



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

Tuesday, September 3, 2024

6:00 PM

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

REGULAR SESSION NO. 14

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, September 3, 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 Friday, August 30, 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 can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website (WatchLS.net) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

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Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order

Mayor Baird called Regular Session No. 14 to order at 6:08 pm.

- D. Roll Call

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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 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 Carlyle, to approve the Consent Agenda, Item 2.A. - 2.G. 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. [2024-6402](#) Approval of City Council Action Letter for August 20, 2024.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to approve the City Council Action Letter from August 20, 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. [BILL NO. 23-234](#) An Ordinance accepting Final Plat entitled, "The Village at New Longview, Blocks 1-15 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by Council on November 21, 2023. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to adopt Bill No. 24-234 and number Ord. No. 9974 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. [BILL NO. 24-144](#) An Ordinance approving a Preliminary Development Plan for land located at 1001 and 1005 SW Blue Parkway for QuikTrip, 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 August 20, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to adopt Bill No. 24-144 and number Ord. No. 9975 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. [BILL NO. 24-153](#) An Ordinance accepting Final Plat entitled, "Wilshire Hills, 4th Plat, Lot 5, Lot 6 & Tract A", as a subdivision to the city of Lee's Summit, Missouri.

(Note: First read by Council on August 20, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to adopt Bill No. 24-153 and number Ord. No. 9976 as part of the Consent Agenda. The motion carried by the following vote:

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

- E. [BILL NO. 24-154](#) An Ordinance approving a Public Services Agreement (PSA) between the City of Lee's Summit and the Lee's Summit Visitors Bureau (LSVB) for Destination Marketing/Management Organization Services, and authorizing the City Manager to Execute the same by and on behalf of the City.

(Note: First read by Council on August 20, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Carlyle to adopt Bill No. 24-154 and number Ord. No. 9977 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

- F. [BILL NO. 24-155](#) An Ordinance approving a Public Services Agreement (PSA) between the City of Lee's Summit and Downtown Lee's Summit Main Street for Organization, Promotion, Economic Vitality, and Design Services for the Downtown Core and Authorizing the City Manager to Execute the Same By and on Behalf of the City.

(Note: First read by Council on August 20, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle to adopt Bill No. 24-155 and number Ord. No. 9978 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

- G. [BILL NO. 24-156](#) An Ordinance authorizing the execution of an Artwork Commission and Purchase Agreement between the City of Lee's Summit, Missouri, and Heath Satow Sculpture, Inc. for "Everything Changes with a Dream".
(Note: First read by Council on August 20, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to adopt Bill No. 24-156 and number Ord. No. 9979 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

There was no Council Roundtable.

4. Proclamations:

- A. [2024-6421](#) Proclamation: Constitution Week - September 17 - 23, 2024
Members of the "Daughters of the American Revolution" received a proclamation from Mayor Baird proclaiming September 17-23, 2024 as Constitution Week.

This Proclamation was presented.

5. Public Hearings:

- A. [2024-6433](#) Public Hearing: Application #PL2024-158 - Special Use Permit for major automotive repair and sales of motor vehicles - 1000 SE Blue Parkway; CRB Industries, LLC, applicant.

Mayor Baird advised due to a conflict with his business he will be recusing on this Public Hearing.

Mr. Hector Soto, Senior Planner, entered Exhibits 1 - 18 into the record.

Council Discussion Included:

- Will the dinosaur remain there? - No plans to move it
- Brought into compliance with the maintenance code - wanted this to be clearer
- Timeline

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 24-157](#) An Ordinance granting a Special Use Permit for major automotive repairs and automotive sales in district CP-2 (Planned Community Commercial) on land located at 1000 SE Blue Parkway for a period of ten (10) 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 September 3, 2024. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-157 be advanced to second reading. The motion carried by the following vote:

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

Recused: 1 - Mayor Baird

6. Public Comments:

Ms. Teresa Vollenweider talked about continuing issues she has with a property / property line disputes of her property.

