



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

**Tuesday, December 17, 2024**

**6:00 PM**

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

**\*\*\*JOINT SESSION WITH PLANNING COMMISSION\*\*\***

**REGULAR SESSION NO. 23**

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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, December 17, 2024 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, December 16, 2024, 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. 23 to order at 6:06 pm.

D. Roll Call

**PLANNING COMMISSION**

Present:

Chairperson Funk

Commissioner Frazier

Commissioner Touzinsky

Commissioner Jana-Ford

Commissioner Trafton

Commissioner Kitchens

Commissioner Benbrook (Absent at Roll Call - present at 6:36pm)

Absent:

Commissioner Loveless

Commissioner Arth

**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 Carlyle, 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 Carlyle, to approve the Consent Agenda, Items 2.A. - 2.E. 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. [2024-6577](#) Approval of City Council Action Letter for December 10, 2024.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to approve the City Council Action Letter from December 10, 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

- B. [2024-6658](#) Mayor's Appointments (Simple majority):

Housing Authority: Appoint Mary Smith and Steven Blake, terms to expire 5-4-25, appoint Samantha Salem and Yvonne Ventimiglia, terms to expire 5-4-26 and Bob Johnson, term to expire 05-04-27.

TIF Commission: Reappoint James Freeman, term to expire 12-15-28.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to approve Mayor's Appointments 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

- C. [BILL NO. 24-212](#) An Ordinance amending Chapter 33, The Unified Development Ordinance, Article 2 pertaining to modification procedures and Final Development Plan extensions; Article 5, Section B pertaining to Floodplain Overlay Districts; Article 7 pertaining to modifications; and, Article 8 pertaining to building materials of the Code Of Ordinances for the City of Lee's Summit, Missouri. (Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-212 be adopted and numbered Ord. No. 10040 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

- D. [BILL NO. 24-213](#) An Ordinance vacating a 15.6'-wide, 140'-long strip of right-of-way located along SW 1st Street, adjacent to 101 SW Market Street, in the City of Lee's Summit, Missouri.

(Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-213 be adopted and numbered Ord. No. 10041 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

- E. [BILL NO. 24-214](#) An Ordinance approving rezoning from District R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and RP-3 (Planned Residential Mixed Use) and a Preliminary Development Plan for The Townhomes of Chapel Ridge on approximately 3.29 acres of land located at 4060 NE Ralph Powell Road, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.  
(Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-214 be adopted and numbered Ord. No. 10042 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 Shields stated there are more opportunities to do Selfies with Santa this weekend at the Lee's Summit History Museum.

Councilmember Shields wished everyone a Merry Christmas and Happy Hannukah and noted that Hannukah starts on Christmas Day this year.

**4. Public Comments:**

There were no Public Comments.

**5. Proclamations:**

- A. [2024-6661](#) Proclamation: Toys For Tots Month - December 2024

Mayor Baird proclaimed December 2024 as Toys for Tots month.

Mr. Joel Wilson recognized the Lee's Summit Police Department and the Lee's Summit Fire Department with plaques in recognition for their partnership with this program to make this program a success.

This Proclamation was presented.

**6. Presentations:**

A. [2024-6665](#) Unified Development Ordinance Discussion: Updates to architecture requirements

Council / Commission Discussion Included:

- Terminology - “Reinforce front door” - Confirms that it looks like the front entry.
- “Advisory Committee” - made up of City Staff
- Public Input - received list of people to contact to get input - members from the community that include builders, developers, landowners, architects, etc.
- Cost off-sets - faux materials - high end
- Window requirements
- Standard design vs. custom design
- Open house interviews - handful of people
- Background of advisory citizens
- More flexibility
- Requirements on leased property - standards in place to follow
- What is missing in current development standards
  - Balance
  - Rules
  - Level of development
- Variances needed
- Overlay areas
- Mixed use areas
- More demanding on looks of development
- Consistency / Uniformity
- Walkable and parkable
- Design and beauty standards
- Activity Centers
- “Metal Building Areas”
- Industrial buildings vs. residential vs. retail buildings and zoning / uses
- Incentive uses
- Placement of overlay areas - successful vs. unsuccessful areas
- Master planning and future of Lee’s Summit
- Easements, landscapes and streetscape uses
- More input from a more diverse group of people on designs / homes / planning
- More intimate outdoor gathering place - more outdoor spaces - not parks
- Hidden parking lots
- Signage
- Retention and detention ponds / Rain gardens
- Stormwater design standards

This Discussion Item was received and filed.

- B. [2024-6666](#) Roundtable: Open discussion between the Planning Commission and the Lee's Summit City Council.

Council / Commission Roundtable Discussion Included:

Mayor Baird complimented the Planning Commission on doing a great job on vetting projects and working to make things easier as they move through the process and to City Council for consideration.

