

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

Tuesday, February 11, 2025

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 28

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 11, 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, February 10, 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. 28 to order at 6:09 pm.

- D. Roll Call

Present: 8 - Mayor Bill Baird
Councilmember Trish Carlyle
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 Hodges, seconded by Councilmember Prier, to approve the agenda as published. The motion carried by the following vote:

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Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Lopez

2. Approval of Consent Agenda:

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

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

A. [2025-6717](#) Approval of City Council Action Letter for February 4, 2025.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges to approve the City Council Action Letter from February 4, 2025 as part of the Consent Agenda. The motion carried by the following vote:

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

B. [BILL NO. 25-031](#) An Ordinance granting a Special Use Permit renewal for major automotive repair services in District PI (Planned Industrial) on land located at 2401 NE Douglas Street for a period of ten (10) years from the previous expiration date, 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 February 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-031 be adopted and numbered Ordinance No. 10079 as part of the Consent Agenda. The motion carried by the following vote:

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

- C. [BILL NO. 25-032](#) An Ordinance approving a rezoning from District RP-3 (Planned Residential Mixed Use) and CP-2 (Planned Community Commercial) to District RP-4 (Planned Residential Apartment) and PMIX (Planned Mixed Use), Preliminary Development Plan and Conceptual Development Plan for Ovation on approximately 37.24 acres of land located at 325 SE M-150 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 February 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodgethat Bill No. 25-032 be adopted and numbered Ordinance No. 10080 as part of the Consent Agenda. The motion carried by the following vote:

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

- D. [BILL NO. 25-044](#) An Ordinance accepting Final Plat entitled, "Lakewood Business Park - NE Maguire Boulevard", as a subdivision to the City of Lee's Summit, Missouri. (Note: First read by Council on February 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-044 be adopted and numbered Ordinance No. 10081 as part of the Consent Agenda. The motion carried by the following vote:

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

3. Council Roundtable

Councilmember Shields advised she attended the Lee's Summit Chamber of Commerce annual Gala on Saturday, February 7, 2025 as well as other Councilmembers, Mayor Pro Tem and the Mayor. She noted it was a great and well-attended event.

Councilmember Prier stated there are several new restaurants open to include 30Hop, Magic Noodle and Chicken Salad Chick.

Mr. Brian Head, City Attorney, introduced Mr. Will Hendrickson as the new intern in the Law Department.

4. Candidate Selection Forum

A. [2025-6720](#) Presentation / Discussion: Candidate Forum

Mayor Baird provided an outline of how the candidate forum would take place with speaking time limits for opening and closing statements and answering of each question. The public will be allowed to speak on behalf of each candidate with a total time limit of 5 minutes per each candidate. Councilmembers will take turn reading questions for each candidate to answer and then there will be a short recess to allow the public to decide on who will speak and who will speak first. Then the Council will discuss and make a final decision on the candidate to be nominated to fill the vacancy.

Mayor Baird asked for a motion to amend the process to allow for up to 12 questions to be asked to each candidate.

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Mr. Donald Funk and Ms. Nyauna Cravens each provided background information and stated their reasons for wanting to be a Councilmember for District 4.

Both candidates then provided answers to each question below:

1. What are ways that you would encourage the citizens in Lee's Summit to serve their community and to get involved with opportunities that the city provides? And what civic organizations have you been involved with in the City of LS?
2. Name 3 upcoming initiatives, projects, or developments in Lee's Summit that you are most excited about, and why?
3. What are one or two things the City of Lee's Summit is doing well and what are one or two things the City of Lee's Summit could be doing better?
4. Council members serve as a voice for the residents in our districts. However, we also make decisions for the entire city on a weekly basis. What do you believe are the more pressing issues for the citizens in District 4? And, what are the most pressing issues in the city of LS as a whole?
5. The City of Lee's Summit has a strategic plan adopted by the council in 2020 as part of its vision and planning for the future. The strategic plan addresses economic development, infrastructure, cultural and recreational amenities, community health and wellbeing, collaborative relations with education partners, strong neighborhoods, and community engagement? What objectives and values in the strategic plan are you most passionate about and why?
 - As a follow up to the last question, how do you see the City Council's role in long-term planning efforts and pursuing the goals and objectives for our city in the strategic plan?

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6. As part of the City's strategic goals, economic development and maintaining a competitive business environment are key. What strategies do you think the City should prioritize to encourage business growth and attract new industries to Lee's Summit?
 - As a follow up to the previous question what strategies do you support with regard to balancing new economic growth to support our current businesses and maintaining quality of life in all parts of our community?
7. Public safety has been a City Council priority for many years now. Do you support this as a top priority and in what ways do you see that we could enhance public safety?
8. If you had to make a decision on an ordinance or development that a friend or neighbor wanted you to vote against, how would you handle that situation?
9. With over 4100 acres of Suburban Land Reserve's property to be developed over the next 10 to 15 years are you comfortable with the city's comprehensive plan as a guide for the long term vision of the community or do you have different ideas for the future development of the city? Please explain your answer.
10. As with any board the council members are responsible for governance which includes creating laws and ordinances, being good fiduciary stewards of taxpayer dollars, and providing accountability. Why do you feel you will be a good city council member with regard to these responsibilities?

