



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

Tuesday, January 7, 2025

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

**REGULAR SESSION NO. 24**

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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, January 7, 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 6, 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](https://www.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. 24 to order at 6:06 pm.

- 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 published. 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 Shields, seconded by Councilmember Hodges, 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. [2024-6578](#) Approval of City Council Action Letter for December 17, 2024.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the City Council Action Letter from December 17, 2024 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 Prier thanked the Public Works Department for all their hard work during the recent snowstorm that left 12 inches of ice and snow this week. She also recognized Mr. Mark Dunning, City Manager, for checking to make sure that a resident that had contacted her had the ability to make it to the hospital for a procedure at 5:30am this morning.

## 4. Presentations:

### A. [2024-6606](#) American Public Works Association (APWA) Presentation on Public Works Department Re-accreditation

This Presentation was received and filed.

## 5. Public Hearings:

- A. [2024-6651](#) Public Hearing: Application #PL2023-176 - Special Use Permit for concrete batch plant - 2250 NW Quarry Park Road; Clarkson Construction Company, applicant.

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

Council Discussion Included:

- Quarry Park Road issues / ongoing problems
- Owner assumes all responsibility / risks with property
- Future easements / road usage by City

No one was present to speak in favor of or opposed to this application.

**This Public Hearing - Sworn was received and filed.**

- 1) [BILL NO. 25-001](#) An Ordinance granting a special use permit for a concrete batch plant facility in district PI on land located at 2250 NW Quarry Park Rd 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 January 7, 2025.)

**ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-001 be advanced to second reading. The motion carried by the following vote:**

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

**Nay:** 1 - Councilmember Carlyle

- B. [2024-6430](#) Public Hearing: Application #PL2023-188 - Preliminary Development Plan - Oldham Village Phase 1, 101 SW Oldham Parkway, 1025 SW Jefferson Street and 1031 SW Jefferson Street; Engineering Solutions, LLC, applicant.

Mayor and Councilmembers disclosed they did meet with the developer regarding this project, but they will only consider information and testimony provided during this public hearing for their decision on this matter.

Mr. Hector Soto Jr., Senior Planner, entered Exhibits 1-18 for Phase 1 and Exhibits 1-17 for Phase 2 into the record.

Council Discussion Included:

- How many lots in Phase 1: 12 not all will have a building
- List of Lots listed on elevations page of packet
- Rezoning and Development Plan only for this Public Hearing
  - Significant changes to warrant bringing back to Council
- Curbs and medians controlling traffic / maintained access / enhanced access
- Apartments / design / aesthetics / conditions of approval / details
  - Power lines - above / below ground
  - Water feature
- Traffic Plan
- Businesses proposed / uses / quality businesses
- Detention Pond / landscaping / drainage system
- Monument Signs - traffic visibility
- Walkability
- North and South Access
- Flexibility of developer / uses / businesses

Ms. Christine Bushyhead, Bushyhead Law, on behalf of Hy-Vee Inc. thanked Council for questions. She stated they have concerns about the traffic impact, sanitary sewer and parking spaces (more than required) on this development. She asked Mayor Baird to accept all their comments as exhibits to this Public Hearing.

Mr. Corey Weeda, Abundant Life Church, supports this development and use of this area as it would be much better than the empty lots that are currently there.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 25-002](#) An Ordinance approving a Preliminary Development Plan for Oldham Village Phase 1 on approximately 39 acres of land generally located at the southwest intersection of US 50 Highway and South M-291 Highway, 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 January 7, 2025.)

**ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-002 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- C. [2024-6431](#) Public Hearing: Application #PL2024-015 - Rezoning from PI and PMIX to PMIX and Preliminary Development Plan - Oldham Village Phase 2, 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1206 SW Market Street, 1210 SW Market Street, 1306 SW Market Street and 1310 SW Market Street; Engineering Solutions, LLC, applicant.

Mayor Baird incorporated by reference all testimony, exhibits, discussions and public comments from the previous public hearing into this public hearing record.

Council Discussion Included:

- No additional questions from Council.

