



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

Tuesday, December 9, 2025

6:00 PM

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

**REGULAR SESSION NO. 57**

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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, December 9, 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, December 8, 2025, 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 can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website ([WatchLS.net](http://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 Baird called Regular Session No. 57 to order at 6:03pm.

- D. Roll Call

**Present:** 9 - Mayor Bill Baird  
Councilmember Trish Carlyle  
Councilmember Donnie Funk  
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 Shields, seconded by Councilmember Carlyle, to approve the agenda as published. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
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 Shields, to approve the Consent Agenda, Items. 2.A. - 2.C. The motion carried by the following vote:**

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

### A. [2025-7305](#) Approval of City Council Action Letter for December 2, 2025.

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

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

### B. [BILL NO. 25-232](#) An Ordinance approving the petition for removal of real property from the 291 South Regional Community Improvement District. (Note: First read by Council on December 2, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-232 be adopted and numbered Ordinance No. 10281 as part of the Consent Agenda. The motion carried by the following vote:**

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

- C. [BILL NO. 25-233](#) An Ordinance approving an Intergovernmental Agreement by and between the City of Lee's Summit, Missouri, and the City of Kansas City, Missouri, for the purpose of acquiring, constructing, and maintaining portions of NW Valley Garden Drive and NW Noland Road, and authorizing the Mayor to execute any and all documents on behalf of the City for the same.  
(Note: First read by Council on December 2, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-233 be adopted and numbered Ordinance No. 10282 as part of the Consent Agenda. The motion carried by the following vote:**

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

### 3. Council Roundtable

Councilmember Funk noted that Lee's Summit's Resource and Recovery Park received the 2025 Impact Award from the Mid America Regional Council (MARC) for their recycling efforts.

Councilmember Shields announced the "Selfies with Santa" event at the Lee's Summit History Museum on Saturday, December 13 from 3:00pm - 5:00pm.

She also attended the Chamber holiday party at Green Street and really enjoyed the event and use of the space.

### 4. Public Hearings:

- A. [2025-7295](#) Public Hearing: Application #PL2025-207 - Preliminary Development Plan - East Village, approximately 130 acres generally located at the southeast corner of the intersection of US 50 Hwy and South M-291 Hwy; East Village Investors, LLC, applicant.

- 1) [BILL NO. 25-236](#) An Ordinance approving a Preliminary Development Plan for East Village Phase 1 on approximately 77 acres of land generally located at the southeast intersection of US 50 Highway and South M-291 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 December 9, 2025.)

Councilmember Shields made a motion to amend Bill No. 25-236 and add back Provision 1. Motion was seconded by Councilmember Carlyle.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to amend Bill No. 25-236. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Abstain:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

Council took a brief recess at 7:41pm. Mayor Baird re-adjoined the meeting at 7:53pm.

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-236 be advanced to second reading as amended. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Abstain:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

- B.** [2025-7311](#) Public Hearing: Project 2 (East Village) LCRA Redevelopment Plan within the 291 South LCRA Redevelopment Area; East Village Investors, LLC, applicant  
Councilmember Lovell recused himself from this Public Hearing.

- 1)** [BILL NO. 25-237](#) An Ordinance approving the Project 2 (East Village) Land Clearance Redevelopment Authority (LCRA) Redevelopment Plan within the Redevelopment Area for the Highway 291 South Regional LCRA Redevelopment Plan pursuant to the Land Clearance for Redevelopment Authority Act.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-237 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

- C. [2025-7324](#) Public Hearing: East Village Tax Increment Financing Plan; East Village Investors, LLC, applicant

Councilmember Lovell recused himself from this Public Hearing.

Exhibits A, 1-15, and all previous testimonies, public hearings and exhibits were entered into the record.

