



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

Tuesday, December 2, 2025

6:00 PM

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

**REGULAR SESSION NO. 56 \*\*\*AMENDED\*\*\***

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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, December 2, 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, December 1, 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. 56 to order at 6:05pm.

- D. Roll Call

**Present:** 9 - Mayor Bill Baird  
Councilmember Trish Carlyle  
Councilmember Donnie Funk  
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 Hodges, seconded by Councilmember Shields, to approve the agenda as published. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
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 Prier, to approve the Consent Agenda, Items, 2.A. - 2.B. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

### A. [2025-7248](#) Approval of City Council Action Letter for November 18, 2025.

**ACTION:** A motion was made by Councilmember Hodges, seconded by Councilmember Prier to approve the City Action Letter for November 18, 2025, as part of the Consent Agenda. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

### B. [BILL NO. 25-231](#) An Ordinance approving the Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and Summit DC Real Estate Holdings, LLC, for the sale of land located at 420 SE Thompson Drive. (Note: First read by Council on November 18, 2025. Passed by unanimous vote.)

**ACTION:** A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-231 be adopted and numbered Ordinance No. 10268 as part of the Consent Agenda. The motion carried by the following vote:

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

### 3. Council Roundtable

Councilmember Shields noted the upcoming Holiday Mart this Saturday, December 2nd at Green Street. The Lee's Summit History Museum will also be hosting pictures with Santa.

### 4. Public Hearings:

- A. [2025-7301](#) Public Hearing: Petition for removal of real property from the 291 South Regional CID; City of Lee's Summit, applicant.  
David Bushek, Chief Counsel of Economic Development Planning, presented.

- 1) [BILL NO. 25-232](#) An Ordinance approving the petition for removal of real property from the 291 South Regional Community Improvement District.  
(Note: First read by Council on December 2, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-232 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

### 5. Discussion:

A. [2025-7350](#) Continued Discussion: Contracted Residential Solid Waste Services

Mayor Baird noted this initiative received a lot of community feedback with many citizens expressing concerns going to a City-wide trash hauler. Because of this, council agreed that the citizens should be able to vote on the matter. As of now, the RFP process will go forward so pricing/costs can be determined and citizens have all the information for when they vote.

Michael Park, Director of Public Works, stated they should have the bid process complete by the end of January 2026 and will have those costs available.

Ballot options were discussed with November 2026 being the most favored.

Brian Head, City Attorney, will work with council for any legalities that may arise. The main date to note is the ballot certification for November 2026 is end of August 2026.

A Resolution will likely be drafted expressing the intent of the Council with an Ordinance to follow for an official determination of a ballot vote.

**6. Public Comments:**

There were two speakers during public comments:

Zak Alshawish - discussed the Longview TIF's and concerns with those tax increases on the citizens.

Teresa Vollenweider - concerns with City rezoning

**7. Presentations:**

A. [2025-7303](#) Presentation: Activation of remaining Project Ordinances for the New Longview Tax Increment Financing Plan.

David Bushek, Chief Counsel of Economic Development and Planning, presented. Mr. Bushek gave a brief history of the Longview TIF's and noted the initial intent of the council that voted on this was to continue to provide funding for the preservation of the historic buildings of the area. Due to state statute, the TIF's must be activated at 10 years or the incentives are no longer available. He also noted that there is currently no planned development for these particular TIF's.

- 1) [BILL NO. 15-228](#) An Ordinance approving Redevelopment Project D for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 15-288 be adopted and numbered Ordinance No. 10269. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 2) [BILL NO. 15-229](#) An Ordinance approving Redevelopment Project E for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 15-229 be adopted and numbered Ordinance No. 10270. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 3) [BILL NO. 15-236](#) An Ordinance approving Redevelopment Project L for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 15-236 be adopted and numbered Ordinance No. 10271. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 4) [BILL NO. 15-237](#) An Ordinance approving Redevelopment Project M for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

**ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 15-237 be adopted and numbered Ordinance No. 10272. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 5) [BILL NO. 15-239](#) An Ordinance approving Redevelopment Project O for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

**ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 15-239 be adopted and numbered Ordinance No. 10273. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 6) [BILL NO. 19-77](#) An Ordinance approving Redevelopment Project C1 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Funk, that Bill No. 19-77 be adopted and numbered Ordinance No. 10274. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 7) [BILL NO. 19-78](#) An Ordinance approving Redevelopment Project C2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein  
(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Mayor Pro Tem Lopez, seconded by Councilmember Hodges, that Bill No. 19-78 be adopted and numbered Ordinance No. 10275. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 8) [BILL NO. 19-79](#) An Ordinance approving Redevelopment Project F1 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.  
(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 19-79 be adopted and numbered Ordinance No. 10276. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 9) [BILL NO. 19-80](#) An Ordinance approving Redevelopment Project F2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.  
(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 19-80 be adopted and numbered Ordinance No. 10277. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 10) [BILL NO. 19-82](#) An Ordinance approving Redevelopment Project H1 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 19-82 be adopted and numbered Ordinance No. 10278. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 11) [BILL NO. 19-83](#) An Ordinance approving Redevelopment Project H2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein

(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 19-83 be adopted and numbered Ordinance No. 10279. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- 12) [BILL NO. 19-85](#) An Ordinance approving Redevelopment Project J2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 19-85 be adopted and numbered Ordinance No. 10280. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

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

- A. [BILL NO. 25-233](#) An Ordinance approving an Intergovernmental Agreement by and between the City of Lee's Summit, Missouri, and the City of Kansas City, Missouri, for the purpose of acquiring, constructing, and maintaining portions of NW Valley Garden Drive and NW Noland Road, and authorizing the Mayor to execute any and all documents on behalf of the City for the same.  
(Note: First read by Council on December 2, 2025. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-233 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 9 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Rader  
Councilmember Shields

- B. [BILL NO. 25-234](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$26,105,000 in connection with the Douglas Station Apartments Project and authorizing certain documents and actions in connection therewith.  
(Note: First read by Council on December 2, 2025.)

**ACTION: A motion was made by Councilmember Funk, seconded by Mayor Pro Tem Lopez, that Bill No. 25-234 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Nay:** 3 - Councilmember Hodges  
Councilmember Prier  
Councilmember Rader

- C. [BILL NO. 25-235](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$47,700,000 in connection with the Greens at Woods Chapel Apartments Phase 1 Project and authorizing certain documents and actions in connection therewith.  
(Note: First read by Council on December 2, 2025.)

**ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Carlyle, that Bill No. 25-235 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember Funk  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Shields

**Nay:** 3 - Councilmember Hodges  
Councilmember Prier  
Councilmember Rader

## 9. Committee Reports

Councilmember Prier noted the upcoming Public Works Committee Meeting on December 8th at 4:30pm.

## 10. Council Comments:

Councilmember Prier requested an update for the proposed Fire Station 8.

Mark Dunning, City Manager, and Mike Snider, Fire Chief, stated that no construction costs have been determined yet, but it is planned for 2027.

## 11. Staff Roundtable

Mark Dunning, City Manager, noted the upcoming "Draw Day" event for the FIFA World Cup. The event will take place at Green Street on Friday, December 5th from 11:00am - 2:00pm.

He also announced that Lee's Summit has been chosen as a regional connection for the World Cup tournament and will have buses running every 20 minutes to take people to the World Cup events.

There have also been questions surrounding the Jackson County family tax rebate. City Staff has upcoming meetings to further discuss and get clarification on what that entails.

Mayor Baird noted the upcoming Boards and Commissions Reception at Green Street this Thursday, December 4th.

He also noted we will be hosting the upcoming Missouri Municipal League Meeting at Green Street in January.

## 12. Adjournment

Hearing no further business, Mayor Baird, adjourned Regular Session No. 56 into Closed Session at 7:53pm.

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.

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