

**The City of Lee's Summit**  
**Action Letter - Final**  
**Community and Economic Development Committee**

Wednesday, October 11, 2023

5:00 PM

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

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Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, October 11, 2023 at 5:00 pm in person and via video conference as provided by Section 2-50 of 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 Tuesday, October 10, 2023, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at [WatchLS.net](http://WatchLS.net), or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

**1. Call to Order**

Chair Edson called to order the October 11, 2023 Community and Economic Development Council meeting at 5:01 p.m.

**2. Roll Call**

**Present:** 5 - Chairperson Phyllis Edson  
Vice Chair Mia Prier  
Councilmember Faith Hodges  
Councilmember Andrew Felker  
Planning Commissioner Dana Arth

**3. Approval of Agenda**

**A motion was made by Vice Chair Prier, seconded by Councilmember Hodges, to approve the October 11, 2023 Community and Economic Development Committee Agenda. The motion carried by the following votes:**

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

**4. Public Comments**

Mr. Dale Coy provided Public Comments via email to the City Clerk's office on Monday, October 9, 2023. The City Clerk provided members of the CEDC with a copy of Mr. Coy's comments prior to the meeting.

Chair Edson stated she would read Mr. Coy's public comment during the

roundtable discussion.

## 5. Business

- A. [2023-5872](#) Approval of the September 13, 2023 Community and Economic Development Action Letter

**A motion was made by Councilmember Felker, seconded by Councilmember Hodges, to approve the September 13, 2023 Community and Economic Development Committee Action Letter.**

**The motion carried by the following votes:**

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

- B. [BILL NO. 23-202](#) An Ordinance Amending Chapter 4, Alcoholic Beverages, Article I. In General and Article III. Licenses, Division 2. Types Of Licenses, Fees, of the Code of Ordinances of the City of Lee's Summit, Missouri to Revise the Provisions Relating to the Administration of Liquor Licenses by the City. (CEDC 10/11/23)

Police Chief Travis Forbes presented information on this item. The request is to amend and update certain sections of Chapter 4 regarding Alcoholic Beverages to allow for a new type of license to accommodate businesses that don't fit the exemption of restaurants in order to serve alcohol and allow minors on the premises.

An example would be a golf course, or amusement businesses that doesn't serve over 50% of food, but when the food and amusement sales are combined, they do fit that standard.

Chief Forbes noted there was a scrivener's error on the redline version on pages 5, 6, and 7 regarding reporting that says they shall report to us to maintain an average of 50% "of" more, but should state "or" more of their total income sales. If recommended for approval, these changes would be made before forwarding this item to the City Council for final approval.

**A motion was made by Councilmember Felker, seconded by Councilmember Hodges, to recommend to City Council approval of TMP-2800 an Ordinance Amending Chapter 4, Alcoholic Beverages, Article I. In General and Article III. Licenses, Division 2. Types Of Licenses, Fees, of the Code of Ordinances of the City of Lee's Summit, Missouri to Revise the Provisions Relating to the Administration of Liquor Licenses by the City.**

**The motion carried by the following votes:**

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

- C. [BILL NO. 23-203](#) An Ordinance amending Section 2-530 of the Code of Ordinances of the City of Lee's Summit, Missouri, to update provisions pertaining to closed meetings, records and votes, to be in conformity with the most current revised version of

Missouri's Sunshine Law. (CEDC 10/11/23)

Police Chief Forbes stated the amendments to Section 2-530 of the Code of Ordinances is to update provisions pertaining to closed meetings, records and votes to mirror Missouri's Sunshine Law in order to be consistent with the State.

**A motion was made by Councilmember Hodges seconded by Vice Chair Prier, to recommend for City Council approval an Ordinance amending Section 2-530 of the Code of Ordinances of the City of Lee's Summit, Missouri, to update provisions pertaining to closed meetings, records and votes, to be in conformity with the most current revised version of Missouri's Sunshine Law**

**The motion carried by the following votes:**

**Aye:** 4 - Chairperson Edson  
Vice Chair Prier  
Councilmember Hodges  
Councilmember Felker

**D. [2023-5897](#) Presentation: City's Quality Housing Program and Rental Inspections**

Staff from the Development Services Department reviewed the history and background information on the City's Quality Housing Program, rental inspections and proactive code enforcement and provided updates on how the programs are working. Since these programs were implemented, staff has seen an increase in property maintenance with fewer violations and inspections. They have also seen about a 90% response rate on violation corrections.

Police Major Nicole Walters, provided information on the SAFE Rental program which is a partnership between the Lee's Summit Police Department and multi-unit rentals in regards to criminal activity that take place at the rental properties. Their goal is to reach a 75% participation rate. They are also in the process of launching the Lee's Summit Safe Neighborhoods and Lee's Summit Safe Businesses programs. She noted the challenge is maintaining relationships with property managers as they change frequently.

**E. [2023-5898](#) Presentation: Rental Company Requirements**

Josh Johnson, Director of Development Services, presented information on rental licensing. He stated all rentals require a business license, however the license is free for owners who have four or less rentals. He added current participation in licensing is less than 5%. One of the challenges is the ability to identify single-family rentals and another challenge is having a local contact for rental properties with out of state owners especially when there are code violations that need to be addressed. One of the goals in the City's Strategic Plan was to be more proactive about rental licensing enforcement.

During discussion, Scott Ison, Chief Counsel of Infrastructure and Recreation, provided information on Missouri laws, court processes pertaining to offenses and compliance, and the difficulty in Missouri of identifying ownership of LLCs.

After discussion, the Committee agreed to continue the voluntary Quality

Housing Program and asked staff to research a better process in identifying rental property owners for licensing and getting a local contact for all rentals.

## 6. Roundtable

Chair Edson read Mr. Coy's email public comment:

"Dale E. Coy, 1420 NE Valley Forge Dr., Lee's Summit, MO

Background: When I observe an advertising sign on the side of the road, I report it using the City website - report a concern.

I then receive a reply that says "Thank you for reporting your concern to the City of Lee's Summit Development Services Department. We have opened up a case on this matter, and a neighborhood services officer will be out to inspect the concern within five business days"

That's it - unless I choose, after five business days, to call during business hours on a business day to ask for an update. (and if I do that, it causes someone on staff to interrupt other work and do research).

I suggest that it would be better to have a personalized reply after the officer examines the situation. That might say:

Yes, that sign was improper because \_\_\_ and it has been removed by the City or

That sign is allowed under City codes, because..... or

That sign is allowed, but was required to be moved back from the city right of way...  
or

That sign was not there when we inspected... or....

Whatever would be informative. I understand that this would take some time by the officer. But it would encourage people to report, and would educate people on what NOT to report (because it's allowable).

Please consider recommending that change in procedure.

Thank you.

Dale E. Coy, Lee's Summit resident."

Councilmember Felker reminded the Committee to prepare for next week's Joint City Council/LSEDC meeting on October 17, 2023.

Ryan Elam, Assistant City Manager, stated if anyone has a mold complaint to contact Development Services.

## 7. Adjournment

There being no further business, Chair Edson adjourned the meeting at 6:24 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)"