

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

Tuesday, May 5, 2026

6:00 PM

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

REGULAR SESSION NO. 1

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 5, 2026 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 4, 2026, 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 Lopez called Regular Session No. 1 to order at 6:03 pm.

- D. Roll Call

Present: 9 - Mayor Beto Lopez
Councilmember Melanie Adkins
Councilmember Trish Carlyle
Councilmember Nyauna Cravens
Councilmember Shari Williams Frazier
Councilmember Donnie Funk
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

1 Approval of Agenda

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

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

2. Approval of Consent Agenda:

Mayor Lopez advised he has appointed Councilmember Shields as the Mayor Pro Tem and looks forward to working closely with her in this position.

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

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

A. [2026-7617](#) Approval of City Council Action Letter for April 21, 2026.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to approve the City Council Action Letter for April 21, 2026 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

3. Council Roundtable

Mayor Lopez recognized the new body of the City Council as this is the first meeting of this Council. He looks forward to the work they will do together along with staff to professionally and respectfully represent the community as a whole.

Mayor Pro Tem Shields noted the Farmers Market is open Wednesday and Saturday each week and she also wished all the moms a happy mothers day.

Councilmember Prier stated she has recently been attending several soccer tournaments and noted the Lee's Summit Parks are fantastic.

4. Proclamations:

- A. [2026-7556](#) Proclamation: Building Safety Month - May 2026
This Proclamation was presented.
- B. [2026-7576](#) Proclamation: Bike and Walk Month - May 2026
This Proclamation was presented.
- C. [2026-7577](#) Proclamation: Mental Health Awareness Month - May 2026
This Proclamation was presented.
- D. [2026-7589](#) Proclamation: National Drinking Water Week - May 3 - 9, 2026
This Proclamation was presented.
- E. [2026-7590](#) Proclamation: Historic Preservation Month - May 2026
This Proclamation was presented.
- F. [2026-7629](#) Proclamation: National Travel and Tourism Week, May 3 - 9, 2026
This Proclamation was presented.
- G. [2026-7633](#) Proclamation: ALS Awareness Month - May 2026
This Proclamation was presented.

5. Public Hearings:

- A. [2026-7582](#) Public Hearing: Application #PL2026-040 - Vacation of Right-of-Way - A portion of SW Jefferson St right-of-way located south of SW Oldham Parkway (abutting 1111 SW Jefferson Street); Engineering Solutions, LLC, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibits 1 - 14 into the record.

Council Discussion Included:

- Oldham East or Oldham West? Oldham West

Ms. Teresa Vollenweider asked how this right-of-way was obtained. Mr. Soto advised there is not a definitive answer and the applicant was not present to provide that information.

No one was present to speak in favor of or in opposition to this Public Hearing.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 26-081](#) An Ordinance vacating a portion of SW Jefferson Street Right-of-Way located south of SW Oldham Parkway (abutting 1111 SW Jefferson Street) in the City of Lee's Summit, Missouri.

(Note: First read by Council on May 5, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-081 be advanced to second reading.. The motion carried by the following vote:

Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Funk
Councilmember Prier
Councilmember Shields

Nay: 1 - Councilmember Rader

Recused: 1 - Councilmember Williams Frazier

- B. [2026-7538](#) Public Hearing: Application #PL2026-037 - Special Use Permit renewal for outdoor ball field lighting - Summit Christian Academy, 1500 SW Jefferson Street; ACI Boland Architects, applicant.

Mr. Pierce Pulliam, Planner, entered Exhibits 1 - 18 into the record.

Council Discussion Included:

- Any issues with existing lights? No.
- Baseball field is next to commercial area

No one was present to speak in favor of or in opposition to this Public Hearing.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 26-082](#) An Ordinance granting a Special Use Permit renewal for outdoor ball field lighting in District PI (Planned Industrial) & R-1 (Single-Family Residential) on land located at 1500 SW Jefferson Street for a period of twenty (20) years and seven (7) days, to expire on May 12, 2046, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri. (Note: First read by Council on May 5, 2026. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Prier, that Bill No. 26-082 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

Recused: 1 - Councilmember Williams Frazier

- C. [2026-7563](#) Public Hearing: Application #PL2025-340 - Preliminary Development Plan - John Knox Village - Country Club Corridor Hybrid Villas, southeast corner NW Chipman Road & NW Pryor Road; SFCS, Inc. applicant.

Ms. Adair Bright, Senior Planner, entered Exhibits 1 - 18 into the record.

Council Discussion Included:

- Phasing: 3 or 5 phases?
 - 3 phases
- Phase 1 includes new private drive
 - Market Rate
 - Parking
- Incentive requests? No
- What is the timeline between the phases
 - Depends on how they sell
- Relocation of existing residence
- Height?
 - 57 Feet
 - Same as meadows that is nearby
 - The Pavilion will remain the tallest building
- Any issues with golf course ending with golf balls being hit onto Pryor
 - This will be considered when being built
 - Any need for netting? No
- Peace Parkway - will this be relocated
 - Aligning with drive for operations facility
- Traffic onto Pryor - will it increase?
 - Will remove other residences that will cause a decrease in traffic

Mr. Zak Alshawish asked if this was for senior citizens only. The developer advised it is part of John Knox which is 55+.

No one was present to speak in favor of or in opposition to this Public Hearing.

This Public Hearing - Sworn was presented.

