

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

Tuesday, July 25, 2023

6:00 PM

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

**REGULAR SESSION NO. 44 - AMENDED**

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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, July 25, 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, July 24, 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. 44 to order at 6:09 pm.

D. Roll Call

**Present:** 7 - Mayor Bill Baird  
Councilmember Fred DeMoro  
Councilmember Andrew Felker  
Councilmember Faith Hodges  
Councilmember John Lovell  
Councilmember Mia Prier  
Councilmember Hillary Shields

**Absent:** 2 - Councilmember Phyllis Edson  
Councilmember Beto Lopez

**1. Approval of Agenda**

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Felker, to approve the published amended agenda. The motion carried by the following vote:**

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**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**2. Approval of Consent Agenda:**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, to approve the Consent Agenda, Items 2.A. - & 2.G. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**A. [2023-5721](#) Approval of City Council Action Letter from July 11, 2023.**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, to approve the City Council Action Letter from July 11, 2023 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**B. [2023-5722](#) Approval of City Council Action Letter from July 18, 2023.**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, to approve the City Council Action Letter from July 18, 2023 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- C. [2023-5731](#) Mayor's Appointments:  
Human Relations Commission: Appoint Debbie Brooks, reappoint Jennifer Novogoratz and Saadia Mahmood, terms to expire 7-6-26.  
Public Safety Advisory Board: Appoint Vanessa Hickman, term to expire 5-1-26.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, to approve the Mayor's Appointment to the Human Relations Commission and the Public Safety Advisory Board as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- D. [BILL NO. 23-141](#) An Ordinance granting a Special Use Permit for an automotive sales and major automotive repair facility in District CP-2 on land located at 2151 NE Independence Avenue, for a period of ten (10) years, all in accordance with Article 33, Unified Development Ordinance, of the Code of Ordinances for the City Of Lee's Summit, Missouri.

(Note: First read by Council on July 11, 2023. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 23-141 be adopted and numbered Ord. No. 9712 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- E. [BILL NO. 23-143](#) An Ordinance approving the Tax Increment Financing Contract and Amended and Restated Community Improvement District Cooperative Agreement for the Discovery Park Project.

(Note: First read by Council on July 11, 2023. Passed by unanimous vote)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 23-143 be adopted and numbered Ord. No. 9713 as part of the Consent Agenda. The motion carried by the following vote:**

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**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- F. [BILL NO. 23-144](#) An Ordinance approving an LCRA Redevelopment Agreement between Kevin Higdon Construction, LLC and the City of Lee's Summit, MO, and authorizing the City Manager to execute the same.

(Note: First read by Council on July 11, 2023. Passed by unanimous vote)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 23-144 be adopted and numbered Ord. No. 9714 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- G. [BILL NO. 23-145](#) An Ordinance approving the Third Amendment to the Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and Archview Properties, LLC, for the sale of City property at 15 and 25 NW Tudor Road.  
(Note: First read by Council on July 11, 2023. Passed by unanimous vote)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Felker, that Bill No. 23-145 be adopted and numbered Ord. No. 9715 as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

### 3. Council Roundtable

Councilmember Prier noted the Farmers Market is open on Wednesday and Saturday mornings and they have a lot of fresh fruit and veggies right now.

**4. Public Comments:**

Ms. Ellison spoke on the Jackson County Tax assessments and how they are forcing people out of their homes. Her home went up 250% for a 66-year-old home that has not been updated. She wants the city to help Lee's Summit citizens by taking a stand on this matter.

Mr. Eric Self (Oakridge Meadows HOA) stated several crews that are installing Google Fiber, electric, sidewalks, etc. are damaging several areas of HOA maintained properties that is very costly to repair. He hopes to find a way to have the City hold them accountable for the damages.

Mr. Roy Musset stated his frustration and concerns on the Jackson County Tax assessments and feels the City needs to do more to protect their citizens and join the lawsuits against Mr. Frank White.

**5. Presentations:**

- A. [2023-5693](#) Presentation: Conceptual Economic Development Incentive Request - Chapter 100 incentives for Lee's Summit Senior Apartments; Clover Communities Lee's Summit, LLC, applicant.

Council discussion included:

- Demand for senior living? Study / Demographics
- Future Taxes Unknown
- Price point / Market Rate Rentals
- Elevations (enclosed areas only)
- Price Ranges (\$1500 - \$2000)
- Other locations
- Owner / Developer retained

Council reached a consensus to move forward with this project.

**This Presentation was presented.**

B. [2023-5740](#) Presentation: Jackson County, Missouri Tax Assessments

Council discussion included:

- Public Hearing for Tax Levy set for September 12 as required by law.
- Abuse of power and corruption in Jackson County and the City will take a stand
- School tax rates / Tax breaks for seniors - rolling levy back this year
- Lawsuit - why can't this be done (City is not being "harmed" by this) - would look into other options for filing a suit
- New Construction values
- Frustration and anger are showing across the City and the appeals process is too difficult for most
- Currently 41,000 appeals
- Incompetence at the County Level
- Inequity for all citizens
- Counties received letter from state to more accurately reflect the assessed values - Jackson County did not do this incrementally
- Appraisers did not look at the houses - used sale prices of like lots
- Record number of home losses if not corrected in Jackson County
- Percentage of City taxes going to Jackson County is much too high
- Think bigger to make a difference in the future by whatever means necessary
- Meaningful action needed - how to have a meaningful impact
- Freeze at the 2022 levels
- Help citizens with appeals - where to go / how to do it

This Presentation was presented.

