



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

Tuesday, February 3, 2026

6:00 PM

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

**REGULAR SESSION NO. 62**

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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, February 3, 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, February 2, 2026, 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](http://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. 62 to order at 6:04 pm.

D. Roll Call

**Present:** 7 - Mayor Bill Baird  
Councilmember Donnie Funk  
Councilmember Faith Hodges  
Councilmember Beto Lopez  
Councilmember Mia Prier  
Councilmember Cynda Rader  
Councilmember Hillary Shields

**Absent:** 2 - Councilmember Trish Carlyle  
Councilmember John Lovell

**1 Approval of Agenda**

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

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

## 2. Approval of Consent Agenda:

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the Consent Agenda Items 2.A. – 2.C. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

### A. [2025-7385](#) Approval of City Council Action Letter for January 20, 2026.

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the City Council Action Letter for January 20, 2026 as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

### B. [2026-7434](#) Mayor's Appointments (Simple Majority): Board of Appeals: Reappoint Dennis Hensen, term to expire 12-1-28.

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve Mayor's Appointments as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

- C. [2026-7435](#) Mayor's Appointments (2/3 Majority):  
Board of Appeals: Reappoint Steve Patterson, term to expire 12-1-28.

**ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve Mayor's Appointments as part of the Consent Agenda. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

### 3. Council Roundtable

Councilmember Hodges advised downtown Lee's Summit would be hosting the annual Galentine's Sip & Shop on February 6 at 10 AM and the Downtown Wine Walk on February 7, 2026 at 1 PM.

### 4. Public Hearings:

- A. [2026-7421](#) Public Hearing: Chapter 100 for Mid-States Warehouse Expansion, 420 SE Thompson Drive; Mid-States Distributing, LLC, applicant.

Mr. David Bushek, City Economic Development Legal Counsel with Gilmore and Bell, entered Exhibits 1 - 6 into the record.

Council Discussion Included:

- Phases of abatements / equipment installed
- Overall abatement cost (6%)
- Personal Property taxes
- Multiplier effect
- Additional jobs
- Location / development of area
- Additional 465,000 sq feet
- No abatement on current property / only on equipment
- Abatement for property only on new property
- Overall net benefit to the city
- Lack of retention of businesses if not incentivized / businesses will leave
- Benefit to retain these types of benefits

- Expansion request supported by Lee's Summit Economic Development Council

Mr. Scott Shepherd spoke in opposition to this project due to the amount of the abatement requests.

Ms. Deborah Giddings spoke in opposition to this project due to the abatement requests and increased traffic.

- 1) [BILL NO. 26-021](#) An Ordinance approving a plan for an industrial development project and authorizing the City of Lee's Summit, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$79,650,000 in connection with the Mid-States project and authorizing certain documents and actions in connection therewith.  
(Note: First read by City Council on February 3, 2026. Passed by unanimous vote.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 26-021 be advanced to second reading. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

- B. [2025-7407](#) Public Hearing: Application #PL2025-079 - Rezoning from AG to RP-1, RP-4 and CP-2, Preliminary Development Plan and Conceptual Development Plan- Legacy Ridge, 815 SW Hook Road; Griffin Riley Property Group, applicant.  
(Note: Applicant request to remand application to the Planning Commission meeting on February 26, 2026, to allow for submittal and consideration of a revised application.)

**ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, to remand this Public Hearing to the Planning Commission on February 26, 2026. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

- 1) [BILL NO. 26-022](#) An Ordinance approving rezoning from AG (Agricultural) to RP-1 (Planned Single-family Residential), RP-4 (Planned Apartment Residential) and CP-2 (Planned Community Commercial), Preliminary Development Plan and Conceptual Development Plan for Legacy Ridge on approximately 131 acres of land generally located at the southeast intersection of SW Ward Rd and SW Hook Rd, 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.

This Ordinance was not read as the Public Hearing was remanded to the Planning Commission.

**5. Public Comments:**

Ms. Deborah Giddings spoke about the information she had on the first public hearing, she also stated there would be a neighborhood meeting held regarding the Legacy Ridge project.

Mr. Zak Al-Shawish spoke regarding tax liens and sales of property owned by current elected officials and about the campaigns of other officials currently running for office.

Mayor Baird and Mayor Pro Tem Lopez both spoke in defense of the accusations made by Mr. Al-Shawish that are both erroneous and almost slanderous in nature.

Ms. Teresa Vollenweider spoke regarding her property and property lines and her interactions with the police department.

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

- A. [BILL NO. 26-023](#) An Ordinance approving award of RFP No. 2026-029 for the provision of health insurance and employee benefit brokerage/consulting services to Alliant Insurance Services, Inc. and authorizing the City Manager to enter into a one-year agreement with the option of four (4) successive one-year renewals with Alliant Insurance Services, Inc. for the provision of said services.

**ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 26-023 be second read. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

**ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 26-023 be adopted and numbered Ordinance No. 10323. The motion carried by the following vote:**

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

**Absent:** 2 - Councilmember Carlyle  
Councilmember Lovell

## 7. Committee Reports

There were no Committee reports.

## 8. Council Comments:

There were no Council comments.

## 9. Staff Roundtable

Mr. Mark Dunning, City Manager, stated the City has been working with Jackson County regarding the 2023 / 2024 Residential Tax Credits with some very preliminary numbers. They also discussed getting the City back online to accept tax payments.

## 10. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 62 at 7:58 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"