



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

Tuesday, January 13, 2026

6:00 PM

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

**\*JOINT SESSION WITH THE LEE'S SUMMIT PARKS AND RECREATION BOARD\***  
**REGULAR SESSION NO. 60**

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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 13, 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 12, 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 call Regular Session No. 60 to order at 6:03pm.

D. Roll Call

Also in attendance for the Parks and Recreation Board:

President James Huser

Vice President Samantha Shepard

Treasurer Jon Ellis

Mindy Aulenbach

Casey Crawford

Nate Zier

Kathryn Campbell

Lawrence Bivins

Wesley Fields - Absent

**Present:** 6 - Mayor Bill Baird  
Councilmember Donnie Funk  
Councilmember Beto Lopez  
Councilmember Mia Prier  
Councilmember Cynda Rader  
Councilmember Hillary Shields

**Absent:** 3 - Councilmember Trish Carlyle  
Councilmember Faith Hodges  
Councilmember John Lovell

**1 Approval of Agenda**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Rader, to approve the agenda as published. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

**2. Joint Session Presentations:**

- A. [2025-7392](#) Parks Board Topic: Park Impact Fee
- B. [2025-7393](#) Parks Board Topic: Pickleball Complex
- C. [2025-7394](#) Parks Board Topic: Fieldhouse
- D. [2025-7403](#) Parks Board Topic: Unity Village Park
- E. [2025-7395](#) City of Lee's Summit Topic: Stormwater Sales Tax
- F. [2025-7396](#) City of Lee's Summit Topic: Residential Citywide Solid Waste Collection Services

G. [2025-7397](#) City of Lee's Summit Topic: Charter Review Commission

**3. Break to adjourn Joint Session with Parks Board:**

The Joint Session adjourned at 7:10pm and a brief recess was taken. Regular session reconvened at 7:28pm.

**4. Approval of Consent Agenda:**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, to approve the Consent Agenda, Items 4.A - 4.F. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

A. [2025-7383](#) Approval of City Council Action Letter for January 6, 2026.

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

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

B. [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 Shields, seconded by Councilmember Funk, that Bill No. 26-001 be adopted and numbered Ordinance No. 10302, as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

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**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- C. [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 Shields, seconded by Councilmember Funk, that Bill No. 26-002 be adopted and numbered Ordinance No. 10303, as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- D. [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.

(Note: First read by Council on January 6, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Substitute Bill No. 25-230 be adopted and numbered Ordinance No. 10288, as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- E. [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.

(Note: First read by Council on January 6, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-007 be adopted and numbered Ordinance No. 10304, as part of the Consent Agenda. The motion carried by the following vote:**

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**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- F. [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.

(Note: First read by Council on January 6, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-008 be adopted and numbered Ordinance No. 10305, as part of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

## 5. Council Roundtable

Councilmember Funk noted that Thursday, January 14, will be the first session for Youth Court.

Mayor Baird noted the Mayor's Character Breakfast this Thursday, January 14.

**6. Public Comments:**

The following citizens spoke during public comments:

Andrew Elsen - voiced his concerns of the public comment and public hearing processes. Thinks there should be better education on how those processes work.

Deborah Giddings - concerns over the proposed Mill House Apartment Complex and encouraged citizens to listen to the proposal during the upcoming Planning Commission meeting on January 22, 2026.

Zak Alshawish - spoke on his concerns of the tax burdens put on Lee's Summit residence when the City gives developers tax breaks.

Teresa Vollenweider - spoke on concerns with the City's rezoning and platting of 3420 Pryor Rd.

**7. Presentations:**

- A. [2025-7380](#) Presentation: Request by Lee's Summit R-7 School District Regarding Purchase of Property from Unity Realty, LLC, at 1901 NW Blue Parkway for Relocation of Hazel Grove Elementary School

The Lee's Summit School district is seeking to build and relocate Hazel Grove Elementary School to 1901 NW Blue Parkway. This moves the school into City limits and provides a much needed building update. Since this proposed location is on CID property, and the school is a tax exempt entity, the School Board is required to get council approval to relocate to this property and waive the payment to purchase this property.

A motion was made by Councilmember Shields, seconded by Mayor Pro Tem Lopez to approve the request of the Lee's Summit R-7 School District to purchase of six parcels totaling approximately 28.6 acres in the redevelopment area and waive the payment required by Section 5.01B of the redevelopment agreement. The motion passed 6-0.

**ACTION: A motion was made by Councilmember Shields, seconded by Mayor Pro Tem Lopez. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

B. [2025-7401](#) Presentation: Introduction of Grayson Capital  
Michael Collins, CEO of Grayson Captial, gave a brief introduction. They are taking over an existing apartment complex project in Paragon Star.

