



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

Tuesday, July 15, 2025

6:00 PM

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

REGULAR SESSION NO. 44

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 15, 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, July 14, 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](https://www.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. 44 to order at 6:08 pm.

- D. Roll Call

Present: 8 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Donnie Funk
Councilmember Faith Hodges
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 1 - Councilmember Beto Lopez

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 Carlyle
Councilmember Funk
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.C. 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

Absent: 1 - Councilmember Lopez

A. [2025-6984](#) Approval of City Council Action Letter for July 8, 2025.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the City Council Action Letter for July 8, 2025 as part of the Consent Agenda. 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

Absent: 1 - Councilmember Lopez

B. [2025-7023](#) Mayor's Appointments to the LSEDC Board of Directors - Public Members/Voting Community Directors: Appoint Councilmember Shields and Councilmember Lovell for one-year terms.

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

Absent: 1 - Councilmember Lopez

- C. [2025-7055](#) Mayor's Appointments:
Tax Increment Financing Commission: Appoint Payton Hatcher term to expire 12-15-28.
Housing Authority: Appoint Sandra Esry term to expire 5-4-29
Planning Commission: Ed Yerington term to expire 4-15-27

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

Absent: 1 - Councilmember Lopez

3. Council Roundtable

Councilmember Rader shared that officers from the Lee's Summit Police Department participated in the annual Tip-A-Cop event at Texas Roadhouse, assisting with seating, serving, and other duties to support Special Olympics.

She also announced that the new Fire Station on Highway 150 will host an open house this Saturday from 9:00 a.m. to noon.

Councilmember Shields noted that Downtown Main Street will hold its annual meeting this weekend, and that downtown shops will also be participating in their annual sidewalk sale event.

4. Presentations:

- A. [2025-6975](#) Presentation: Lobbyist report - End of Missouri Legislative Session.

Mr. Zach Pollock and Mr. Jon Hensley provided Council with a brief update of Missouri legislation that was recently passed that would affect the citizens of Lee's Summit.

Council discussion included:

- Enjoyed visit to Jefferson City - very impactful
- Great wins for Lee's Summit
- Appropriations for PRI properties
- Investment in City
- Reserve funds
- Competitiveness with St. Louis

5. Public Hearings:

- A. [2025-7034](#) Public Hearing: Appeal of mural permit application denial.

Council discussion included:

- Upkeep and maintenance
- Architectural control committee
- Ownership of building - RED no longer owns this development
- Cohesive with development monitoring murals
- Enforcing provision to return business to neutral color if property is vacated
- Maintenance is also required for murals
- Overland Park and Olathe, KS not painted due to area and branding in that area
- Control over the area if allowed - precedent set
- Signs vs. paintings on all sides
- Precedent set with other approvals for signage
- No mural on front allowed by code
- Design standards
- Branding

Mr. Michael Bostwich, spoke in support of the murals for Dave's Hot Chicken.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to approve the mural permit appeal, to allow the side and rear façade mural at 1808 NW Chipman Road, Unit A for Dave's Hot Chicken. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lopez

- B. [2025-7008](#) Public Hearing: Application #PL2025-081 - Special Use Permit for car wash with outdoor facilities - Charlie's Car Wash, 950 NW Chipman Road; Charlie's Car Wash, LLC, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1-21 into the record.

Council discussion included:

- Noise
- Sidewalk path for employees
- Hours of operation: Monday - Saturday 9am - 8pm

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-127](#) An Ordinance granting a Special Use Permit for a car wash with outdoor facilities in District CP-2 (Planned Community Commercial) on land located at 950 NW Chipman Road for a period of twenty (20) 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 July 15, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-127 be advanced to second reading.. 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

Absent: 1 - Councilmember Lopez

6. Public Comments:

Ms. Joyce Wohler spoke regarding her experience with the Lee's Summit Police Department, expressing dissatisfaction with the handling of their investigation.

Mr. Michael Bostwich spoke regarding City's management of the sewage system, the police department and neighborhood services department.

7. Presentations:

- A. [2025-6963](#) Presentation: Conceptual Economic Development Incentive Request for the John Knox Village Chapter 353 Redevelopment Plan; John Knox Village, applicant.

Council discussion included:

- Estimated financial benefit
- Monitoring
- Estimated benefit vs. Actual benefit
- Valuations
- Time Constraints
- Extending time
- Guarantee completion
- New projects
- Cost change
- Tear down and rebuild older buildings
- Rebuild pricing / price out current residents
- Relocation of residents / cost of new locations
- Avoid abatement on parcel-by-parcel basis
- Limited eligible reimbursable costs
- Incentive to be efficient
- Timer on incentive - have we done this on other projects: Longview
- Old plan expiration
- New blight finding to qualify
- Reduction of number of overall units
- Green field cost of reimbursement
- Moving cost / relocation costs total
- Return on investment
- Taxes
- Marketability
- Responsible for blight

Council requested staff to look into extending this current incentives for two (2) years so this could be worked out more efficiently before considering another 25 years.

