



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

Tuesday, June 14, 2022

6:00 PM

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

**REGULAR SESSION NO. 5**

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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, June 14, 2022 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, June 13, 2022, 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. 5 to order at 6:04pm.

- D. Roll Call

**Present:** 9 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Hillary Shields

## 1. Approval of Agenda

**ACTION:**

Mayor Baird noted Item 2.C. (Bill No. 22-114) was being pulled from the agenda so that it could be corrected and will be placed on the June 21, 2022 agenda.

Councilmember Prier advised she would be recusing herself on Items 4.A.3. (Bill No. 22-121) and 4.A.5. (Bill No. 22-123) due to a conflict of interest.

Mayor Pro Tem Lopez stated he would also be recusing himself on Item 4.A.3. (Bill No. 22-121) due to a conflict of interest.

A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve the published agenda as amended.

The motion carried by the following vote:

Aye: 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

## 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.B., 2.D., 2.E. and 2.F) as amended. The motion carried by the following vote:

Aye: 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

A. [2022-4942](#) Approval of City Council Action Letter from June 7, 2022.

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Edson, to approve the City Council Action Letter from June 7, 2022 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- B. [2022-4951](#) Mayor's Appointments:  
Lee's Summit Housing Authority: Reappoint Tameka Bryant, term to expire 5-7-26  
Public Safety Advisory Board: Reappoint Jennifer Nussbeck, term to expire 5-1-25

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that the Mayor's Appointments be approved as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- C. [SUPPLEMENTAL BILL NO. 22-114](#) An Ordinance approving a rezoning from District PMIX to District PI and a Preliminary Development Plan for approximately 49.85 acres located at the southeast corner of M-291 Highway and SE Bailey Road, proposed LS Industrial, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

(Note: First reading by Council on June 7, 2022. Passed by unanimous vote.)

**Bill No. 22-114 was continued to the City Council Regular Session on June 21, 2022.**

- D. [BILL NO. 22-115](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Chapel Ridge Apartments - Lot 19 on land located at 3501 NE Akin Boulevard and 3520 NE Ralph Powell Road, 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 June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-115 be adopted and numbered Ord. No. 9434 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- E. [BILL NO. 22-117](#) An Ordinance accepting Final Plat entitled "Tower Park, Lots 7A-1 thru 7A-3 and 7B-1", as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-117 be adopted and numbered Ord. No. 9435 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- F. [BILL NO. 22-118](#) An Ordinance Approving the Lease Agreement Between the City of Lee's Summit and "Brain Dev 3, LLC" to Implement the Southside Plaza Land Clearance for Redevelopment Authority Redevelopment Plan for the Southside Plaza Shopping Center.  
(Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Edson, that Bill No. 22-118 be adopted and numbered Ord. No. 9436 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

### 3. Council Roundtable

Mayor Baird stated he gets several emails daily from citizen's and he recently forwarded one to staff to respond to regarding trash / littler pick-up efforts.

Councilmember Shields stated that she attended the opening of Elevate and said it is a great project and very beautiful. She also shared that she and her husband are expecting their first child in December.

Councilmember DeMoro congratulated Assistant Chief Dan Manley for receiving the Regional Leadership Award through Mid America Regional Council.

### 4. Public Hearings:

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- A. [2022-4966](#) Public Hearing: City Manager's Budget for the City of Lee's Summit, Missouri, for the Fiscal Year ending June 30, 2023

Mr. Mark Dunning, Assistant City Manager and Ms. Bette Wordelman, Finance Director, presented the FY2023 City Manager's Budget.

Fund Balance - Decreasing  
Assign looking at policy change to the Finance and Budget Committee  
Funding for projects not currently considered  
Projected Revenues  
Recession  
Growth  
Process to change direction due to recession  
Budget Amendments  
Public Safety Sales Tax  
5-year plan  
Revenue Sources  
Budget Growth  
AAA Rating  
Deficit Planning  
Business and Industry Fund  
Funding PSA Agreements  
PSA Expiration / Renewal  
Marketing Fund  
Timing of Renewals  
Terminating Agreements  
CEDC or F&BC Review PSA Agreements

1. [BILL NO. 22-119](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2023, for the City of Lee's Summit, Missouri.

(Note: First read by Council on June 14, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Edson, that Bill No. 22-119 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

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2. [BILL NO. 22-120](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2023, for the Municipal Court division of the City of Lee's Summit, Missouri.

(Note: First read by Council on June 14, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Bill No. 22-120 be advanced to second reading. The motion carried by the following vote:**

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

**Recused:** 1 - Councilmember Lopez

3. [BILL NO. 22-121](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2023, for the Fire Department of the City of Lee's Summit, Missouri.

(Note: First read by Council on June 14, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, that Bill No. 22-121 be advanced to second reading. The motion carried by the following vote:**

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

**Recused:** 1 - Councilmember Prier

4. [BILL NO. 22-122](#) An Ordinance establishing a Pay and Classification Plan for employees of the City of Lee's Summit, Missouri who are not represented by a labor organization for the Fiscal Year ending June 30, 2023.

