



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

Tuesday, March 18, 2025

6:00 PM

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

REGULAR SESSION NO. 31

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 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, March 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. 31 to order at 6:07 p.m.

- D. Roll Call

Councilmember Lovell attended virtually and left the meeting at 10:44 p.m.

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 Lopez, 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 Funk, to adopt 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

A. [2025-6770](#) Approval of City Council Action Letter for March 4, 2025.

A motion was made by Councilmember Hodges, seconded by Councilmember Funk, to approve the March 4, 2025 Action Letter 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. [2025-6814](#) Mayor's Appointments (Simple Majority):

Cultural Commission: Appoint Emily Smangler, term to expire 6-6-25 and Addie Forton, term to expire 6-6-26.

A motion was made by Councilmember Hodges, seconded by Councilmember Funk, to approve Mayor's Appointments 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 congratulated Downtown Lee's Summit Main Street, and Lee's Summit Tourism, for a wonderful "Shamrock the Block" event and shared how much her son loved the bubble machine and the train's mascot.

Councilmember Prier corrected the name of the appointee to the Cultural Commission from Mayor's Appointments on tonight's Consent Agenda. Her name was listed as Emily Smangler but it's actually Emily Spangler.

Mayor Baird mentioned Councilmembers went to Jefferson City a couple of weeks ago and also went Washington D.C. to talk to our elected officials. He reported they have great relationships with elected officials at the state and federal level and were welcomed with open arms. He said the City Council had made it a point to go every year and build supportive relations.

4. Proclamations:

- A. [2025-6820](#) Proclamation: National Nutrition Month - March 2025

This Proclamation was presented.

5. Presentations:

- A. [2024-6642](#) Presentation: Update from the Wellness Commission

Council discussion included:

- Broad spectrum
- Key indexes
- Monitoring
- Strategic Plan.

This Presentation was presented.

- B. [2024-6643](#) Presentation: Update from the Cultural Commission

Council discussion included:

- Diverse membership
- City Council priorities: beautification, livable streets initiative and the public art initiatives.
- Citizen volunteers

This Presentation was presented.

C. [2025-6773](#) Presentation: Updates from all Public Service Agreement Recipients

- 1) Downtown Lee's Summit Main Street
- 2) Lee's Summit Visitor's Bureau (DMO)
- 3) Lee's Summit Economic Development Council

Council discussion included:

Downtown Lee's Summit Main Street:

- Proud of what the organization is doing
- Events
- Meeting goals
- Pacer data

Lee's Summit Visitor's Bureau (DMO):

- Amenities make it the easiest to draw people to this community.
- People are very welcoming and friendly and that is the biggest asset.

Lee's Summit Economic Development Council:

- New President
- Expressed appreciation to the Board
- Looking forward to working with them all
- Thanked all staff and volunteers

This Presentation was presented.

D. [2024-6535](#) Presentation: Clean Team Annual Update

City Council discussion included:

- Contact for volunteers that want to help the city with clean up efforts - Public Works Department 816-969-1800
- If the City can sponsor a highway and costs involved to do so
- Thanks for keeping the initiative going
- When the initiative began - 3 years ago

This Presentation was presented.

6. Public Hearings:

A. [2025-6776](#) Public Hearing: Sewer Rates & Charges

Exhibits 1-3 were entered into the record.

There were no City Council discussions.

There were no speakers in favor of, or opposed to, the proposed changes to Sewer Rates & Charges.

- B. [2025-6706](#) Public Hearing: Application #PL2024-283 - Rezoning from AG to CP-2 and Preliminary Development Plan - View High Sports Complex, 3350 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

(Note: This item was continued from February 25, 2025 per staff's request.)

Exhibit A, List of Exhibits 1-22 were entered into the record.

City Council Discussions included:

- If a 200 foot turn lane is adequate for such a large facility
- View High is Kansas City's road and it has bike lanes. How will this project work with the existing bike lanes and to improve the safety of bike riders.
- Shared parking agreement with the church for additional parking
- Distance between the pickle ball courts and the residential area and the effect on noise decibels.
- Hours of operation for the outdoor pickle ball court and soccer field - seasonal youth sports
- The effect of lighting on the residential areas
- Stormwater Memorandum - Flow study
- Parking study
- Retention vs. detention storm drainage
- Topography
- Location of parking
- Cross walks
- Clarification of why rezoning is brought before an incentive request
- Clarification of the preliminary development plan process

Mr. Andrew Ellison spoke in opposition to this application. His concerns included the height of the building, traffic concerns, the proximity to residential properties, lack of sidewalks and noise pollution from the pickle ball courts. He cited the setback requirements in the UDO (Unified Development Ordinance) and stated lawsuits have shut some pickle ball courts down nationally due to noise violations. He shared some statistics on pickle ball and disagreed with the decibel levels reported earlier. He believes it to be a viable development without the pickle ball court.

