

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

Tuesday, June 2, 2026

6:00 PM

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

REGULAR SESSION NO. 4

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 2, 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, June 1, 2026, 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 Lopez called Regular Session No. 4 to order at 6:03 pm.

- D. Roll Call

Present: 8 - Mayor Beto Lopez
Councilmember Melanie Adkins
Councilmember Trish Carlyle
Councilmember Nyauna Cravens
Councilmember Donnie Funk
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

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:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

2. Approval of Consent Agenda:

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

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

A. [2026-7620](#) Approval of City Council Action Letter for May 19, 2026.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, to approve the City Council Action Letter for May 18, 2026 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

B. [2026-7673](#) Mayor's Appointments:

Park Board: Appoint D J Good to replace Casey Crawford, term to expire 5-31-28, appoint Dennis Henson to replace Jon Ellis, and reappoint Samantha Shepard and Wesley Fields, terms to expire 5-31-29.

Planning Commission: Appoint Lee Moore to replace Randy Benbrook, term to expire 4-15-29.

ACTION: A motion was made by Councilmember Carlyle, 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: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- C. [BILL NO. 26-097](#) An Ordinance granting a Special Use Permit for a maintenance storage facility in District RP-3 (Planned Residential Mixed Use) on land located at 657 NE Newport Drive for a period of Ten (10) 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 May 19, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 26-097 be adopted and numbered Ordinance No. 10397 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

3. Council Roundtable

Mayor Pro Tem Shields noted Downtown Days will be held in downtown Lee's Summit this weekend, Friday - Sunday. She also advised that June 12, 2026 would be the kick-off of "Futbol Fridays" at the Green Street Market and there are many activities planned around these.

Councilmember Carlyle advised she attended the Parks Board meeting last Wednesday where it was noted Lee's Summit Parks and Recreation was nominated for the 2026 Gold Medal Finalist for excellence in the field of Park and Recreation management. She also noted the Parks kids fishing derby will be held Saturday, June 6 at 10:30am and to reach out the Parks and Rec department for more information.

Councilmember Prier stated that Lee's Summit was officially getting a Meddy's and it will be located in the old "Mod Pizza" location.

Councilmember Frazier noted Longview Community College would be have a ribbon cutting on Friday at 2:00pm for their new Automotive Institute.

Councilmember Adkins advised the Lee's Summit Economic Development Council met last week and discussed the proposed activity centers that will be located on the land reserve properties in north and south Lee's Summit, locations include Rock Island, Woods Chapel, Longview and downtown Lee's Summit.

4. Proclamations:

- A. [2026-7643](#) Proclamation: Secure Storage Awareness Month - June 2026

This Proclamation was presented.

5. Public Hearings:

- A. [2026-7644](#) Public Hearing: Application #PL2026-070 - Preliminary Development Plan - The Rush Funplex, Lots 1-3, 900 NW Ward Road; Rush Funplex, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A. 1 - 19 into the record.

Council Discussion Included:

- Security plan in place for issues on weekend nights
 - Private security is possible if necessary
- Environment inside: tickets, age range
 - Hourly pass: purchases online or at front desk
 - Waiver required
 - Arcade cards can be purchased separately
 - Kids of all ages, can be dropped off
- Buildings built simultaneously
 - This would be flagship location
- Third building as needed
- Zoned PMIX: any changes needed
 - No, under allowed uses
- Signage
 - Applicant preference: 2nd option is best for them
- Area for parents to wait for children
 - Bench seating throughout facility

Mr. Zak Al-Shawish stated he likes having a place for the youth to have many activities and appreciates there is no tax abatement requested. His concerns are regarding public safety and event spaces like this.

Ms. Teresa Vollenweider asked where all water runoff would end up with this development.

The applicant stated there are over 16 acres in the corner of the property for stormwater retention and has been dedicated for stormwater only.

This Public Hearing - Sworn was presented.

