



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

Tuesday, January 21, 2025

6:00 PM

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

REGULAR SESSION NO. 26

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, January 21, 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, January 20, 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. 26 to order at 6:06 pm.

Mayor Baird amended the posted agenda by placing Council Roundtable after the approval of the Consent Agenda per the usual order.

- D. Roll Call

Present: 8 - Mayor Bill Baird
Councilmember Trish Carlyle
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 Shields, seconded by Councilmember Hodges, to approve the agenda as amended. The motion carried by the following vote:

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

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. The motion carried by the following vote:

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

A. [2024-6672](#) Approval of City Council Action Letter for January 14, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve the City Council Action Letter from January 14, 2025 as part of the Consent Agenda. The motion carried by the following vote:

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

3. Council Roundtable

Councilmember Shields stated the Mayor's Character Breakfast was held last week and was a great success. It was nice to see such a good turnout and recognizing many citizens in our community. She also advised the public that we are currently accepting applications to fill the vacancy for District 4 and encouraged anyone interested in this position to apply at City Hall in the City Clerks office now through January 29, 2025.

Mayor Baird thanked everyone for attending the Mayor's Character Breakfast as it was full house. He stated some of the many citizens they recognized included the Firefighter of the year, Police Officer of the year, Police Civilian of the year and Teacher of the year and many more.

Councilmember Prier stated the Martin Luther King celebration is being held this Friday, January 24, 2025 at the Missouri Innovation Campus at 6:00 pm.

4. Presentations:

A. [2024-6610](#) Presentation: Internal Control and Fraud Risk Vulnerability Study

Council Discussion Included:

- Most common type of fraud?
 - Purchasing Scheme
 - Off book scheme (receiving money - modify records)
- Kickbacks
- Deterrent - software
- Exit interviews / employee audits
- Policy changes to avoid verification by elected officials

This Presentation was presented.

- B. [2024-6669](#) Presentation: Update on Economic Development Incentive Request for Lee's Summit Crossing; 635 Holdings, LLC, and TriStar Properties, applicants.

Mayor Baird has a business conflict of interest with his business for two of the properties and will recuse himself from this presentation / discussion. He will return for the Public Hearing as there is not a conflict with those particular properties.

Council Discussion Included:

- How many homes are proposed?
 - 112 Townhomes / 114 Senior Villas
 - Maintenance Provided
- Market location / Golf location
- Franchised or Corporate - Both corporate
- Letter of Intent / pending approval
- Anchor: New and fresh business
- Other users in commercial area
- Infrastructure
- Roadways / connections
- Amenities
- Timeframe - Phase 2 (Area 3 and 4)
- PPD / Conceptual / Incentives

This Presentation was presented.

5. Public Hearings:

- A. [2024-6407](#) Public Hearing: Chapter 100 Plan for the Montage Project; Montage at Lee's Summit Investors, LLC, applicant

Mr. Curt Peterson, representing the applicant, entered into the record the information, testimony and answers provided in the presentation just prior to this hearing to be made part of this Public Hearing as Exhibit 1.

David Bushek, Chief Counsel of Economic Development and Planning, entered Exhibits 2-7 into the record.

Council Discussion Included:

- Project costs
- Public Streets / Water - \$1M Public Infrastructure
- Incentive benefits
- Retention Pond / Detention Pond: Proposed Detention Basin
- Incentive areas
- Impact to 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. 25-011](#) An Ordinance approving a Chapter 100 Plan for the Montage Project; authorizing the City of Lee's Summit, Missouri to issue two series of taxable industrial development revenue bonds in an aggregate principal amount not to exceed \$63,400,000 for such project; and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 25-011 be advanced to second reading. The motion carried by the following vote:

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

6. Public Comments:

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-012](#) An Ordinance amending Chapter 17, Offenses, Article VI. Offenses Against Public Safety, Division 2. Weapons Offenses, Section 17-164. Discharging Firearms or Weapons Prohibited within City; Exemptions of the code of ordinances of the City of Lee's Summit, Missouri to revise the provisions relating to the controlled harvest of wildlife and update terminology. (CEDC 1/8/25)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-012 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-012 be adopted and numbered Ord. No. 10054. The motion carried by the following vote:

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

- B. [BILL NO. 25-013](#) An Ordinance approving a Sole Source agreement for Professional Engineering Services for the Remington Woods Stormwater Project by and between the City of Lee's Summit, Missouri, and Wilson & Company, Inc., in the amount of \$128,078.00 and authorizing the City Manager to execute an agreement for the same. (PWC 1/13/25)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-013 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-013 be adopted and numbered Ord. No. 10055. The motion carried by the following vote:

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

- C. [BILL NO. 25-014](#) An Ordinance approving a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement, Amendment #1 for Project No. 23-109A-1 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, for the design of a Terminal Building at the Lee's Summit Municipal airport and authorizing the Mayor to execute the same. (PWC 1/13/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-014 be second read. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
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. 25-014 be adopted and numbered Ord. No. 10056. The motion carried by the following vote:

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

- D. [BILL NO. 25-015](#) An Ordinance authorizing the approval of Amendment 2 to the Transportation Service Agreement with OATS, by and between the City of Lee's Summit, Missouri and OATS, and authorizing the City Manager to execute the same. (PWC 1/13/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-015 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-015 be adopted and numbered Ord. No. 10057. The motion carried by the following vote:

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

- E. [BILL NO. 25-016](#) An Ordinance authorizing the execution of a non-exclusive easement by and between the City of Lee's Summit, Missouri and the Little Blue Valley Sewer District. (PWC 1/13/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-016 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Rader, that Bill No. 25-016 be adopted and numbered Ord. No. 10058. The motion carried by the following vote:

