



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

Tuesday, March 25, 2025

6:00 PM

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

REGULAR SESSION NO. 32

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 25, 2025 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, March 24, 2025, 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 can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website (WatchLS.net) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order

Mayor Pro Tem Lopez called Regular Session No. 32 to order at 6:08 pm.

D. Roll Call

Present: 7 - Councilmember Trish Carlyle
Councilmember Donnie Funk
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader

Absent: 2 - Mayor Bill Baird
Councilmember Hillary Shields

1. Approval of Agenda

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, to approve the agenda as published. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve the Consent Agenda, Items 2.A. – 2.G. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

A. [2025-6771](#) Approval of City Council Action Letter for March 18, 2025.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve the City Council Action Letter for March 18, 2025 as part of the Consent Agenda. . The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

B. [2025-6836](#) Mayor's Appointment (Two-thirds majority vote):

Jackson County Board of Equalization - Reappoint Iana Johnson, term from July 1, 2025 - June 30, 2026.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve Mayor's Appointments as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

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Absent: 2 - Mayor Baird
Councilmember Shields

- C. [2025-6837](#) Mayor's Appointment (simple majority vote):
Jackson County Board of Equalization - Reappoint Bob Johnson, term from July 1, 2025 - June 30, 2026.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve Mayor's Appointments as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- D. [2025-6832](#) Preliminary Development Plan Extension Request (Application #PL2023-057):
Colbern Road Investments - Senior Living Facility, 900 NE Colbern Road;
Engineering Solutions, LLC, applicant.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve a Preliminary Development Plan Extension Request (Application #PL2023-057): Colbern Road Investments - Senior Living Facility, 900 NE Colbern Road; Engineering Solutions, LLC, applicant, as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- E. [BILL NO. 25-053](#) An Ordinance approving the award of bid for Project No. 102 for the 3rd St. & Bridlewood Dr./Peale Blvd. and Todd George Pkwy. & Chipman Rd. Traffic Signals to Custom Lighting Services, LLC dba Black and McDonald in the amount of \$792,170.10, and authorizing the City Manager to execute an agreement of the same.

(Note: First read by Council on March 18, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, that Bill No. 25-053 be adopted and numbered Ordinance No. 10089 as part of the Consent Agenda. The motion carried by the following vote:

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Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- F.** [BILL NO. 25-054](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and LS Management Services, LLC for a period of 30 years with options for two additional ten-year terms for the development of a Hangar located on the West side of the North Apron at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same.

(Note: First read by Council on March 18, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, that Bill No. 25-054 be adopted and numbered Ordinance No. 10090 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- G.** [BILL NO. 25-055](#) An Ordinance approving the Tax Credit Agreement between the Missouri Development Finance Board and the City of Lee's Summit, Missouri, for the Green Street Project.

(Note: First read by Council on March 18, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, that Bill No. 25-055 be adopted and numbered Ordinance No. 10091 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

3. Council Roundtable

Councilmember Hodges thanked and welcomed members of Boy Scout Troop 4195.

4. Proclamations:

- A. [2025-6821](#) Proclamation: Theatre In Our Schools Month - March 2025

This Proclamation was presented.

5. Public Comments:

Mr. Rob Stitt stated his concerns on the road improvements and development issues on Colbern Road near the library.

6. Resolutions:

- A. [RES. NO. 25-06](#) A Resolution authorizing the Mayor to appoint successor directors to the Summit Orchards Community Improvement District.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges that Resolution No. 25-06 be adopted. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

7. Emergency Ordinances:

- A. [BILL NO. 25-047](#) An Ordinance authorizing the execution of an agreement by and between the City of Lee's Summit, Missouri and Motorola Solutions, Inc., in an amount not to exceed \$3,965,000 for the purchase and installation of updated radio microwaves and a radio tower, including associated costs, and authorizing the City Manager to execute the same by and on behalf of the City of Lee's Summit, Missouri, and containing an emergency clause.

