



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

Tuesday, November 18, 2025

6:00 PM

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

REGULAR SESSION NO. 55

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, November 18, 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, November 17, 2025, 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 Baird called Regular Session No. 55 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 Funk, 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 Shields, seconded by Councilmember Hodges, to approve the Consent Agenda, Items 2.A. - 2.J. 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. [2025-7247](#) Approval of City Council Action Letter for November 4, 2025.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the City Action Letter for November 4, 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. 25-204](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District CBD (Planned Central Business District) on land located at 207 SE Douglas Street for a period of time in perpetuity, 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 November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-204 be adopted and numbered Ordinance No. 10254 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

- C.** [BILL NO. 25-205](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District PI (Planned Industrial) on land located at 1850 SE Hamblen Rd for a period of time in perpetuity, 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 November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-205 be adopted and numbered Ordinance No. 10255 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

- D.** [BILL NO. 25-206](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District CP-2 (Planned Community Commercial District) on land located at 1749 SE Langsford Road for a period of time in perpetuity, 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 November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-206 be adopted and numbered Ordinance No. 10256 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

- E.** [BILL NO. 25-207](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District AG (Agricultural) on land located at 1310 NE Colbern Road for a period of time in perpetuity, 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 November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-207 be adopted and numbered Ordinance No. 10257 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

- F. [BILL NO. 25-219](#)** An Ordinance submitting to the electors of the City of Lee's Summit, Missouri, at the election on August 4, 2026, the question of whether the City of Lee's Summit shall impose a stormwater management sales tax of one-quarter of one percent (1/4%) for the purpose of providing funding for stormwater management and flood mitigation.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-219 be adopted and numbered Ordinance No. 10258 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

- G. [BILL NO. 25-220](#)** An Ordinance approving a Memorandum of Understanding between LSR7 and the City of Lee's Summit for the Fire Department to provide a fire safety education program to LSR7 elementary students and authorizing the Mayor to execute an agreement for the same.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-220 be adopted and numbered Ordinance No. 10259 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

- H. [BILL NO. 25-221](#) An Ordinance approving a Transferee Agreement among RED Summit Fair, LLC, Merriam North Bell, LLC, Station Merriam I-35/63, LLC, Summit Fair Investors 2025, LLC, Papa K&M - SF, LLC, DeSoto Farms, LLC, Compton Farms, LLC, RED Lee's Summit East, LLC, and the City of Lee's Summit, Missouri, for the Transfer of Property in the Lee's Summit East (Summit Fair) Tax Increment Financing Redevelopment Area.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-221 be adopted and numbered Ordinance No. 10260 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

- I. [BILL NO. 25-222](#) An Ordinance approving an Assignment Agreement among RED Lee's Summit East, LLC, SF TIF, LLC, and the City of Lee's Summit, Missouri, for the Assignment of Developer's Interests in the Lee's Summit East (Summit Fair) Tax Increment Financing Redevelopment Area.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-222 be adopted and numbered Ordinance No. 10261 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

- J. [BILL NO. 25-223](#) An Ordinance approving the Tax Credit Purchase Agreement between the City of Lee's Summit, Missouri, and U.S. Bank National Association for the Green Street Project.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-223 be adopted and numbered Ordinance No. 10262 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 Mayor's Tree Lighting happening Friday, November 21 at Green Street. This year's theme is "Where Traditions Begin".

She also encouraged all to come out and support local business on Small Business Saturday coming up on November 29.

4. Presentations:

- A. [2025-7304](#) Missouri Good Neighbor Week Awards:
Most Engaged Neighbor Award
Most Neighborly City

City Manager, Mark Dunning, and Chair of the Lee's Summit Human Relations Commission, Vanessa Hickman, spoke on Missouri Good Neighbor week and also recognized Mr. Harold "Stoney" Jackson for being one of Missouri's "Top 20 Engaged Neighbors of 2025". Mr. Jackson was present to receive this recognition and made a few remarks.

The City of Lee's Summit also received an award for the Most Neighborly City of 2025.

5. Public Hearings:

- A. [2025-7250](#) Public Hearing: Application #PL2025-098 - Preliminary Development Plan - Pathways at Kensington Farms, 1231 SW Waterloo Drive; Petra Development, applicant.

Tyler Burks, Managing Director of Development for Petra, presented.

Hector Soto, Senior Planner, presented for the City. He also noted this was presented to the Planning Commission on October 23rd. A motion was made and passed (6-1) to recommend denial of this development.

Exhibit A, 1-20 was entered into the record.

