

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

Tuesday, May 12, 2026

6:00 PM

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

REGULAR SESSION NO. 2

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 12, 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, May 11, 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. 2 to order at 6:03 pm.

- D. Roll Call

Present: 9 - Mayor Beto Lopez
Councilmember Melanie Adkins
Councilmember Trish Carlyle
Councilmember Nyauna Cravens
Councilmember Shari Williams Frazier
Councilmember Donnie Funk
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

1 Approval of Agenda

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

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

A. [2026-7618](#) Approval of City Council Action Letter for May 5, 2026.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, to approve the City Council Action Letter for May 5, 2026 as part of the Consent Agenda. The motion carried by the following vote:

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

B. [2026-7654](#) Mayor's Appointments:

Lee's Summit Economic Development Board: Appoint Councilmember Mia Prier to replace former Councilmember John Lovell.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, to approve Mayor's Appointments. The motion carried by the following vote:

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

- C. [BILL NO. 26-084](#) An Ordinance approving the amended 1601 SE Hamblen Road, LLC, Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.
(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, that Bill No. 26-084 be adopted and numbered Ordinance No. 10384 as part of the Consent Agenda. The motion carried by the following vote:

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

- D. [BILL NO. 26-085](#) An Ordinance approving the redevelopment contract and the lease agreement between the City of Lee's Summit, Missouri and 1601 SE Hamblen Road, LLC to implement the amended 1601 SE Hamblen Road, LLC Land Clearance for Redevelopment Authority Redevelopment Plan.
(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, that Bill No. 26-085 be adopted and numbered Ordinance No. 10385 as part of the Consent Agenda. The motion carried by the following vote:

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

- E. [BILL NO. 26-088](#) An Ordinance approving documents related to the second transfer of property within the Blue Parkway and Colbern Road Redevelopment Area to St. Luke's East Hospital and authorizing other actions in connection with said transfer of property.
(Note: First read by Council on May 5, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, that Bill No. 26-088 be adopted and numbered Ordinance No. 10386 as part of the Consent Agenda. The motion carried by the following vote:

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

3. Council Roundtable

Councilmember Carlyle advised there would be a Community and Economic Development Committee tomorrow at 4:00pm.

4. Proclamations:

A. [2026-7591](#) Proclamation: National Public Works Week: May 17 - May 23, 2026

This Proclamation was presented.

B. [2026-7610](#) Proclamation: National Police Week: May 10 - 16, 2026

This Proclamation was presented.

5. Public Hearings:

A. [2026-7523](#) Public Hearing: Application #PL2025-338 and #PL2025-339 - Preliminary Development Plan and Special Use Permit for a convalescent, nursing or retirement home - Lee's Summit Senior Community, 5101 NE Lakewood Way; Lee's Summit Senior Living Community, LLC, applicant.
(Note: This application was continued from May 12, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, to continue this Public Hearing to a date certain of June 16, 2026. The motion carried by the following vote:

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

1) [BILL NO. 26-090](#) An Ordinance approving a Preliminary Development Plan for 16.95 acres of land located at 5101 NE Lakewood Way, 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.

Bill No. 26-090 was continued to June 16, 2026 with the continuance of the Public Hearing.

2) [BILL NO. 26-091](#) An Ordinance granting a Special Use Permit for a convalescent, nursing or retirement home in District CP-2 on land located at 5101 NE Lakewood Way for

a period of forty (40) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Bill No. 26-091 was continued to June 16, 2026 with the continuance of the Public Hearing.

6. Public Comments:

Ms. Teresa Vollenweider spoke on recorded plats and particular properties in the Maybrook subdivision in November 2022.

Mr. Chip Floyd spoke on the camera angels during public comments and to move them forward in the meeting. He asked this to be reviewed further. He then suggested a Council sponsored block party for public engagement.

7. Presentations:

- A. [2026-7621](#) Conceptual Economic Development Incentive Request for O'Reilly Senior Living Community, 5101 NE Lakewood Way; O'Reilly Development Company, LLC, applicant

Council Discussion Included:

- Retain ownership of property
- Does PILOT go back to the developer or to the City
- What would be received If no incentive
- Protections for the City in the lease
- Fixed PILOT
- Net present value
- Interest rate
- Value of revenue stream over 10 years
- Rent keeping up with cost
- EMS Demand
- Local labor / contracts
- Gap in incentive
- Subsidized apartments? No
- Expiration date of incentives
- Long term impact
- Need more lower income facilities
- Loss of revenue on medicare / medicaid ambulance calls
- Mix of one or two bedroom apartments
- Distance from residential
- Elevations

This Presentation was presented.

- B. [2026-7623](#) Presentation: General Overview of North Land Reserve Property

Council Discussion Included:

- Thought out and great opportunity
- Fixed PILOT / Assessment
- Business attraction
- Financing plans / revenue
- Incentive policy
- Tax Redirection
- Abatement / Real property tax
- Gaps in services / building
- Long term forecasting in building
- Enforcement mechanism
- Level of discretion
- Industrial vs. residential
- Zoning
- Schools
- Tenants
- Length of phases
- Highway / Traffic
- Conceptual Plan
- Develop Responsibility
- Value of Incentive / investment
- Future park locations

This Presentation was presented.

