



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

Tuesday, May 20, 2025

6:00 PM

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

REGULAR SESSION NO. 38

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 20, 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, May 19, 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. 38 to order at 6:04 pm.

- D. Roll Call

Councilmember Carlyle was absent at Roll Call but arrived at 6:20pm

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 Hodges, seconded by Councilmember Funk, 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 Hodges, seconded by Councilmember Prieto to approve the Consent Agenda, Items 2.A. – 2.F. 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. [2025-6905](#) Approval of City Council Action Letter for May 13, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prieto to approve the City Council Action Letter for May 13, 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. [2025-6937](#) Mayor Pro Tempore City Council Committee and Liaison Appointments

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, to approve Mayor Pro Tempore's City Council Committee and Liaison appointments as part of the Consent Agenda. 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

- C. [BILL NO. 25-023](#) An Ordinance accepting Final Plat entitled, "Oldham Village, 1st Plat, Lots 1-13 & Tracts A-D", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-023 be adopted and numbered Ordinance No. 10130 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. 25-024](#) An Ordinance accepting Final Plat entitled, "Oldham Village, 2nd Plat, Lots 12A-18 & Tract E", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-024 be adopted and numbered Ordinance No. 10131 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. 25-089](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-089 be adopted and numbered Ordinance No. 10132 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

- F. [BILL NO. 25-093](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are not represented by a labor organization for the Fiscal Year ending June 30, 2026.

(Note: First read by Council on May 13, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-093 be adopted and numbered Ordinance No. 10133 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

Councilmember Shields noted the Fourth Fridays Art Walk will be held this Friday in downtown Lee's Summit. She also noted the Farmers Market is up and running on Wednesdays and Thursdays with several new vendors.

Councilmember Prier stated she wanted to public request Meddy's to open a location in Lee's Summit.

4. Proclamations:

- A. [2025-6934](#) Proclamation: Answering The Call
This Proclamation was presented.
- B. [2025-6951](#) Proclamation: World Bee Day - May 20, 2025
This Proclamation was presented.

5. Public Hearings:

- A. [2025-6883](#) Public Hearing: Application #PL2024-319 - Residential Preliminary Development Plan - 150 & Ward Apartments, 3620 SW Ward Road; Milhaus Development, applicant.

(Note: This application was continued from May 20, 2025, per the applicant's request.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodgeto continue this Public Hearing to a date certain of June 17, 2025. 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. [2025-6916](#) Public Hearing: Chapter 100 Plan for the View High Sports Complex Project; 3D Builders KC, LLC, applicant

(Note: This application was continued from May 20, 2025, per the applicant's request.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodgeto continue this Public Hearing to a date certain of June 10, 2025. 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. [2025-6921](#) Public Hearing: Application #PL2025-038 - Preliminary Development Plan - Valvoline Oil, 610 NW Chipman Road; WSO Partners, LLC., applicant.

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

Council Discussion Included:

- Traffic / Congestion
- Busiest times / stacking in parking lots
- Use by patios of other businesses
- Permitted Use
- Service provided

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-096](#) 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 Carlyle, seconded by Councilmember Shield that Bill No. 25-096 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

- D. [2025-6923](#) Public Hearing: Application: #PL2025-012 - Preliminary Development Plan - Christian Brothers Automotive, 110 SW Raintree Plaza Drive; Christian Brothers Automotive, applicant.

Mr. Ian Trefren, Planner, entered Exhibit A 1 - 14 into the record.

Council Discussion Included:

- Parking
- Other uses / businesses in this area
- Impact on traffic / recent crashes
- Traffic signals on M150
- Closest homes (370 Feet)
- Preferred uses for location
- Minor repairs vs. Major Repairs

Mr. B.C. Millett and Ms. Jean Scanlon Peck spoke in opposition to this application and stated their concerns regarding traffic and use of this property.

This Public Hearing - Sworn was presented.

- 1) [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 Hodges, seconded by Councilmember Lothar Bill No. 25-097 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 Rader
Councilmember Shields

Nay: 1 - Councilmember Prier

- E. [2025-6922](#) Public Hearing: Application #PL2025-013 - Special Use Permit - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

Mr. Ian Trefren, Planner, entered Exhibit A 1 - 15 into the record.

Council Discussion Included:

- Need for SUP here and not a minor repair location
- Length of SUP

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

This Public Hearing - Sworn was presented.

- 1) [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 Funk, seconded by Councilmember Hodthat Bill No. 25-098 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 Rader
Councilmember Shields

Nay: 1 - Councilmember Prier

6. Public Comments:

There were no Public Comments.

7. Resolutions:

- A. [RES. NO. 25-13](#) A Resolution to adopt the 2025 Multi-Jurisdictional Hazard Mitigation Plan.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Prier, that Resolution No. 25-13 be adopted. 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

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-095](#) An Ordinance approving the purchase and installation of office furniture and furnishings by Pure Workplace Solutions as needed for the South Police Substation and authorizing the City Manager to execute all necessary documents on behalf of the City. (PWC 5/12/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funthat Bill No. 25-095 be second read. 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-095 be adopted and numbered Ordinance No. 10134. 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. 25-099](#) An Ordinance amending Chapter 4, Alcoholic Beverages, Article III. Licenses Division 1. Generally, Section 4-76. Required of the Code of Ordinances of the City of Lee's Summit, Missouri. (CEDC 5/14/25)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges that Bill No. 25-096 be second read. 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

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodgesthat Bill No. 25-096 be adopted and numbered Ordinance No. 10135. 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

9. Proposed Ordinances - First Reading:

- A. [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 Rader, seconded by Councilmember Hodgesthat Bill No. 25-100 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

10. Proposed Ordinances - Second Reading:

- A. [BILL NO. 25-090](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the Fire Department of the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodgesthat Bill No. 25-090 be adopted and numbered Ordinance No. 10136. The motion carried by the following vote:

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

Recused: 1 - Councilmember Prier

- B.** [BILL NO. 25-091](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the Municipal Courts Division of the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Shields, that Bill No. 25-091 be adopted and numbered Ordinance No. 10137. The motion carried by the following vote:

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

Recused: 1 - Councilmember Lopez

- C.** [BILL NO. 25-092](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are represented by a labor organization for the Fiscal Year ending June 30, 2026.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 25-092 be adopted and numbered Ordinance No. 10138. The motion carried by the following vote:

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

Recused: 1 - Councilmember Prier

11. Committee Reports

Councilmember Shields advised she attended the Lee's Summit Economic Development Council (LSEDC) meeting today along with Mayor Baird and Councilmember Lovell. She felt it was a very good meeting and the LSEDC was bringing forward a lot of great events for Lee's Summit soon.

12. Council Comments:

Councilmember Shields advised she attended the Lee's Summit Economic Development Council (LSEDC) meeting today along with Mayor Baird and Councilmember Lovell. She felt it was a very good meeting and the LSEDC was bringing forward a lot of great events for Lee's Summit soon.

13. Staff Roundtable

Mr. Mark Dunning, City Manager, advised that Second Street (west of Downtown) has currently closed due to an emergency repair to a sanitary sewer manhole. This closure will last approximately two weeks.

14. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 38 into Closed Session at 7:56 pm.

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