



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

Tuesday, July 7, 2026

6:00 PM

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

REGULAR SESSION NO. 7

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 7, 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, July 6, 2026, 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 Lopez called Regular Session No. 7 to order at 6:02 pm.

D. Roll Call

Present: 8 - Mayor Beto Lopez
Councilmember Melanie Adkins
Councilmember Trish Carlyle
Councilmember Nyauna Cravens
Councilmember Shari Frazier
Councilmember Donnie Funk
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 1 - Councilmember Mia Prier

1 Approval of Agenda

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

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Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

2. Approval of Consent Agenda:

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

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

A. [2026-7661](#) Approval of City Council Action Letter for June 16, 2026.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, to approve the City Council Action Letter for June 16, 2026 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

B. [BILL NO. 26-119](#) An Ordinance authorizing the execution of an agreement by and between the City of Lee's Summit, Missouri and Jackson County, Missouri to provide for the collection of property taxes by the City of Lee's Summit.

(Note: First read by Council on June 16, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, that Bill No. 26-119 be adopted and numbered Ordinance No. 10414 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

3. Council Roundtable

Mayor Pro Tem Shields recognized LS Goal for success of the past 5 Futbol Fridays at Green Street. This week will be the last one and hopes everyone will attend. She also reminded everyone that Green Street also hosts the Farmer's Market on Wednesdays and Saturdays.

Mayor Pro Tem Shields also wished Councilmember Priers daughter good luck as they are playing and All-Star game this evening.

Councilmember Adkins noted with this being the last Futbol Friday, Green Street will host a Scarf Exchange Ceremony with other local cities and municipalities and invited the public to attend. The ceremony is set to begin at 6:45pm.

4. Proclamations:

A. [2026-7588](#) Proclamation: Parks and Recreation Month - July 2026

This Proclamation was presented.

5. Public Hearings:

- A. [2026-7671](#) Public Hearing: Arborside Land Clearance for Redevelopment Authority (LCRA)
Redevelopment Plan; Land Reserve, Inc., Applicant

Mr. David Bushek, Gilmore and Bell, Economic Counsel for the City,
entered Exhibits 1 - 10 into the record.

Council Discussion Included:

- What would it look like if this development wasn't approved?
 - Piecemeal approach and additional abatements
 - This is much more efficient and cohesive
 - Infrastructure costs
- What would this work if city built infrastructure without a developer
 - Significantly higher cost and more taxpayer monies
 - Different requirements to different developers can cause issue
- Cross benefit analysis
- No debt being requested of the City
- PILOTS and sales tax increase
- CID tax only affects citizens if they "shop" in that area - not a city-wide tax
- Would not divert any tax revenues from the City
- Reimbursement from public improvements
- Property tax abatement
- Tenants - industrial tenants planned only at this time. Not sure about the others
- Current road costs to maintain? \$20k per year
- Piecemeal would also affect the timeline and impacted infrastructure
- No additional tax abatements when tenants come in
- Traffic issues
 - Decade long process
- Economic activity
- Office and retail
- Master development agreement
- Preference by church as the seller of the property to sell to one developer or pieces and completing infrastructure in steps
 - One developer
- Does not generate any new taxes unless shopping in this area
- Not funded by general revenues of the City

- Land Reserve owns the property - not the City
 - Land Reserve can sell to anyone and can be developed under the codes of the city.

Mr. Chip Floyd, Ms. Teresa Vollenweider, Mr. Zak Alshawish, Mr. Don Rosenberger and Mr. Roy Mussett spoke in opposition to this development.

This Public Hearing - Legislative was presented.

- 1) [BILL NO. 26-120](#) An Ordinance approving the Arborside Land Clearance Redevelopment Authority (LCRA) Redevelopment Plan pursuant to the Land Clearance for Redevelopment Authority Act, and authorizing and directing further actions in connection therewith.

(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, that Bill No. 26-120 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- B. [2026-7729](#) Public Hearing: Arborside Community Improvement District; Land Reserve, Inc., applicant

Mr. David Bushek, Gilmore and Bell, Economic Counsel for the City, entered Exhibits 1 - 8 and previous testimony into the record.

Council Discussion Included:

- None

Mr. Zak Alshawish and Mr. Don Rosenberger spoke in opposition to this application.

This Public Hearing - Legislative was presented.

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- 1) [BILL NO. 26-121](#) An Ordinance approving the Petition for establishment of the Arborside Community Improvement District, and authorizing and directing further actions in connection therewith.

(Note: First read by Council on July 7, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Frazier, that Bill No. 26-121 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Shields

Nay: 1 - Councilmember Rader

Absent: 1 - Councilmember Prier

- C. [2026-7695](#) Public Hearing: Application #PL2026-035 - Rezoning from PI (Planned Industrial), RP-4 (Planned Apartment Residential), and PO (Planned Office) to CP-2 (Planned Community Commercial), and Preliminary Development Plan - Dillon's Grocery Store, fuel kiosk with canopy, and retail space, located southwest of the NE Tudor Road and NE Douglas Street intersection; Tim Goyette, Phillips Edison & Company, applicant

Ms. Adair Bright, Senior Planner, entered Exhibits 1 - 24 into the record.

