



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

Tuesday, December 12, 2023

6:00 PM

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

**REGULAR SESSION NO. 58**

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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, December 12, 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, December 11, 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 Pro Tem Lopez called Regular Session No. 58 to order at 6:05 pm.

- D. Roll Call

Note: Councilmember Felker left after the second presentation during the break.

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

**Absent:** 1 - Mayor Bill Baird

## 1. Approval of Agenda

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

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

**Absent:** 1 - Mayor Baird

## 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.C. The motion carried by the following vote:**

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

**Absent:** 1 - Mayor Baird

### A. [2023-5923](#) Approval of City Council Action Letter for December 5, 2023

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the City Council Action Letter from December 5, 2023 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Mayor Baird

### B. [2023-6016](#) Mayor's Appointments (simple majority vote):

Land Clearance Redevelopment Authority: Appoint Rich Wood to replace Gary Fruits, term to expire 9-1-26.

**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:**

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

**Absent:** 1 - Mayor Baird

- C. [BILL NO. 23-236](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to applications and procedures, Article 6 pertaining to use standards and Article 15 pertaining to rules of interpretation and definitions; City of Lee's Summit, Applicant.  
(Note: First read by Council on December 5, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-236 be adopted and numbered Ord. No. 9812 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Mayor Baird

### 3. Council Roundtable

Councilmember Shields stated the 12'ish Bars of Christmas was held last weekend and was very well attended. She noted Santa will be at the History Museum this Saturday and today is the 6th day of Hanukah and wish everyone a happy Hanukah.

Councilmember Prier stated the Boot Block would be held from Thursday thru Saturday and donations can also be made online.

### 4. Public Comments:

Ms. Teresa Vollenweider provided her thoughts on discrepancies on her property lines.

### 5. Presentations:

A. [2023-5945](#) Presentation: Citizen Survey Overview & Kickoff

Mr. Ryan Murray, ETC Institute provided a brief overview of the upcoming Citizen Survey that will be sent out soon.

Council Discussion Included:

- Solid Waste and Trash Pick Up Question
  - Top Concerns
- Other changes from survey sent 4 years ago
- Questions (consensus) on Development in the City
- Protection against having repeat survey responses from same individual
- Data Collection

B. [2023-5692](#) Presentation: Conceptual Economic Development Incentive Request for Project Shamrock; 635 Holdings, LLC, and TriStar Properties, applicants.

Mr. Curt Petersen, Polsinelli PC, and Mr. David Bushek, Chief Counsel of Economic Development and Planning, gave a presentation on the request from 635 Holding and Tristar for this project.

Council Discussion Included:

- Previous request
- Super TIF
- Sales Tax Captured - CD vs TIF
- TDD
- Field House
- Lifetime of CID
- Water retention / detention / stormwater
- Maximum length of TIF
- Traffic Study
- Total value of TIF
- Infrastructure
- Too much multi-family
- Opposed to Super TIF

NOTE: Councilmember Felker left following this presentation.

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

- A. [BILL NO. 23-239](#) An Ordinance authorizing the expedited vehicle purchase of a 2023 Ford T-350 custom interior command post vehicle from Vandoit in the amount of \$208,000.00 and authorizing the City Manager to execute all related and necessary documents for the same. (F&BC 12/4/23)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-239 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that Bill No. 23-239 be adopted and numbered Ord. No. 9813. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

- B. [BILL NO. 23-240](#)** An Ordinance approving the award of RFP No. 2024-021, for the purchase of custodial services on an as-needed basis, to City Wide Facility Solutions for a one-year term with up to four, one-year renewals, and authorizing the City Manager to execute the same for the City. (F&BC 12/4/23)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 23-240 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 23-240 be adopted and numbered Ord. No. 9814. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

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- C. [BILL NO. 23-241](#) An Ordinance approving the purchase of Cross-Connection Control and Backflow Prevention compliance software portal to SwitComply (sole source) for the amount of \$90,500.00 which includes a one-time setup fee of \$50,000.00 and an annual fee of \$40,500.00 for the Water Utilities Department and authorizing the City Manager to execute all related and necessary documents for the same. (F&BC 12/4/23)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-241 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 23-241 be adopted and numbered Ord. No. 9815. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

- D. [BILL NO. 23-242](#) An Ordinance approving Amendment No. 6 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 for the City. (F&BC 12/4/23)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 23-242 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Edson, that Bill No. 23-242 be adopted and numbered Ord. No. 9816. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

## 7. Proposed Ordinances - Second Reading:

- A. [BILL NO. 23-238](#) An Ordinance approving a funding agreement between the City of Lee's Summit, Missouri and 635 Holdings, LLC, for the proposed Shamrock Redevelopment Project.  
(Note: First read by Council on December 5, 2023. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Edson, that Bill No. 23-238 be adopted and numbered Ord. No. 9817. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Baird  
Councilmember Felker

## 8. Committee Reports

## 9. Council Comments:

Councilmember Lovell stated he appreciated the way the Council takes the opportunity to discuss matters to see different perspectives and still respect the differences in opinion. He also noted the Lee's Summit History Museum recognized the 2024 Legends of Lee's Summit which included his father, Mr. Tom Lovell. The recognitions were as follows:

Civic/Pioneer Category: Buck Langsford + Langsford/Cox Family

Civic/Pioneer Category: Tom Lovell

Civic Pioneer Category: Mary Ann & Randy Rhoads + Doc Powell

Humanitarian Category: Geneva High + Matt Sanning & Megan Salerno

Councilmember Edson noted there will be at least one new Councilmember in the coming months and she would like to see the facilities tours be provided to them again as it is helpful and interesting to see the "behind the scenes" view of the facilities.

Councilmember Prier suggested holding a "Dinner with Council" evening where citizens can come join the City Council in a less formal setting to discuss their concerns or hear their accolades on things the city is doing well.

Mayor Pro Tem Lopez stated he also appreciated the respect among the Council when they have these types of hard discussions with different opinions and perspectives.

## 10. Staff Roundtable

Mr. Mark Dunning, City Manager, noted the All Hands Meetings with city staff was held last Friday at St. Michaels the Archangel High School, and recognized the "Employee's of the Year" based on the Core Values, among those recognized were Kara Starlin, Larry Baker, Cynthia Stacks, Rick Gentry and Eric Stoyanov.

Mr. Dunning also advised demolition will begin tomorrow across the street from City Hall at the Ice House and connected buildings. Due to time constraints there will not be a "ceremony" around this process, however a time lapse camera will record the process to preserve this for the future and the opening of the new businesses in this area.

## 11. Adjournment

Hearing no further business, Mayor Pro Tem Lopez adjourned Regular Session No. 58 at 8:57 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"