8. Resolutions:

- A. [RES. NO. 26-05](#) A Resolution authorizing the Mayor to appoint successor directors to the Southside Plaza Community Improvement District.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Adkins, that Resolution No. 26-05 be adopted. The motion carried by the following vote:

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

- B. [RES. NO. 26-06](#) A Resolution supporting the State of Missouri Opportunity Zone Designation for the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, that Resolution No. 26-06 be adopted. The motion carried by the following vote:

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

- C. [RES. NO. 26-07](#) A Resolution authorizing the Mayor and Finance Director to execute the resolutions and agreement for the commercial deposit accounts and related services with UMB Bank, N.A. (F&BC 5-4-26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Resolution No. 26-07 be adopted. The motion carried by the following vote:

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

9. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 26-092](#) An Ordinance approving the City of Lee's Summit Entitlement Community Development Block Grant (CDBG) 2026-27 Annual Action Plan. (CEDC 3/11/26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-092 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-092 be adopted and numbered Ordinance No. 10387. The motion carried by the following vote:

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

- B.** [BILL NO. 26-093](#) An Ordinance approving an Memorandum of Understanding between Jackson County, Missouri and the City of Lee's Summit, Missouri for the distribution of \$12,788 from the 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) funds and authorizing the Mayor to execute an agreement for the same. (F&BC 5-4-26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-093 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-093 be adopted and numbered Ordinance No. 10388. The motion carried by the following vote:

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

- C.** [BILL NO. 26-094](#) An Ordinance authorizing execution of an addendum to the intergovernmental agreement by and between the City of Lee's Summit, Missouri and the Lee's Summit R-VII School District for School Resource Officers in the district's schools. (F&BC 5-4-26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Williams Frazier, that Bill No. 26-094 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-094 be adopted and numbered Ordinance No. 10389. The motion carried by the following vote:

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

- D.** [BILL NO. 26-095](#) An Ordinance approving Amendment No. 6 to the budget for the fiscal year ending June 30, 2026, as adopted by Ordinances 10132, 10133,10136,10137, and 10138, by amending the authorized expenditures for the City of Lee's Summit, Missouri. (F&BC 5-4-26)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-095 be second read. The motion carried by the following vote:

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-095 be adopted and numbered Ordinance No. 10390. The motion carried by the following vote:

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

10. Proposed Ordinances - Second Reading:

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- A. [BILL NO. 26-081](#) An Ordinance vacating a portion of SW Jefferson Street Right-of-Way located south of SW Oldham Parkway (abutting 1111 SW Jefferson Street) in the City of Lee's Summit, Missouri.
(Note: First read by Council on May 5, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-081 be adopted and numbered Ordinance No. 10391. The motion carried by the following vote:

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

Nay: 1 - Councilmember Rader

Recused: 1 - Councilmember Williams Frazier

- B. [BILL NO. 26-082](#) An Ordinance granting a Special Use Permit renewal for outdoor ball field lighting in District PI (Planned Industrial) & R-1 (Single-Family Residential) on land located at 1500 SW Jefferson Street for a period of twenty (20) years and seven (7) days, to expire on May 12, 2046, 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 5, 2026. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-082 be adopted and numbered Ordinance No. 10392. 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 - Councilmember Williams Frazier

- C. [BILL NO. 26-083](#) An Ordinance approving a Preliminary Development Plan for land located generally at the southeast corner of NW Chipman Road & NW Pryor Road for John Knox Village - Country Club Corridor Hybrid Villas, 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 May 5, 2026. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-083 be adopted and numbered Ordinance No. 10393. 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 - Councilmember Williams Frazier

11. Committee Reports

Councilmember Carlyle stated the Community and Economic Development Committee would meet tomorrow at 4:00pm. She noted the Legislative Intergovernmental Relations Committee would meet on Monday, May 18, at 11:30am via Zoom.

Mayor Pro Tem Shields advised the Finance and Budget Committee would also meet on Monday, May 18 at 4:00pm in person to further discuss scenario C for the budget. This would then move forward to the full Council for a public hearing on June 16, 2026.

12. Council Comments:

Councilmember Prier shared that she received a compliment from a citizen regarding two Water Department workers that went above and beyond to help them.

Councilmember Rader advised the Council is given the opportunity to have 2 "Meet and Greets" per year with the citizens per district. She also asked if the camera angles issue would be assigned to the Rules Committee. Mayor Pro Tem Shields advised as soon as committee appointments were approved she would assign this to the Rules Committee.

Councilmember Prier commented on the public comment made at a previous council meeting regarding an audit. Mr. Dunning advised the City cannot take action on an item without being fully informed and it must be included on an agenda for public awareness. Councilmember Adkins stated there are also several different types of audits and there is much more work that needs to be done.

Mayor Lopez advised the City Council would be holding a Council Retreat soon, currently looking for a date in June, so the Council could start working together as a group and become realigned with each other. He also noted

the Council cannot be reactive to Public Comments as there are many considerations that must be made before a response can be given.

13. Staff Roundtable

Mr. Mark Dunning, City Manager, noted the Police Awards Ceremony was held last night at Green Street and asked Chief Travis Forbes to provide more information.

Chief Forbes recognized several officers and the civilian of the year that were also recognized at the awards ceremony the night before. He called special attention to Purple Heart that was given to Officer Jared Timbrook that was shot multiple times in the line of duty and is still recovering today.

Mr. Dunning advised there is an independent audit done on the city each year by an outside auditor and that report can be found on our website, Annual Comprehensive Financial Report.

14. Adjournment

Hearing no further business, Mayor Lopez adjourned Regular Session No. 2 into Closed Session at 9:36pm.

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"