



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

Tuesday, May 19, 2026

6:00 PM

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

REGULAR SESSION NO. 3

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 19, 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 18, 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. 3 to order at 6:01pm.

- 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

Councilmember Rader requested Item 2.B. 2026-7482, be removed from the Consent Agenda for further discussion.

No vote is required from council. Item 2.B was moved to Item 3 (before Council Roundtable) for discussion.

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Adkins, to approve the agenda as published. The motion carried by the following vote:

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

Nay: 1 - Councilmember Rader

2. Approval of Consent Agenda:

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Funk, to approve Consent Agenda Items, 2A, 2.C, and 2.D. The motion carried by the following vote:

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

Nay: 1 - Councilmember Rader

A. [2026-7619](#) Approval of City Council Action Letter for May 12, 2026.

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Funk, to approve Consent Agenda Items, 2A, 2.C, and 2.D. The motion carried by the following vote:

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

Nay: 1 - Councilmember Rader

B. [2026-7482](#) Mayor Pro Tempore City Council Committee and Liaison Appointments

This item was removed from the Consent Agenda for further discussion.

Mayor Pro Tem Shields requested Councilmember Rader reconsider the proposed committee assignments.

Councilmember Rader noted she had requested to be a part of Finance and Budget Committee and the Community and Economic Development Committee. She was not placed on either committee, but was demoted on the Public Works Committee from Vice Chair to committee member and was added to the Rules Committee. She does not accept the proposed assignments.

Chair Shields submitted a substitute Council Committee Assignments. The substitute passes 6-3.

ACTION: A motion was made by Councilmember Cravens, seconded by Councilmember Adkins, to approve the amended Council Committee Assignments. The motion carried by the following vote:

Aye: 6 - Mayor Lopez
Councilmember Adkins
Councilmember Cravens
Councilmember Williams Frazier
Councilmember Funk
Councilmember Shields

Nay: 3 - Councilmember Carlyle
Councilmember Prier
Councilmember Rader

C. [2026-7655](#) Mayor's Appointments (Simple Majority):

Lee's Summit Housing Authority: Reappoint Jim Jennings and Yvonne Ventimiglia, terms to expire 5-4-30.

Public Safety Advisory Board: Reappoint Vanessa Hickman term to expire 5-1-29.

Water Utilities Advisory Board: Appoint Lisa Frogge to replace Ali Kisner as resident member, term to expire 3-1-29.

Wellness Commission: Reappoint Jeffrey Brandhorst, Jennifer Craig, Roxanne Evans, Ed Kramer and Steve Salanski, terms to expire 5-2-29.

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Funk, to approve Consent Agenda Items, 2A, 2.C, and 2.D. The motion carried by the following vote:

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

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Nay: 1 - Councilmember Rader

- D. [2026-7656](#) Mayor's Appointments (Two-thirds Majority):
Public Safety Advisory Board: Reappoint Bill Morrow and Bruce Trammell, terms to expire 5-1-29.
Water Utilities Advisory Board: Reappoint Mike Atcheson, term to expire 3-1-29.

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Funk, to approve Consent Agenda Items, 2A, 2.C, and 2.D. The motion carried by the following vote:

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

Nay: 1 - Councilmember Rader

3. Council Roundtable

Mayor Pro Tem Shields noted the upcoming Fourth Friday Art Walk this Friday.

4. Public Hearings:

- A. [2026-7584](#) Public Hearing: Application #PL2026-064 - Unified Development Ordinance (UDO) Amendment to Article 5 (Overlay Districts), Citywide; City of Lee's Summit, applicant.

Sue Piles, Engineering Manager, presented for the City.

Exhibits A, 1-11 were entered into the record.

Councilmember Prier left the meeting at 6:26pm.

- 1) [BILL NO. 26-096](#) An Ordinance amending Chapter 33, Unified Development Ordinance, Article 5 Overlay Districts of the Lee's Summit Code of Ordinances for the City of Lee's Summit, Missouri.

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Funk, Bill No. 26-096 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

Recused: 1 - Councilmember Williams Frazier

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- B. [2026-7573](#) Public Hearing: Application #PL2025-164 - Special Use Permit renewal for Chapel Oaks Maintenance Storage Facility, 657 NE Newport Drive; Chapel Oaks Development Co, applicant.

Pierce Pulliam, Planner, presented for the City.

Exhibits A, 1-20 were entered into the record.

- 1) [BILL NO. 26-097](#) An Ordinance granting a Special Use Permit for a maintenance storage facility in District RP-3 (Planned Residential Mixed Use) on land located at 657 NE Newport Drive for a period of Ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Williams Frazier, that this Ordinance - Public Hearing be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

5. Public Comments:

There were no public comments.