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-128](#) An Ordinance approving an Intergovernmental agreement to provide certain services to Inter-City Fire Protection District by the City of Lee's Summit, Missouri. (F&BC 7/7/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle that Bill No. 25-128 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-128 be adopted and numbered Ord. No. 10167. 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

Absent: 1 - Councilmember Lopez

- B. [BILL NO. 25-129](#)** An Ordinance approving the dual award of RFP No. 2025-021, to purchase Underground Locating Services on an as-needed basis for a one-year term with up to four, one-year renewals to Gridhawk, LLC. and Integrity Locating Services, LLC, and authorizing the City Manager to execute the same for the City. (F&BC 7/7/25)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-129 be second read. 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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Funk, that Bill No. 25-129 be adopted and numbered Ord. No. 10168. 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

Absent: 1 - Councilmember Lopez

- C. [BILL NO. 25-130](#) An Ordinance authorizing the City Manager to execute a Service Agreement with Info-Tech Research Group in an anticipated amount of \$106,805.61 to be spent between now and July 2026 to enable the City to obtain a guided workshop training and annual subscription for professional services related to data governance and technical contracts, and further authorizing the City Manager to execute any subsequent documents necessary to obtain the same services for FY27 in the same amount subject to the FY27 budget. (F&BC 7/7/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-130 be second read. 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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-130 be adopted and numbered Ord. No. 10169. 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

Absent: 1 - Councilmember Lopez

- D. [BILL NO. 25-131](#) An Ordinance authorizing the City Manager to execute the order form for the subscriptions with Workday for a not to exceed amount of \$250,689 in FY26 to include software modules enabling the City to obtain the strategic sourcing expert, Workday contract lifecycle management, contracts, intelligence and 5 custom AI models and further authorizing the City Manager to execute any subsequent documents necessary to obtain the same services for the term of the main subscription agreement subject to fiscal year budgets. (F&BC 7/7/25)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 25-131 be second read. 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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-131 be adopted and numbered Ord. No. 10170. 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

Absent: 1 - Councilmember Lopez

- E. [BILL NO. 25-132](#) An Ordinance Amending Chapter 4, Alcoholic Beverages, Article I. In General, Section 4-13. Dispensing alcoholic beverages, issuance of liquor license near school or church. of the Code of Ordinances of the City of Lee's Summit, Missouri. (CEDC 7/9/25)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-131 be second read.

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Prier, that Bill No. 25-132 be tabled until August 5, 2025. The motion carried by the following vote:

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

Nay: 1 - Councilmember Shields

Absent: 1 - Councilmember Lopez

- F. [BILL NO. 25-133](#) An Ordinance approving award of RFQ 2025-054 to Walter P. Moore and Associates, Inc. and to Wilson & Company, Inc., for On-Call Professional Engineering Services for Transportation, Stormwater and Structural Design, and Engineering Studies, and authorizing the City Manager to execute individual agreements of the same for a period of one year with four possible one-year renewal options. (PWC 7/14/25)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, that Bill No. 25-133 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Shields, that Bill No. 25-133 be adopted and numbered Ord. No. 10172. 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

Absent: 1 - Councilmember Lopez

- G. [BILL NO. 25-134](#)** An Ordinance authorizing the execution of a Surface Transportation Block Grant Program Funding Agreement between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission related to the public improvement project designated as Federal Project Number STBG 3338(406), Lakewood Way Complete Street Improvements - Woods Chapel Road to Bowlin Road, within the City limits of Lee's Summit, Missouri and authorizing the Mayor to execute the same. (PWC 7/14/25)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-134 be second read. 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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Prier that Bill No. 25-134 be adopted and numbered Ord. No. 10173. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lopez

- H. [BILL NO. 25-135](#) An Ordinance approving a Transportation Alternatives Program Agreement between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission related to the public improvement project designated as Federal Project Number TAP 3448(402), SE Douglas Street - Blue Parkway to 4th Street, within the City limits of Lee's Summit, Missouri and authorizing the Mayor to execute the same. (PWC 7/14/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-135 be second read. 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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-135 be adopted and numbered Ord. No. 10174. 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

Absent: 1 - Councilmember Lopez

- I. [BILL NO. 25-136](#) An Ordinance approving a Transportation Alternatives Program Funding Supplemental Agreement between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission related to the public improvement project designated as Federal Project Number TAP-3001(015), Ward Road Improvements from Blue Parkway to O'Brien Road, within the City limits of Lee's Summit, Missouri and authorizing the Mayor to execute the same. (PWC 7/14/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-136 be second read. 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

Absent: 1 - Councilmember Lopez

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-136 be adopted and numbered Ord. No. 10175. 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

Absent: 1 - Councilmember Lopez

9. Committee Reports

Councilmember Prier provided a brief recap of the items considered by the Public Works Committee yesterday including 3 grant agreements that were approved tonight.

Councilmember Hodges advised the Community and Economic Development Committee met last week and discussed updating the panhandling ordinance. She noted they will be discussing these topics next month: Public intoxication & prowler Ordinances and some changes that will be made for the World Cup.

Councilmember Carlyle provided information on the Legislative and Intergovernmental Relations Committee that met yesterday which include the report by the City's lobbyist that was heard tonight. They will continue discussing the possibility of obtaining a federal lobbyist and that will come back with more information on cost.

10. Council Comments:

Councilmember Prier noted that at last Tuesday's City Council meeting, a developer made negative remarks about another developer, which she did not appreciate. She expressed that the developer being criticized has completed many successful projects and has been an active and valued member of the Lee's Summit community.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated that staff has provided a written report regarding the update on contracted residential solid waste services. He noted that informational meetings will be held by district to discuss trash hauling, and additional details about these meetings will be shared soon.

Mayor Baird commented that public feedback on social media appears to be more open to considering the proposal this time around.

A. [2025-7031](#) Report: Contracted Residential Solid Waste Services Update

This Report was presented.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 44 into Closed Session at 10:01 pm.

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"