



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

Tuesday, June 10, 2025

6:00 PM

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

REGULAR SESSION NO. 40

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 10, 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, June 9, 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. 40 to order at 6:03 pm.

- D. Roll Call

Note: Councilmember Rader absent at 9:10pm

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 Shields, 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 Carlyle, to approve the Consent Agenda, Items 2.A. – 2.E. 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. [2025-6968](#) Approval of City Council Action Letter for June 3, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, to approve the City Council Action Letter for June 3, 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. [2025-7006](#) Mayor's Appointments:

Cultural Commission: Reappoint Emily Spangler, Linda Chubbuck, and Gary Keshner, terms to expire 06-06-28.

Water Utilities Advisory Board: Appoint William (Bill) Frey, term to expire 03-01-28.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, 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

- C. [BILL NO. 25-101](#) An Ordinance Approving a Plan for a Chapter 100 Project for the Victory Hyundai Project.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-101 be adopted and numbered Ordinance No. 10144 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. 25-102](#) An Ordinance granting a Special Use Permit for a telecommunication tower in District RDR on land located at 1204 NE Woods Chapel Road, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-102 be adopted and numbered Ordinance No. 10145 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. 25-104](#) An Ordinance vacating a portion of a utility easement located at 4716 NE Freehold Drive in the City of Lee's Summit, Missouri.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-104 be adopted and numbered Ordinance No. 10146 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 stated she went Downtown Days this weekend. It was very busy and she enjoyed riding several of the rides with her son. She stated Lee's Summit Downtown Main Street would also be hosting "Ladies Night Out" this Thursday night in downtown Lee's Summit.

4. Public Hearings:

A. [2025-7004](#) Public Hearing: Galaxy Liquor - Liquor license application appeal hearing.

Mr. Travis Forbes, Police Chief, entered Exhibits A & B into the record.

Exhibit A: Liquor License Application

Exhibit B: Location Map

Council Discussion Included:

- Other locations? Yes
- Selling tobacco? No
- Proximity to high school? Outside of buffer
- Appearance of building
- Point to point distance from church
- Church opposition? No
- Zoning
- Any other issues with application? No
- Purpose of original ordinance
- Size of building? 7000 sq ft - liquor store 3300 sq ft
- Parking change with zoning?
- Zoning requirements

No one was present to speak in favor of or in opposition to this application.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, to reverse the Police Chiefs denial to deny the liquor license to the Galaxy Operations LLC d/b/a Galaxy Liquor for premises located at 150 NE Tudor, Lee's Summit, Missouri. The motion carried by the following vote:

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Aye: 6 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Nay: 3 - Councilmember Hodges
Councilmember Prier
Councilmember Rader

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, to approve the liquor license application for Galaxy Operations LLC d/b/a Galaxy Liquor for premises located at 150 NE Tudor, Lee's Summit, Missouri. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Lopez
Councilmember Lovell
Councilmember Shields

Nay: 3 - Councilmember Hodges
Councilmember Prier
Councilmember Rader

- B. [2025-6915](#) Public Hearing: View High Sports Complex Community Improvement District; 3D Builders KC, LLC, applicant

Mr. David Bushek, Chief Counsel of Economic Development & Planning, entered Exhibits 1 - 11 into the record.

Council Discussion Included:

- Development Costs / Rate of Return
- Improvements
- Agreeable to requirements
- Cap Rate: Incentivized IRR
- Equity finances / unleveraged return
- Lower incentive / lower income?
- Net operating income (NOI)
- Approval Up To / not clawback
- City Financial Advisor (CFA)
- Higher end of incentives
- Setting percentage of leverage
- Proof of equity / financing vs. proof of costs coverage
- Performance requirements
- Total development costs
- CFA Recommendations / definition / decisions
- Not resolving all recommendations tonight
- Effects on tourism
- City-Wide Revenues
- Performa financing
- Increased traffic - need for more road improvements
- Project cannot happen if current request is not met
- CID Boundary - Landowners
- Discussion on clawback
- Reasons that recommendations are being discussed
- Value propositions
- Performance requirements
- Sales tax rebate

Dr. Steve Shelton, Lee's Summit School Board, spoke in opposition to this application only to ask for 50% of PILOTS from this project which is not currently included.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-105](#) An Ordinance approving the Petition for Establishment of the View High Sports Complex Community Improvement District
(Note: First read by Council on June 10, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-105 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

- C. [2025-6916](#) Public Hearing: Chapter 100 Plan for the View High Sports Complex Project; 3D Builders KC, LLC, applicant
(Note: This application was continued from May 20, 2025, per the applicant's request.)

Mr. David Bushek, Chief Counsel of Economic Development & Planning, entered Exhibits 1 - 9 into the record with the previous Public Hearing and all previous testimony will be made part of this Public Hearing.

Council Discussion Included:

- No Council Discussion

No one was present to speak in favor of or in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-106](#) An Ordinance approving a Plan for a Chapter 100 Project for the View High Sports and Entertainment Project.
(Note: First read by Council on June 10, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Prier, that Bill No. 25-106 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

5. Public Comments:

Mr. Mike Carrol spoke in opposition to the proposed Douglas Street Project because it will remove over 50 mature trees along Douglas and reconsider the sidewalk, streetlight and sewer improvements.

Ms. Steff Hedenkamp also spoke in opposition to the Douglas Street Project and hopes the Council will listen to the residents and change the project requests to keep from losing trees and green space as well as property to some residents along Douglas.

6. Presentations:

A. [2025-6961](#) Presentation: World Cup 2026 Preparation

Note: Councilmember Rader absent at 9:10pm.

