



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

Tuesday, October 7, 2025

6:00 PM

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

REGULAR SESSION NO. 51 **AMENDED**

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, October 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, October 6, 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 the October 7, 2025 Regular Council session to order at 6:03pm.

- D. Roll Call

Councilmember Prier arrived at 6:11pm.

Present: 8 - Mayor Bill Baird
Councilmember Donnie Funk
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 1 - Councilmember Trish Carlyle

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: 7 - Mayor Baird
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Carlyle
Councilmember Prier

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, to approve the Consent Agenda, Items 2.A. - 2.H. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

A. [2025-7122](#) Approval of City Council Action Letter for September 23, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez to approve the City Action Letter for September 23, 2025. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

B. [BILL NO. 25-171](#) An Ordinance approving a Preliminary Development Plan for Smalls Sliders on approximately 0.88 acres of land located at 101 SW Oldham Parkway, 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 City Council on September 23, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that this Ordinance be adopted and numbered Ord. No. 10221 as part of the consent agenda. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

- C. [BILL NO. 25-181](#) An Ordinance vacating a portion of a certain easement located at 1900 and 1920 NE Discovery Avenue in the City of Lee's Summit, Missouri.
(Note: First read by City Council on September 23, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that this Ordinance be adopted and numbered Ord. No. 10222 as part of the consent agenda. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

- D. [BILL NO. 25-182](#) An Ordinance approving the First Amendment to the John Knox Village Chapter 353 Redevelopment Agreement among the City of Lee's Summit, the John Knox Village Redevelopment Corporation, and John Knox Village.
(Note: First read by City Council on September 23, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that this Ordinance be adopted and numbered Ord. No. 10223 as part of the consent agenda. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

- E. [BILL NO. 25-183](#) An Ordinance approving a Cooperative Funding Agreement for the construction and dedication of a Welcome monument sign by and between the City of Lee's Summit, Missouri, and the Industrial Development Authority of the City of Lee's Summit, Missouri.

(Note: First read by City Council on September 23, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that this Ordinance be adopted and numbered Ord. No. 10224 as part of the consent agenda. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

- F. [BILL NO. 25-186](#) An Ordinance creating Article 6 in Chapter 26 of the City Code to provide for the delegation of authority to City Staff for the management, operations, security, maintenance and upkeep of Green Street.

(Note: First read by City Council on September 23, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that this Ordinance be adopted and numbered Ord. No. 10225 as part of the consent agenda. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

- G. [BILL NO. 25-187](#) An Ordinance approving the Green Street Use Agreement between the City of Lee's Summit, Missouri and Downtown Lee's Summit Main Street, Inc.

(Note: First read by City Council on September 23, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that this Ordinance be adopted and numbered Ord. No. 10226 as part of the consent agenda. The motion carried by the following vote:

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

Absent: 2 - Councilmember Carlyle
Councilmember Prier

- H. [2025-7217](#) Appl. #PL2023-093 - Preliminary Development Plan Extension Request-
Rezoning from CP-2 and RP-3 to PMIX and RP-4 and Preliminary Development
Plan - Pryor Mixed-Use, 1805 & 1905 SW M-150 Hwy; Griffin Riley Property
Group, applicant

3. Council Roundtable

No Council Roundtable.

4. Proclamations:

- A. [2025-7105](#) Proclamation: Community Planning Month October 2025

This Proclamation was presented. Director Tracy Albers, Deputy Director Aimee Nassir, Project Manager Scott Ready, Senior Planner Adair Bright, Senior Planner Hector Soto, and Project Manager Dan Fernandez accepted proclamation.
- B. [2025-6999](#) Proclamation: Feed Lee's Summit Month - November 2025

This Proclamation was presented. Assistant City Manager Ryan Elam, Parks and Recreation Administrator Joe Snook, City Manager Mark Dunning, Director of Water Utilities Jeff Thorn, Director of Development Services Tracy Albers accepted the Proclamation behalf of the Rotary.

5. Public Hearings:

- A. [2025-7203](#) Public Hearing: Application #PL2025-221 - Unified Development Ordinance Amendments to Article 8, Section 6.1590 and Section 6.1680 pertaining to Special Event Permits and Article 9, Section 9.220 pertaining to Temporary Signs, City of Lee's Summit, applicant.

Deputy Director of Development, Aimee Nassif, presented updates to the World Cup UDO.
- 1) [BILL NO. 25-188](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 6 pertaining to special events and mobile food vending and amending Article 9 pertaining to temporary signs for a specified time period during the 2026 FIFA World Cup; City of Lee's Summit, applicant.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-188 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

6. Public Comments:

3 public comments were made.

7. Presentations:

- A. [2025-7209](#) World Cup 2026 Planning Discussion - Development Services: Short Term Rentals

Deputy Director of Development Services, Aimee Nassif, presented.

8. Resolutions:

- A. [RES. NO. 25-22](#) A Resolution establishing the 2026 Charter Review Commission for the City of Lee's Summit, Missouri.

City Manager, Mark Dunning, noted the Charter Committee will begin meeting in January 2026.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Resolution 25-22 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

9. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-189](#) An Ordinance Amending Chapter 29 of the Lee's Summit City Code of Ordinances, Article 1, Section 29-12 Pertaining To Establishment of Play Streets and Amending Article VI, Division 2, Section 29-452 Pertaining to Parade Applications for a specified time period during the 2026 FIFA World Cup. (CEDC 9/10/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Mayor Pro Tem Lopez, that Bill No. 25-189 be advanced to second reading. The motion carried as follows:

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

Absent: 1 - Councilmember Carlyle

Shields, Hillary was called to speak--asked staff to give brief overview of impact.

Tracy Albers answered. play streets means block parties. This amendment that no new parade or block party permits during this time. legacy and city sponsored events not affected.

Rader, Cynda was called to speak--ask about parade. 250th 4th of July going to be big deal. any push back?

Tracy Albers answered that no one came forward, but city could partner or sponsor.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-189 be adopted and numbered 10227. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

10. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-190](#) An Ordinance accepting Final Plat entitled, "Pine Tree Farms Estates, Lots 1-5", as a subdivision to the City of Lee's Summit, Missouri.

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that this Ordinance be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

- B.** [BILL NO. 25-191](#) An Ordinance authorizing the issuance, sale and delivery of not to exceed \$50,000,000 principal amount of General Obligation bonds, Series 2025A of The City of Lee's Summit, Missouri, and authorizing certain other documents and actions by the City.

Councilmember Rader asked staff for brief overview.

Finance Director, Brianna Burrichter, noted this was the 2nd issuance from the April 2023 election - Primarily for the funding of the Joint Operations Facility.

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Shields, that this Ordinance be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Carlyle

11. Committee Reports

Councilmember Shields noted the Finance and Budget Committee met on October 6, 2025 and discussed multiple topics including the City's grant policy and navigating any changes needed to meet Federal changes.

Councilmember Hodges advised the Community and Economic Development Committee will meet on October 8, 2025 at 4:00pm.

12. Council Comments:

Mayor Baird noted next council meeting will be a joint session with the Lee's Summit school district and will take place at Green Street.

Councilmember Prier would like further discussion for City Employees to receive discounts on Lee's Summit Park's facilities.

13. Staff Roundtable

City Manager, Mark Dunning, noted that City staff will reach out to the Charter Review Commission members, but requested City Councilmembers reach out first.

Received positive feedback on Oktoberfest and people appreciated the extra space that Green Street provided.

14. Adjournment

Hearing no further business, Mayor Baird, adjourned Regular Session No. 51 into closed session at 7:37pm.

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"