Councilmember Shields clarified that there is currently an existing plan for this land that could be continued, but this newly presented development supersedes that. She also questioned if there would be any age restrictive covenants for the 55+ housing being proposed. Mr. Burks responded there would be no restrictive covenants, but they are marketing it for 55+.

Councilmember Shields also confirmed with City Staff that what they are voting on tonight is the land use and density of the area and not necessarily the tenancy (if it will be rentals, own, etc.). She also spoke to the potential for improved infrastructure (roads, drainage, land swap) and wants to ensure, if this project moves forward, that those needs/issues are addressed and will be completed in the appropriate phases. It was also noted that these infrastructure improvements should improve drainage and fix run-off issues into Raintree Lake.

Councilmember Rader questioned why there is existing pipe being removed. Mr. Burks stated the previous developer installed that pipe, but it is no longer accepted by the City as it is not in operation. She also wanted clarification on the \$600,000 price of homes Mr. Burks noted in his presentation. Mr. Burks clarified that number reflects the estimated cost the homes could be if they were to continue the development based on the plans of the original developer. He noted that because they plan to increase density and build more than just single-family homes, this decreases the cost of the homes making them a lower homeownership price-point.

Councilmember Funk questioned if the three different phases of development would require three different HOA's and if the current HOA in place would combine with the new single-family home development. Mr. Burks confirmed, there would be three different HOA's required and he did not believe the new single-family home development could combine with the current HOA due to the difference in bond standings. Councilmember Funk also voiced concerns over the parking and since the 55+ is not restricted to that age, that could cause parking issues. Mr. Burks assured they have worked with staff on this and have addressed the parking concerns.

Councilmember Carlyle confirmed with applicant that there would be 24 hr on-site management for the 55+ housing to include lawn, landscaping, snow removal, etc. Mr. Burks confirmed it would likely be M-F, 8-5 and there would be some type of online form or hotline to call to report concerns.

Councilmember Shields confirmed with the applicant that they are not putting age restrictions on the 55+ community as they still want flexibility in case the market changes and they cannot fill homes with that specific community.

Councilmember Funk confirmed with the applicant that the single-family homes will be for sale only; no rentals. The applicant confirmed the initial purchase of the homes, but did note the current HOA allows for people to own up to three homes in the development.

Mayor opened the floor to Public Comments and limited their time to 3 minutes. The following citizens made comments in opposition to the development:

Ashley Cullen
Debbie Kensteiner
Kenzie Kensteiner
Violet Fireburn
Larry Wright
Lorrie Ryan
Laurie Ward
Richard and Bridgett Bruce
Robert Elliot
Boris Smirok
Juanita Blackwell
Glen Schmidt

No more public comments. Mayor opened the floor for any follow-up questions from the Councilmembers.

Councilmember Shields questioned if the current CCR's that cover the current property, would also cover the new development, to be adopted, or would not cover this development. Mr. Burks noted that the new development would not be covered under those CCR's. Mr. Burks also confirmed this proposal is for 540 units that would house 2.3 per household, roughly (1,100 people).

Mayor Baird asked Mr. Burks to explain how the meetings with the neighborhood have gone. Mr. Burks stated they have held meetings with the residents as well as meetings with City Staff to collect feedback and make any changes needed. The biggest concern was density issues, which they in turn changed the type of structure being built and reduced the initial building count. There has been continued communication between the developer and members of the neighborhood throughout this time. Mayor Baird asked Mr. Burks if this type of project had been done elsewhere. Mr. Burks stated, yes, his latest project like the was the Lenexa City Center.

Mayor Baird closed the Public Hearing section and reopened Regular Session for Council's final comments.

Councilmember Shields thanked all of the residents for coming out and respectfully stating their concerns. She is in support of the project as the drainage improvements will be good for the area as well as adding 1,100 homes. She is also in favor of the option for rentals as it allows people the flexibility to quickly relocate and not have to purchase a home right away.

Councilmember Rader believes Lee's Summit needs this types of development, but does not believe this area is the right place for it. She would not be in favor of this development.

Councilmember Prier stated this development is too dense for the area and would not be in support of it.

Councilmember Hodges thanked all who came out and spoke. She also noted she would like to see more for sale and single family homes and would not be in support of this development.

Mayor Pro Tem Lopez thanked the developer and all the work they've done. He also thanked the citizens for coming out and respectfully voicing their concerns. He did not believe this project was cohesive enough and would not be in support of it.

Councilmember Carlyle thanked the public for coming out. She liked the developers product, but also wished there was more for sale options rather than rental.