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- 1) [BILL NO. 26-101](#) An Ordinance approving a Preliminary Development Plan for land located at 900 NW Ward Road, 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 June 2, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-101 be advanced to second reading to include and include Alternate Condition #2: Development shall be in accordance with the preliminary development plan dated April 14, 2026, and the building elevations contained therein, except that the east façade of The Rush Funplex building shall follow the design alternate presented to City Council on June 2, 2026. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B. [2026-7622](#) Public Hearing: City Manager's Budget for the City of Lee's Summit, Missouri, for the Fiscal Year ending June 30, 2027.

Mr. Mark Dunning, City Manager, entered Exhibit A (Presentation) into the record.

Council Discussion Included:

- Range of property tax impact - dollar amount / percentage
 - One scenario - \$2.2M decrease if rebates are given
 - Future - \$1.8M decrease is possible (rebates)
- Sales tax percentage: healthy increase with new development - don't know exact impact
- \$13.4M "Wish List" includes what every department would like to have funded for future expansion. Most were not approved due to limited resources.
- No layoffs - Hiring freeze on vacant positions only
- Which department has had the most growth: Public Safety Sales Tax has provided for more growth in Public Safety.
 - Number of FTE's over last year per department
- FY27 budget similar to FY25 budget - what are differences - why have a "wish list"
- Earlier opportunity for Council to be involved in budget process and provide additional feedback
- Savings for next year - no representative of a balanced budget
- Dedicated revenue sources
- Is Fire Accreditation possible if some of these programs are restored
- Any other programs needs from Police? No
- Time needed to review for budget amendment
- Fund reserve policy - not one for Public Safety Sales Tax Fund
- Charge back to schools for some of the programs?
- How many departments are accredited? 5 Departments, no other is up for reaccreditation
- How does losing accreditation impact the City?
 - Public protection class
- Line item impact of hiring freeze? \$3M
- Working on balanced budget - approve as presented and budget amendments can be made to solve for additional fund with fund

reserves

- Not all Fire Department requests are “urgent” and can be budgeted for at a later time
- Some extraordinary circumstances currently that may no be needed in future years
- Scaling back on other services throughout the city
- Marijuana tax helping with deficit / not used to solve for funding deficit
- \$2M for pay disparity / police and fire communications is in budget
- No adjustments to Core General
- Employee healthcare - is an ongoing issue that will be addressed
- Pay and Growth Plan - parted ways with provider due to lack of getting accurate information
- City revenue from 2025 / population growth / email findings
- Timeline on projects such as healthcare
- Represented groups / core general pay disparity
- Maintain AAA credit rating
- Balanced budget and Charter allows for strategic use of reserves
- Baseline expenses w/ expansion requests in the future

Mr. Zak Al-Shawish spoke on the budget and keeping a balanced budget and want Council to also make sacrifices such as meals. He also spoke on Jackson County and does not feel they are responsible and the city should discontinue subsidies to developers.

Ms. Teresa Vollenweider spoke on “mistakes” made by staff and asked about funding for bridge on Maybrook.

This Public Hearing - Legislative was presented.

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- 1) [BILL NO. 26-102](#) An Ordinance approving, adopting and appropriating the Budget and establishing the Pay and Classification Plan for employees except for represented Fire staff for the Fiscal Year ending June 30, 2027, for the City. (Note: First read by Council on June 2, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-102 be advanced to second reading.

***Note: Councilmember Prier originally recused from this vote but after the vote was recorded she publicly stated for the record that she did not mean to recuse on this vote but wished to vote "No". The official vote was changed per her request.**

The motion carried by the following vote:

Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Shields

Nay: 2 - Councilmember Prier
Councilmember Rader

- 2) [BILL NO. 26-103](#) An Ordinance approving, adopting and appropriating the Budget and establishing the Pay Plan for Fire represented employees for the Fiscal Year ending June 30, 2027, for the Fire Department of the City. (Note: First read by Council on June 2, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-103 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Shields

Nay: 1 - Councilmember Rader

Recused: 2 - Mayor Lopez
Councilmember Prier

- 3) [BILL NO. 26-104](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2027, for the Municipal Courts Division of the City.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-103 be advanced to second reading.

