further discussion. This item was added to the agenda following the Proclamation.**

**After lengthy discussion, a motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-214 be adopted and numbered Ord. No. 9786. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- I. [BILL NO. 23-111](#) An Ordinance vacating certain easements located at 800 NW Ward Road in the City of Lee's Summit, Missouri.  
(Note: First read by Council on June 6, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-111 be adopted and numbered Ord. No. 9787 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

### 3. Council Roundtable

Mayor Baird noted this Friday is the Mayor's Christmas Tree Lighting in downtown Lee's Summit at 6:30pm with the theme of Toy Story with music, food, ornaments and Santa.

Councilmember Prier advised downtown Lee's Summit has a lot of new fun stores for shopping locally for the holidays.

Mayor Baird noted there was a groundbreaking for Discovery Park today which is a \$1B development along with major expansions on Colbern Road that will include a couple of hotels.

### 4. Proclamations:

- A. [2023-5919](#) Proclamation: Educational Theatre Month - November 2023

This Proclamation was presented.

### 5. Public Comments:

There were no Public Comments.

### 6. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 23-216](#) An Ordinance approving Amendment No. 5 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 and amending the pay and classification plan for the City. (F&BC 11/6/23)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-216 be second read. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-216 be adopted and numbered Ord. No. 9788. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- B.** [BILL NO. 23-217](#) An Ordinance repealing Ordinance No. 9727 and approving the award of RFP 2023-050 for emergency dispatch software in the amount of \$179,557.00 to Medical Priority Consultants Inc., dba Priority Dispatch Corp, and ratifying the City Managers execution of the same for all related and necessary documents. (F&BC 11/6/23)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 23-217 be second read. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 23-217 be adopted and numbered Ord. No. 9789. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- C.** [BILL NO. 23-218](#) An Ordinance approving the use of an agreement between the City of Lee's Summit and Key Equipment & Supply Company and utilizing a Sourcewell Cooperative contract to purchase an Eagle Waterless Street Sweeper, and authorizing the City Manager to execute the same for the City. (F&BC 11/6/23)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 23-218 be second read. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 23-218 be adopted and numbered Ord. No. 9790. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- D. [BILL NO. 23-219](#) An Ordinance approving the award of RFP No. 2024-028 for a yearly agreement with four possible one-year renewals for aviation fuel services for Lee's Summit Municipal Airport to AVFUEL Corporation and authorizing the City Manager to execute an agreement for the same. (F&BC 11/6/23)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 23-219 be second read. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 23-219 be adopted and numbered Ord. No. 9791. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

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

- A. [BILL NO. 23-220](#) An Ordinance determining and declaring the necessity of acquiring for public use certain permanent easements and temporary construction easements for sanitary sewer, water, storm water, other public improvements, and all work incidental and subsidiary thereto, associated with the proposed North and South Summit Mill Improvements Project; authorizing the City Manager and his designee(s) to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his designee(s) to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.

(Note: First read by Council on November 14, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-197 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

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

- A. [BILL NO. 23-205](#) An Ordinance approving a plan for a Chapter 100 Project for the Clover Senior Independent Living Project.

(Note: First read by Council on November 7, 2023.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges, that Bill No. 23-205 be adopted and numbered Ord. No. 9792. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- B. [BILL NO. 23-206](#) An Ordinance approving rezoning from District AG (Agricultural) to District CP-2 (Planned Community Commercial District) and a Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, 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 November 7, 2023. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 20-206 be adopted and numbered Ord. No. 9793. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

- C. [BILL NO. 23-207](#) An Ordinance granting a Special Use Permit for a carwash facility in District CP-2 on land located at 3601 SW Hollywood Drive, 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.  
(Note: First read by Council on November 7, 2023. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 20-207 be adopted and numbered Ord. No. 9794. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Felker

## 9. Committee Reports

Councilmember DeMoro stated the Legislative and Intergovernmental Relations Committee discussed the RFP for the lobbyist and it will be brought to Council soon. They also discussed the legislative visit to State Capital on February 20, 2024.

## 10. Council Comments:

Councilmember Shields would like to see a policy discussion in updating wording that creates a way to require and enforce compliance with our ordinances in order to get or keep receiving incentives. This matter will be referred to the Community and Economic Development Committee for further discussion.

Councilmember Prier would like the Council to have an "ask" at the legislative visit for support in the clean-up of trash along the highways and roadways that are maintained by MoDOT. Mayor Baird stated this would need to be vetted more by the Council before moving forward.

Councilmember Lovell stated the Public Works Committee considered some design concepts with a project that was approved through the no-tax-increase bond initiatives and wanted to know how they really go through making those decisions as a full council.

Mayor Baird stated he has met with the Lee's Summit Economic Development Council recently and they want to move forward with an ad-hoc committee with a past chair and begin working on the by-laws and the strategic plan with best practices to start moving forward with the City and a Public Service Agreement.

Note: Councilmember Felker present at 7:30pm towards the end of Council Comments.

## 11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated LS Aware has been promoted lately and is a notification system that citizens and stakeholders can use to be notified of things such as weather, road work, development projects, etc.

## 12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 55 into Closed Session at 7:42 pm.

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)"