Councilmember Lovell understands the citizens' concerns of neighborhood development not going the way initially intended. He did also point out, if this is not the solution, then hopefully something better (not worse) can be developed. If no development happens, what does that do to your home values? He would not be in favor of this development in this location, but wishes some type of compromise could happen that would be a better development for the area.

Councilmember Funk thanked all the residence that came out tonight and attended the Planning Commission meetings. He would not be in favor of this development.

Mayor Baird noted that Kensington Farms has gone undeveloped for some time and thought Mr. Burks' presentation was great. He hopes there could be some middle ground to make it work better for the Kensington Farms residents. He also noted that there will need to be more residential development to bring in better commercial development for the area.

The question was raised if a plan could be reworked. Mr. Dunning stated it would have to be completed within 60 days.

- B. [BILL NO. 25-224](#) An Ordinance approving a Preliminary Development Plan for land located at 1231 SW Waterloo Drive for Pathways at Kensington Farms, 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.

Mayor Baird took a brief recess at 8:20pm. The meeting re-adjoined at 8:39pm.

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Funk, that Bill No. 25-224 be advanced to second reading. The motion failed by the following vote:

Aye: 1 - Councilmember Shields

Nay: 8 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

6. Public Comments:

The following individuals spoke during Public Comments in opposition to the City's single hauler trash initiative:

Zak Al-Shawish

JC Crosley

Matt McVey

Don Rosenberger

Larry Reynolds

Diana Stanley

Amy Fox

Teresa Vollenweider spoke on her concerns of City rezoning that occurred in 2005.

7. Presentations:

- A. [2025-7255](#) Presentation: Conceptual Economic Development Incentive Request for Pathways at Kensington Farms; Petra Development, applicant.

This presentation was not presented as Bill No. 25-224 did not pass and did not advance to second reading.

- B. [2025-7249](#) Presentation: Contracted Residential Solid Waste Services Request for Proposals

Michael Park, Director of Public Works and Michael Anderson, Deputy Director of Public Works - Operations, presented.

Councilmember Funk asked what the bond amount would be set at. Mr. Anderson did not have an exact number at this time.

Councilmember Shields asked about start up costs. Mr. Park advised all start up costs will be covered by the hauler.

Mr. Park noted the RFP was needed to get an idea of costs. This is not to determine to contract or not contract.

Councilmember Shields was pleased with the services and stipulations in the RFP and would be in favor of moving forward to obtain pricing.

Councilmember Prier is in favor of moving forward with the RFP to see pricing.

Councilmember Rader does not support moving this forward and noted she has received emails from many citizens in opposition to this with main concerns being the impact on free enterprise and citizens getting to choose their trash hauler.

Councilmember Carlyle stated she would support moving forward to get more information to make a better informed decision.

Mayor Baird would also like to see costs.

Mayor Pro Tem Lopez also noted this is not a decision to support or not support a City Wide trash initiative. He believes the process needs to be completed so council can see the costs.

Councilmember Hodges noted her disappointment in how citizens and businesses have acted during this proposal.

Councilmember Prier echoed these concerns and asked for respect and time for council to gather all the information needed to make an informed decision.

Mayor Baird called a brief recess at 10:01pm and called the meeting back to order at 10:18pm.

C. [2025-7170](#) Presentation: Revisions to Article VII. Chickens, of the City of Lee's Summit Code of Ordinances

John Boenker, Deputy Chief, and Rodney Wagner, Animal Control Manager, presented.

Councilmember Prier asked if the Police Department consulted anyone that is

an expert in chickens. Deputy Chief answered, the Animal Control Manager, Mr. Wagner. Councilmember Prier is wanting to increase the number of chickens allowed from 6 to 8. This allows increments of 4. Currently the only Lee's Summit supplier that sells chickens is Tractor Supply and they only sell in increments of 4. She also notes that 4 chickens may only lay eggs for 4-5 years and you then cannot purchase 2 additional chickens from Tractor Supply.

Councilmember Carlyle asked for clarification on the 25 calls per service. Deputy Chief clarified it is 25 calls for service annually. She also asked about ducks and if that was being considered in this.

Manager Wagner noted when the increase in chickens was proposed, it did not include ducks, so they have not done any recommendations for that. He also noted that many people who want chickens end up asking Animal Control to take them as they don't realize the start up costs.

Councilmember Shields was ok with increasing to 8 chickens if you have a 1/2 acre and was for a tiered system based on the size of the property.

Councilmember Prier was in favor of 8 chickens on a 1/2 acre.

Mayor Baird gave options to have a consensus going forward with the changes or send back to the CEDC to discuss further.

Councilmember Lovell asked if this change increases any workload for the Police Department. Deputy Chief did not know at this time.