(Note: First read by Council on June 14, 2022. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 22-122 be advanced to second reading. The motion carried by the following vote:**

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**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

5. [BILL NO. 22-123](#) An Ordinance establishing a Pay and Classification plan for employees of the City of Lee's Summit, Missouri who are represented by a labor organization for the Fiscal Year ending June 30, 2023.

(Note: First read by Council on June 14, 2022. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Edson, that Bill No. 22-123 be advanced to second reading. The motion carried by the following vote:**

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

**Recused:** 1 - Councilmember Prier

**5. Public Comments:**

There were no Public Comments.

**6. Presentations:**

- A. [2022-4979](#) Presentation: Debt Capacity Information

Council discussion included:

Levy  
Total  
Rollbacks  
Hancock Amendment  
Tax Revenue Sources  
Paying Down  
Uses for revenue  
Next review

B. [2022-4985](#) Presentation: ARPA Project Scoring Results

Council discussion included:

Split amounts and set Council prioritization's

Fire Stations

Affordable Housing

PRI North

Similar projects with possible overruns

Downtown Market Plaza

Critical Response Team

Mental Health Co-Responder

Infrastructure

Debt Service Levy Use

Council reached a consensus that the top two items are (1) Fire Stations and (2) Downtown Market Plaza.

7. Resolutions:

A. [RES. NO. 22-13](#) A Resolution adopting the FY2023 - FY2027 Capital Improvement Plan (CIP) in accordance with the City of Lee's Summit Charter.

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Shields, that Resolution No. 22-13 be adopted. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

8. Proposed Ordinances Forwarded from Committee:

A. [BILL NO. 22-124](#) An Ordinance approving a contract between the City and D.H. Pace Company, Inc. d.b.a. Overhead Door of Kansas City, to purchase overhead door materials, repairs, and installation as needed and ratifying the city manager's execution of the same for the city to allow for expanded spending authority. (F&BC 6/6/22)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember DeMoro, that Bill No. 22-124 be second read. The motion carried by the following vote:**



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**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 22-124 be adopted and numbered Ord. No. 9437. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- B. [BILL NO. 22-125](#)** An Ordinance approving the FY2023 Property And Liability Insurance Program, authorizing the City Manager to enter into Agreements with CNA Insurance, States Self-Insurers Risk Retention Group, Glatfelter Insurance Group, Chubb Limited, and Traveler's Insurance for the procurement of property and liability insurance coverage and related services for FY2023, and authorizing the City Attorney to approve individual claim expenses and/or settlements in amounts not to exceed \$20,000.00 per claim. (F&BC 6/6/22)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 22-125 be second read. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 22-125 be adopted and numbered Ord. No. 9438. The motion carried by the following vote:**

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**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- C. [BILL NO. 22-126](#) An Ordinance approving Amendment No. 11 to the Budget for the Fiscal Year ending June 30, 2022, as adopted by Ordinance No. 9184 and Ordinance No. 9187 by amending the Full Time Equivalent positions for the Police Department and establishing a new Pay and Classification Plan. (F&BC 6/6/22)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 22-126 be second read. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 22-126 be adopted and numbered Ord. No. 9439. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- D. [BILL NO. 22-127](#) An Ordinance approving the 2022 Combat Drug Commission DARE Agreement by and between the City of Lee's Summit, Missouri and Jackson County, Missouri, and authorizing the Mayor to execute the same by and on behalf of the City. (F&BC 6/6/22)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 22-127 be second read. The motion carried by the following vote:**

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**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 22-127 be adopted and numbered Ord. No. 9440. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

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

- A. [BILL NO. 22-128](#) An Ordinance approving the City of Lee's Summit's Community Development Block Grant (CDBG) 2022 Annual Action Plan. (CEDC 3/9/2022)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Hodges that Bill No. 22-128 be advanced to second reading.**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Lopez, that Bill No. 22-128 be amended by the following:**

"Amend Bill No. 22-128 to fund Coldwater of Lee's Summit with their full ask of \$8,000. And achieving that by taking the balance of \$2,845 and splitting that and funding Hope House in the reduced amount of \$9,862.90; and, Hillcrest to a reduced amount of \$13,463.05."

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

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

**Nay:** 1 - Councilmember Lovell

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Felker, that Bill No. 22-128 be advanced to second reading as amended. The motion carried by the following vote:**

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**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- B.** [BILL NO. 22-129](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$13,000,000 in connection with the Logistics Park Project (Phase II); and authorizing certain documents and actions in connection therewith.

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 22-129 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

- C.** [BILL NO. 22-130](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$27,500,000 in connection with the Logistics Park Project (Phase III); and authorizing certain documents and actions in connection therewith.

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 22-130 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

## 10. Committee Reports

Councilmember Felker stated the Public Works Committee met yesterday and they are hoping to look at future bondable projects in the future.

Councilmember Shields stated the Council will have a full report from the Legislative Intergovernmental Relations Committee on July 19, 2022 following the last legislative session.

## 11. Council Comments:

There were no Council Comments.

## 12. Staff Roundtable

Mr. Steve Arbo, City Manager, said he know he is leaving the City in good hands as demonstrated by Mr. Mark Dunning and Ms. Bette Wordelman on presenting the City Manager's Budget. He thanked them both and the entire budget team for all of their hard work.

## 13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 5 into Closed Session at 9:40pm.

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](http://lsmo.legistar.com)"