



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

Tuesday, April 23, 2024

6:00 PM

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

REGULAR SESSION NO. 1

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, April 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, April 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. 1 to order at 6:07 pm.

- D. Roll Call

Councilmember Prier was present at Roll Call and left at 6:55 prior to the first presentation.

Present: 8 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Fred DeMoro
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 1 - Councilmember Mia Prier

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 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 Hodges, that this be adopted.[EN_NR] 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. [2024-6192](#) Approval of City Council Action Letter for April 16, 2024.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the City Council Action Letter from April 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

3. Council Roundtable

Councilmember Shields noted the Art Walk starts this Friday and will be held on the 4th Friday of each month.

Mayor Baird advised the landfill House Bill passed and the next step is having the Governor sign. This Bill give the City the ability to veto the proposed landfill in Kansas City, MO.

4. Proclamations:

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- A. [2024-6196](#) Proclamation: Bike and Walk Month - May 2024

This Proclamation was presented.

- B. [2024-6204](#) Proclamation: Earth Day - April 22, 2024 and Arbor Day - April 26, 2024

This Proclamation was presented.

5. Public Hearings:

- A. [2024-6199](#) Public Hearing: Application #PL2024-008 - Preliminary Development Plan - US Bank facade update, 1599 NE Douglas Street; US Bank, applicant.

Mr. Ian Treffen, Planner, entered Exhibit A: 1-19 into the record.

Council Discussion Included:

- Façade materials / looks / like properties

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 24-071](#) An Ordinance approving a Preliminary Development Plan for land located at 1599 NE Douglas Street for US Bank façade and parking lot update, 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 on April 23, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 24-071 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. [2024-6225](#) Public Hearing: Application #PL2024-061 - Vacation of Right-of-Way - Vacation of a 20'-wide strip of right-of-way (Chapman Road) located along the south boundary of the plat titled Homestead Ranches, generally located 1/2 mile south of SW Scherer Road along the east side of SW Pryor Road (abutting 2041 SW Pryor Road); City of Lee's Summit, applicant.

Mr. Hector Soto, Jr., AICP, Senior Planner, entered Exhibit A: 1-17 into the record.

Council Discussion Included:

- Secondary driveway - will be removed

Ms. Teresa Vollenweider asked questions regarding the ownership of the other right-of-way's shown.

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 24-072](#) An Ordinance vacating a 20'-wide strip of Right-of-Way (Chapman Road) located along the south boundary of the plat titled Homestead Ranches, generally located 1/2 mile south of SW Scherer Road along the east side of SW Pryor Road (abutting 2041 SW Pryor Road), in the City of Lee's Summit, Missouri.

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

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 24-072 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

6. Public Comments:

Ms. Teresa Vollenweider continued to provide information from previous meetings as to the discrepancies on her property lines.

7. Presentations:

A. [2024-6168](#) Presentation: Wellness Commission Update

Councilmember Prier absent at 6:55pm

Council Discussion Included:

- Commission as Hub of activities for wellness.
- Blending of previous committees
- Youth mental health forum (Over 100 participants)
- Suggestions at forums from students
- Considerations of social media, peer pressure, asking for help
- Physical Hub vs. Digital Hub
- Key Stakeholders

This Presentation was presented.

B. [2024-6169](#) Presentation: Cultural Commission Update

Council Discussion Included:

- Non-profit with the Arts
- Education
- Downtown renovations / market
- Blending of different committees
- Iconic Gateway
- In depth look at how things will look in the years to come
- Exhibits
- Consideration of World Cup activities

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 24-073](#) An Ordinance authorizing the execution of an agreement between the City of Lee's Summit, Missouri and Titan Built, LLC for the amount of \$87,825.00 for Pre-Construction Services for the Joint Operations Facility and Phase 2 Police/Courts Renovations, and authorizing the City Manager to execute an agreement for the same. (PWC 4/8/24)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-073 be second read. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

