



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

**Tuesday, January 6, 2026**

**6:00 PM**

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

**REGULAR SESSION NO. 59**

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, January 6, 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, January 5, 2026, to the City Clerk at [clerk@cityofls.net](mailto: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](http://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. 59 to order at 6:02 pm.

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 Shields, seconded by Councilmember Hodges, to approve the agenda as published. The motion carried by the following vote:

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**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 Funk, seconded by Councilmember Shields, to approve the Consent Agenda Items 2.A. – 2.E. 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. 2025-7307** Approval of City Council Action Letter for December 16, 2025.

**ACTION:** A motion was made by Councilmember Funk, seconded by Councilmember Shields, to approve the City Council Action Letter for December 16, 2025 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. BILL NO. 25-088** An Ordinance accepting Final Plat entitled, "Kensington Farms, 7th Plat, Lots 279 thru 324," as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by Council on May 6, 2025. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Funk, seconded by Councilmember Hodges, to adopt Bill No. 25-088 and number Ordinance No. 10298 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

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C. [BILL NO.](#)  
[25-184](#) An Ordinance accepting the Final Plat entitled, "Pergola Park, 6th Plat, Lots 134 thru 144 and Tracts 12-6, T and U", as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by City Council on September 23, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Shields, to adopt Bill No. 25-247 and number Ordinance No. 10300 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

D. [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 Funk, seconded by Councilmember Shields, to adopt Bill No. 25-247 and number Ordinance No. 10300 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

E. [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 Funk, seconded by Councilmember Shields, to adopt Bill No. 25-248 and number Ordinance No. 10301 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

There was no Council Roundtable.

### 4. Public Hearings:

A. [2025-7276](#) Public Hearing: Application #PL2025-191 - Special Use Permit renewal for rental and storage facility - U-haul, 1650 SW Market Street; Steve Lytle, applicant.

Ms. Adair Bright, Senior Planner, entered into the record Exhibit A. 1-18.

#### Council Discussion Included:

- 19 years is because this dates back to current SUP expiration.

No one spoke in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

1) [BILL NO.](#)  
[26-001](#) An Ordinance granting a Special Use Permit renewal for recreational vehicle rental, equipment rental, truck sales and Lease, and mini warehouse facility in District PI (Planned Industrial) on land located at 1650 SW Market Street for a period of nineteen (19) years and twenty-five (25) days, 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 January 6, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 26-001 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. [2025-7278](#) Public Hearing: Application #PL2025-192 - Special Use Permit renewal for mini-storage - Jefferson Street Storage, 1603 SW Jefferson Street; Steve Lytle, applicant.

Ms. Adair Bright, Senior Planner, entered into the record Exhibit A. 1-17.

Council Discussion Included:

- No Council Discussion

No one spoke in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

1) [BILL NO.](#)  
[26-002](#) An Ordinance granting a Special Use Permit renewal for a mini-warehouse facility in District PI (Planned Industrial) on land located at 1603 SW Jefferson Street for a period of ten (10) years, two (2) months, and twenty-six (26) days, 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 January 6, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 26-002 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. [2025-7360](#) Public Hearing: Application #PL2025-276 - Preliminary Development Plan - Dutch Bros, 10 SW Persels Road; Engineering Solutions, LLC, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered into the record Exhibit A. 1-18.

Council Discussion Included:

- Drive Thru ordered at building or before building at speaker? At speaker before window.
- Road maintenance / private drive - Conditions are note in Unified Development Ordinance (UDO)
- Compliance on signage

Ms. Deborah Giddings spoke in opposition to this application due to the increase in traffic in this area and the flow of the traffic.

**This Public Hearing - Sworn was presented.**

1) [BILL NO.](#)  
[26-003](#) An Ordinance approving a Preliminary Development Plan for Oldham Village, Lot 18 and Tract E on approximately 2.99 acres of land generally located at the northwest intersection of SW Persels Road 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 January 6, 2026. Passed by unanimous vote with one recusal.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 26-003 be advanced to second reading. The motion carried by the following vote:**

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

**Recused:** 1 - Councilmember Lovell

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D. [2025-7338](#) Public Hearing: Application #PL2025-277 - Preliminary Development Plan - Les Schwab Tire Center, 740 NW Ward Road; SFP-E, LLC, applicant.

Ms. Adair Bright, Senior Planner, entered into the record Exhibit A. 1-17.

Council Discussion Included:

- How many employees per store? 12-15 employees

No one spoke in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

1) [BILL NO.](#)  
[26-004](#) An Ordinance approving a Preliminary Development Plan for land located at 740 NW Ward Road for Les Schwab Tire Center, 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 January 6, 2026.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 26-004 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Nay:** 3 - Councilmember Hodges  
Councilmember Prier  
Councilmember Rader

E. [2025-7358](#) Public Hearing: Application #PL2025-275 - Rezoning from PI to PMIX and Preliminary Development Plan - East Village Phase 2, approximately 50 acres generally located at the SE corner of South M-291 Highway and SE Bailey Road; East Village Investors, LLC.

