



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

Tuesday, February 24, 2026

6:00 PM

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

REGULAR SESSION NO. 64

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 24, 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, February 23, 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 Baird called Regular Session No. 64 to order at 6:10 pm.

D. Roll Call

Present: 8 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Donnie Funk
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 1 - Councilmember Faith Hodges

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: 8 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Hodges

2. Approval of Consent Agenda:

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

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

Absent: 1 - Councilmember Hodges

A. [2026-7429](#) Approval of City Council Action Letter for February 10, 2026.

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Shields, to approve the City Council Action Letter for February 10, 2026 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

B. [BILL NO. 26-024](#) An Ordinance approving a standard form funding agreement to be used by the City of Lee’s Summit, Missouri for the purpose of defining the costs and fees associated with the review, implementation, and monitoring of incentivized economic development projects in Lee’s Summit.

(Note: First read by City Council on February 10, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Shields, that Bill No. 26-024 be adopted and numbered Ordinance No. 10325 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- C. [BILL NO. 26-025](#) An Ordinance authorizing the Mayor to execute the Real Property and Tower Site Lease Agreement with T-Mobile Central, LLC, for the monopole tower at 404 NE Woods Chapel Road
(Note: First read by City Council on February 10, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Shields, that Bill No. 26-025 be adopted and numbered Ordinance No. 10326 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

3. Council Roundtable

Councilmember Prier stated she would be mentioning Kratom and 708 (“gas station drugs”) during Council Comments later this evening.

4. Proclamations:

- A. [2026-7468](#) Proclamation: March for Meals Month - March 2026

This Proclamation was presented.

5. Public Hearings:

- A. [2026-7424](#) Public Hearing: Application #PL2025-307 - Preliminary Development Plan - Bank of America, 1801 NW Chipman Road; Cushman & Wakefield, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1 - 15 into the record.

Council Discussion Included:

- Fencing
- Parking

- Updates

No one was present to speak in support of or in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 26-026](#) An Ordinance approving a Preliminary Development Plan for approximately 1.4 acres of land located at 1801 NW Chipman Road 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 City Council on February 24, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 26-026 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- B. [2026-7426](#) Public Hearing: Application #PL2025-333 - Preliminary Development Plan - Pathways at Kensington Farms - Phase 1, 1231 SW Waterloo Drive; Petra Development, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1 - 19 into the record.

Council Discussion Included:

- Compliments on working with residents
- Calls received by citizens in support of project

No one was present to speak in support of or in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 26-027](#) An Ordinance approving a Preliminary Development Plan for land located at 1231 SW Waterloo Drive for Pathways at Kensington Farms Phase 1 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 City Council on February 24, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-027 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- C. [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. (NOTE: This Public Hearing was continued from February 24, 2026.)

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1 - 10 into the record.

Council Discussion Included:

- Benefits of this process
- More flexibility and efficiency
- More administrative allowances
- Option #2 was most positively received:
 - Changes up to the zoning district regulations may be classified as a minor change for properties zoned AG, RDR, RLL, R-1, RP-1, RP-2, and RP-3 only. High density residential, industrial, and commercial zoned properties and properties zoned PMIX could still make this change request, but it would be considered a substantial change requiring Planning Commission review and City Council approval.

Ms. Deborah Giddings spoke in opposition to this application concerned it applies only to commercial & industrial and takes away public knowledge on what is happening.

Mr. Zak Al-Shawish spoke in opposition to this application as he feels it

caters to the developers.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, to continue this Public Hearing to a date certain of March 10, 2026. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- 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.

This Ordinance was continued with the continuance of the Public Hearing.

This Ordinance - Public Hearing was continued to the City Council - Regular Session due back on 3/10/2026

6. Public Comments:

Mr. Zak Al-Shawish stated he does not like how Lee's Summit has changed and grown over the years.

Ms. Deborah Giddings feels the city does not do enough to keep the public informed such as the Land Clearance meeting and their discussions about apartments at Paragon Star. She also stated she felt this was the reason the Heartland Nursery was closing, due to traffic concerns.

Ms. Susan Kaufman thanked Council for all they do for the City of Lee's Summit. She also spoke on her concern for actions during elections and making person attacks rather than taking a stance on professional decisions.

Mr. DJ Good also thanked Council for their work and advised he felt the growth of the city thanks to the work they had done helps provide all the amenities that citizens need and want to see develop further, bringing millions of extra tax dollars to the City.

