



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

Tuesday, August 12, 2025

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 46 *AMENDED*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 12, 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, August 11, 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. 46 to order at 6:07 pm.

- D. Roll Call

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 Prier, seconded by Councilmember Lopez, to approve the amended agenda as published. The motion carried by the following vote:

City Council - Regular Session

Action Letter

August 12, 2025

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

Absent: 1 - Councilmember Carlyle

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve the Consent Agenda, Items 2.A. – 2.L. 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

A. [2025-7049](#) Approval of City Council Action Letter for August 5, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve the City Council Action Letter for August 5, 2025 as part of the Consent Agenda. 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. 25-137](#) An Ordinance approving a Special Use Permit for land located at 1231 SE Century Drive for AutoDreams, LLC, 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 August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-137 be adopted and numbered Ordinance No. 10178 as part of the Consent Agenda. The motion carried by the following vote:

City Council - Regular Session

Action Letter

August 12, 2025

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

Absent: 1 - Councilmember Carlyle

- C. [BILL NO. 25-138](#) An Ordinance approving a Preliminary Development Plan for land located at 1270 SE Century Drive for TODCO, 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 August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-138 be adopted and numbered Ordinance No. 10179 as part of the Consent Agenda. 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

- D. [AMENDED BILL NO. 25-139](#) An Ordinance granting a Special Use Permit renewal for a retirement home in District CP-2 on land located at 1088 NE Independence Avenue for a period of twenty (20) years from the date of adoption, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Amended Bill No. 25-139 be adopted and numbered Ordinance No. 10180 as part of the Consent Agenda. 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

- E. [BILL NO. 25-140](#) An Ordinance approving a Rezoning for land located at 3609 SW Pryor Road, 3613 SW Pryor Road, 3699 SW Pryor Road, 3620 SW Crane Road, and two abutting unaddressed parcels, 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 August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-140 be adopted and numbered Ordinance No. 10181 as part of the Consent Agenda. 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

- F. [BILL NO. 25-141](#) An Ordinance amending Chapter 33, Unified Development Ordinance of the Lee's Summit Code of Ordinances, Article 8, Division I pertaining to Design Standards and Article 15 pertaining to Rules of Interpretation and Definitions for the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-141 be adopted and numbered Ordinance No. 10182 as part of the Consent Agenda. 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

- G. [BILL NO. 25-142](#) An Ordinance accepting Final Plat entitled, "Oldham Parkway Shopping Center, Lots 3A thru 3E", as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-142 be adopted and numbered Ordinance No. 10183 as part of the Consent Agenda. The motion carried by the following vote:

City Council - Regular Session

Action Letter

August 12, 2025

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

Absent: 1 - Councilmember Carlyle

- H. [BILL NO. 25-143](#) An Ordinance vacating a portion of a utility easement located at 310 SW Ward Road in the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-143 be adopted and numbered Ordinance No. 10184 as part of the Consent Agenda. 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

- I. [BILL NO. 25-144](#) An Ordinance approving lease agreements for Project 1 (Oldham Village) LCRA Redevelopment Plan within the redevelopment area for the 291 South Regional LCRA Redevelopment Plan.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-144 be adopted and numbered Ordinance No. 10185 as part of the Consent Agenda. 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

- J. [BILL NO. 25-146](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$13,400,000 in connection with the Victory Hyundai Project; and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-146 be adopted and numbered Ordinance No. 10186 as part of the Consent Agenda. 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

- K. [BILL NO. 25-147](#) An Ordinance authorizing the City Manager to execute Change Order No. 002 Scope Expansion for a not to exceed amount of \$48,450 to the AVAAP Statement of work that is subject to the Professional Services Agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-147 be adopted and numbered Ordinance No. 10187 as part of the Consent Agenda. 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

- L. [BILL NO. 25-148](#) An Ordinance authorizing the City Manager to execute Change Order No. 004 for a not to exceed amount of \$908,625 to increase services provided by AVAAP for the implementation of additional Workday modules (SKUS) under the agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-148 be adopted and numbered Ordinance No. 10188 as part of the Consent Agenda. 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

3. Council Roundtable

Councilmember Shields noted the Green Street Market Grand Opening is this weekend on Friday - Sunday with several activities happening to celebrate this occasion including the Mayor's State of City address on Friday afternoon.

4. Public Comments:

Ms. Deborah Giddings, spoke regarding her concerns on traffic around Bailey and 291 Hwy with the proposed Costco in that area.

Ms. Teresa Vollenweider spoke regarding platted properties surrounding her property compliance of those properties within the zoning of this area.

5. Presentations:

A. [2025-7047](#) Conceptual Presentation: Financing Plan for the North Land Reserve Property

Council discussion included:

- Working with developer - Council being heard
- Required development
- Level of incentives
- Partnership guidelines
- Major public improvements already financed
- Percentage of funding by the City
- Sales tax redirection
- Length of structured funding
- Property tax consideration
- Benefit of working with one developer now
- Phased approach
- Comprehensive plan - strategic planning
- Can refuse to allow certain types of businesses to develop
- List of unapproved businesses
- Impact on school district
- Timing of infrastructure
- Residential area
- Landowner can survive a recession
- Follow proposed conceptual plan without a master plan

This Presentation was presented.

6. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-149](#) An Ordinance awarding the bid for Solicitation No. 2025-064 for the Abatement and Demolition of MSHP Troop A Campus at 504 SE Blue Parkway to AT Abatement Services, Inc. in the amount of \$779,844.00, and authorizing the City Manager to execute an agreement for the same. (PWC 8/11/25)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 25-149 be second read. 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

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-149 be adopted and numbered Ordinance No. 10189. 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

7. Proposed Ordinances - Second Reading:

- A. [BILL NO. 25-145](#) An Ordinance determining and declaring the necessity of acquiring for public use certain permanent easements and temporary construction easements for the proposed Douglas Complete Street Improvements Project; Authorizing the City Manager and his Designees to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his Designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.

(Note: First read by Council on August 5, 2025.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-145 be adopted and numbered Ordinance No. 10176. The motion carried by the following vote:

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

Nay: 1 - Councilmember Prier

Absent: 1 - Councilmember Carlyle

8. Committee Reports

Councilmember Prier provided a recap of all the items the Public Works Committee discussed at their meeting yesterday, Monday, April 11, 2025. There is one more public meeting tomorrow night regarding trash services for the public can get more information on this topic as well as visiting the City's website to provide public input.

Councilmember Shields advised the Lee's Summit Economic Development Commission held their annual meeting last week and recognized Mr. Michael VanBuskirk as the Citizen of the Year. She also advised the Finance and Budget Committee would be meeting on August 18, 2025 at 4:00pm.

9. Council Comments:

There were no Council Comments.

10. Staff Roundtable

Mr. Mark Dunning, City Manager, stated the Charter Review Commission application deadline was this Friday, August 15, 2025 at 5:00pm.

Mr. Dunning also recognized everyone for all the work that was done to make the presentation given tonight successful.

Mr. Travis Forbes, Police Chief, advised the Lee's Summit Police Department received their accreditation with excellence.

Mr. Ryan Elam introduced the new Green Street facility and events manager Mr. Shawn Dorance.

11. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 46 into Closed Session at 8:14 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"