



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

Tuesday, August 20, 2024

6:00 PM

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

REGULAR SESSION NO. 13 *AMENDED*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 20, 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, August 19, 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. 13 to order at 6:01 p.m.

- D. Roll Call

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 amended 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 Carlyle, seconded by Councilmember Hodges, to approve 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

A. [2024-6401](#) Approval of City Council Action Letter for August 13, 2024.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, to approve the Action Letter dated August 13, 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 announced this Friday, August 23, 2024 will be the 4th Friday Art Walk and Music in the Park in Downtown Lee's Summit from 5:00 - 8:00 p.m. and she hopes everyone will come out and support the local artists and businesses.

Mayor Baird asked staff for the date of the Pooch Splash event. Mr. Joe Snook, Parks Administrator, informed him the event was held last night. Mayor Baird explained the water park is opened for dogs one night a year, right before they close for the season. He said it is always a great time and he expressed regret for missing it.

4. Presentations:

- A. [2024-6462](#) Presentation: Business and Industry Fund FY25 Revenues and Fund Balance.

City Council discussions included:

- Asked to see the statement of purpose
- Questions about purpose, fund balance and revenue trends
- Fund balance policies from other communities.
- The best practices of other cities regarding their percentages of their Business & Industry Funds balance

Mayor Baird asked staff to research comparable cities Business & Industry Fund balance best practices and report the information to the Finance and Budget Committee.

- 1) [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.)

After much discussion, there was a consensus of the City Council to direct staff to change the PSA (Public Service Agreement) in item F to specifically add a requirement to include line item details in the report on the expenditures with the ability of the City Council to request further detail if needed. Also, to add a date for the in person meeting to be at the first City Council meeting in February, or soon thereafter. Specific wording was left up to the law department and is to be incorporated before the item comes back for adoption.

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 24-154 be advanced to second reading. The motion carried by the following vote:

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, to amend Bill No. 24-154 to include in item F, a detailed line item of both the disbursement of monies and have the PSA provide an annual, in person, presentation to the City Council in January.

ACTION: After much discussion, Councilmember DeMoro withdrew his motion for an amendment and Councilmember Hodges withdrew her second.

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

- 2) [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.)

There was a consensus of the City Council to direct staff to change the PSA (Public Service Agreement) in item F to specifically add a requirement to include line item details in the report on the expenditures with the ability of the City Council to request further detail if needed. Also, to add a date for the in person meeting to be at the first City Council meeting in February, or soon thereafter. Specific wording was left up to the law department and is to be incorporated before the item comes back for adoption.

Councilmember Lovell stated he would like to learn more about what the organization does and how they do it. He would like to see feedback from the downtown businesses about how they can be best supported during Downtown Days and other large events. He feels the City Council should be properly engaging the downtown businesses, and citizens, and continuing to improve the services that we provide. Mayor Baird suggested that could be accomplished through personal relationships and yearly presentations.

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 24-155 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. [2024-6463](#) Presentation: Artwork Commission and Purchase Agreement Process

Mayor Baird and several Councilmembers stated they are pleased with the process that was followed and the piece of art that was chosen.

There were no City Council discussions.

- 1) [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 Lovell, seconded by Councilmember Hodges, that Bill No. 24-156 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

5. Public Hearings:

- A. [2024-6410](#) Public Hearing: Application #PL2024-135 - Preliminary Development Plan - QuikTrip, 1001 and 1005 SW Blue Parkway; QuikTrip, applicant.

City Council discussions included:

- The proposed amended curbs and if they increased vehicle/pedestrian accidents in other areas of town where they already exist.
- Replatting 2 lots into 1 lot. Lot 2 will be left green space and could be subdivided out at a later date.
- Lot sizes
- Existing access points
- Ease of navigating the parking lot
- Directional signage for preferred traffic flow
- South entrance will remain a right in, right out
- Proposed timeline
- Maintenance of existing car wash while waiting to be torn down
- Parking spots on north end
- Charging stations
- Additional access point addresses traffic congestion
- Expected noise levels
- Clarification of the location of fuel pumps
- Large truck parking, no semi parking
- Road closures during construction

A resident that lives off of 2nd Street spoke but did not provide her name. She shared concerns about the new building being built closer to residential properties. They had enjoyed the buffer of the car wash from the noise and traffic. She is also concerned about access to their homes during construction.

- 1) [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 Prier, seconded by Councilmember Hodges, that Bill No. 24-144 be advanced to second reading. The motion carried by the following vote:

City Council - Regular Session

Action Letter

August 20, 2024

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

- B.** [2024-6413](#) Public Hearing: Application #PL2024-134 - Preliminary Development Plan - QuikTrip, 801 SE M-291 Highway and 702 SE Blue Parkway; QuikTrip Corporation, applicant.

