



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

Tuesday, May 9, 2023

6:00 PM

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

**REGULAR SESSION NO. 38**

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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, May 9, 2023 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, May 8, 2023, 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. 38 to order at 6:03 p.m.

- D. Roll Call

**Present:** 8 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Phyllis Edson  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember John Lovell  
Councilmember Mia Prier

**Absent:** 1 - Councilmember Hillary Shields

## 1. Approval of Agenda

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Edson, to approve the Agenda as published. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

## 2. Approval of Consent Agenda:

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Lopez, to adopt the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

### A. [2023-5581](#) Approval of City Council Action Letter from May 2, 2023.

**A motion was made by Councilmember Edson, seconded by Councilmember Lopez, to approve the Action Letter dated May 2, 2023 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

### B. [BILL NO. 23-091](#) An Ordinance approving the City of Lee's Summit's Community Development Block Grant (CDBG) 2023-24 Annual Action Plan.

(First read by Council on May 2, 2023. Passed by unanimous vote.)

**A motion was made by Councilmember Edson, seconded by Councilmember Lopez, that Bill No. 23-091 be adopted and numbered Ordinance No. 9663 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

- C. [BILL NO. 23-092](#) An Ordinance approving a Funding Agreement between the City of Lee's Summit, Missouri and Colbern-Rice Investments, LLC, for the proposed Colbern Ridge Development Project.  
(First read by Council on May 2, 2023. Passed by unanimous vote.)

**A motion was made by Councilmember Edson, seconded by Councilmember Lopez, that Bill No. 23-092 be adopted and numbered Ordinance No. 9664 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

### 3. Council Roundtable

Mayor Baird reported last week was the end of four weeks of cleaning up around the city. Many organizations had volunteers that participated.

### 4. Public Comments:

Matt Sanning, Lee's Summit Social Services, read a detailed statement in opposition to Resolution No. 23-012.

### 5. Proclamations:

- A. [2023-5580](#) Proclamation: National Gun Violence Awareness Day - June 2, 2023  
**This Proclamation was presented.**
- B. [2023-5573](#) Proclamation: National Travel and Tourism Week - May 7 to May 13, 2023  
**This Proclamation was presented.**

### 6. Presentations:

- A. [2023-5552](#) Presentation: 2023 Citizen's Leadership Academy Graduation Recognition  
**This Presentation was received and filed.**
- B. [2023-5531](#) Presentation: Conceptual Economic Development Incentive Request - Chapter 100 incentives for the TriStar Residential Project (The Montage); TriStar Properties, applicant.

City Council discussions included:

- Why Chapter 100 as opposed to other incentive options
- When will a market analysis be done on this project
- History of incentives for other developments in the city
- Projects that got everything approved and work did not move forward for a year
- History of incentive requests for single family development
- 35% public improvement assessment component
- Why did the developer chose to bring this unique incentive forward
- Maintenance provided
- Infrastructure for other projects in the area
- Water capacity in the area and sanitary sewer upgrades
- Would this reduce incentives for future development in the area

**This Presentation was received and filed.**

C. [2023-5541](#) Presentation: Schematic Design of Downtown Market Plaza

City Council discussions included:

- Previous City Council comments were reflected in tonight's presentation
- Canapé not blocking view of City Hall
- 20 foot walkway to minimize congestion of foot traffic in the Farmers Market
- Vendor unloading area and the process for vendors to get things in the market
- Exit from parking garage to the alley, traffic study
- Possible different capacities for spaces
- Signage, LED or neon
- Art tower
- Flexible spaces
- Pick up and drop off spaces
- Mothers nursing room
- Current fountain will be removed, new water feature
- Storage
- No second level
- Women working on this project to provide additional lens during planning
- Financial model

**This Presentation was received and filed.**

## 7. Resolutions:

A. [RES. NO. 23-11](#) A Resolution authorizing the filing of an application with the Missouri Department of Natural Resources, State Revolving Fund Program for loans under the Missouri Safe Drinking Water Law (Section 640, RSMo).

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Lovell, that Resolution No. 23-11 be adopted. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Shields

- B.** [RES. NO. 23-12](#) A Resolution adopting a Statement of Common Purpose among cities in Eastern Jackson County, Missouri to address homelessness.

Mayor Baird stated this should have been brought as a discussion item and a vote will not be taken on Resolution No. 23-12 tonight.

City Council had an extensive discussion regarding Resolution No. 23-12 and ultimately asked Mayor Baird to form a Task Force of Councilmembers to vet out this topic.

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

- A.** [BILL NO. 23-093](#) An Ordinance approving the Second Amendment to the agreement for professional architectural services for the Downtown Market Plaza Project between GLMV Architecture, Inc., and the City of Lee's Summit, Missouri.

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Edson, that Bill No. 23-093 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 Prier

**Absent:** 1 - Councilmember Shields

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

- A.** [BILL NO. 23-090](#) An Ordinance approving the First Amendment to the Amended and Restated Development Agreement between Paragon Star, LLC and the City of Lee's Summit, Missouri, for the Paragon Star Project.  
(First read by Council on May 2, 2023.)

**ACTION: A motion was made by Councilmember Edson, seconded by Councilmember Lopez, that Bill No. 23-090 be adopted and numbered Ordinance No. 9665. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember DeMoro  
Councilmember Edson  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier

**Absent:** 1 - Councilmember Shields

**Recused:** 2 - Councilmember Felker  
Councilmember Lovell

## 10. Committee Reports

Councilmember Edson reported CEDC (Community and Economic Development Committee) meets tomorrow, Wednesday, May 10, 2023 at 5:00 p.m.

Councilmember Felker stated the Capital Improvement Plan will be coming forward from Public Works Committee. The plan is online for everyone to review.

## 11. Council Comments:

Mayor Baird asked staff to prepare communication regarding recent developments in Jefferson City regarding the proposed landfill in Kansas City.

He also informed City Council he will be sending them an e-mail regarding the EDC (Economic Development Council). He is encouraged by recent talks.

## 12. Staff Roundtable

Mr. Mark Dunning, City Manager, shared other news out of Jefferson City that the Missouri State Highway Patrol funding passed and is heading to the Governor for his signature.

The General Fund and Public Safety Sales Tax budgets for the fiscal year 2024 will be presented to F&BC ((Finance & Budget Committee) on June 15, 2023.

## 13. Adjournment

Seeing no further business, Mayor Baird adjourned Regular Session No. 38 at 10:29 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"