



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

Tuesday, April 8, 2025

6:00 PM

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

REGULAR SESSION NO. 33

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, April 8, 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, April 4, 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. 33 to order at 6:04 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 Shields, seconded by Councilmember Hodges, 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 Shields, 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. [2025-6772](#) Approval of City Council Action Letter for March 25, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shito approve the City Council Action Letter for March 25, 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. [2025-6875](#) Mayor's Appointments (Simple Majority):

Lee's Summit Visitors Bureau: Reappoint Kristel Reiman, Tina Rockhold, Jeanine Thill and Cheryl Nash terms to expire 10-10-27 and appoint Sara Taylor to replace Rachel Dyer (LS Chamber Rep.) term to expire 10-10-25.

Planning Commission: Appoint Jessica Gronau to replace Donnie Funk, term to expire 4-15-28.

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

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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. 25-057](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Midwest Avionics, LLC to operate as a Fixed Based Operator (FBO) and perform aircraft airframe/powerplant, avionics repair, maintenance, and inspection services at the Airport and authorizing the Mayor to execute the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-057 be adopted and numbered Ordinance No. 10094 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

- D. [BILL NO. 25-058](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Summit Flight Academy, LLC to perform Flight Training and Aircraft Rental at the Airport and authorizing the Mayor to execute the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-058 be adopted and numbered Ordinance No. 10095 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

- E. [BILL NO. 25-059](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and Hangar V, LLC for a period of 20 years with options for four additional five-year terms for the continued operation of Hangar "V" located at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-059 be adopted and numbered Ordinance No. 10096 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

- F. [BILL NO. 25-060](#) An Ordinance approving Change Order No. 1 to the agreement with Kissick Construction Company, Inc. for the CIPP Lining and LCRs, as part of the I/I Removal - CIPP Lining, Manhole Rehab, and LCR's - FY24, Project No. 962.2 for an increased amount of \$683,610.00 for a revised agreement amount of \$1,917,532.00 and authorizing the City Manager to execute the same.

(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-060 be adopted and numbered Ordinance No. 10097 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 she attended the Downtown Lee's Summit Main Street Wine Walk this weekend and congratulated them on a good turnout despite chilly temperatures.

4. Public Hearings:

- A. [2025-6799](#) Public Hearing Application #PL2024-326 - Preliminary Development Plan - duplex, 724 SE 10th St; Reed Holdings GP, LLC, applicant.

Ms. Claire Byers, Senior Planner, entered Exhibits A. 1 - 16 into the record.

Council Discussion Included:

- Why is PDP required?
 - Density
- Other duplexes in the area (across the street)
- Rent / \$1500-\$1600 per unit
- Density raised under zoning district.
 - Council can add any zoning / density

Mr. Rockwell, President of the Bridgehampton Homeowners association, advised he was in support of this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-062](#) An Ordinance approving a Preliminary Development Plan for land located at 724 SE 10th St for a duplex, 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 April 8, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-062 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. [2025-6809](#) Public Hearing: Application #PL2024-218 - Vacation of Right-of-Way - A portion of SW Jefferson Street right-of-way and miscellaneous right-of-way located south of SW Oldham Parkway (abutting 101 SW Oldham Parkway); and a portion of SW Market Street north of SW Persels Road (abutting 1300, 1302 and 1304 SW Market Street); Engineering Solutions, LLC, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A. 1 - 14 into the record.

Council Discussion Included:

- Market Street north of these parcels
 - MoDOT right-of-way

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-063](#) An Ordinance vacating a portion of SW Jefferson Street Right-of-Way and miscellaneous Right-of-Way located south of SW Oldham Parkway (abutting 101 SW Oldham Parkway); and a portion of SW Market Street north of SW Persels Road (abutting 1300, 1302 and 1304 SW Market Street), in the City of Lee's Summit, Missouri.

(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 25-063 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

- C. [2025-6807](#) Public Hearing: Application #PL2024-093 - Vacation of Right-of-Way - A portion of right-of-way at the intersection of NW Sloan Street and NW Main Street / NW Commerce Drive (abutting 7 NE Sycamore Street); Engineering Solutions, LLC, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A. 1 - 16 into the record.

Council Discussion Included:

- Aerial Map
- Less mowing area for the City

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-064](#) An Ordinance vacating a portion of dedicated right-of-way located at the southeast corner of NW Sloan Street and NW Main Street / NW Commerce Drive (abutting 7 NE Sycamore Street), in the City of Lee's Summit, Missouri. (Note: First read by Council on April 8, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-064 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

5. Public Comments

There were no Public Comments.