- 1) [BILL NO. 25-238](#) An Ordinance approving the East Village Tax Increment Financing Plan.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 25-238 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

- 2) [BILL NO. 25-239](#) An Ordinance approving Redevelopment Project 1 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 25-239 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Recused:** 1 - Councilmember Lovell

- 3) [BILL NO. 25-240](#) An Ordinance approving Redevelopment Project 2 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 25-240 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

- 4) [BILL NO. 25-241](#) An Ordinance approving Redevelopment Project 3 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-241 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 8 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Recused:** 1 - Councilmember Lovell

- 5) [BILL NO. 25-242](#) An Ordinance approving Redevelopment Project 4 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-242 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

- 6) [BILL NO. 25-243](#) An Ordinance Approving Redevelopment Project 5 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.  
(Note: First read by Council on December 9, 2025.)

**ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, that Bill No. 25-243 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Recused:** 1 - Councilmember Lovell

## 5. Public Comments:

Zak Alshawish spoke on the taxable bonds for upcoming projects and that he is against the increase in apartments being built in Lee's Summit and the tax incentives they are given.

Ms. Giddings would like better transparency on where funds are going and better education to the citizens.

Teresa Vollenweider spoke on her concerns with the City's rezoning and platting policies/procedures.

## 6. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-244](#) An Ordinance approving an agreement between the City of Lee's Summit and the Missouri Department of Public Safety for the City's acceptance of appropriated funds in the amount of \$1,500,000 for the planning, design, and construction of an emergency operations facility. (F&BC 12/1/25)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-244 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
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. 25-244 be adopted and numbered Ordinance No. 10283. The motion carried by the following vote:**

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

- B. [BILL NO. 25-245](#) An Ordinance approving an agreement between the City of Lee's Summit and the Missouri Department of Public Safety for the City's acceptance of appropriated funds in the amount of \$2,000,000 for the planning, design, and construction of an emergency operations facility. (F&BC 12/1/25)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-245 be advanced to second reading. The motion carried by the following vote:**

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

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-245 be adopted and numbered Ordinance No. 10284. The motion carried by the following vote:**

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

## 7. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-246](#) An Ordinance approving the purchase of furniture and fixtures from Spaces, Inc., for an amount not to exceed \$623,125.45 and authorizing the City Manager to execute the same by and on behalf of the City of Lee's Summit, Missouri. (Note: First read by Council on December 9, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, that Bill No. 25-246 be advanced to second reading. The motion carried by the following vote:**

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

## 8. Proposed Ordinances - Second Reading:

- A. [BILL NO. 25-234](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$26,105,000 in connection with the Douglas Station Apartments Project and

authorizing certain documents and actions in connection therewith.

(Note: First read by Council on December 2, 2025.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 25-234 be adopted and numbered Ordinance No. 10285. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Nay:** 3 - Councilmember Hodges  
Councilmember Prier  
Councilmember Rader

**B. [BILL NO. 25-235](#)**

An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$47,700,000 in connection with the Greens at Woods Chapel Apartments Phase 1 Project and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on December 2, 2025.)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Shields, that Bill No. 25-235 be adopted and numbered Ordinance No. 10286. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Nay:** 3 - Councilmember Hodges  
Councilmember Prier  
Councilmember Rader

## **9. Committee Reports**

Councilmember Hodges announced the upcoming Community Economic and Development meeting on Tuesday, December 10 at 4:00pm.

Councilmember Prier gave an overview of the topics discussed at the Public Works Committee's final meeting for the year (December 8, 2025).

## **10. Council Comments:**

Councilmember Lovell noted the cost per sq ft to build some of these developments and the good information received to note for future developments.

Councilmember Prier spoke on the recent Bill introduced by Mayor Lucas

regarding vape products sold at gas stations and noted further discussions will be coming on that.

#### **11. Staff Roundtable**

Mark Dunning, City Manager, noted the design meeting for the South Gateway Monument on Wednesday, December 10, from 4:30pm - 6:30pm in the lobby of City Hall. It is a come and go event to go over possible conceptual designs and receive public feedback.

He also congratulated the Lee's Summit High School football team on their championship win and also congratulated the Lee's Summit West High School girls flag football team on their repeat championship.

#### **12. Adjournment**

Mayor Baird adjourned the meeting at 10:20pm.

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