



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

Tuesday, May 13, 2025

6:00 PM

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

REGULAR SESSION NO. 37

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 13, 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, May 12, 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. 37 to order at 6:03 pm.

D. Roll Call

Present: 8 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Donnie Funk
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader

Absent: 1 - Councilmember Hillary Shields

1 Approval of Agenda

ACTION: Mayor Baird removed Item 8.B. (Bill No. 25-095) due to additional work needing to be done for approval of this ordinance.

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

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

Absent: 1 - Councilmember Shields

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Prier, to approve the Consent Agenda, Items 2.A. – 2.D. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

A. [2025-6904](#) Approval of City Council Action Letter for May 6, 2025.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Prier, to approve the City Council Action Letter for May 13, 2025 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

B. [2025-6964](#) Mayor's Appointment:

Wellness Commission: Reappoint Aimee Hubbard, Meredith Cantrell, Molly Wichman and Gary Denny, terms to expire 5-2-28

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Prier, to approve Mayor's Appointments as part of the Consent Agenda. 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 Rader

Absent: 1 - Councilmember Shields

- C. [BILL NO. 25-084](#) An Ordinance approving a rezoning from District AG (Agricultural) to District R-1 (Single-Family Residential) on approximately 9.59 acres of land located at 1548 NE Woods Chapel Road, all in accordance with 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 May 6, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Prier, that Bill No. 25-084 be adopted and numbered Ordinance No. 10123 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

- D. [AMENDED BILL NO. 25-086](#) An Ordinance granting a Special Use Permit renewal for a mini-warehouse facility in District PI (Planned Industrial) on land located at 953 SE Oldham Parkway for a period of fifteen (15) years, 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 May 6, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Prier, that Amended Bill No. 25-086 be adopted and numbered Ordinance No. 10124 as part of the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

3. Council Roundtable

There was no Council Roundtable.

4. Proclamations:

- A. [2025-6819](#) Proclamation: National Police Week: May 11 - 17, 2025

This Proclamation was presented.

- B. [2025-6826](#) Proclamation: National Public Works Week: May 18 - May 24, 2025

This Proclamation was presented.

5. Presentations:

- A. [2025-6871](#) Presentation: 2025 Citizen's Leadership Academy Graduation Recognition

Ms. Trisha Fowler Arcuri, City Clerk, thanked the Council and staff for making 2025 another successful year for the Citizens Leadership Academy. She also thanked the participants that attended the classes and actively participated in the academy and presented them with certificates acknowledging their participation and completion of the 2025 Citizens Leadership Academy.

This Presentation was presented.

- B. [2025-6950](#) Presentation: FY2026-2030 Capital Improvement Plan (CIP)

Mr. Michael Park, Director of Public Works, provided a brief presentation on the FY2026-2030 Capital Improve Plan.

Council Discussion Included:

- Total number of PWC meetings
- Larger projects / Planning

This Presentation was presented.

- 1) [RES. NO. 25-12](#) A Resolution adopting the FY2026 - FY2030 Capital Improvement Plan (CIP) in accordance with the City of Lee's Summit Charter.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Resolution No. 25-12 be adopted. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

6. Public Hearings:

- A. [2025-6902](#) Public Hearing: City Manager's Budget for the City of Lee's Summit, Missouri, for the Fiscal Year ending June 30, 2026

Council Discussion Included:

- Declining franchise revenue (cable and telephone)
- Strategic investments
- General Fund Revenue
- Workday Implementation
- Expenses - Listing
- Dashboards / trends
- Vacancies

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

This Public Hearing - Legislative was presented.

- 1) [BILL NO. 25-089](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the City.

(Note: First read by Council on May 13, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 25-089 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 Rader

Absent: 1 - Councilmember Shields

- 2) [BILL NO. 25-090](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the Fire Department of the City.

(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-090 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

Recused: 1 - Councilmember Prier

- 3) [BILL NO. 25-091](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the Municipal Courts Division of the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-091 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lovell
Councilmember Prier
Councilmember Rader

Absent: 1 - Councilmember Shields

Recused: 1 - Councilmember Lopez

- 4) [BILL NO. 25-092](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are represented by a labor organization for the Fiscal Year ending June 30, 2026.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-092 be advanced to second reading. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

Recused: 1 - Councilmember Prier

- 5) [BILL NO. 25-093](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are not represented by a labor organization for the Fiscal Year ending June 30, 2026.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-093 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 Rader

Absent: 1 - Councilmember Shields

7. Public Comments:

Ms. Joanna Anderson, Co-owner of Summit Play Village, voiced her frustration on the difficulty in working with commercial permitting and codes as a new small business owner.

8. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-094](#) An Ordinance approving a purchase order by the City of Lee's Summit to Municipal Emergency Services (MES), for structural firefighting gear in the amount of \$301,469.84 and authorizing the City Manager to execute all documents necessary to effectuate the same, by and on behalf of the City. (F&BC 5/5/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that Bill No. 25-094 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 Rader

Absent: 1 - Councilmember Shields

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Rader, that Bill No. 25-094 be adopted and numbered Ordinance No. 10125. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

- B. [BILL NO. 25-095](#) An Ordinance approving the purchase and installation of office furniture and furnishings by Pure Workplace Solutions as needed for the South Police Substation and authorizing the City Manager to execute all necessary documents on behalf of the City. (PWC 5/12/25)

Bill No. 25-095 was removed from the agenda during the approval of the agenda. This Bill will be continued to a future City Council date.

9. Proposed Ordinances - Second Reading:

- A. [BILL NO. 25-083](#) An Ordinance approving rezoning from District R-1/NSO (Single-Family Residential/Neighborhood Stabilization Overlay) to District TNZ (Transitional Neighborhood Zone) and Preliminary Development Plan on approximately 0.44 acres of land located at 100 NE Douglas Street, 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 May 6, 2025.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Lopez, that Bill No. 25-083 be adopted and numbered Ordinance No. 10127. The motion carried by the following vote:

Aye: 5 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Lopez
Councilmember Lovell

Nay: 3 - Councilmember Hodges
Councilmember Prier
Councilmember Rader

Absent: 1 - Councilmember Shields

- B. [AMENDED BILL NO. 25-085](#) An Ordinance granting a Special Use Permit renewal for a mini-warehouse facility in District PI (Planned Industrial) on land located at 465 SE Oldham Parkway for a period of fifteen (15) years, 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 May 6, 2025.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Amended Bill No. 25-085 be adopted and numbered Ordinance No. 10128. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

- C. [BILL NO. 25-087](#) An Ordinance authorizing the use of a local cooperative purchasing contract for motor vehicles through the Johnson County Kansas Metro Vehicle Bid Model Year 2025 Contract and authorizing the City Manager to execute any documents necessary for the City to participate in the program. (F&BC 4/21/25)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-087 be adopted and numbered Ordinance No. 10129. The motion carried by the following vote:

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

Absent: 1 - Councilmember Shields

10. Committee Reports

Councilmember Prier stated the Public Works Committee met last night, Monday, May 12, 2025, and discussed the MODOT Sponsor a Highway program. They determined they would like to engage with local businesses before investing in the program. They also had continued discussion on stormwater and determining the level of service they found to be acceptable for the City. The Committee also discussed the Harris Park Standpipe (former water tower) and its removal as the cost far exceeded its usefulness.

Councilmember Lovell stated the Legislative and Intergovernmental Relations Committee met on Monday, May 12, 2025 and two bills that recently passed at the House level were HB105, land transfer for the Highway Patrol property, HB8 - Joint operations facility. He stated the lobbyist for the City would be making a presentation at the July 15, 2025 Council meeting to update on the legislation for the past year.

Councilmember Lovell advised the Community and Economic Development Committee would be meeting tomorrow, Wednesday, May 14, 2025 at 4:00pm.

11. Council Comments:

Councilmember Lovell stated that the Public Comments this evening regarding small businesses might be a good opportunity for the City to look at supporting and educating small businesses through the process and possibly providing a checklist that would help them through the process as well.

Councilmember Prier agreed with Councilmember Lovell and stated she had received emails from 3 small businesses that has also expressed concerns and frustration with the process for new businesses in Lee's Summit.

Councilmember Funk thanked Councilmember Shields, Mayor Pro Tem Lopez, Mr. Dunning and staff for slowing down the budget process and explaining it to him as this was the first year for him to go through this process. He found it both very educational and beneficial.

12. Staff Roundtable

Mr. Dunning noted staff submitted the annual License Tax Committee Report for FY2024 under Staff Roundtable.

- A. [2025-6959](#) Report: Submittal of License Tax Review Committee Annual Report for FY2024

This Report was received and filed.

13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 37 into Closed Session at 8:11 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"