6. Resolutions:

- A. [RES. NO. 23-19](#) A Resolution expressing the concern of the Council of the City of Lee's Summit, Missouri to the reassessment of property and the dramatic increase in values of property in the city and recommending that the County Executive and County Legislature utilize certain authority provided by the Jackson County, Missouri Charter to maintain the 2022 valuations for the 2023 tax year.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that Resolution No. 23-19 be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- B. [RES. NO. 23-20](#) A Resolution approving a Memorandum of Understanding between the City and the Parks and Recreation Board.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Resolution No. 23-20 be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- C. [RES. NO. 23-21](#) A Resolution authorizing the Mayor to appoint successor directors to the Streets of West Pryor Community Improvement District.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember DeMoro, that Resolution No. 23-21 be adopted.. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

## 7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 23-146](#) An Ordinance awarding the bid for Project No. 22-109A-1 for the Rehabilitation of Runway 11-29, Taxiway B and Taxiway C to Scodeller Construction, Inc. in the amount of \$614,498.45 and authorizing the City Manager to execute an agreement for the same. (PWC 7/10/23)

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Hodges, that Bill No. 23-146 be second read. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**ACTION: A motion was made by Councilmember DeMoro, seconded by Councilmember Shields, that Bill No. 23-146 be adopted and numbered Ord. No. 9716. The motion carried by the following vote:**

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**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- B.** [BILL NO. 23-147](#) An Ordinance approving the award of RFQ No. 2023-054 to purchase engineering services on an as-needed basis for a one-year term with up to four, one-year renewals to BranchPattern, Inc. (Contract No. 2023-054-1) and to Terracon Consultants, Inc (Contract No. 2023-054-2) and authorizing the City Manager to execute the same for the City. (PWC 7/10/23)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-147 be second read. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 23-147 be adopted and numbered Ord. No. 9717The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- C.** [BILL NO. 23-148](#) An Ordinance approving Modification No. 5, to the agreement with Crawford, Murphy and Tilly, Inc. for On-Call Professional Planning & Engineering Services for the airport (RFQ No. 2020-067) in the amount of \$73,000.00, and authorizing the City Manager to execute an agreement for the same. (PWC 7/10/23)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 23-148 be second read.The motion carried by the following vote:**



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**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Prier, that Bill No. 23-148 be adopted and numbered Ord. No. 9718. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

- D. [BILL NO. 23-149](#) An Ordinance authorizing the City of Lee's Summit to require fingerprinting of applicants or licensees in specified occupations for the purpose of receiving state and national criminal history record information. (CEDC 7/12/23)

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Hodges, that Bill No. 23-149 be second read.**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that this Bill No. 23-149 be amended by removing the wording "or volunteer" from Sections 1 and 2. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Hodges, that Bill No. 23-149 be second read as amended. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

**ACTION: A motion was made by Councilmember Felker, seconded by Councilmember Shields, that Bill No. 23-149 be adopted as amended and numbered Ord. No. 9719. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Hodges  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

## 8. Proposed Ordinances - Second Reading:

- A. [BILL NO. 23-142](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District PMIX (Planned Mixed Use District) and Preliminary Development Plan for Discovery Park - Zone 1 on approximately 39.42 acres of land located at the northwest corner of NE Colbern Road and NE Douglas Street, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code Of Ordinances for the city of Lee's Summit, Missouri.  
(Note. First read by Council on July 11, 2023.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 23-142 be adopted and numbered Ord. No. 9720. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember DeMoro  
Councilmember Felker  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Hodges

**Absent:** 2 - Councilmember Edson  
Councilmember Lopez

## 9. Committee Reports

Councilmember Shields stated the Finance and Budget Committee would meet on August 7, 2023.

## 10. Council Comments:

Mayor Baird thanked Mr. Scott Ison for his work on the MOU with the Parks Board.

Mayor Baird stated the storm water issues have not been fully vetted by the Council and therefore will not be on a Council agenda for consideration for ballot issues for November. This will be brought back to Council at a much later date for further discussion and consideration.

## 11. Staff Roundtable

Mr. Dunning recognized Assistant Fire Chief Jim Eden for being named the Downtown Champion by Downtown Lee's Summit Main Street for all the work he does helping them and others in the downtown area.

Mr. Dunning noted there will be a Townhall meeting for District 4, Councilmember DeMoro and Councilmember Hodges, at the Mid-Continent Public Library (Blue Parkway) on Thursday, August 27 from 6:30pm - 8:00pm.

Mr. Dunning advised the Chipman road project would begin on Monday, July 31, 2023. And lastly he noted Fox4 with have a ZipTrip to Howard Station on Friday, July 28, 2023.

### A. [2023-5741](#) Report: Water Utilities Customer Feedback

Mr. Mark Dunning, City Manager, stated staff has provided a written report on the Water Utilities Customer satisfaction and introduced Mr. Dom Bennett, Assistant Director of Customer Care - Water Utilities, to provide the highlights of the report.

Mr. Dom Bennett, Assistant Director of Customer Care - Water Utilities, provided the highlights of the overall satisfaction of the citizens of Lee's Summit with Water Utilities.

**This Report was received and filed.**

## 12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 40 at 8:42 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"