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

- F. [BILL NO. 25-017](#) An Ordinance approving Amendment No. 4 to the budget for the Fiscal Year ending June 30, 2025, as adopted by Ordinances 9936, 9937, 9938, 9939, and 9940, by amending the authorized expenditures for the City. (F&BC 1/15/25)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Rader, that Bill No. 25-017 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Carlyle, that Bill No. 25-017 be adopted and numbered Ord. No. 10059. The motion carried by the following vote:

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

- G. [BILL NO. 25-018](#)** An Ordinance approving the 2025 Jackson County Board of Election Commissioners Poll Contracts for the Lovell Community Center, Harris Park 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 1/15/25)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 25-018 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Carlyle, that Bill No. 25-018 be adopted and numbered Ord. No. 10060. The motion carried by the following vote:

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

- H. [BILL NO. 25-019](#)** An Ordinance approving an agreement between the City of Lee's Summit, Missouri and GT Distributors for the purchase of Glock model 45 and 49 firearms with optics, and authorizing the City Manager to execute the same of on behalf the City. (F&BC 1/15/25)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-019 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Rader, that Bill No. 25-019 be adopted and numbered Ord. No. 10061. The motion carried by the following vote:

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

- I. [BILL NO. 25-020](#) An Ordinance approving an agreement between the City of Lee's Summit, Missouri and Meridian Rapid Defense Group Sales LLC for the purchase of six Meridian Archer Trailer Kit 1000, three Meridian 8-Barrier Drop Deck Trailers, annual certified training and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 1/15/25)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-020 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that this Ordinance be adopted. The motion carried by the following vote:

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

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-021](#) An Ordinance determining and declaring the necessity of acquiring for public use certain land, right of way, permanent easements and temporary construction easements for roadway, water, storm water, utilities, pedestrian amenities, additional infrastructure facilities, other public improvements, and all work incidental and subsidiary thereto, associated with the proposed Ward Road and Persels Road Intersection Project; authorizing the City Manager and his designee(s) to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his designee(s) to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.

(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-021 be advanced to second reading. The motion carried by the following vote:

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

- B. [BILL NO. 25-022](#) An Ordinance approving the Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and Sexton Properties, LLC for the purchase of property by the City for the Olive and Orchard Capital Improvements Project.
- (Note: First read by Council on January 21, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-022 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
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.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-023 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Carlyle
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.

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Carlyle, that Bill No. 25-024 be advanced to second reading. The motion carried by the following vote:

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

- E. [BILL NO. 25-025](#) An Ordinance accepting final plat entitled Manor at Bailey Farm, 1st Plat, Lots 1-65 and Tracts A-C, as a subdivision to the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-025 be advanced to second reading. The motion carried by the following vote:

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

- F. [BILL NO. 25-026](#) An Ordinance accepting final plat entitled Cornerstone at Bailey Farms, 1st Plat, Lots 1-37 and Tract A, as a subdivision to the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Carlyle, that Bill No. 25-026 be advanced to second reading. The motion carried by the following vote:

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

- G. [BILL NO. 25-027](#) An Ordinance accepting final plat entitled Retreat at Bailey Farms, 1st Plat, Lots 104 thru 134, 145 thru 148 and Tract A, as a subdivision to the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-027 be advanced to second reading. The motion carried by the following vote:

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

- H. [BILL NO. 25-028](#) An Ordinance accepting final plat entitled Residences at Blackwell, 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 Shields, seconded by Councilmember Rader, that Bill No. 25-028 be advanced to second reading. The motion carried by the following vote:

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

- I. [BILL NO. 25-029](#) An Ordinance accepting final plat entitled Reunion at Blackwell, Lots 1-3 and Tracts A & B, 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 Carlyle, that Bill No. 25-029 be advanced to second reading. The motion carried by the following vote:

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

- J. [BILL NO. 25-030](#) An Ordinance accepting final plat entitled Blackwell Reserve, Lots 1-77 and tracts A & B, 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 Shields, seconded by Councilmember Carlyle, that Bill No. 25-030 be advanced to second reading.. The motion carried by the following vote:

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

9. Committee Reports

Councilmember Shields noted the Finance and Budget Committee met last Monday and were given a presentation on the audit. She said it was a good presentation and the City was doing well.

Councilmember Shields stated the Rules Committee met last week and discussed the Succession Plan beyond the Mayor and Mayor Pro Tem. That will be discussed again at Rules Committee and then it will be brought back to Council. They also discussed the Charter Commission process and advised it would likely mirror the last Charter review.

Councilmember Shields stated that she and Mr. Dunning attended a World Cup Stakeholders meeting and there was a lot of discussion on reviewing ordinances ahead of this event such as liquor licenses, short term rentals, special events, etc. Mr. Dunning provided a short recap of the discussions as well.

10. Council Comments:

Councilmember Shields stated she is looking forward to having the Council Retreat goals to be brought forward to council and she would really like to start having the discussions on franchise trash hauling soon as part of that discussion.

Mayor Baird recognized that several single family final plat ordinances were read this evening and noted the progress the City has been making on single family homes.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated tonight would be Mr. Mark Schaufler, Director of Water Utilities, last City Council meeting. He noted Mr. Schaufler has been with the City for 31 years and made note of his various positions with the City while working to become the Director of Water Utilities and he also recognized his many many accomplishments and achievements over these past 31 years. He wished him well and invited Council to his retirement reception which will be held on Tuesday, January 28, 2025 at the Gamber Center from 2pm - 4pm.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 26 at 8:50 pm.

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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"