



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

Tuesday, December 16, 2025

6:00 PM

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

REGULAR SESSION NO. 58

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 16, 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 15, 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 Baird called Regular Session No. 58 to order at 6:05 p.m.

- 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 Carlyle, seconded by Councilmember Funk, 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 Hodges, 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. [2025-7306](#) Approval of City Council Action Letter for December 9, 2025.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, to approve 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. [2025-7373](#) Mayor's Appointments (Simple Majority): Board of Zoning Adjustments: Reappoint Shawn Geraghty, term to expire 12-17-30. Lee's Summit Housing Authority: Appoint Jim Jennings to replace Samantha Salem, term to expire 05-04-26.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, to approve the Mayor's Appointments 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. 25-246](#) 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 Carlyle, seconded by Councilmember Hodges, that Bill No. 25-246 be adopted and numbered Ordinance No. 10287, 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 Shields announced the upcoming Holiday Mart at Green Street this Saturday and the Lee's Summit History Museum would again be hosting "Selfies with Santa".

4. Public Hearings:

- A. [2025-7274](#) Public Hearing: Application #PL2025-243 - Rezoning from R-1 to AG - 1650, 1660 & 1700 NE Tudor Road; Engineering Solutions, LLC, applicant.

Presented by Matt Schlisch, PE, for Engineering Solutions and Adair Bright, Senior Planner, for the City of Lee's Summit.

Applicant is current resident of property and is seeking three lots to be rezoned from Residential to Agricultural.

Exhibit A, 1-15 was entered into the record.

Teresa Vollenweider had questions on the City's intent to obtain ROW and how they confirmed the original plat of the land. Staff advised the land was rezoned in 1976 by Ordinance No. 1712. There is no proposed development and no ROW or easement is being requested by the City.

- 1) [BILL NO. 25-247](#) An Ordinance approving rezoning from District R-1 (Single-Family Residential) to District AG (Agricultural) on approximately 29.95 acres of land located at 1650, 1660, and 1700 NE Tudor Road, 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 December 16, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-247 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

- B. [2025-7287](#) Public Hearing: Application #PL2025-242 - Rezoning from AG to R-1- 3222 SW Pryor; Engineering Solutions, applicant.

Presented by Matt Schlicht, PE, for Engineering Solutions and Shannon McGuire, Planning Manager, for the City of Lee's Summit.

- 1) [BILL NO. 25-248](#) An Ordinance approving rezoning from District AG (Agricultural) to District R-1 (Single-Family Residential) on approximately 2.89 acres of land located at 3222 SW Pryor Road, 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 December 6, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-248 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

- C. [2025-7280](#) Public Hearing: Application #PL2025-249 - Preliminary Development Plan - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

Presented by Matt Schlischt, PE, for Engineering Solutions and Adair Bright, Senior Planner, for the City of Lee's Summit.

Exhibit A, 1-17 was entered into the record.

Many residents of the neighborhood spoke out against this project due to concerns of the size of the dome and additional traffic issues it may cause.

In addition, this plan was heard during the Planning Commission meeting and was not approved.

Council unanimously agreed to send this proposal back to the Planning Commission to further review/revise.

- 1) [BILL NO. 25-249](#) An Ordinance approving a Preliminary Development Plan for View High Sports Complex on land located at 3301 NW Ashurst Drive, all in accordance with the provision of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-249 be remanded back to the Planning Commission for further review/revision.

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

- D. [2025-7282](#) Public Hearing: Application #PL2025-241 - Special Use Permit - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

- 1) [BILL NO. 25-250](#) An Ordinance granting a Special Use Permit for an inflatable dome in District CP-2 (Planned Community Commercial) on land located at 3301 NW Ashurst Drive for a period of five (5) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

A brief recess was taken at 8:35pm. Mayor Baird called the meeting back to order at 8:51pm.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-250 be remanded back to the Planning Commission for further review/revision.

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

- E. [2025-7293](#) Public Hearing: Application #PL2025-283 - Unified Development Ordinance (UDO) Amendment - Updates to development requirements and review processes pertaining to Article 2 Applications and Procedures and Article 14 Administration; City of Lee's Summit, applicant.

- 1) [BILL NO. 25-251](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures and Article 14 pertaining to Administration for the City of Lee's Summit, Missouri.

Council unanimously agreed to continue this hearing to a date uncertain.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-251 be continued to a later date undetermined.

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

5. Presentations:

- A. [2025-7365](#) Presentation and Discussion: Appeal of Director's decision - Unified Development Ordinance Section 2.340 (limitation on successive applications for preliminary development plan) for Pathways at Kensington Farms (PL#2025-098); Petra Development, appellant/applicant.

Tyler Burks, for Petra Development and Tracy Albers, Director of Development Services, for the City of Lee's Summit presented.

Mr. Burks proposed only proceeding with Phase 1 of the Pathways development at Kensington Farm. This phase includes "for sale" family homes.

Council agreed 9-0 to move forward with an Ordinance for approval.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that this appeal be approved.

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

6. Public Comments:

The following citizens spoke during the Public Comments portion:

Zak Al-Shawish - Not happy with the time allotted by the Mayor during the Public Hearing section of the meeting.

Deborah Giddings - Noted she was proud of Lee's Summit citizens for speaking up about their concerns and voicing them to council.