Mayor Baird asked Deputy Chief Boenker to draft an Ordinance to increase the number of chickens allowed from 6 to 8 on a 1/2 acre. There was consensus among the council so no motion was required.

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-213](#) An Ordinance authorizing the approval of a two-year contract with Britton Strategies for Leadership Development and Executive Coaching for Management Team in the amount not to exceed \$274,300 and authorizing the City Manager to execute the same by and on behalf of the City of Lee's Summit, Missouri. (F&BC 11/3/25)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields that Bill No. 25-213 be advanced to second reading. The motion failed by the following vote:

Aye: 4 - Mayor Baird
Councilmember Carlyle
Councilmember Lovell
Councilmember Shields

Nay: 5 - Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader

- B. [BILL NO. 25-225](#)** An Ordinance approving the use of a Cooperative Contract between the Houston-Galveston Area Council (HGACbuy) and Roadway Asset Services, LLC. (Contract No. HP08-25), for the evaluation services for the City of Lee's Summit roadway system and street signage and authorizing the City Manager to execute the same for the City. (PWC 11/10/25)

Mayor Baird was absent for this vote.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-225 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 1 - Mayor Baird

Mayor Baird and Councilmember Lovell were absent for this vote.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-225 be adopted and numbered Ordinance No. 10263. The motion carried by the following vote:

Aye: 7 - Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Mayor Baird
Councilmember Lovell

- C. [BILL NO. 25-226](#)** An Ordinance awarding the bid for Project No. 599 for the Ward Road Improvements (Phase 1): NW Blue Parkway to NW O'Brien Road to VF Anderson Builders in the amount of \$4,913,531.05, and authorizing the City Manager to execute an agreement for the same. (PWC 11/10/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-226 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-226 be adopted and numbered Ordinance No. 10264. 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

- D. [BILL NO. 25-227](#)** An Ordinance approving the award of Bid No. 2026-011 for the purchase of asphalt base and surface materials for an initial term of one year, with up to four, one-year renewals, to Vance Brothers, Inc. and authorizing the City Manager to execute an agreement for the same. (PWC 11/10/25)

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-227 be adopted and numbered Ordinance No. 10265. 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

- E. [BILL NO. 25-228](#)** An Ordinance approving Change Order No. 5 to the agreement with Tandem Paving Company Inc. for the Mill & Overlay FY26 Program, Project No. 887-OV

to increase the project timeline by 20 days, and authorizing the City Manager to execute an agreement for the same. (PWC 11/10/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-228 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-228 be adopted and numbered Ordinance No.10266. 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

F. [BILL NO. 25-229](#)

An Ordinance approving the award of RFQ No. 2025-50 between the City of Lee's Summit, Missouri and Bartlett & West for the design and construction of a Welcome Monument to be located at the Intersection of M291 Highway and M150 Highway. (PWC 11/10/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-229 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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-229 be adopted and numbered Ordinance No. 10267. 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

- G.** [BILL NO. 25-230](#) An Ordinance exempting the City of Lee's Summit, Missouri from the provisions of Section 311.2026 of the Revised Missouri Statutes regarding the extension of hours for liquor licensees to sell, serve, and allow the consumption of alcoholic beverages during the 2026 FIFA World Cup Tournament. (CEDC 11/12/25)

This Ordinance was tabled to the December 16, 2025, City Council Regular Session.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-230 be tabled. 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. Proposed Ordinances - First Reading:

- A.** [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.)

Councilmember Prier asked for clarification on the parcel of land this is referring to. David Bushek, Chief Council of Economic Development and Planning, confirmed it is the land on the north side of the Mid-States property of 291 and Thompson Dr.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 25-231 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

10. Committee Reports

Councilmember Shields noted the next Finance and Budget Committee Meeting will be December 1 and the Lee's Summit Economic Development Committee adopted their strategic plan at their recent meeting.

11. Council Comments:

There were no Council Comments.

12. Staff Roundtable

Mr. Dunning noted the following:

- Mayor's Tree Lighting on Friday, November 21. The tree lights come on at 6:30pm.

- Ribbon Cutting for 3rd Street on Thursday, November 20 at 2:00pm. For awareness, Jefferson and Madison will be closed during that ceremony, but will reopen after.

Ryan Elam, Assistant City Manager, announced Aimee Nassif's (Deputy Director of Development Services) has accepted a new position and will be leaving the City.

Ms. Nassif was very thankful to the Council and the City for the opportunities and enjoyed her time working with everyone.

13. Adjournment

Hearing no further business, Mayor Baird, adjourned Regular Session No. 55 at 11:17pm.

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"