C. [2025-7112](#) Presentation: Tourism Campaign Kickoff  
Presented by Cori Day, Executive Director of Lee's Summit Tourism,  
Gave a brief overview of the new slogan and branding for Lee's Summit Tourism marketing campaign. Multiple forms of digital and print marketing will be used.

The campaign was well received by council.

### 8. Proposed Ordinances Forwarded from Committee:

A. [BILL NO. 26-011](#) An Ordinance approving the 2026 Jackson County Board of Election Commissioners Poll Contracts for the Lovell Community Center, Longview Community Center and the Gamber Center, and authorizing the Administrator of Parks and Recreation to execute the same by and on behalf of the City. (F&BC 1/7/26)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-011 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-011 be adopted and numbered Ordinance No. 10306. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- B. [BILL NO. 26-012](#) An Ordinance approving Change Order No. 4 to the agreement for the Joint Operations Center Migration Plan, between the City of Lee's Summit and Motorola Solutions, Inc., for an increase in the contract price of system infrastructure costs of \$2,824,533, and additional increases in annual system lifecycle maintenance costs of \$317,490 and cybersecurity costs of \$96,240 over a period of six years, and authorizing the City Manager to execute an agreement for the same. (F&BC 1/7/26)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-012 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-012 be adopted and numbered Ordinance No. 10307. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

## 9. Proposed Ordinances - First Reading:

- A. [BILL NO. 26-013](#) An Ordinance repealing Ordinance No. 10283 and approving an agreement between the City of Lee's Summit and the Missouri Department of Public Safety for the City's acceptance of appropriated funds in the amount of \$1,500,000 for the planning, design and construction of an Emergency Operations Facility pursuant to House Bill 8, Section 8.133, Fiscal Year 2026 and authorizing the Mayor to execute any and all documents for the same by on behalf of the City of Lee's Summit, Missouri.

(Note: First read by Council on January 13, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-013 be advanced to second reading. The motion carried by the following vote:**

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**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- B.** [BILL NO. 26-014](#) An Ordinance repealing Ordinance No. 10284 and approving an agreement between the City of Lee's Summit and the Missouri Department of Public Safety for the City's acceptance of appropriated funds in the amount of \$2,000,000 for the planning, design and construction of an Emergency Operations Facility pursuant to House Bill 8, Section 8.133, Fiscal Year 2026 and authorizing the Mayor to execute any and all documents for the same by on behalf of the City of Lee's Summit, Missouri.

(Note: First read by Council on January 13, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-014 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

**10. Proposed Ordinances - Second Reading:**

- A.** [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 Rader, seconded by Mayor Pro Tem Lopez, that Bill No. 26-003 be adopted and numbered 10308. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

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**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- B.** [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 Shields, seconded by Councilmember Lopez, that Bill No. 26-004 be continued to the January 20th council session. The motion passed by the following vote:**

**Aye:** 4 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Shields

**Nay:** 2 - Councilmember Prier  
Councilmember Rader

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- C.** [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 Lopez, that Bill No. 26-005 be adopted and numbered Ordinance No. 10310. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

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- D. [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. (Note: First read by Council on January 6, 2026.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-006 be adopted and numbered Ordinance No. 10312. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

- 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. (Note: First read by Council on January 6, 2026.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-009 be adopted and numbered Ordinance No. 10312. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
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. (Note: First read by Council on January 6, 2026.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 26-010 be adopted and numbered Ordinance No. 10313. The motion carried by the following vote:**

**Aye:** 5 - Mayor Baird  
Councilmember Funk  
Councilmember Lopez  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

**Absent:** 3 - Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lovell

## 11. Committee Reports

Councilmember Prier gave a brief overview of the topics discussed at the Public Works Committee Meeting.

Councilmember Shields noted the great presentation given by Michael Park, Director of Public Works, on Project Delivery Methods at the Finance and Budget Meeting last week. It was requested he bring that presentation to the full council.

## 12. Council Comments:

Councilmember Shields would like the education/information on public comments and public hearings easier to access and better communication on those processes.

She also requested the Rules Committee review how to replace a commission member (should they leave that commission) as there are currently two commission members (part of the Charter Review Commission) running for office.

Councilmember Prier also agreed with Councilmember Shields on the need to better educate how public comments and public hearings work.

Mayor Baird also agreed with the education part of the public hearing/public comment process.

## 13. Staff Roundtable

Mark Dunning, City Manager, reminded all of the Mayor's character breakfast on Thursday, January 15, 2026.

He also mentioned the passing of former Assistant Fire Chief John VanGorkum. He was a long serving member of the Lee's Summit Fire Department.

Brian Head, City Attorney, noted the Legislative and Intergovernmental Meeting this Thursday. The main topic of discussion will be the potential to have a lobbyist at the federal level.

## 14. Adjournment

Hearing no further business, Mayor Baird, adjourned Regular Session No. 60 at 9:34pm.

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