7. Presentations:

- A. [2024-6446](#) Presentation: Process for setting the Property Tax Levy for the City of Lee's Summit, Cass and Jackson Counties, Missouri, for the Calendar Year 2024.

Council Discussion Included:

- What is the assessed valuation compared to last year? This went down over the last year.
- Has Jackson county made any public comments about this? No. No details provided.
- Average increase last year (2022-2023) 22.63%
- New Construction decreased - working with Jackson County at this time
- Numbers sent on Wednesday and then Jackson County updated on Thursday - with change in numbers - not a reassessment year (will reassess next year)
- What increase is CPI - 3.4% - City cannot increase at all
- Levy will remain the same - no option to increase revenue
- Levy goes up due to decrease in assessed valuation
- Raise levy a small amount so City does not lose money
- What happens in other cities in Missouri
- Raise levy .66%

8. Resolutions:

- A. [RES. NO. 24-11](#) A Resolution adopting the City Council schedule of meetings for 2025.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle that Resolution No. 22-11 be adopted. 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

9. Proposed Ordinances - First Reading:

- A. [BILL NO. 24-158](#) An Ordinance renewing the City of Lee's Summit's procedure for disclosure of potential conflicts of interest and substantial interests for certain municipal officials, pursuant to Sec. 2-75 of the Code of Ordinances for the City of Lee's Summit, Missouri.

(Note: First read by Council on September 3, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember DeMoro, that Bill No. 24-158 be advanced to second reading. The motion carried by the following vote:

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

- B.** [BILL NO. 24-159](#) An Ordinance approving the Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and RTC Real Estate LLC and Excel Holdings LLC for the purchase of property by the City for the airport and Fire Station #8.
(Note: First read by Council on September 3, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 24-159 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

- C.** [BILL NO. 24-160](#) An Ordinance authorizing the execution of a Memorandum of Understanding between the City of Lee's Summit, Missouri and QuikTrip Corporation
(Note: First read by Council on September 3, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 24-160 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

- D.** [BILL NO. 24-161](#) An Ordinance approving a Real Estate Sale Agreement between Oldham Investors, LLC, and the City of Lee's Summit, Missouri, for the purchase of property located at 101 SW Oldham Parkway within the City of Lee's Summit, Missouri.
(Note: First read by Council on September 3, 2024.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, that Bill No. 24-161 be advanced to second reading. The motion carried by the following vote:

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

Nay: 1 - Councilmember Hodges

10. Proposed Ordinances - Second Reading:

- A. [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 Carlyle, to adopt Bill No. 24-133 and number Ord. No. 9980. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember DeMoro
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Nay: 2 - Councilmember Hodges
Councilmember Prier

- B. [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.
(Note: First read by Council on July 23, 2024.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, to adopt Bill No. 24-134 and number Ord. No. 9981. 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

11. Committee Reports

Councilmember DeMoro advised there would be a Legislative and Intergovernmental Relations Committee meeting on Monday, September 9, 2024 at 11:30am via Zoom.

Councilmember DeMoro advised there would be a Public Works Committee meeting on Monday, September 9, 2024 at 4:30pm.

Councilmember Shields advised the Finance and Budget Committee would be meeting tomorrow, Wednesday, September 4, 2024 at 4:00pm.

Councilmember Shields state that she, Councilmember Lovell and Mayor Baird all attended the Lee's Summit Economic Development Council's meeting today and it was productive meeting.

Councilmember Rader (liaison to the Parks Board) stated they are excited about the agreement to purchase the Field House and the Longview Master Plan is starting to take off and will include a Pickleball Complex.

12. Council Comments:

Councilmember Prior advised she noticed there is a SignUp Genius for Oktoberfest coming up the end of September and it takes a lot of volunteers to make it successful and invited others to sign up.

13. Staff Roundtable

Mr. Mark Dunning, City Manager, noted two work anniversaries: Christal Weber, Assistant City Manager has been here for 11 years today; and, Chief Travis Forbes has been with the City for 10 years as of yesterday.

14. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 14 into Closed Session at 7:21 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"