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 26-028](#) An Ordinance approving the award of Bid No. 889 for the Traffic Calming Project on NW Lake Drive to Quality Custom Concepts, Inc. DBA Quality Custom Construction in the amount of \$99,683.00, and authorizing the City Manager to execute an agreement for the same. (PWC 2/9/26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-028 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-028 be adopted and numbered Ordinance No. 10327. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- B. [BILL NO. 26-029](#) An Ordinance approving the award of RFQ 2024-064 and an agreement for professional engineering services for the preliminary design of pump stations to HDR Engineering, Inc., in the amount of \$950,770.00, and authorizing the City Manager to execute the same. (PWC 2/9/26)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 26-029 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Funk, that Bill No. 26-029 be adopted and numbered Ordinance No. 10328. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- C. [BILL NO. 26-030](#) An Ordinance approving the award of RFQ No. 2026-014 and agreement for professional engineering services for the Cedar Creek Interceptor Phase 4 Improvements Project to Burns & McDonnell Engineering Company, Inc., in the amount of \$305,753.00, and authorizing the City Manager to execute the same. (PWC 2/9/26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-030 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-030 be adopted and numbered Ordinance No. 10329. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- D. [BILL NO. 26-031](#) An Ordinance approving Modification No. 3 to an agreement for professional engineering services for the Olive and Orchard Street and Storm Sewer Improvements (Douglas Street to Chipman Road - RFQ No. 2022-060), between the City of Lee's Summit, Missouri, and Kimley-Horn, for an increase of \$85,460.00 with an amended amount of \$1,071,893.50 and authorizing the City Manager to execute an agreement for the same. (PWC 2/9/26)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 26-031 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 26-031 be adopted and numbered Ordinance No. 10330. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- E. [BILL NO. 26-032](#) An Ordinance approving a Transportation Alternatives Program Supplemental Agreement between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission related to the public improvement project designated as Federal Project Number TAP-3001(006), Complete Street Improvements: Douglas Street - Chipman Road to 2nd Street, within the city limits of Lee's Summit, Missouri and authorizing the Mayor to execute the same. (PWC 2/9/26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-032 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-032 be adopted and numbered Ordinance No. 10331. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 26-033](#) An Ordinance amending Chapter 5 - Animals, by repealing Section 5-200 in its entirety and enacting in lieu thereof a Section 5-200 - Number and type of chickens allowed to the Code of Ordinances for the City of Lee's Summit, Missouri.

(NOTE: First read by City Council on February 24, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Funk, that Bill No. 26-033 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

- B. [BILL NO. 26-034](#) An Ordinance approving an Intergovernmental Agreement between the City of Lee's Summit, Missouri and the Lee's Summit R-7 School District for the use of Green Street.

(NOTE: First read by City Council on February 24, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, that Bill No. 26-034 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Hodges

9. Committee Reports

Councilmember Shields stated the Lee's Summit Economic Development

Council met this week and had a great panel discussion. She also noted the Shamrock the Block event would be coming up on March 14, 2026 in downtown Lee's Summit.

Councilmember Shields noted the Finance and Budget Committee would be meeting on Monday, March 2, 2026 at 4:00pm.

10. Council Comments:

Councilmember Lovell had questions on some Community Improvement District projects and would like a follow-up report on if they are meeting their requirements.

Councilmember Prier noted Sheriff Forte posted a great compliment on ACO E. Warren on social media.

Councilmember Prier stated she felt the city was putting off discussions regarding "708" and Kratom and wanted to know why we were waiting on what other cities are doing?

Mr. Ryan Elam, Assistant City Manager, advised they were directed to wait 2 months from the committee. Mr. Mark Dunning, City Manager, advised staff would draft an ordinance and it would be taken to the Community and Economic Development Council on March 11, 2026.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, clarified several items that were mentioned during Public Comments:

- The Land Clearance Redevelopment Committee would be reviewing a project (Paragon Star) that was approved several years ago, but there is a new developer and they are working through new plan projects with this developer.
- The Industrial Development Authority would be holding a meeting and discussing a plan related to John Knox Village but there has been no application made to the City of Lee's Summit regarding their plans at this time.
- Legacy Ridge was previously heard by the Planning Commission, it was brought to Council but upon requested revisions, the application was remanded back to the Planning Commission for further consideration.

Mr. Dunning advised there would be a public meeting on February 25, 2026 for public input regarding the Olive and Orchard project.

Additionally, Mr. Dunning noted there would be a public listening event on March 16, 2026 held by the Charter Review Commission and encourage the public to attend.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 64 at 9:01 pm

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"