Council discussion included:

- All 6 games in 30 days
- Visitor arrival just after Downtown Days
- Activity at Green Street
- Watch parties
- LSGoal26 - waiting for more information from FIFA
- Tourism to Lee's Summit with fun activities safely
- Strategic Marketing
- Set big goals then make plans
- Activate Program Green Street
- Relax Short Term Rental Regulations
- How many people per day
- Pop-up vendors
- Special planning session with Council (possibly CEDC) dedicated to this topic
- City Chamber groups with a consolidated vision

This Presentation was presented.

B. [2025-6949](#) Presentation: Housing Discussion and Initiatives

This presentation was moved to June 17, 2025 due to length of meeting.

7. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-107](#) An Ordinance approving the FY2026 Workers Compensation Excess renewal policy, authorizing the City Manager to enter into an agreement with Midwest Employers for the deposit premium of \$161,068, and to execute all documents necessary to obtain such coverage.

(Note: First read by Council on June 10, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-107 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 Lovell
Councilmember Prier
Councilmember Shields

Absent: 1 - Councilmember Rader

- B. [BILL NO. 25-108](#) An Ordinance approving the 2025 Labor Agreement by and between the City of Lee's Summit, Missouri and the International Association of Machinists and Aerospace Workers Local 778 and authorizing the City Manager to execute the same by and on behalf of the City.

(Note: First read by Council on June 10, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Carlyle, that Bill No. 25-108 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 Lovell
Councilmember Prier
Councilmember Shields

Absent: 1 - Councilmember Rader

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-109](#) An Ordinance authorizing the City of Lee's Summit, Missouri to waive the Lee's Summit Housing Authority's payment in lieu of taxes (PILOTS) for the authority's fiscal year ending September 30, 2023 in the amount of \$ 33,874.16 and September 30, 2024 in the amount of \$33,874.16. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-109 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-109 be adopted and numbered Ordinance No. 10147. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

- B. [BILL NO. 25-110](#)** An Ordinance approving the purchase of furniture for Hangar 2, in the amount of \$128,162.77 from PURE Workplace Solutions and authorizing the City Manager to execute all necessary documents. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-110 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-110 be adopted and numbered Ordinance No. 10148. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

- C. [BILL NO. 25-111](#) An Ordinance approving Amendment No. 9 to the budget for the Fiscal Year ending June 30, 2025, as adopted by Ordinances 9936, 9937, 9938, 9939, and 9940, by amending the authorized expenditures for the City. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Prier, that Bill No. 25-111 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-111 be adopted and numbered Ordinance No. 10149. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

- D. [BILL NO. 25-112](#) An Ordinance enacting a new section of the City Code of Ordinances authorizing the City Manager to approve claims expenses, payments or settlements up to \$75,000.00 per claim and further authorizing the City Attorney to approve claims expenses, payments or settlements up to \$25,000.00 per claim. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-112 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-112 be adopted and numbered Ordinance No. 10150. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

- E. [BILL NO. 25-113](#) An Ordinance authorizing the execution of an agreement between the City of Lee's Summit, Missouri and the Missouri Department of Public Safety in the amount of \$9,160.36 for equipment for the Lee's Summit Police Department and authorizing the Mayor to execute an agreement for the same. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-113 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-113 be adopted and numbered Ordinance No. 10151. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

- F. [BILL NO. 25-114](#) An Ordinance approving the award of RFP No. 2025-060 for Phase II Employee Compensation and Classification services, to DCI Consulting Group, Inc., and authorizing the City Manager to execute the same and by and on behalf of the City of Lee's Summit, Missouri. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-114 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-114 be adopted and numbered Ordinance No. 10152. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

- G. [BILL NO. 25-115](#)** An Ordinance authorizing the City to purchase insurance coverage for property, casualty and liability insurance programs for FY26 beginning July 1, 2025, where the total expenditure is equal to or less than \$1,500,000, and authorizing the City Manager to execute any documents necessary for the City to purchase such insurance. (F&BC 6/2/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-115 be second read. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-115 be adopted and numbered Ordinance No. 10153. The motion carried by the following vote:

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

Absent: 1 - Councilmember Rader

9. Committee Reports

Councilmember Prier advised there was a Public Works Committee meeting yesterday and they discussed the Raintree dam bridge rehab construction, annual curb repair program and the annual crack seal program and continued discussions about stormwater utility and the preferred level of service. She noted next months committee meeting will address the stormwater utility financial needs in support of the preferred level of service and review funding sources.

Councilmember Shields stated she, Councilmember Lovel and Mayor Baird attended the Lee's Summit Economic Development Council (LSEDC) meeting today and noted they continue to make a lot of progress and working on hiring some part time staff and a marketing firm to help with event planning and marketing with a lot of exciting projects coming up and she feels the new LSEDC President is doing a great job. She also mentioned the 40th anniversary celebration is coming up later this year in the fall.

10. Council Comments:

Mayor Baird stated Public Works and Parks were going to be very busy next year during the World Cup and he is thinking of many ways they can make money such as the snow rodeo, and pop-up events at Summit Waves.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, advised that View High Drive at the 470 Interchange - access to north 470 will be closed from June 16 - September 15. Those wanting to enter Paragon Star will need to do so by coming in from the north, on Bannister Road.

Mr. Dunning also advised they were able to deploy the new barriers at Downtown Days this year and he is thankful for that investment and being able to have them in place for this event this year and he expressed his appreciation to all the staff that supported this event and volunteered their time to make it successful.

Mayor Baird also thanked staff for having such a strong presence at Downtown Days.

Councilmember Shields also expressed her appreciation of having the new barriers deployed for this event.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 40 at 10:30 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"