City Council discussions included:

- Proposed solutions for the Planning Commission's condition that City Council not approve a zoning ordinance before an agreement is approved.
- How a delay would affect QuickTrip's timelines
- Confirmation of expected schedule to be September 3rd will be the first reading for the Memorandum of Understanding, September 10th will be the second reading of that Memorandum of Understanding and also second reading of this ordinance without condition number 5.
- Traffic flow at entrances, left turn lanes and medians

There were no speakers in favor of, or opposed to, this application.

- 1)** [BILL NO. 24-145](#) An Ordinance approving a Preliminary Development Plan for land located at 801 SE M-291 Highway and 702 SE 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 Hodges, that Bill No. 24-145 be amended to remove condition number 5. 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

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 24-145 be advanced to second reading as amended. 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 Vollenwider spoke regarding a property dispute and fence concerns with her neighbor. She stated she feels she is being treated differently than neighbors regarding Right-of-Way use.

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 24-146](#) An Ordinance approving Modification No. 4 to an Agreement dated February 23, 2021 for Professional Engineering Services for the East Fork of Little Blue Watershed River Stormwater Improvement Project (Sole Source) between the City of Lee's Summit, Missouri, and Allgeier, Martin & Associates, Inc., for an increase of \$46,612.00 for the amended basic services, with an amended amount of \$975,212.00, and authorizing the City Manager to execute the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-146 be second read. 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-146 be adopted and numbered. Ordinance No. 9967 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

City Council - Regular Session

Action Letter

August 20, 2024

- B. [BILL NO. 24-147](#) An Ordinance awarding the bid for Project No. 816 for the Crack Seal FY25 Program to Pavement Management, LLC. in the amount of \$297,000.00 and authorizing the City Manager to execute an agreement for the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 24-147 be second read. 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

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Lovell, that Bill No. 24-147 be adopted and numbered Ordinance No. 9968. 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. 24-148](#) An Ordinance authorizing the approval of a sole source agreement for the purchase of the JWC Environmental Channel Monster grinder system in the amount of \$249,223.00 and authorizing the City Manager to execute the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-148 be second read. 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-148 be adopted and numbered Ordinance No. 9969. The motion carried by the following vote:

City Council - Regular Session

Action Letter

August 20, 2024

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

- D. [BILL NO. 24-149](#) An Ordinance approving the agreements for the purchase of traffic signal equipment from Iteris Inc. and Gades Sales Company and authorizing the City Manager to execute agreements for the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-149 be second read. 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-149 be adopted and numbered Ordinance No. 9970. 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

- E. [BILL NO. 24-150](#) An Ordinance authorizing the execution of an amendment to the Agreement between the City of Lee's Summit, Missouri and Titan Built, LLC to set Guaranteed Maximum Price 1 (GMP 1) for Police/Courts Phase 2 Renovations Project in the amount of \$1,398,615.00, and authorizing the City Manager to execute the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 24-150 be second read. The motion carried by the following vote:

City Council - Regular Session

Action Letter

August 20, 2024

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

ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Carlyle, that Bill No. 24-150 be adopted and numbered Ordinance No. 9971. 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. 24-151](#) An Ordinance authorizing Amendment 1 to the Agreement between the City of Lee's Summit, Missouri, and WSKF for an amount not to exceed \$27,650.00 and authorizing the City Manager to execute an agreement for the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 24-151 be second read. 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

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 24-151 be adopted and numbered Ordinance No. 9972. 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. 24-152](#) An Ordinance approving a Right-of-Entry Agreement between the City of Lee's Summit, Missouri, and the United States Army Corps of Engineers to enter upon property for survey and exploration, and authorizing the Mayor to execute the same. (PWC 8/12/24)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-152 be second read. 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-152 be adopted and numbered Ordinance No. 9973. 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

8. Proposed Ordinances - First Reading:

- A. [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 Hodges, seconded by Councilmember Lopez, that Bill No. 24-153 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

9. Council Comments:

There were no Council Comments.

10. Committee Reports

Mayor Baird stated there is no City Council meeting next week.

11. Staff Roundtable

Mr. Ryan Elam, Assistant City Manager, shared that on Monday, August 26th, our Fire Chief, Mike Snider, will be celebrating 5 years with the City.

12. Adjournment

Seeing no further business, Mayor Baird adjourned Regular Session No. 13 at 8:36 p.m.

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"