Ms. Christine Bushyhead, Bushyhead Law, on behalf of Hy-Vee Inc., provided additional concerns regarding the sanitary sewer system.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 25-003](#) An Ordinance approving rezoning from District PI (Planned Industrial District) and District PMIX (Planned Mixed Use District) and Preliminary Development Plan for Oldham Village Phase 2 on approximately 18.78 acres of land generally located at the southwest intersection of US 50 Hwy and South M-291 Hwy, 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 January 7, 2025.)

**ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 25-003 be advanced to second reading. The motion carried by the following vote:**

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**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- D. [2024-6598](#) Public Hearing: Oldham Village Tax Increment Financing Plan; Oldham Investors, LLC, applicant

Mayor Baird incorporated by reference all testimony, exhibits, discussions and public comments from the previous public hearing into this public hearing record.

Mr. David Bushek entered into the records Exhibit A: 1-23 into the record noting a change to item #15 - written statement from Hy-Vee which has been corrected. He also noted the Resolution on tonight's agenda will be pulled and placed on a future agenda as part of the procedural process.

Council Discussion Included:

- Why not 3 separate CID's / all included in one CID
- Sales taxes used in different areas
- 14 different properties in one CID
- QT Dollars go directly to improvement to their area
- Vote of property owners
- School District - PILOTS
- Net present value
- Compared to other projects with CID
- Proposed revenues / CID payments / assumed amounts
- What if Hy-Vee is not part of CID - project cannot happen
- CID begins immediately after approval / adoption of plan
- Benefits to the community as a whole
- Guarantee of the Third Street Project / Reserve funding

Ms. Christine Bushyhead, Bushyhead Law, on behalf of Hy-Vee Inc., spoke in opposition to the proposed tax incentives to include the CID and CID Boundaries and asked Mayor Baird to accept all their comments as exhibits to this Public Hearing.

Mr. Dale Mitchell, District Store Director for Hy-Vee, spoke in opposition to the proposed tax incentives for this area.

Ms. Alez Burns, Government Relations Director for Hy-Vee, spoke in opposition to the proposed tax incentive and asked City Council to remove Hy-Vee from the proposed tax incentive areas.

Mr. Rob Lively, Director of Real Estate for Hy-Vee, spoke in opposition to the proposed tax incentive being imposed on Hy-Vee and also asked the City Council to remove Hy-Vee from the tax incentive areas.

Ms. Caitlyn Rigsby, representing the QuikTrip Corporation, spoke in support of the proposed CID and is eager to get construction going. QuikTrip did have some additional requests including wanting a seat on CID Board; no competitor allowed in Area #1 (directly across the street) and asked about who gets funding first from CID?

Dr. Steve Shelton, Associate Superintendent of Lee's Summit School District, DCAA policy to limit 50% of TIF into taxing jurisdictions including the school district. Spoke in support of the proposed TIF plan for this area. (From \$3.6M to \$1.8M).

**This Public Hearing - Sworn was presented.**

**Continuation of City Council Regular Session No. 24 past 11:00pm**

**ACTION: On motion of Councilmember Shields, second by Councilmember Hodges, to continue with all items on the January 7, 2025 Council agenda past 11:00pm per Council rules. Motion carried the following vote:**

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

**E. [2024-6599](#) Public Hearing: 291 South Regional Community Improvement District**

Mayor Baird incorporated by reference all testimony, exhibits, discussions and public comments from the previous public hearing into this public hearing record.

Mr. David Bushek entered into the records Exhibit A: 1 - 8 into the record.

**Council Discussion Included:**

- No additional Council discussion.

Ms. Christine Bushyhead, Bushyhead Law, on behalf of Hy-Vee Inc., spoke in opposition to this public hearing and entered an Exhibit into the record. Her testimony is made part of the official record.

**This Public Hearing - Sworn was presented.**



- F. [2024-6600](#) Public Hearing: Project 1 (Oldham Village) LCRA Redevelopment Plan, a redevelopment project within the Highway 291 South LCRA Redevelopment Area; Oldham Investors, LLC, applicant

Mayor Baird incorporated by reference all testimony, exhibits, discussions and public comments from the previous public hearing into this public hearing record.