Council Discussion Included:

- How many commercial pads in Phase 1 and Phase 2? Phase 1 has 10; Phase 2 has 6
- What happened to Zoetta's? They are still working on relocation plans. No final answer yet.
- Excess flow holding basin in 2028 still to be completed? Yes, this will still be completed.

Ms. Deborah Giddings spoke in opposition to this application due to traffic and traffic patterns this development may cause.

**This Public Hearing - Sworn was presented.**

1) [BILL NO.](#)

[26-005](#)

An Ordinance approving rezoning from District PI (Planned Industrial District) to District PMIX (Planned Mixed Use District) and Preliminary Development Plan for East Village Phase 2 on approximately 50 acres of land generally located at the southeast intersection of SE Bailey Road 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 January 6, 2026.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-005 be advanced to second reading. 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

**5. Public Comments:**

Ms. Teresa Vollenweider spoke on plats, road width and wording of ordinances.

Ms. Deborah Giddings spoke on water utilities, cost increases, tax increases and transparency in government.

A recess was taken from 7:36pm to 7:49pm.

**6. Presentations:**

A. [2025-7369](#) Presentation: Conceptual Economic Development Incentive Request for Battery Energy Storage System, 501 NE Strother Road; SMT Energy, applicant.

Council Discussion Included:

- Close to substation? Immediately north of substation
- What other municipalities? Texas
- Why Lee's Summit? Just one of many.
- Public benefit
- Grid / price stability
- Interconnection Study
- Energy needs / Energy incentivize
- Powergrid overloaded
- Cost / Excess tax / Services
- No infrastructure or city services needed
- Expansion possibilities
- Existing substation
- Only benefit to LS residents? No
- Fires / Containment / Issues
- Net benefit with less risk

This Presentation was presented.

**7. Proposed Ordinances - First Reading:**

A. [SUBSTITUT  
E 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.

**ACTION:** A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Substitute Bill No. 25-230 be advanced to second reading. The motion carried by the following vote:

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

**B. BILL NO.** 26-006 An Ordinance submitting to the electors of the City of Lee's Summit, Missouri, at the election on November 3, 2026, the question of whether the City of Lee's Summit should provide for residential city-wide solid waste collection services.

**ACTION:** A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 26-006 be advanced to second reading. The motion carried by the following vote:

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

**Nay:** 1 - Councilmember Rader

**C. BILL NO.** 26-007 An Ordinance providing for an election of municipal officers by voters in the City of Lee's Summit, Missouri, at the General Election to be held on April 7, 2026, and providing that notice of said election be given.

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 26-007 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

**D. BILL NO.** 26-008 An Ordinance accepting Final Plat entitled, "Hearne's Addition, Lots 19A-19D", as a subdivision to the City of Lee's Summit, Missouri.

**ACTION:** A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 26-008 be advanced to second reading. The motion carried by the following vote:

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

E. [BILL NO. 26-009](#) An Ordinance approving the Tax Increment Financing Contract between East Village Investors, LLC, and the City of Lee's Summit, Missouri, for the East Village Tax Increment Financing Plan.

**ACTION:** A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 26-009 be advanced to second reading. 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

F. [BILL NO. 26-010](#) An Ordinance approving a cooperative agreement among Oldham Investors, LLC, the Oldham Village Transportation Development District and the City of Lee's Summit, Missouri, to implement the Oldham Village Transportation Development District.

**ACTION:** A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 26-010 be advanced to second reading. 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

## 8. Committee Reports

Councilmember Hodges stated there will be a Finance and Budget Committee meeting tomorrow afternoon at 4:00pm.

**9. Council Comments:**

Councilmember Prier asked about the recent city wide manure smell that citizens had been complaining about. Mr. Ryan Elam, Assistant City Manager, stated it is a local farm and city is aware of the issue and are working with water utilities and development to review the ordinances to make sure there are known violations.

Councilmember Hodges asked about Green Street and why there is not currently a year round Farmers Market. Mr. Ryan Elam, Assistant City Manager, stated Downtown Main Street is working through the planning stages of making the market year round but they are still in the planning stages at this point.

**10. Staff Roundtable**

Mr. Mark Dunning, City Manager, noted this would be the last meeting for Mr. David Bushek's last meeting as an employee of the City but will be back to represent the City's interest as an employee of Gilmore and Bell.

**11. Adjournment**

Hearing no further business, Mayor Baird adjourned Regular Session No. 59 into Closed Session at 9:07pm

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](http://lsmo.legistar.com)"