6. Presentations:

- A. [2025-6782](#) Presentation: Conceptual Economic Development Incentive Request for Hyundai Automotive Dealership at 1231 NW Ward Road; Victory Hyundai of Lee's Summit, applicant

Council Discussion Included:

- Terminate previous incentive policies
- PDP previously approved
- Cost of public improvements / public benefit
- Traffic signal / drive approach / improvement
- Developable land?
- Public benefit regarding jobs / revenue
- Other lots ownership
- Access Road / lot improvements
- Setting precedents for future approvals
- Time on current PDP
- High profile location
- No retail
- Why this location
- Sales tax into community
- Real property tax income / abated properties
- Sales tax exemptions on other projects
- Differences from the Harley Davidson request
- Change of ownership

Council reached a consensus to move forward in consideration of this request.

This Presentation was presented.

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-065](#) An Ordinance enacting a new Section 2-61. Vacancies on the Council - How Filled. establishing a procedure for appointing a new Councilmember following a vacancy in the City Council as provided by Section 3.7 of the Charter of the City of Lee's Summit, Missouri. (Rules Committee 3/20/25)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-065 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 Prier, seconded by Councilmember Hodges, that Bill No. 25-065 be adopted and numbered Ordinance No. 10098. 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 - First Reading:

- A. [BILL NO. 25-066](#) An Ordinance accepting Final Plat entitled, "Cobey Creek, 2nd Plat, Lots 31-91, 160-184, 297 & Tracts A, B, C, F, I, K, L, M, N & O", As a subdivision to the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-066 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. [BILL NO. 25-067](#) An Ordinance approving the Tax Increment Financing Contract and Community Improvement District Cooperative Agreement for the Oldham Village Redevelopment Project.
(Note: First read by Council on April 8, 2025.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 25-067 be advanced to second reading. The motion carried by the following vote:

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

Nay: 1 - Councilmember Rader

Absent: 1 - Councilmember Carlyle

- C. [BILL NO. 25-068](#) An Ordinance approving an Intergovernmental Agreement between the City of Lee's Summit, Missouri, and the United States Army Corps of Engineers giving temporary construction license to reconstruct the Sampson Road Bridge over Mouse Creek located on Government-owned land (Tract No 357) and authorizing the Mayor to execute the same.
(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodgethat Bill No. 25-068 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

- D. [BILL NO. 25-069](#) An Ordinance authorizing the City of Lee's Summit, Missouri to enter into a Disbursement Agreement with the I-470 Western Gateway Transportation Development District.
(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 25-069 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

9. Committee Reports

Councilmember Shields stated there would not be a Rules Committee meeting in April.

Councilmember Shields noted the Finance and Budget Committee met yesterday and will be meeting again on April 21, 2025 as they are in the middle of the budget process.

Councilmember Lovell advised the Community and Economic Development Committee would be meeting tomorrow, April 9, 2025 at 4:00pm.

10. Council Comments

Councilmember Rader would like a Council committee to consider reviewing some of the processes, such as the public hearing for the duplex this evening, and seeing if they can be streamlined to reduce time and cost for both the applicant and the City.

Councilmember Lovell advised this may have been reviewed previously by the Community and Economic Development Committee when reviewing the Downtown Overlay area.

Councilmember Lovell also stated that after the public hearing regarding the Express Stop located just off View High Drive at the last Council meeting, he was able to discuss other locations with the owner and see the quality and type of store that was being proposed for this area. He said that is not what he expected and he would like to have Council reconsider the application.

A motion was made by Councilmember Lovell, second by Councilmember Funk to reconsider Bill No. 25-061, An Ordinance approving a Preliminary Development Plan for land located at 3394 NW Village Park Drive for Express Stop Convenience Store, 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. Motion to reconsider was approved by unanimous vote. This Bill will be reconsidered at the April 15, 2025 City Council meeting.

11. Staff Roundtable

Mr. Travis Forbes, Police Chief, provided a brief illustration of the next few weeks of the accreditation process for the Police Department would be like including an onsite examination that would begin tomorrow.

A. [2025-6870](#) Staff Report: MoDOT Sponsor-a-Highway Program Information

Mr. Mark Dunning, City Manager, advised Mr. Michael Park, Director of Public Works, provided a brief report and cost estimate on the MoDOT Sponsor-a-Highway program for the City Council's review before considering entering the program for the City of Lee's Summit.

This Report was presented.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 33 at 8:27pm.

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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"