



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

Tuesday, August 4, 2026

6:00 PM

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

REGULAR SESSION NO. 9

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 4, 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, August 3, 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. 9 to order at 6:03 pm.

- D. Roll Call

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

1 Approval of Agenda

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, to approve the agenda as published. The motion carried by the following vote:

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

2. Approval of Consent Agenda:

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

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

A. [2026-7703](#) Approval of City Council Action Letter for July 14, 2026.

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, to approve the City Council Action Letter for July 14, 2026 as part of the Consent Agenda. The motion carried by the following vote:

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

B. [2026-7754](#) A Hazardous Materials Permit for the Costco Fuel Station, 20 SE Oldham Parkway

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Carlyle, to approve a Hazardous Materials Permit for the Costco Fuel Station, 20 SE Oldham Parkway as part of the Consent Agenda. The motion carried by the following vote:

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

3. Council Roundtable

Councilmember Carlyle reported attending the Parks Board meeting last week, where members discussed the groundbreaking ceremony for the new multi-court fieldhouse, scheduled for 4:00 p.m. this Thursday. She also noted that the Board discussed the upcoming Longview project and will begin the planning process in the near future.

Mayor Pro Tem Shields attended the Hope House Gala and expressed her appreciation for the organization and its continued service to the community. She also recognized the opening of Q39, which hosted an event benefiting LS Cares, another valued community partner.

Councilmember Adkins attended the Downtown Lee's Summit Main Street Planning Retreat and commended the more than 50 volunteers who help make many of Lee's Summit's signature events possible. She noted that the organization hosts approximately 35 events each year and is exploring new opportunities to replace the former Downtown Days event.

Councilmember Frazier shared that she received a call from a resident regarding the closure of Baskin-Robbins. She noted that Lee's Summit has several other ice cream establishments available for residents seeking alternative options.

4. Public Comments:

Mr. John Ulett addressed the Council regarding traffic concerns in the Oldham Village area and proposed the installation of a four-way stop at Lakeview to help address school-related traffic prior to the completion of the Oldham Village project.

Mr. Michael Bostwick spoke about the Municipal Court, referencing data and reports previously presented to the City Council, and commented on how Lee's Summit has recently addressed crime.

Ms. Patti Dowd spoke regarding the closure of Baskin-Robbins, requested a status update on the Municipal Court, commented on the current Council vacancy, and encouraged the City to slow the pace of development.

Ms. Deborah Giddings addressed recent changes to the City's Citizen Portal and website, sharing concerns about the difficulty of navigating both platforms and commenting on transparency.

Mr. Chip Floyd spoke in support of the Municipal Court and expressed his hope that the City would provide additional assistance to the court.

Mr. Daniel Harding commented on the use of time limits for public comments compared to presentations made during Council meetings and also addressed spending by Councilmembers and certain City staff.

Ms. Amanda Squires, Court Administrator, read remarks on behalf of Judge Alteri regarding the court's caseload, the increasing demands on Municipal Court operations, and the continued need for additional support.

5. Presentations:

- A. [2026-7759](#) Conceptual Economic Development Incentive Request: Land Clearance for Redevelopment Authority (LCRA) incentives for the Fourth & Green Project; Omni 360 Development, applicant.

Council Discussion Included:

- Any other improvements to be considered a public benefit
- Estimate of abatement
- Total project cost
- Public Improvements - full list
- Full growth itemized costs
- If not this, then what?
- Timeline
- Incentivizing residential is an issue
- Parking / Garage
- Other projects in this area
- School Board is not in support due to the 75% abatement
- Commercial Space
- Great project but incentive is high

This Presentation was presented.

- B. [2026-7761](#) Discussion Item: District 3 Council Vacancy Fulfillment Process

Council Discussion Included:

- Short time between appointment and next election in April 2027
- Charter requires this process and ordinance cannot be made to change Charter
- Aggressive timeline but can be done
- How and when to communicate with applicants - no legal issues with this
- Public can submit questions for consideration

This Discussion Item was approved.

6. Resolutions:

- A. [RES. NO. 26-14](#) A Resolution authorizing the Mayor to appoint successor directors to the I-470 Community Improvement District.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, that Resolution No. 26-14 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Funk

7. Committee Reports

Mayor Pro Tem Shields advised the Community and Economic Development Committee will be meeting on August 12 and will be discussing the Incentive Policy. This will then move forward for discussion with the full Council.

Councilmember Funk stated the Legislative and Intergovernmental Relations Committee met in July and continued their discussion on the RFP for the lobbyist. This should be finalized soon.

8. Council Comments:

Councilmember Adkins stated she has been impressed with the City's progress over the past several years but expressed concern that the Municipal Court's requests had not been addressed more quickly. She asked what actions could be taken to expedite the matter at the August 18, 2026, Council meeting.

Mr. Mark Dunning, City Manager, explained that neither the City Manager nor the City Council has authority over the Municipal Court as an independent judicial body, including matters related to court schedules or judicial salaries.

Mayor Lopez recused himself from the discussion.

Mayor Pro Tem Shields further explained the Council's role and limitations regarding the Municipal Court and noted that the matter had been assigned to the Finance and Budget Committee.

Councilmember Carlyle, Chair of the Finance and Budget Committee, reviewed the applicable provisions of the City Charter, Missouri statutes, and Missouri Supreme Court decisions governing judicial compensation. She explained that the salary of a sitting Municipal Judge cannot be changed during the judge's term and that the Council does not have the authority to override those legal restrictions.

Following discussion, Council was advised the matter would return for consideration at the August 18, 2026, Council meeting and, if necessary, would then be referred to the Finance and Budget Committee for further review.

Councilmember Prier stated she also wished to see the Municipal Court process expedited. She expressed interest in the upcoming discussion on incentives at the Community and Economic Development Committee and suggested the Council consider encouraging parking lots to be located behind buildings, consistent with comments previously made by Councilmember Carlyle during the incentive request presentation.

Councilmember Frazier requested an update on the Municipal Court Administrator and Clerk vacancies. Staff advised the recruitment process

for both positions is progressing

9. Staff Roundtable

Mr. Michael Park, Director of Public Works, advised there had not been any traffic studies done on Persels or Oldham Parkway, the biggest impact to traffic in those areas based on the new development will be on 50 Hwy and 291 Hwy. He advised he would contact the resident that spoke during Public Comments to see if he can address his concerns. He noted the road improvement project at Ward and Persels is moving forward.

Mr. Mark Dunning, City Manager, recognized Mr. Shannon McGuire accepted an award on behalf of the City at the Missouri Main Street Conference for "Best in Show" for the Green Street Market project.

10. Adjournment

Hearing no further business, Mayor Lopez adjourned Regular Session No. 9 into Closed Session at 7:54pm.

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"