Commissioner Kitchens stated that Chairperson Funk has done an excellent job as Chair and kept them on task and feels appreciated by City Council. Thanked the Council and Chairperson Funk.

Mayor Baird stated as interest rates got higher a lot of development slowed down, but he feels that this may pick up again in 2025 and there will be a lot more work in 2025 for the Planning Commission and City Council.

Chairperson Funked thanked Council for the joint sessions and the open dialogue between the two.

This Discussion Item was received and filed.

**7. Proposed Ordinances Forwarded from Committee:**

- A. [BILL NO. 24-219](#) An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances for the City of Lee's Summit, Missouri, by revising Article 5, Division 1, Section 29-354 and Appendix B; Schedule of Stopping, Standing and Parking Restrictions, for certain streets and segments of streets located in the City of Lee's Summit, Missouri. (PWC 12/9/24)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-219 be second read. 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

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-219 be adopted and numbered Ord. No. 10043. The motion carried by the following vote:**

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

- B.** [BILL NO. 24-220](#) An Ordinance approving and authorizing the execution of an amendment to the agreement between the City of Lee's Summit, Missouri and Titan Built, LLC to set Guaranteed Maximum Price 3 (GMP 3) for Joint Operations Facility and Police/Courts Phase 2 Renovations Project in the amount of \$21,091,558.00, and authorizing the City Manager to execute the same. (PWC 12/9/24)

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 24-220 be second read. 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

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-220 be adopted and numbered Ord. No. 10044. 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

- C.** [BILL NO. 24-221](#) An Ordinance approving Modification No. 1 to an Agreement for Professional Engineering Services for Sampson Road Bridge Replacement and Stormwater Improvements (RFQ NO. 2023-041) with Wilson & Company, for an increase of \$573,340.00 with an amended not to exceed amount of \$1,157,875.00 and authorizing the City Manager to execute an agreement for the same. (PWC 12/9/24)

**ACTION:** A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-221 be second read. 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

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-221 be adopted and numbered Ord. No. 10045. 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

- D. [BILL NO. 24-222](#)** An Ordinance approving Modification No. 6 to an Agreement for Professional Engineering Services for the Pryor Road Improvements from Longview Road to Hook Road (RFQ No. 2020-046), between the City of Lee's Summit, Missouri, and TranSystems Corporation, for an increase of \$198,271 with an amended not to exceed amount of \$1,738,396 and authorizing the City Manager to execute an agreement for the same. (PWC 12/9/24)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-222 be second read. 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

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-222 be adopted and numbered Ord. No. 10046. 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

## **8. Proposed Ordinances - Second Reading:**

- A. [BILL NO. 24-218](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$26,105,000 in connection with the Douglas Station Apartments Project; and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on December 10, 2024.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 24-218 be adopted and numbered Ord. No. 10047. The motion carried by the following vote:**

**Aye:** 6 - Mayor Baird  
Councilmember Carlyle  
Councilmember Lopez  
Councilmember Lovell  
Councilmember Rader  
Councilmember Shields

**Nay:** 2 - Councilmember Hodges  
Councilmember Prier

## 9. Committee Reports

Councilmember Shields advised the Rules Committee would meet this Thursday, December 19, 2024 at 11:30am via Zoom. She asked if they should consider discussing the process to fill the council vacancy. Mayor Baird advised that would be the best route and Mayor Pro Tem Lopez agreed to assign this discussion to the Rules Committee.

Councilmember Shields also noted the January Finance and Budget Committee will be on January 15th and not January 6th.

## 10. Council Comments:

Councilmember Prier wished everyone a Merry Christmas and Happy Hanukkah. She then quoted her favorite line from It's a Wonderful Life, "Strange isn't it? Each man's life touches so many other lives. And when he isn't around he leaves an awful hole, doesn't he?"

Mayor Baird stated the his favorite line from the movie is not spoken but written on a sign on the wall that states, "All you can take with you is that which you have given away."

Councilmember Shields said she felt they had a good discussion with the Planning Commission tonight. Councilmember Prier agreed and said the Planning Commission does a great job.

## **11. Staff Roundtable**

Mr. Mark Dunning, City Manager, reminded everyone that City Hall will be closed December 25th and 26th for Christmas and January 1st for New Years Day. He thanked those that would still be working on those days even though most have those days off for the holidays.

Mr. Dunning also advised the Mr. Mark Schaufler, Director of Water Utilities, will be retiring on February 3, 2025 after 31 years of service to the City.

Mr. Dunning wished everyone a happy and safe holiday season.

## **12. Adjournment**

Hearing no further business, Mayor Baird adjourned Regular Session No. 23 at 8:33 pm.

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"