Ms. Nyauna Cravens and Mr. Donald Funk both provided closing remarks and thanked the Council for their time.

5. Public Comments - Candidate Selection

Several citizens spoke in support of each candidate and stated the reasons they felt they were the best candidate to fill the vacancy.

Candidate Selection

The Mayor and City Council had open dialogue regarding the candidate they would be supporting.

Mr. Donald Funk was nominated by Councilmember Carlyle.

Ms. Nyauna Cravens was nominated by Councilmember Shields.

Each Councilmember voted for the following:

Councilmember Carlyle for Donald Funk

Councilmember Shields for Nyauna Cravens

Councilmember Rader for Donald Funk

Councilmember Lovell for Donald Funk

Councilmember Hodges for Donald Funk

Councilmember Prier for Donald Funk

Mayor Pro Tem Lopez for Donald Funk

Mayor Baird for Donald Funk

Mr. Donald Funk was chosen by a majority of the City Council and is appointed to fill the vacancy as Councilmember for District 4.

6. Presentations:

A. [2025-6696](#) Presentation / Discussion: City Council Goals

Council Discussion Included:

The challenge of each of the goals is staffing for both Public Works and development and how to prioritize the work overall and will be multiple year goals. The risk of each goal needs to be mitigated at the beginning.

- Stormwater
 - Committee level discussions
 - Committee to be assigned - Public Works

- Solid Waste - Contract based service
 - Previous research / background information
 - Committee to be assigned - Public Works
 - Bring to full Council as a Work Session topic
 - What process to follow after the work session

- Beautification
 - Design standards
 - Specific topics / broken up and assigned to correct meeting body
 - Cost and other “big rocks” to be prioritized
 - Community advocates
 - Architecture updates
 - Trash on roadways
 - Priorities / next steps

- Housing
 - Updated Data
 - Annual goals - top 4
 - Work Session to prioritize

7. Public Hearings:

- A. [2024-6688](#) Public Hearing: Second Amended and Restated Master Plan for Industrial Development Projects (Chapter 100) for the Streets of West Pryor Development; Streets of West Pryor, LLC, applicant

Mr. David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibits 1 - 4 and developers presentation as Exhibit 5 into the record.

Council Discussion Included:

- Extension common
- Only 3 years

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

- 1) [BILL NO. 25-045](#) An Ordinance approving a Second Amended and Restated Master Plan for Industrial Development Projects for the Streets of West Pryor Development (Note: First read by Council on February 11, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-045 be advanced to second reading. The motion carried by the following vote:

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

8. Public Comments:

There were no Public Comments.

9. Proposed Ordinances - Second Reading:

- A. [BILL NO. 25-035](#) An Ordinance approving Amendment No. 5 to the budget for the Fiscal Year ending June 30, 2025, as adopted by Ordinances 9936, 9937, 9938, 9939, and 9940, by amending the authorized expenditures for the City. (F&BC 2/3/25) (Note: First read by Council on February 4, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyl that Bill No. 25-035 be adopted and numbered Ord. No. 10082. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

Recused: 1 - Councilmember Lopez

10. Committee Reports

Councilmember Lovell advised the Community and Economic Development Committee meeting for tomorrow will be held virtually only.

Councilmember Shields stated the Lee's Summit Economic Development Council is still searching for a new President and more information should be provided soon. She also noted the Rules Committee will be meeting on February 20, 2025 at 11:30am via video conference.

Councilmember Prier stated the Public Works Committee met yesterday and covered several topics that will be moving forward to Council soon.

11. Council Comments:

Councilmember Prier advised that school is officially cancelled for tomorrow.

Mayor Baird thanked everyone for their input during the candidate selection to fill the District 4 Council vacancy. He appreciated everyone meeting with the candidates and those that came to support them this evening.

Mayor Baird stated that there will be a few City Council members going to Jefferson City next week for the Missouri Municipal League Conference.

12. Staff Roundtable

Mr. Mark Dunning, City Manager, shared an award that the City received at the Chamber of Commerce Gala on Saturday.

Mr. Dunning stated the snow crews were already pretreating the roadways for the next round of snow headed our way. Snow totals are expected to be between 4-8 inches with some ice possible after midnight. All City facilities will be open tomorrow with minimum staffing.

He reminded everyone of the "Take Time to Be Kind" week and activities surrounding that.

13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 28 at 9:24 pm.

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

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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"