***Note: An error was made by the City Clerk when recording the vote which cast a "Aye" vote for Mayor Lopez. Immediately after seeing this the vote was changed to "Recuse" as they Mayor announced the vote correctly with 7 "Aye", 1 "No" and 1 "Recuse". The official record will note the correct recording of the vote.**

The motion carried by the following vote:

Aye: 7 - Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Shields

Nay: 1 - Councilmember Rader

Recused: 1 - Mayor Lopez

6. Public Comments:

Mr. Zak Al-Shawish spoke on the budget and the rising cost of health insurance and the cost-of-living increases vs. other increased costs and the impact on employees.

Ms. Teresa Vollenweider spoke on properties in her neighborhood and their lot sizes.

7. Resolutions:

- A. [RES. NO. 26-09](#) A Resolution adopting the FY2027-2031 Capital Improvement Plan in accordance with the City of Lee's Summit Charter.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, to adopt Resolution No. 26-09. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B. [RES. NO. 26-10](#) A Resolution authorizing the Mayor to appoint successor directors to the Cedar Creek Community Improvement District.

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Prier, to adopt Resolution No. 26-10. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

- C. [RES. NO. 26-11](#) A Resolution authorizing the Mayor to appoint successor directors to the Chapel Ridge Community Improvement District.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Adkins, to adopt Resolution No. 26-11. The motion carried by the following vote:

Aye: 9 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Williams Frazier
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

8. Proposed Ordinances - Second Reading:

- A. [BILL NO. 26-096](#) An Ordinance amending Chapter 33, Unified Development Ordinance, Article 5 Overlay Districts of the Lee's Summit Code of Ordinances for the City of Lee's Summit, Missouri.

(Note: First read by Council on May 19, 2026. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-096 be adopted and numbered Ordinance No. 10398. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Funk
Councilmember Prier
Councilmember Rader
Councilmember Shields

Recused: 1 - Williams Frazier

9. Committee Reports

Mayor Pro Tem Shields noted she attended the last meeting of Downtown Main Street and they are busy preparing for Downtown Days all the events that go with that program.

10. Council Comments:

Councilmember Funk asked if the city could start their work on the Pay and Growth plan again to get it back on track and to have further discussions. Mayor Pro Tem Shields agreed to assign this to the Finance & Budget Committee.

Councilmember Prier asked the city to look into a recently passed ordinance by a neighboring city on E-Bikes and motor bikes. This was previously discussed at the Community and Economic Development committee but did not leave committee with a recommendation. Mayor Pro Tem Shields agreed to reassign this to the Community and Economic Development committee.

Councilmember Prier also asked to have the Council review the short-term rental ordinance as there have been numerous reports of parties and other issues related to these rentals in Lee's Summit.

Councilmember Adkins asked if she could send questions to Mr. Dunning, City Manager, regarding certain topics she would like to discuss at the upcoming Council retreat. Mayor Lopez advised he would address this later in Council Comments.

Mayor Pro Tem Shields thanked staff and council for the work they had done on the budget and the tough conversations that had to take place to move forward. She asked if there was an update on the Blue Box that was placed in the City parking garage. Mr. Dunning said he did not have an update at this time but was working with staff to provide that information. He stated there is no license agreement and it was a community partner project but would provide more information once he had that.

Mayor Lopez advised the City Council would have a retreat on Saturday, June 13, 2026 from 9am - 12pm on the Joint Operations Center. He did not want them to have discussions on specific topics or policies but rather a bigger picture discussion with anticipated goals and initiatives from staff and Council committees. He wanted the Council to have open discussions on key initiatives to move forward.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated Management Team would be present at the Council retreat to support and advise Council on priorities and other staff initiatives.

12. Adjournment

Hearing no further business, Mayor Lopez adjourned Regular Session No. 4 at 10:16pm.

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"