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ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-073 be adopted and numbered Ord. No. 9898. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- B. [BILL NO. 24-074](#)** An Ordinance authorizing the execution of an agreement between the City of Lee's Summit, Missouri and Newkirk Novak Construction Partners for Pre-Construction Services for the Fire Station 1 Replacement or Renovations. (PWC 4/8/24)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 24-074 be second read. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 24-074 be adopted and numbered Ord. No. 9899. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- C. [BILL NO. 24-075](#)** An Ordinance approving the award of Bid No. 798 for the Traffic Calming Project for NE Mulberry Street, NE Independence Avenue, and NE Brandywine Road to MegaKC Corporation in the amount of \$163,431.85, and authorizing the City Manager to execute an agreement for the same. (PWC 4/8/24)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 24-075 be second read. The motion carried by the following vote:

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Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 24-075 be adopted and numbered Ord. No. 9900. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- D. [BILL NO. 24-076](#) An Ordinance authorizing the execution of the Missouri Highways and Transportation Commission Cost Share Agreement Supplemental #1 between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission for State Project Number J4P3196, M291 North Interchange with US50, and authorizing the Mayor to execute an agreement for the same. (PWC 4/8/24)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-076 be second read. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-076 be adopted and numbered Ord. No. 9901. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

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Absent: 1 - Councilmember Prier

- E. [BILL NO. 24-077](#) An Ordinance awarding the bid for Project No. 576322-8C for the stormwater improvements: Noeleen Lane to Earthworks Excavation, LLC in the amount of \$344,037.55, and authorizing the City Manager to execute an agreement for the same. (PWC 4/8/24)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Carlyle, that Bill No. 24-077 be second read. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember DeMoro, that Bill No. 24-077 be adopted and numbered Ord. No. 9902. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- F. [BILL NO. 24-078](#) An Ordinance awarding the bid for Project No. 792-OV for the Mill & Overlay FY25 Program to Ideker, Inc. in the amount of \$4,292,231.22 and authorizing the City Manager to execute an agreement for the same. (PWC 4/8/24)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 24-078 be second read. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 24-078 be adopted and numbered Ord. No. 9903. The motion carried by the following vote:

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Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

9. Proposed Ordinances - First Reading:

- A. [BILL NO. 24-079](#) An Ordinance approving the Fifth Amendment to the Amended and Restated Summit Fair Tax Increment Financing Contract between the City of Lee's Summit, Missouri and RED Lee's Summit East, LLC.
(Note: First read on April 23, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-079 be advance to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

10. Committee Reports

Councilmember Shields noted the Finance and Budget Committee will meet on May 6, 2024 at 4:00pm.

11. Council Comments:

Councilmember Rader stated there has recently been mention of a Letter Agreement with the Lee's Summit Economic Development Council (LSEDC) and asked if this will be on an agenda in the near future. Mr. Mark Dunning, City Manager, advised this is being discussed by the LSEDC and they provided some feedback earlier today, but this is not a formal response. Mayor Baird advised the LSEDC's next meeting is being held on May 7, 2024 and they should have more information back to the Council after that date.

Councilmember Shields advised she had looked at changes and made additional redline changes and would like this to be signed now as a formal request / agreement so they can start negotiating the Public Service Agreement (PSA) with Council. Councilmember Carlyle stated she had not had time to look at the letter so she did not want to commit to the changes at this time. Council discussed the option of agreeing to changes and responding and changing our original offer.

The Council then went through all of the proposed changes made by Councilmember Shields in her redlined version of the Letter Agreement. Council reached a consensus to move forward with sending the redlined version to LSEDC for their consideration.

Councilmember Shields asked for an update on the Destination Management Organization (DMO). Ms. Christal Weber, Assistant City Manager, stated their will be an update to the Council in the near future.

Councilmember Carlyle asked if there was a RecycleFest this Saturday. Mr. Dunning stated it would be held at the Maintenance Facility between 9am and noon and provided a list of accepted items.

12. Staff Roundtable

[2024-6233](#) City Manager's Annual Audit Recommendation

Mr. Mark Dunning, City Manager, advised the City Managers Annual Audit Recommendation report has been provided via email to the City Council as required by the Charter by the last meeting in April.

13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 1 into Closed Session at 8:28 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"