6. Presentations:

A. [2026-7624](#) Presentation: Conceptual Economic Development Incentive Request for Project Kings

David Buskek, Counsel for the City of Lee's Summit, presented.

Kathy Mussio, Managing Partner, Atlas Insight, LLC and John Keffer, Sr. Tax Manager, Graham Packaging, presenting for the applicant.

This conceptual presentation is for Graham Packaging to bring operations to the current Lee's Summit Commerce Center (Building A). Zoetis currently occupies part of the space, with this tenant proposing to take the remaining space in Building A (215,000 sq. ft).

Graham Packaging primarily manufactures custom, blow-molded, plastic packaging for various industries such as automotive, beverage, food, nutrition, and home care. The operation in this facility would bring 82 quality jobs to the city (salary and hourly) with higher than average wages.

Joe Perry, President, Lee's Summit Economic Development Council, also spoke in support of this development and noted this goes along with their strategic plan of bringing good paying jobs and industry to Lee's Summit.

Council was very receptive of this conceptual presentation and encouraged the applicant to continue working with staff to bring forward their official request.

Councilmember Prier returned to the meeting at 7:21pm.

7. Resolutions:

A. [RES. NO. 26-08](#) A Resolution in support of the City of Lee's Summit intent to pursue a Project Partnership Agreement with the United States Army Corps of Engineers for the Little Blue River Flood Risk Management Study. (PWC 5/11/26)

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Cravens, that Resolution 26-08 be adopted. 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 Forwarded from Committee:

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- A. [BILL NO. 26-098](#) An Ordinance awarding the bid for Project No. P-297 for the Curb Repair FY27 Program to Phoenix Concrete, LLC. in the amount of \$3,581,328.26 and authorizing the City Manager to execute an agreement for the same. (PWC 5/11/26)

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Carlyle, that Bill No. 26-098 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

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Carlyle, that Bill No. 26-098 be adopted and numbered 10394. 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

- B. [BILL NO. 26-099](#) An Ordinance approving Change Order No. 1 to the Agreement for Project No. 205 for the Bowlin Tank - Recoating Project to Cunningham Sandblasting & Painting Co., for an increase in the contract price of \$105,400.00, for a revised agreement amount of \$782,500.00 and to increase the project timeline by 20 days, and authorizing the City Manager to execute an agreement for the same. (PWC 5/11/26)

Councilmember Funk asked for clarification on why the increase in funds was needed.

Jeff Thorn, Director of Water Utilities, advised that while recoating the tank, they determined it was best to fully seal and complete the project. The increase in cost is still within what was budgeted.

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Adkins, that Bill No. 26-099 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

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Adkins, that Bill No. 26-099 be adopted and numbered 10395. 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

- C. [BILL NO. 26-100](#)** An Ordinance awarding the bid for Project No. 1104 for the MBC-Winnebago EFHB Project to MegaKC Corporation in the amount of \$2,160,247.50 and authorizing the City Manager to enter into an agreement for the same. (PWC 5/11/26)

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Carlyle, that Bill No. 26-100 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

ACTION: A motion was made by Mayor Pro Tem Shields, seconded by Councilmember Carlyle, that Bill No. 26-100 be adopted and numbered 10396. 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

10. Committee Reports

Councilmember Funk gave an update from Monday's (5/18) Legislative and Intergovernmental Relations Committee meeting with potentially \$1,000,000 coming to the city from federal funding for K9 facility, Joint Operations Facility and airport tower updates.

Mayor Pro Tem Shields gave a brief rundown of Monday's (5/18) Finance and Budget Committee meeting noting staff was directed to continue finding training and other programs for Fire and Police and continue fully finding state and federal lobbyist. The public hearing was posted with anticipation of a budget amendment to address the needed changes.

11. Council Comments:

Mayor Pro Tem Shields stands by her assignments for the Council Committees.

Councilmember Frazier congratulated the Leadership Lee's Summit Class of 2026 on their graduation.

Councilmember Prier recognized and congratulated all the high school graduates.

12. Staff Roundtable

Mark Dunning, City Manager, noted the Fire Department's Accreditation report for council to review. As part of their accreditation process, they are required to publish this report annually.

- A. [2026-7593](#) Staff Report: Fire Department's Annual Accreditation Report

13. Adjournment

Hearing no further business, Mayor Lopez adjourned Regular Session No. 3 into Closed Session at 8:03pm.

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"