Council Discussion Included:

- Modifications requested
- Conditions of approval
- Variances granted
- Public Hearing signs
- Materials
- Traffic / Traffic Lights
- Jobs
- Fuel Pumps
- Sidewalks
- Detention basin
- Fencing

Mr. Bill Bobbit would like this Public Hearing to be postponed as he did not think the Public Hearing signs were not on the property.

Mr. Zak Alshawish spoke in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 26-122](#) An Ordinance approving rezoning from Districts PI (Planned Industrial), RP-4 (Planned Apartment Residential), and PO (Planned Office) to CP-2 (Planned Community Commercial) and Preliminary Development Plan for Dillon's on approximately 15.71 acres of land located near the southwest corner of NE Tudor Road and NE Douglas Street, 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 July 7, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-122 be advanced to second reading.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Frazier, that Bill No. 26-122 be amended by amending Condition 6: A modification shall be granted to Sec. 8.080.B to allow the western façade to contain one (1) Class 1 or Class 2 building material in at least two (2) colors comprising at least fifty percent (50%) of the primary façade area. The motion carried by the following vote:

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Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Shields

Nay: 1 - Councilmember Rader

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-122 be advanced to second reading as amended. The motion carried by the following vote:

Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Shields

Nay: 1 - Councilmember Rader

Absent: 1 - Councilmember Prier

6. Presentations:

- A. [2026-7626](#) Conceptual Economic Development Incentive Request for Community Improvement District, Dillon's grocery store and retail; mid-block on Douglas Street between Tudor Road and Chipman Road; Phillips Edison Company, LLC, applicant

Council Discussion Included:

- Site development is difficult
- Substantially used for fill and grading of property
- Use of CID taxes
- Jobs
- Must be primarily a public benefit
- More details on additional site work if this moves forward
- Tax would only be implied to those shopping at this location

This Presentation was presented.

7. Public Comments:

Mr. Zak Al-Shawish spoke on the lack of communication and the communication strategy of the City.

Mr. William Floyd spoke on the camera angles and recordings of city meetings.

Ms. Kelly Morgan spoke regarding the current fireworks ordinance and feels it should be updated.

Ms. Teresa Vollenweider spoke on a platted property and difficulty in finding the correct plat.

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 26-123](#) An Ordinance accepting Final Plat entitled, "Lemone-Smith Business & Rail Center, Tract A", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, that Bill No. 26-123 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- B. [BILL NO. 26-124](#) An Ordinance vacating a portion of a certain easement located at 201 SW Oldham Parkway in the City of Lee's Summit, Missouri
(Note: First read by Council on July 7, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-124 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Shields

Nay: 1 - Councilmember Rader

Absent: 1 - Councilmember Prier

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- C. [BILL NO. 26-125](#) An Ordinance vacating a portion of a utility easement located at Park Ridge 8th Plat, Lots 370 thru 379 in the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Funk, that Bill No. 26-125 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- D. [BILL NO. 26-126](#) An Ordinance accepting Final Plat entitled, "Hook Farms, 3rd Plat, Lots 216-258 & Tracts M, N and O", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-126 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- E. [BILL NO. 26-127](#) An Ordinance accepting Final Plat entitled "Eagle Creek Villas, 1st Plat, Lots 1-51 and Tracts A thru E", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Cravens, that Bill No. 26-127 be advanced to second reading. The motion carried by the following vote:

Aye: 8 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

9. Proposed Ordinances - Second Reading:

- A. [BILL NO. 26-116](#) An Ordinance vacating certain utility easements in the Oldham Village development, generally located south of Highway 50 and west of Highway 291 South, in the City of Lee's Summit, Missouri.
(Note: First read by Council on June 16, 2026.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 26-116 be adopted and numbered Ordinance No. 10415. The motion carried by the following vote:

Aye: 7 - Mayor Lopez
Councilmember Adkins
Councilmember Carlyle
Councilmember Cravens
Councilmember Frazier
Councilmember Funk
Councilmember Shields

Nay: 1 - Councilmember Rader

Absent: 1 - Councilmember Prier

10. Committee Reports

Mayor Pro Tem Shields stated the Community and Economic Development Committee would meet tomorrow at 4pm and the Public Works Committee would meet next Monday at 4:30pm.

Councilmember Carlyle stated the Finance and Budget Committee met yesterday and one topic of discussion was the employee health insurance. She also noted the Rules Committee would meet next Thursday via Zoom.

11. Council Comments:

Councilmember Rader asked where the Rules Committee was on the camera angles discussion. Councilmember Carlyle, Chair of the Rules Committee, advised the conversation had been continued to next week for further discussion and if any councilmembers had emails regarding the camera angles to forward those to the City Clerk to be included in their packet.

Councilmember Carlyle like the statement that Master Development equals better development. She hopes to see this implemented in more parts of the city.

12. Staff Roundtable

Mr. Mark Dunning, City Manager, recognized and congratulated Mr. Michael Park, Director of Public Works, for being appointed to the National American Public Works Association, in a volunteer leadership position for their accreditation counsel and will be serving in that role for a period of 2 years.

13. Adjournment

Hearing no further business, Mayor Lopez adjourned Regular Session No. 7 at 11:00pm.

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"