

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

Tuesday, February 10, 2026

6:00 PM

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

**REGULAR SESSION NO. 63**

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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, February 10, 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, February 9, 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 63 to order at 6:04pm.

**This was adopted.**

- D. Roll Call

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

**Absent:** 1 - Councilmember Faith Hodges

**1 Approval of Agenda**

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

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

**Absent:** 1 - Councilmember Hodges

**2. Approval of Consent Agenda:**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, 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 Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

**Absent:** 1 - Councilmember Hodges

**A. [2026-7420](#) Approval of City Council Action Letter for February 3, 2026.**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to approve the City Council Action Letter for February 3, 2026 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Hodges

**B. [2026-7461](#) Mayor Pro Tem - City Council Liaison Assignment Change:  
Lee's Summit Cares - Appoint Councilmember Funk to replace Councilmember Carlyle**

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle that this Appointment be approved as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Hodges

- C. [BILL NO. 26-021](#) An Ordinance approving a plan for an industrial development project and authorizing the City of Lee's Summit, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$79,650,000 in connection with the Mid-States project and authorizing certain documents and actions in connection therewith.

(Note: First read by City Council on February 3, 2026. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to adopt Bill No. 26-201 and number Ordinance No. 10324 as part of the Consent Agenda. The motion carried by the following vote

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

**Absent:** 1 - Councilmember Hodges

### 3. Council Roundtable

There were no items to discuss.

### 4. Proclamations:

- A. [2026-7440](#) Proclamation: Take Time To Be Kind Week - February 9-14, 2026

Mayor Baird presented this proclamation to Ms. Vanessa Hickman, Chair of the Human Relations Commission and Ms. Debbie Brooks, member of the Human Relations Commission.

Ms. Hickman thanked the Mayor and City for their partnership and noted how the schools and local businesses have embraced this week of kindness.

**5. Public Comments:**

Ms. Susan Koffman thanked the Councilmembers for their service and acknowledged the amount of time they dedicate to the work they do.

Mr. Zak Al-Shawish asked Mayor Pro Tem Lopez, Councilmember Funk, and Mayor Baird to go on record and respond to his previous comments of their involvement with developers.

Mayor Baird responded and again noted he has never received incentives or profited from developers the City does business with. He spoke on his years of public service to the City of Lee's Summit and his ethical standing through all of it.

Councilmember Funk responded and advised he does not conduct business with anyone the City does business with. Most of his business is on the Kansas side (55%) with a few general contractors on the Missouri side that do not do business with the City.

Mayor Pro Tem Lopez responded and stated Mr. Al-Shawish was mistaken and wrong in regard to his assumptions of the Mayor Pro Tem's future career path. He has been a licensed real estate agent for over 30 years, but has not conducted a real estate transaction in Lee's Summit in 20 years. He does not do any business (commercial or residential) in Lee's Summit and never will as an elected official.

Ms. Teresa Vollenweider spoke on concerns of her neighbor and the Lee's Summit Police Department not respecting her property lines.

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

- A. [BILL NO. 26-024](#) An Ordinance approving a standard form funding agreement to be used by the City of Lee's Summit, Missouri for the purpose of defining the costs and fees associated with the review, implementation, and monitoring of incentivized economic development projects in Lee's Summit.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-024 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Hodges

- B. [BILL NO. 26-025](#) An Ordinance authorizing the Mayor to execute the Real Property and Tower Site Lease Agreement with T-Mobile Central, LLC, for the monopole tower at 404 NE Woods Chapel Road

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Carlyle, that Bill No. 26-025 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Hodges

## 7. Committee Reports

Councilmember Lovell advised the Rules Committee will be meeting this Friday, February 13th, with a couple items to discuss: public comments procedures and process to fill vacancy on the Charter Review Commission.

Councilmember Prier gave a brief overview of the items discussed at Monday's Public Works Committee meeting. She requested the City's CIP projects be shared on the City's social media so citizens could easily access them.

Councilmember Carlyle noted the Community and Economic Development Committee meeting Wednesday, February 11, at 4:00pm.

## 8. Council Comments:

Councilmember Shields expressed her gratitude to her fellow councilmembers and appreciates the variety of experience they all bring.

## 9. Staff Roundtable

Mr. Mark Dunning, City Manager, advised there will be no council meeting next week due to the National League of Cities Conference.

He also noted the upcoming meeting for the Ward Road Project on Thursday, February 12. This meeting is open to the public (come and go event) from 4:30pm - 6:30pm.

## 10. Adjournment

Hearing no further business, Mayor Baird, adjourned the meeting at 6:52pm.

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"