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 25-047 be second read. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, that Bill No. 25-047 be adopted and numbered Ordinance No. 10092. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- B. [BILL NO. 25-056](#)** An Ordinance determining and declaring the necessity of acquiring for public use certain land, right of way, permanent easements and temporary construction easements, for roadway, water, utilities, pedestrian amenities, additional infrastructure facilities, other public improvements, and all work incidental and subsidiary thereto, associated with the proposed M291 North and US 50 Highway Intersection Project; authorizing the City Manager and his designee(s) to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his designee(s) to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations and containing an emergency clause.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-056 be second read. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-056 be adopted and numbered Ordinance No. 10093. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-057](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Midwest Avionics, LLC to operate as a Fixed Based Operator (FBO) and perform aircraft airframe/powerplant, avionics repair, maintenance, and inspection services at the Airport and authorizing the Mayor to execute the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Funk, that Bill No. 25-057 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- B. [BILL NO. 25-058](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Summit Flight Academy, LLC to perform Flight Training and Aircraft Rental at the Airport and authorizing the Mayor to execute the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-058 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- C. [BILL NO. 25-059](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and Hangar V, LLC for a period of 20 years with options for four additional five-year terms for the continued operation of Hangar "V" located at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-059 be advanced to second reading. The motion carried by the following vote:

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Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

- D.** [BILL NO. 25-060](#) An Ordinance approving Change Order No. 1 to the agreement with Kissick Construction Company, Inc. for the CIPP Lining and LCRs, as part of the I/I Removal - CIPP Lining, Manhole Rehab, and LCR's - FY24, Project No. 962.2 for an increased amount of \$683,610.00 for a revised agreement amount of \$1,917,532.00 and authorizing the City Manager to execute the same.
(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Carlyle, that Bill No. 25-060 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

9. Public Hearings:

- A.** [2025-6723](#) Public Hearing: Application #PL2024-302 - Preliminary Development Plan - Express Stop convenience store, 3394 NW Village Park Drive; Engineering Solutions, LLC, applicant.

Mr. Shannon McGuire, Planning Manager, entered Exhibits 1 - 17 into the record.

Council Discussion Included:

- Do they own any other gas in the area - Overland Park
- Typical Sales
- Proximately to houses
- Identified uses
- Proximately to other gas stations
- Notification requirements

No one was present to speak in favor of or opposed to this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-061](#) An Ordinance approving a Preliminary Development Plan for land located at 3394 NW Village Park Drive for Express Stop Convenience Store, 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: This item failed to advance to second reading by unanimous vote by Council on March 25, 2025. On April 8, 2025, City Council voted unanimously to reconsider this application and ordinance.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-061 be advanced to second reading. The motion failed by the following vote:

Nay: 6 - Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 2 - Mayor Baird
Councilmember Shields

Recused: 1 - Councilmember Funk

10. Committee Reports

There were no Committee Reports

11. Council Comments:

Councilmember Lovell would like staff to review existing zoning and codes for C-stores and discuss possible options to be more consistent and uniform as we consider new c-store applications. Mayor Pro Tem Lopez asked this to be assigned to the Community and Economic Development Committee.

Councilmember Rader wanted to address Mr. Stitt's public comments and asked Mr. Park and Mr. Elam to provide a response. Mr. Park advised this is a development issue and not a Public Works issue and again addressed the approvals and permitting issues. Mr. Elam advised the library and the developer are in negotiations with the easements (private easements are required).

Councilmember Prier would like Council and staff to review and discuss the existing code with regards to maximum allowed chickens in a SFR zoned property. Mayor Pro Tem Lopez asked this to be assigned to the Community and Economic Development Committee.

Councilmember Funk asked about convenience stores and the laws that regulate both liquor stores and tobacco sales. Chief Forbes advised they are not connected by liquor licensing but every store must follow state laws of both which includes no underage sales.

Mayor Pro Tem Lopez advised Thursday is opening day for the Royals baseball season.

12. Staff Roundtable

Mr. Ryan Elam, Assistant City Manager, officially introduced Mr. Jeff thorn as the new Director of Water Utilities.

Mr. Mark Dunning, City Manager, advised there would be a public meeting regarding the Pryor Road improvements on April 3, 2025 from 4:30pm - 6:30pm at Fire Station 7.

He also advised there would be a District 3 Townhall from 6:00pm - 8:00pm on that same night (April 3, 2025) at the Lee's Summit Police Department Training Room.

13. Adjournment

Hearing no further business, Mayor Pro Tem Lopez adjourned Regular Session No. 32 at 7:19 pm.

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.

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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"