Teresa Vollenweider - Spoke on ongoing concerns about the City's rezoning policies and procedures.

7. Resolutions:

- A. [RES. NO. 25-24](#) A Resolution adopting the 2026 Legislative Intergovernmental Program for the City of Lee's Summit, Missouri. (LIRC 11-20-25)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Resolution 25-24 be adopted. 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 Forwarded from Committee:

- A. [SUBSTITUTE BILL NO. 25-230](#) An Ordinance exempting the City of Lee's Summit, Missouri from the provisions of Section 311.2026 of the Revised Missouri Statutes regarding the extension of hours for liquor licensees to sell, serve, and allow the consumption of alcoholic beverages during the 2026 FIFA World Cup Tournament.

Presented by Major Nicole Walters, Lee's Summit Police Department.

Missouri Statute 311.2026 was revised due to the upcoming 2026 FIFA World Cup festivities. The Police Department recommends to opt out of these provisions.

Major Walters is in communication with local businesses who voiced concerns about not being able to stay open later. A survey was sent to over 100 businesses (with 15 responses) to see who would participate in extended hours.

In order to work with the businesses, the Police Department proposed Substitute Bill No. 25-230 to allow the businesses to stay open and serve alcohol an extra hour during specific dates and times of the World Cup Tournament.

Council was neither for nor against, but preferred the Substitute Bill be added to the January 6, 2026 council meeting for a vote.

- B. [BILL NO. 25-252](#) An Ordinance approving a Specialized Aviation Service Organization (SASO) between the City of Lee's Summit, Missouri and Barton Aviation, LLC for a period of 5 years with continuing options for renewal to perform aircraft washing and detailing services at the Kansas City / Lee's Summit Regional Airport and authorizing the Mayor to execute an agreement for the same for the City of Lee's Summit, Missouri. (PWC 12/8/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-252 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. 25-252 be adopted and numbered Ordinance No. 10289. 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. 25-253](#)** An Ordinance approving a Specialized Aviation Service Organization (SASO) between the City of Lee's Summit, Missouri and Altas Aero, LLC for a period of 5 years with continuing options for renewal to perform aircraft washing and detailing services at the Kansas City / Lee's Summit Regional Airport and authorizing the Mayor to execute an agreement for the same for the City of Lee's Summit, Missouri. (PWC 12/8/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-253 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. 25-253 be adopted and numbered Ordinance No. 10290. 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

- D. [BILL NO. 25-254](#) An Ordinance awarding the bid for Project No. 97831683 for the Cathodic Protection Program FY25 to Kantex Industries, Inc. in the amount of \$1,001,796.00 and authorizing the City Manager to execute an agreement for the same. (PWC 12/8/25)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-254 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 Rader, seconded by Councilmember Shields, that Bill No. 25-254 be adopted and numbered Ordinance No. 10291. 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

- E. [BILL NO. 25-255](#) An Ordinance approving Change Order No. 8 to the agreement for the 3rd Street Improvements from Blue Parkway to Jefferson Street project, Project No. 575, between the City of Lee's Summit, Missouri and Miles Excavating, Inc., to increase the project timeline by two days and contract amount by \$16,392.81 and to adjust item quantities due to additional work from Addendum No. 1, and authorizing the City Manager to execute an agreement for the same. (PWC 12/8/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-255 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, Bill No. 25-255 be adopted and numbered Ordinance No. 10292. 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

- F.** [BILL NO. 25-256](#) An Ordinance approving Change Order No. 6 to the Agreement for the construction of Project No. 721-1 for the Water Main Replacement FY23 Project to Wiedenmann, Inc., for an increase in the contract price of \$226,148.77 for a revised agreement amount of \$4,826,907.19 and authorizing the City Manager to execute the same. (PWC 12/8/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-256 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. 25-256 be adopted and numbered Ordinance No. 10293. 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

- G.** [BILL NO. 25-257](#) An Ordinance approving an Intergovernmental Agreement Regarding Maintenance of Streetlights by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission for North Outer Road 50 W (also known as Blue Parkway) located east of Blackwell Road, and authorizing the Mayor to execute an agreement for the same. (PWC 12/8/25)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-257 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 Lovell, seconded by Councilmember Hodges, that Bill No. 25-257 be adopted and numbered Ordinance No. 10294. 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

9. Proposed Ordinances - Second Reading:

- A. [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 Lovell recused himself from this vote.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-236 be adopted and numbered Ordinance No. 10295. 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

- B. [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.)

Councilmember Lovell recused himself from this vote.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-237 be adopted and numbered Ordinance No. 10296. 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. [BILL NO. 25-238](#) An Ordinance approving the East Village Tax Increment Financing Plan.
(Note: First read by Council on December 9, 2025.)

Councilmember Lovell recused himself from this vote.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-238 be adopted and numbered Ordinance No. 10297. 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

10. Committee Reports

Councilmember Carlyle gave an overview of the topics discussed on Monday's Legislative and Intergovernmental Relations Committee.

11. Council Comments:

There were no comments.

12. Staff Roundtable

Mark Dunning, City Manager, announced the annual Boot Block for the local IAFF.

13. Adjournment

Hearing no further business, Mayor Baird, adjourned Regular Session No. 58 into Closed Session at 9:55pm.