

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

Tuesday, July 1, 2025

6:00 PM

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

**REGULAR SESSION NO. 42**

---

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 1, 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, June 30, 2025, 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 No. 42 to order at 6:04 pm.**

- D. Roll Call

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

**Absent:** 1 - Councilmember John Lovell

**1 Approval of Agenda**

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

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

**Absent:** 1 - Councilmember Lovell

## 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.B. The motion carried by the following vote::

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

**Absent:** 1 - Councilmember Lovell

### A. [2025-6970](#) Approval of City Council Action Letter for June 17, 2025.

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the Consent Agenda, Items 2.A. – 2.B. The motion carried by the following vote::

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

**Absent:** 1 - Councilmember Lovell

### B. [2025-7020](#) Mayor's appointments: Public Safety Advisory Board: Reappoint Randy Johnson, James Pryde and Jennifer Nussbeck, terms to expire 5-1-28.

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the Consent Agenda, Items 2.A. – 2.B. The motion carried by the following vote::

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

**Absent:** 1 - Councilmember Lovell

### 3. Council Roundtable

Shields Legacy Blast

Shields Charter Review July 9

Prier thanks for the water and water bottles

Councilmember Shields shared that she was glad that Parks and Rec Month was on the agenda because Legacy Blast is coming up on July 3 at 6pm. She also shared that the applications for the Charter Review Commission are opening soon.

Councilmember Prier thank Mr. Jeff Thorn for the water bottles from Water Utilities.

### 4. Proclamations:

A. [2025-7021](#) Proclamation: Parks and Recreation Month - July 2025

Mayor Baird presented a proclamation to Parks Administrator Joe Snook, Members of the Parks Board, and Parks staff and declared July Parks and Recreation Month in the City of Lee's Summit.

Mr. Snook and the Board members and staff presented introduced themselves and made comments about the positive impacts of Parks and Recreation on the community.

### 5. Presentations:

A. [2025-7000](#) Presentation: Conceptual Economic Development Incentive Request for the Oldham Village East; Drake Development, applicant.

Shields, Hillary was called to speakRader, Cynda was called to speakShields, Hillary was called to speakFunk, Donnie was called to speakRader, Cynda was called to speakLopez, Beto was called to speakHodges, Faith was called to speakPrier, Mia was called to speakPrier, Mia was called to speakShields, Hillary was called to speakShields, Hillary was called to speakRader, Cynda was called to speak

Hodges, Faith was called to speak

Presentations were made by Matt Pennington, Drake Development Representative and David Bushek, Chief Counsel of Economic Development and Planning.

Council Discussion Included:

CID Revenue Uses and Relation to Previous Contracts Already Approved

Relation to Oldham Village TIF Plan

Future Financial Analysis

Density of Multifamily

Walkability and connectivity

Green Space Inclusion and parks

Location and relation to other developments

Sales Tax revenue

Job generation

Envision LS Plan

### 6. Public Hearings:

- A. [2025-6979](#) Public Hearing: Appeal of prohibited uses within the Envision LS Overlay District.

Mr. Hector Soto, Senior Planner presented

Council Discussion Included:  
Process to approve appeal

No one from the public spoke on the matter.

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the appeal of prohibited uses within the Envision LS Overlay. The motion carried by the following vote:

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

**Absent:** 1 - Councilmember Lovell

**7. Public Comments:**

Ms. Teresa Vollenweider spoke about her concerns about use of Residential Large Lot zoning.

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

- A. [BILL NO. 25-121](#) An Ordinance vacating utility easements located at 25 NW Tudor Road and 818 NE Douglas Street in the City of Lee's Summit, Missouri.

(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that this Ordinance be advanced to second reading. The motion carried by the following vote:

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

- B. [BILL NO. 25-122](#) An Ordinance vacating a private access and utility easement located at 2320 SE Blue Parkway in the City of Lee's Summit, Missouri.

(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that this Ordinance be advanced to second reading. The motion carried by the following vote:

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

**Absent:** 1 - Councilmember Lovell

- C. [BILL NO. 25-123](#) An Ordinance vacating a portion of certain easements located at 1001 & 1005 SW Blue Parkway in the City of Lee's Summit, Missouri.

(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that this Ordinance be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 1 - Councilmember Lovell

- D. [BILL NO. 25-124](#) An Ordinance accepting Final Plat entitled, "The Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I", as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields seconded by Councilmember Carlyle, that this Ordinance be advanced to second reading. The motion carried by the following vote**

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

**Absent:** 1 - Councilmember Lovell

## 9. Committee Reports

Councilmember Shields reported that Finance and Budget Committee will be at 4pm on Monday July 7th in Council Chambers.

Councilmember Rader reported that the Parks Board discussed impact of World Cup on Parks. She also shared excitement for Red Hawk Park and discussed idea for a mascot for the park.

## 10. Council Comments:

none

## 11. Staff Roundtable

Mr. Dunning reminded everyone about Parks Impact Fee going into effect for collection July 1. Pryor road has lane closures for improvements through June 2026. Public Meeting for Southwest Douglas Improvement Project will be on July 10 from 5-7pm in the Strother Conference Room. Firework Regulations are on website. He also mentioned Fire Department Accreditation Report is attached to packet.

Ryan Elam introduced Ms. Tracy Albers as Director of Development Services. Ms. Albers spoke about her background, family, and excitement to join team.

- A. [2025-7024](#) Staff Report: Fire Department's Annual Accreditation Report

## 12. Adjournment

**Hearing no further business, Mayor Baird adjourned Regular Session No. 42 at 7:37 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"