Mr. David Bushek entered into the records Exhibit A: 1- 9 into the record.

Council Discussion Included:

- No Council Discussion

No one spoke in support of or in opposition to this application.

**This Public Hearing - Sworn was presented.**

- 1) [BILL NO. 25-004](#) An Ordinance approving the Oldham Village Tax Increment Financing Plan.  
(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-004 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 2) [BILL NO. 25-005](#) An Ordinance approving Redevelopment Project 1 for the Oldham Village Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-005 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 3) [BILL NO. 25-006](#) An Ordinance approving Redevelopment Project 2 for the Oldham Village Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-006 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 4) [BILL NO. 25-007](#) An Ordinance approving Redevelopment Project 3 for the Oldham Village Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-007 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 5) [BILL NO. 25-008](#) An Ordinance approving Redevelopment Project 4 for the Oldham Village Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-008 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 6) [BILL NO. 25-009](#) An Ordinance approving the petition for establishment of the Oldham Village Community Improvement District.

(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Prier, that Bill No. 25-009 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 7) [BILL NO. 25-010](#) An Ordinance approving the Project 1 (Oldham Village) LCRA Redevelopment Plan within the redevelopment area for the 291 South Regional LCRA Redevelopment Plan pursuant to the Land Clearance for Redevelopment Authority Act.

(Note: First read by Council on January 7, 2025.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-010 be advanced to second reading. The motion carried by the following vote:**

**Aye:** 7 - Mayor Baird  
Councilmember Carlyle  
Councilmember Hodges  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Prier  
Councilmember Shields

**Nay:** 1 - Councilmember Rader

- 8) [RES. NO. 25-01](#) A Resolution expressing support for formation of the Oldham Village Transportation Development District in Jackson County Circuit Court.

Res. No. 25-01 will be moved to future agenda to follow procedure.

## 6. Public Comments:

There were no Public Comments.

## **7. Committee Reports**

Councilmember Shields noted the Rules Committee discussed and made recommendations on a process for filling the Council vacancy. This will be brought to Council next week for consideration. A Special Session will need to be held and this will also be discussed at the Council meeting on January 14, 2025. There is a tentative Special Session scheduled for January 28, 2025. However, Councilmember Carlyle will be absent. She stated she will try to zoom in but if she is unable to, she noted it is also okay to hold meeting and keep her posted on discussions that night until she can join.

Councilmember Prier asked if there would be any community involvement in asking questions of potential candidates. Councilmember Shields stated the Rules Committee had made a suggestion for a process that could include community comments and this will also be discussed further next week.

## **8. Council Comments:**

Councilmember Rader asked Mr. Michael Park, Director of Public Works, to provide and update on the turning lane on Colbern Road in front of the library. Mr. Park advised this turn lane is part of the library's development plan and this would be concluded upon the resubmittal and approval of the landscape plan and when the requested easement has been received.

## **9. Staff Roundtable**

Mr. Mark Dunning, City Manager, recognized Mr. David Bushek for doing a ton of work on the Oldham Village project and the public hearings that were on the agenda tonight. He also stated Mr. Ryan Elam, the Public Works and Planning Department have all been very involved in the process and have also done a lot of work with Mr. Bushek taking the lead on this project.

Mr. Dunning also advised this Friday, January 10, 2025, the City would be holding an "All Hands" event at the Harris Park Community Center. This is a time that City employees are recognized for their accomplishments and achievements over the past year. They will also an employee of the year and team of the year. This year there will also be a Leadership Award.

Mr. Michael Park, Director of Public Works, provided a brief update on the status of the efforts of the Public Works Department on completing road clearing and treatment from the recent storm that blanketed Lee's Summit with ½ inch of ice and 11-12 inches of snow. All available trucks and equipment are out working and have been running 24 hours a day since the snow event. They will continue this work until all roadways have been cleared and/or treated.

## 10. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 24 at 12:01am.

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](https://lsmo.legistar.com)"