



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

Tuesday, June 17, 2025

6:00 PM

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

REGULAR SESSION NO. 41

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 17, 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 16, 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. 41 to order at 6:09pm.

- D. Roll Call

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

Absent: 1 - Councilmember Mia Prier

1 Approval of Agenda

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

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

Absent: 1 - Councilmember Prier

2. Approval of Consent Agenda:

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

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

Absent: 1 - Councilmember Prier

A. [2025-6969](#) Approval of City Council Action Letter for June 10, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Lopez, to approve the City Council Action Letter for June 10, 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

B. [2025-7014](#) Mayor's Appointments:

License Tax Review Committee: Appoint Sheila Nanninga and reappoint Glen Jones, Karl Blumenhorst and Michael Park, terms to expire 2-2-27.

Planning Commission: Reappoint Dana Arth, term to expire 4-15-29.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Lopez, 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- C. [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 Hodges, seconded by Councilmember Lopez, that Bill No. 25-105 be adopted and numbered Ordinance No. 10154 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- D. [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 Lopez, that Bill No. 25-106 be adopted and numbered Ordinance No. 10155 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- E. [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 Hodges, seconded by Councilmember Lopez, that Bill No. 25-107 be adopted and numbered Ordinance No. 10156 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

- F. [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 Hodges, seconded by Councilmember Lopez, that Bill No. 25-108 be adopted and numbered Ordinance No. 10157 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

3. Council Roundtable

Councilmember Funk reported that he attended the *Link to Lee's Summit* nonprofit program this week, which featured *Meals on Wheels*. He expressed appreciation for the presentation and highlighted the program's impact in serving over 700 Lee's Summit residents each day.

4. Public Hearings:

- A. [2025-6883](#) Public Hearing: Application #PL2024-319 - PRELIMINARY DEVELOPMENT PLAN - 150 & Ward Apartments, 3620 SW Ward Road; Milhaus Development, applicant.

(Note: This application was continued from May 20, 2025 and June 17, 2025 per the applicant's request.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that this Public Hearing be continued to a date certain of July 8, 2025. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

5. Public Comments:

The following individuals spoke in opposition to the proposed improvements along Douglas Street:

Ms. Carol Mathews, Ms. Steff Heddencamp, Mr. William (Bill) R. Bobbit, Mr. Mike Carroll, Mr. Rick Chapman, and Mr. Andrew Kuhar. Concerns expressed included the removal of mature trees along the roadway, the necessity of 10-foot-wide sidewalks in the area, and a desire to preserve more of the natural landscape. Speakers also raised concerns about the possible condemnation of private properties within the proposed project area. They indicated that they were speaking not only for themselves, but also on behalf of other area residents who submitted written comments opposing the project.

Mr. Matt Litwork spoke in support of the project, stating that he appreciated the City's efforts to improve the roadway and make necessary stormwater infrastructure enhancements.

Mayor Baird responded to the comments, noting that the Douglas Street improvement project was approved by voters in 2017 as part of an \$11 million stormwater infrastructure initiative. He referenced similar improvement projects completed in other parts of Lee's Summit and reiterated that the project is intended to benefit the downtown area and adjacent neighborhoods. Mayor Baird emphasized that the project is well underway, with many opportunities for public engagement having been provided throughout the planning and design process. He encouraged concerned residents to continue engaging with City staff, who are available to discuss the project in more detail.

6. Presentations:

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

Council discussion included:

- Vacancy rates
- Rental properties
- Inclusionary zoning
- Policies and procedures
- Neighborhood Improvement programs
- Ignite plan
- Change building policies, rules and requirements
- Make things more affordable and easier process
- Prequalification process
- Upfront costs
- Not too restrictive on designs
- Incentivized housing
- Frame ready houses
- Remove roadblocks for the good
- Construction costs
- First Time Home Buyer Assistance
- Unintended outcomes
- Zoning policies
- One car garages in single family homes
- Median Income vs. Average Income
- Home values over past 10 years
- Sustainable changes

This Presentation was presented.

