



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

Tuesday, July 9, 2024

6:00 PM

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

REGULAR SESSION NO. 8

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 9, 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, July 8, 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).

City Council - Regular Session

Action Letter

July 9, 2024

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 9, 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, July 8, 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).

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 9, 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, July 8, 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).

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 9, 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, July 8, 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 Pro Tem Lopez called Regular Session No. 8 to order at 6:05 pm.

D. Roll Call

Present: 8 - Councilmember Trish Carlyle
Councilmember Fred DeMoro
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 1 - Mayor Bill Baird

1. Approval of Agenda

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the agenda as published. 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

Absent: 1 - Mayor Baird

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve the Consent Agenda, Item 2.A. - 2.D. 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

Absent: 1 - Mayor Baird

A. [2024-6312](#) Approval of City Council Action Letter for June 18, 2024.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve the City Council Action Letter from June 18, 2024 as part of the Consent Agenda. 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

Absent: 1 - Mayor Baird

B. [2024-6349](#) Approval of City Council Action Letter for June 27, 2024.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve the City Council Action Letter from June 27, 2024 as part of the Consent Agenda. The motion carried by the following vote:

City Council - Regular Session

Action Letter

July 9, 2024

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

Absent: 1 - Mayor Baird

- C. [2024-6356](#) Mayor's Appointment (Two-thirds majority vote):
Public Safety Advisory Board: Reappoint Ken Davis, term to expire 5-1-27

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to approve Mayor's Appointments as part of the Consent Agenda. 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

Absent: 1 - Mayor Baird

- D. [BILL NO. 24-109](#) An Ordinance approving a Preliminary Development Plan for Cobey Creek on land located at 500 SE M-150 Highway, 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 18, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, to adopt Bill No. 24-109 and number Ord. No. 9944 as part of the Consent Agenda. 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

Absent: 1 - Mayor Baird

3. Council Roundtable

Councilmember Shields thanked the Parks Department for holding Legacy Blast on July 3rd. It was a big success and the rain held off for the event. She also thanked all of the public safety workers for all of their hard work and dedication during the 4th of July holiday.

Mayor Pro Tem Lopez stated that Legacy Blast was a success and it was a great time and attended by a lot of people.

4. Public Comments:

Ms. Teresa Vollenweider provided information on her property lines and her trespassing charges.

5. Presentations:

- A. [2024-6374](#) Presentation: Conceptual Economic Development Incentive Request for Harley Davidson Project - Chapter 100 and Community Improvement District; Outlaw Harley Davidson, applicant.

Council Discussion Included:

- Timeline
- Reason for coming forward now
- Cost Sharing / Revenue Streaming
- Timing of request
- Meeting business plan at previous hearings
- Planning Commission Conditions (excluded from Ordinance accidentally)
- Incentive out of process
- No public benefit with incentives
- Not a critical business
- No incentives if no public good coming from them
- Setting dangerous precedent
- Changed time, number of and size of events
- More benefits than offsetting costs
- Business would be a benefit to Lee's Summit but not with incentives

A majority of the Council agreed they would not be willing to approve incentives without having a public benefit. They hope to see this business relocate in Lee's Summit, but cannot approve incentives.

This Presentation was presented.

6. Resolutions:

- A. [RES. NO. 24-10](#) A Resolution authorizing the Mayor to appoint successor directors to the Cedar Creek Community Improvement District.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Resolution No. 24-10 be adopted. 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

Absent: 1 - Mayor Baird

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 24-119](#) An Ordinance approving the award of RFP No. 2024-003 to U.S. Bank N.A to provide banking services, merchant services and purchasing card services for a one-year term with up to four, one-year renewals and authorizing the City Manager to execute agreements to secure the same by and on behalf of the City. (F&BC 7/1/24)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember DeMoro, that Bill No. 24-119 be second read. 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

Absent: 1 - Mayor Baird

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 24-119 be adopted and numbered Ord. No. 9945. 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

Absent: 1 - Mayor Baird

City Council - Regular Session

Action Letter

July 9, 2024

- B. [BILL NO. 24-120](#) An Ordinance approving the award of RFP No. 2024-061 for the Online and IVR Payment and Notification System to Paymentus Corporation and authorizing the City Manager to execute agreements for the same by and on behalf of the City. (F&BC 7/1/24)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-120 be second read. 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

Absent: 1 - Mayor Baird

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-120 be adopted and numbered Ord. No. 9946. 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

Absent: 1 - Mayor Baird

- C. [BILL NO. 24-121](#) An Ordinance approving a term extension until September 30, 2024 for the Public Service Agreement by and between the City of Lee's Summit, Missouri and Downtown Lee's Summit Main Street for the purposes stated in the Agreement; and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 7/1/24)

Shields, Hillary was called to speak

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-121 be second read.