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- 1) [BILL NO. 26-083](#) An Ordinance approving a Preliminary Development Plan for land located generally at the southeast corner of NW Chipman Road & NW Pryor Road for John Knox Village - Country Club Corridor Hybrid Villas, 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 May 5, 2026. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-083 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

Recused: 1 - Councilmember Williams Frazier

- D. [2026-7602](#) Public Hearing: Amended 1601 SE Hamblen Road, LLC LCRA Redevelopment Plan, for relocation and expansion of industrial facilities; T&W Steel Co., Inc., applicant.

Mr. David Bushek, Economic Development Council, entered Exhibits 1 - 10 into the record.

Council Discussion Included:

- PILOTs - Payment in Lieu of Taxes
 - How tax payments are made
- Sales and Use tax on materials
 - Construction materials
- Expansion of facilities create more jobs?
 - Would be more employment opportunities over time as they grow
 - Estimates on number of jobs and pay rates
 - Construction employment impact
 - Salary range dependent of position: Sales / laborers
- Property tax increases with the larger project
- Relatively minor change other than scope of project itself
- When does this clock start?
 - Starts when facility opens
- Retain current business / attract new businesses
 - If incentive wasn't available would you do this? Or go somewhere else?
 - Could have moved if not available
- Difference in PILOTs from previous plan - approximately 20% increase
- Zone designated as blighted in 2015
 - Any other developers that were interested in this area
 - 2 Other properties in this area but not at this location

Ms. Teresa Vollenweider what is the currently zoning by the county, when purchased will it go to commercial for the county and not agriculture? Mr. Bushek advised it would be.

No one was present to speak in favor of or in opposition to this Public Hearing.

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This Public Hearing - Sworn was presented.

- 1) [BILL NO. 26-084](#) An Ordinance approving the amended 1601 SE Hamblen Road, LLC, Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.
(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Prier, that Bill No. 26-084 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- 2) [BILL NO. 26-085](#) An Ordinance approving the redevelopment contract and the lease agreement between the City of Lee's Summit, Missouri and 1601 SE Hamblen Road, LLC to implement the amended 1601 SE Hamblen Road, LLC Land Clearance for Redevelopment Authority Redevelopment Plan.
(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-085 be advanced to second reading. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

6. Public Comments:

Mr. Zak Al-Shawish addressed the Council regarding concerns about the City's budget and financial transparency. He urged the Council to formally request a comprehensive audit of the City by the State Auditor's Office to ensure accountability and public confidence. He further stated that if the Council chooses not to pursue this request, he is prepared to initiate the necessary steps himself to move the audit process forward.

Mr. Ken Downs raised concerns about safety, litter, and utility markers left in streets near construction sites, asking the City to help address the issue. Mr. Dunning explained that multiple companies mark utilities differently and responsibility for removing markers is unclear. The City's ability to help is limited to its own projects and does not extend to private property.

Ms. Teresa Vollenweider played a bodycam recording of Officer Beeman from December 1, 2022.

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 26-086](#) An Ordinance approving a sole source agreement in the form of purchase orders between the City of Lee's Summit and United Systems & Software, Inc., for the purchase of encoder receiver transmitter units for radio read meters for an annual amount not to exceed \$150,000.00, and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 4-20-26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that that Bill No. 26-086 be second read. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-086 be adopted and numbered Ordinance No. 10348. The motion carried by the following vote:

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Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B.** [BILL NO. 26-087](#) An Ordinance authorizing the execution of all necessary intergovernmental agreements between the City of Lee's Summit, Missouri, and the Missouri Department of Social Services, including its MO HealthNet Division, to permit the City to participate in the supplemental Managed Care Organization (MCO), Ground Emergency Medical Transportation Uncompensated Cost Reimbursement Program. (F&BC 5/4/26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-087 be second read. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Adkins, that Bill No. 26-087 be adopted and numbered Ordinance No. 10349. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

8. Proposed Ordinances - First Reading:

- A.** [BILL NO. 26-088](#) An Ordinance approving documents related to the second transfer of property within the Blue Parkway and Colbern Road Redevelopment Area to St. Luke's East Hospital and authorizing other actions in connection with said transfer of property.

(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-088 be advanced to second reading. The motion carried by the following vote:

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Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B.** [BILL NO. 26-089](#) An Ordinance accepting Final Plat entitled, "Lakewood Business Park, Lot 47", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-088 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

Recused: 1 - Councilmember Williams Frazier

9. Committee Reports

Mayor Pro Tem Shields advised the Finance and Budget Committee met yesterday and discussed the FY27 City Manager's budget. Staff has done a lot of work to bring information to the committee for continued consideration. The Finance and Budget Committee will meet on May 18, 2026 to get the final report on the budget before the Public Hearing at the City Council on June 2, 2026.

10. Council Comments:

Councilmember Prier asked the Mayor Pro Tem to assign the topic of camera angles to the Rules Committee for further discussion. Mayor Pro Tem Shields agreed to do so with the broader topic of Public Comments.

Councilmember Prier also asked Mr. Dunning, City Manager, who from staff is present at union negotiation meetings. Mr. Dunning provided a list of staff (by title) that is normally present during union contract negotiations.

Councilmember Funk asked the Mayor Pro Tem to assign the topic of liquor licenses to the Community and Economic Committee for further discussion. The focus of this discussion is that some businesses in the downtown core area see a higher sale of alcohol during “event” weekends which cause their numbers to be skewed making them non-compliant with liquor license regulations. Mayor Pro Tem agreed to assign this to that committee.

11. Staff Roundtable

There was no Staff Roundtable.

12. Adjournment

Hearing no further business, Mayor Lopez adjourned Regular Session No. 1 at 8:01 pm.

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