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-116](#) An Ordinance approving Modification No. 1 to an Agreement for Professional Engineering Services for Raintree BEAP Bridge Repair with Great River Engineering, for an increase of \$64,605.00 with an amended not to exceed amount of \$137,385.00, and authorizing the City Manager to execute an agreement for the same. (PWC 6/9/25)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-116 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-116 be adopted and numbered Ordinance No. 10158. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

- B. [BILL NO. 25-117](#)** An Ordinance awarding the bid for Project No. 1093 for the Raintree Spillway Bridge Deck Rehabilitation Project to Concrete Strategies, LLC. in the amount of \$1,161,870.65, and authorizing the City Manager to execute an agreement for the same. (PWC 6/9/25)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-117 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-117 be adopted and numbered Ordinance No. 10159. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

- C. [BILL NO. 25-118](#)** An Ordinance awarding the bid for Project No. 888 for the Curb Repair FY26 Program to Freeman Concrete Construction, LLC in the amount of \$3,395,895.00 and authorizing the City Manager to execute an agreement for the same. (PWC 6/9/25)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hodges, that Bill No. 25-118 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Hothat Bill No. 25-118 be adopted and numbered Ordinance No. 10160. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

- D. [BILL NO. 25-119](#) An Ordinance approving Change Order No. 1 to the agreement for the construction of the Crack Seal FY25 Project No. 816, between the City of Lee's Summit & Pavement Management, LLC for a decrease in the contract price of -\$5,093.55 for a revised agreement amount of \$291,906.45 and to increase the project timeline by 162 calendar days, and authorizing the City Manager to execute an agreement for the same. (PWC 6/9/25)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-119 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-119 be adopted and numbered Ordinance No. 10161. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

- E. [BILL NO. 25-120](#) An Ordinance approving the award of RFQ No. 2025-051 to Stearns, Conrad and Schmidt, Consulting Engineers, Inc., dba SCS Engineers, for a one-year contract with four possible one-year renewal options for On-Call Environmental Professional Engineering Services and authorizing the City Manager to enter into an agreement for the same. (PWC 6/9/25)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Funk, that Bill No. 25-120 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 Rader
Councilmember Shields

Absent: 1 - Councilmember Prier

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Funk, that Bill No. 25-120 be adopted and numbered Ordinance No. 10162. The motion carried by the following vote:

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

Absent: 1 - Councilmember Prier

8. Committee Reports

There were no Committee Reports.

9. Council Comments:

Councilmember Rader addressed the recent liquor license appeal for Galaxy Liquor, which was heard by the Council last week. She expressed interest in exploring an extension of the applicable state statute to increase the required distance from 100 to 1,000 feet between any establishment selling liquor or tobacco and any school. City Attorney Brian Head responded that he was uncertain whether the City has the authority to impose such boundaries but would review the matter and provide further guidance.

Councilmember Shields commented on the concerns raised by downtown residents regarding the Douglas Road project. She reiterated that the project underwent a lengthy public comment period and acknowledged that reopening the process at this stage is not feasible. Michael Park, City Traffic Engineer, provided additional details on the planned improvements, emphasizing their potential to address multiple concerns and offer significant community benefits. He described the project as a reinvestment in Douglas Street and the City as a whole.

Councilmember Shields also announced that safety mirrors will soon be installed in downtown Lee's Summit. She expressed anticipation for their implementation, noting the expected enhancement of both pedestrian and vehicular safety in the area.

10. Staff Roundtable

City Manager Mark Dunning reported that two new boats have been added to the Fire Department's fleet. The boats were recently showcased to both the City Council and the public during the Downtown Days event.

Mr. Dunning also noted that both the "No Kings" event and Downtown Days utilized several resources funded through the previously approved Public Safety Sales Tax.

11. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 41 into Closed Session at 8:16 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"