A motion was then made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-121 be amended to reflect the change made at the Finance and Budget Committee which changed the per month amount from \$1500.00 to \$5000.00 in both the ordinance and the attachment.

The motion carried by the following vote:

City Council - Regular Session

Action Letter

July 9, 2024

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

Absent: 1 - Mayor Baird

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-121 be second read as amended. 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

Absent: 1 - Mayor Baird

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-121 be adopted and numbered Ord. No. 9947 (as amended).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

Absent: 1 - Mayor Baird

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 24-122](#)** An Ordinance vacating a portion of a certain easement located at 2214 SW Osage Drive in the City of Lee's Summit, Missouri.
(Note: First read by Council on July 9, 2024. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Carlyle, that Bill No. 24-122 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

Absent: 1 - Mayor Baird

9. Proposed Ordinances - Second Reading:

- A. [BILL NO. 24-025](#) An Ordinance approving a Preliminary Development Plan for land located at 3100 NE Carnegie Drive, 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 reading was February 27, 2024. Second reading was postponed by Council motion on April 9 to May 21, then on May 21 to June 18, 2024. The applicant is requesting another postponement to a date certain of July 9, 2024.)

Bill No. 24-025 was not acted on due to the prior discussion of the Council and the decision to not approve the incentive request. This project will not move forward.
- B. [BILL NO. 24-056](#) An Ordinance granting a Special Use Permit for motorcycle sales, rental or service with outdoor display in District CP-2 on land located at 3100 NE Carnegie Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.
(Note: First reading was March 26, 2024. Second reading was postponed by Council motion on April 9 to May 21, then on May 21 to June 18, 2024. The applicant is requesting another postponement to a date certain of July 9, 2024.)

Bill No. 24-056 was not acted on due to the prior discussion of the Council and the decision to not approve the incentive request. This project will not move forward.

10. Committee Reports

Councilmember Lovell advised the Community and Economic Development Committee will be meeting tomorrow night at 4:00pm.

Councilmember DeMoro advised the Public Works Committee met last night and one of the presentations was on changing the name of the Lee's Summit Municipal Airport to make it known it is more regional. This process will take at least 2 years to complete.

Councilmember Rader provided a liaison report from the Parks Board advising on the projects they have been working on.

Councilmember Shields stated the Finance and Budget Committee discussed the Park Impact Fee on Monday and there will be additional discussion at Council.

11. Council Comments:

Councilmember Hodges asked about the Downtown Market Plaza Art Sculpture and why there was not a local artist listed as there are many great local artists in Lee's Summit. Mr. Ryan Elam, Assistant City Manager, provided a brief background on how the artists were selected.

Councilmember Prier advised she was still receiving questions on the oil change location near Raintree. Mr. Elam provided additional details on the process of approving that location.

Councilmember Shields would like to review the lot widths approved by Council due to rising costs of infrastructure. Mayor Pro Tem Lopez stated Community and Economic Development Committee could review and would assign to that committee.

Councilmember Prier would like to the Community and Economic Development Committee to discuss the Unified Development Ordinance and the approval processes to improve checks and balances.

12. Staff Roundtable

Mr. Mark Dunning, City Manager, stated Chief Forbes and Mr. Michael Park, Director of Public Works, would be providing information to the Council.

Chief Forbes stated the Citizen's Leadership Academy would be held on Tuesdays from 6:00pm - 9:00 from September 10, 2024 - November 12, 2024.

Mr. Michael Park, Director of Public Works stated the recent rain events and flooding are not common and they did exceed the 100 year flood thresholds. He asked that people report those concerns and flooding to the City so there can be a record of these incidents.

Mr. Dunning stated he would be sending the City Council an invitation to attend a planning meeting with other regional groups for the planning of the World Cup in 2026.

13. Adjournment

Hearing no further business, Mayor Pro Tem Lopez adjourned Regular Session No. 8 at 7:30 pm.