Mr. Richard Oben spoke in opposition to this application. He mentioned the Ignite Strategic Plan and that nothing has been developed in 20 years. He mentioned the trees are owned by Kansas City and the bike lanes are also owned by Kansas City and he cited a lack of maintenance. He said he doesn't believe the original land owner intended it to be used for a sports complex when he sold it to the church. He reported already existing issues with traffic after events at Paragon Star. He stated the removal of the bike lanes has to do with MoDOT (Missouri Department of Transportation) requirements and federal funding. He reported a newly installed stop sign makes residents stop half way up a hill preventing them from reaching the top. He is concerned with the

possible noise.

Mr. C.L. Benett spoke in opposition to this application. His concerns are with stormwater runoff onto his property. He asked for copies of the flow studies for his records. He shares his neighbors concerns regarding possible sound and light pollution.

Mr. Kevin Roberts spoke in opposition to this application. His concerns are with a lack of parking spaces estimated to be 99 spaces short of what will be needed, as well as noise and light pollution.

1) [BILL NO. 25-052](#)

An Ordinance approving rezoning from District AG (Agricultural) to District CP-2 (Planned Community Commercial) and Preliminary Development Plan for View High Sports Complex on approximately 17.18 acres of land located at 3350 NW Ashurst Drive, 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 March 18, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Rader, seconded by Mayor Pro Tem Lopez, that Bill No. 25-052 be advanced to second reading. 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

Recused: 1 - Councilmember Funk

7. Public Comments:

There were no Public Comments.

8. Presentations:

- A. [2024-6684](#) Presentation: Conceptual Economic Development Incentive Request - View High Indoor Sports Complex at 3381 NW Chipman Road; 3D Builders KC, LLC, applicant.

City Council discussion included:

- Data clarification
- Comparable projects and business models
- Retail space revenue
- Requested a deeper dive into the return on investment and incentives
- Leases vs. owner operating of office use space to include rehab facility, cafe, etc.
- Sponsorships and donors
- Return on investment
- Public benefit vs. cost for incentive request
- Providing a service to the community
- Expressed concern with the large request
- Star bonds
- Pay as you go so not issuing debt but are giving up the opportunity to bring in Sales Tax revenue
- Cost of Field House

This Presentation was presented.

9. Resolutions:

- A. [RES. NO. 25-05](#) A Resolution authorizing the Mayor to appoint successor directors to the Streets of West Pryor Community Improvement District.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Resolution 25-05 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

10. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-053](#) An Ordinance approving the award of bid for Project No. 102 for the 3rd St. & Bridlewood Dr./Peale Blvd. and Todd George Pkwy. & Chipman Rd. Traffic Signals to Custom Lighting Services, LLC dba Black and McDonald in the amount of \$792,170.10, and authorizing the City Manager to execute an agreement of the same.

(Note: First read by Council on March 18, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 25-053 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- B.** [BILL NO. 25-054](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and LS Management Services, LLC for a period of 30 years with options for two additional ten-year terms for the development of a Hangar located on the West side of the North Apron at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same.

(Note: First read by Council on March 18, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-054 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

- C.** [BILL NO. 25-055](#) An Ordinance approving the Tax Credit Agreement between the Missouri Development Finance Board and the City of Lee's Summit, Missouri, for the Green Street Project.

(Note: First read by Council on March 18, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Shields, that Bill No. 25-055 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Lovell

11. Committee Reports

Councilmember Shields announced the Rules Committee will be meeting Thursday, March 20, 2025 at 11:30 a.m. via zoom.

12. Council Comments:

Mayor Baird thanked Councilmembers for their attempt to make it to Jefferson City despite the snow. He was glad to have four representatives in Washington D.C.

Councilmember Rader shared her experiences on her first trip to Washington D.C. She shared that she thought Mayor Baird really did a good job and he had a presentation that he showed each representative they got in front of.

13. Staff Roundtable

Mr. Mark Dunning, City Manager, announced a couple of public meetings coming up for some major improvements that will be undertaken. The Pryor Road improvements public meeting will be held April 3, 2025 at Fire Station No. 7 between 4:30-6:30 p.m. Those improvements are from Longview Road to Hook Road. This Wednesday, March 19, 2025 from 5:00-7:00 p.m. at Hawthorne Hill Elementary in the Media Center room. This is the Sheerer Road, Sheerer Parkway interchange realignment study with the no tax increase bond issue. Also a reminder that on March 20, 2025 the City is holding a Career Fair for city opportunities from 1:00-6:00 p.m. at the Gamber Center.

14. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 31 at 10:59 p.m.

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"