

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

Tuesday, June 3, 2025

6:00 PM

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

REGULAR SESSION NO. 39

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 3, 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, June 2, 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. 39 to order at 6:02 pm.

- D. Roll Call

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

Absent: 1 - Councilmember Trish Carlyle

1 Approval of Agenda

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

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

Absent: 1 - Councilmember Carlyle

2. Approval of Consent Agenda:

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

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

Absent: 1 - Councilmember Carlyle

A. [2025-6906](#) Approval of City Council Action Letter for May 20, 2025.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, to approve the City Council Action Letter for May 20, 2025 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

B. [2025-6986](#) Mayor's Appointments: Housing Authority: Reappoint Steven Blake, term to expire 05-04-29.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, to approve Mayor's appointments as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

- C. [BILL NO. 25-100](#) An Ordinance approving a Sanitary Sewer Cost-Sharing agreement between North Oak Safety Storage, LLC, and the City of Lee's Summit, Missouri, for the Lakewood Business Center Industrial Development Project
(Note: First read by Council on May 20, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-100 be adopted and numbered Ordinance No. 10139 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

3. Council Roundtable

Councilmember Shields stated that Downtown Days is this weekend and she hopes to see a lot of people coming to support downtown Lee's Summit.

4. Proclamations:

- A. [2025-6997](#) Veterinary Appreciation Day - June 18, 2025

This Proclamation was presented.

5. Public Hearings:

- A. [2025-6962](#) Public Hearing: Chapter 100 Plan for Victory Hyundai Project at 1231 NW Ward Road; Victory Hyundai of Lee's Summit, applicant

Mr. David Bushek, Chief Counsel of Economic Development & Planning, entered Exhibits 1 - 5 into the record.

Council Discussion Included:

- Two Charitable Organizations
- Sales Tax
- Average Salaries of employment brought to City Of Lee's Summit
- How long has this property been on the market
- Sales Tax on sales vs. parts / labor
- Length of Chapter 100 - Value vs. duration

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-101](#) An Ordinance Approving a Plan for a Chapter 100 Project for the Victory Hyundai Project.

(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-101 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

- B. [2025-6953](#) Public Hearing: Application #PL2025-024 - Special Use Permit Renewal - Telecommunication tower in District RDR on land located at 1204 NE Woods Chapel Road; American Tower Corporation, applicant

Mr. Ian Trefren, Planner, entered Exhibit A 1 - 16 into the record.

Council Discussion Included:

- Application No.

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-102](#) An Ordinance granting a Special Use Permit for a telecommunication tower in District RDR on land located at 1204 NW Woods Chapel Road, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Funk, that Bill No. 25-102 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

6. Public Comments:

There were no Public Comments.

7. Resolutions:

- A. [RES. NO. 25-14](#) A Resolution authorizing the Mayor to appoint successor directors to the Highway 50 & Todd George Community Improvement District.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Resolution No. 25-14 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

- B. [RES. NO. 25-15](#) A Resolution authorizing the Mayor to appoint successor directors to the Colbern Ridge Community Improvement District.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Rader, that Resolution No. 25-15 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-103](#) An Ordinance approving the City of Lee's Summit Entitlement Community Development Block Grant (CDBG) 2025-29 Consolidated Plan and 2025-26 Annual Action Plan. (CEDC 4/9/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-103 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-103 be adopted and numbered Ordinance No. 10140. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

9. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-104](#) An Ordinance vacating a portion of a utility easement located at 4716 NE Freehold Drive in the City of Lee's Summit, Missouri.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 25-104 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

10. Proposed Ordinances - Second Reading:

- A. [BILL NO. 25-096](#) An Ordinance approving a Preliminary Development Plan for land located at 610 NW Chipman Road for Valvoline Oil, 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 20, 2025.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Shields, that Bill No. 25-096 be adopted and numbered Ordinance No. 10141. The motion carried by the following vote:

Aye: 5 - Mayor Baird
Councilmember Funk
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Nay: 3 - Councilmember Hodges
Councilmember Prier
Councilmember Rader

Absent: 1 - Councilmember Carlyle

- B. [BILL NO. 25-097](#) An Ordinance approving a Preliminary Development Plan for land located at 110 SW Raintree Plaza Drive for Christian Brothers Automotive, 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.

(Note: First read by Council on May 20, 2025.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-097 be adopted and numbered Ordinance No. 10142. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Nay: 1 - Councilmember Prier

Absent: 1 - Councilmember Carlyle

- C. [BILL NO. 25-098](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 (Planned Community Commercial) on land located at 110 SW Raintree Plaza Drive for a period of thirty (30) years, 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 20, 2025.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Lopez, that Bill No. 25-098 be adopted and numbered Ordinance No. 10143. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Nay: 1 - Councilmember Prier

Absent: 1 - Councilmember Carlyle

11. Committee Reports

Councilmember Shields advised the Finance & Budget Committee met yesterday and had a great meeting with the new members. They discussed opportunity funding with balance revenues for the City as well as future grant requests.

12. Council Comments:

Councilmember Prier stated she likes to see the progress on the Farmers Market out the Council Chamber windows.

Mayor Baird advised it has been a emotional week with the shooting of a Lee's Summit Police officer. He noted the suspect had been apprehended. He also stated there many ways to help this officer and his family.

Councilmember Prier stated the police staff really supported each other as well as police from other communities coming to assist, she thanked them all for their assistance and concern.

13. Staff Roundtable

Mr. Mark Dunning, City Manager, advised there is some utility work that was to be done today on Douglas, however it was cancelled due to the storms. The city will work to reschedule this work during a time it will not affect Downtown Days.

Chief Mike Snider advised that the Fire Department continually monitors the weather for situations like today with tornado warnings and other severe weather notifications. They do this not only during bad weather days but every day. He explained the notifications and siren indicators during severe weather.

Councilmember Shields expressed her concern on the warning system and notification system for residents.

Chief Snider reminded everyone the sirens are for outdoor warnings only and not for those indoors.

14. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 39 into Closed Session at 7:26 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"