



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

Tuesday, July 8, 2025

6:00 PM

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

REGULAR SESSION NO. 43

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 8, 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, July 7, 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. 43 to order at 6:06 pm.

- D. Roll Call

Present: 9 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Donnie Funk
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

1 Approval of Agenda

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

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.E. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

A. [2025-6983](#) Approval of City Council Action Letter for July 1, 2025.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges to approve the City Council Action Letter for July 1, 2025 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

B. [BILL NO. 25-121](#) An Ordinance vacating utility easements located at 25 NW Tudor Road and 818 NE Douglas Street in the City of Lee's Summit, Missouri. (Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-121 be adopted and numbered Ordinance No. 10163 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- C. [BILL NO. 25-122](#) An Ordinance vacating a private access and utility easement located at 2320 SE Blue Parkway in the City of Lee's Summit, Missouri.
(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-122 be adopted and numbered Ordinance No. 10164 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- D. [BILL NO. 25-123](#) An Ordinance vacating a portion of certain easements located at 1001 & 1005 SW Blue Parkway in the City of Lee's Summit, Missouri.
(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-123 be adopted and numbered Ordinance No. 10165 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- E. [BILL NO. 25-124](#) An Ordinance accepting Final Plat entitled, "The Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 1, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-123 be adopted and numbered Ordinance No. 10165 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

3. Council Roundtable

Mayor Baird thanked the Boy Scouts in attendance for their presence and participation.

Councilmember Shields announced a public meeting regarding the SE Douglas Improvements, scheduled for Thursday, July 10, 2025, from 5:00 p.m. to 7:00 p.m.

Councilmember Funk congratulated the Boy Scouts present, recognizing their efforts in working toward earning their badges.

Mayor Pro Tem Lopez shared that he, along with several other Councilmembers, attended the Legacy Blast event, noting it was another outstanding celebration that reflected the spirit of both the City and the Country. He also expressed his honor in representing the City at the 30th Anniversary One Good Meal Gala this past weekend, highlighting it as a successful event showcasing one of the City's many impactful non-profit organizations.

4. Presentations:

A. [2025-6987](#) Presentation: Little Blue Valley Watershed Study

Council discussion included:

- Property to be acquired within city limits
- Made public yet
- Stakeholder meetings
- Estimated costs (damages)
- Probability of flooding
- Mitigate loss
- Tangible loss: Structures, contents, cleanup costs are the main components
- Crisis events
- Size of creek after damming
- Discuss options later
- Logistics for Lee's Summit directly
- Funding sources
- Stormwater User Fee accepted? No
- Coordination with several municipalities

This Presentation was presented.

5. 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.)

Ms. Adair Bright, Senior Planner, entered Exhibit A: 1-23 into the record.

Council discussion included:

- Surrounding land use: townhomes and duplexes / some commercial
- Capacity
- Staff requirements
- Number of properties in Kansas City maintained by the developer
- ADA Access
- 472 parking spaces / 20 covered spaces
- Timeline before opening
- Runoff to Raintree over detained - addressed - over detain upstream common practice
- Traffic flow / Access point
- Number of properties overall maintained by the developer
- Parking units per dwelling
- # of bedrooms per unit - most 1 and 2 bedrooms
- Elevators: Usually 4 stories and above
- Flooding / Silt / Pollution
- Commercial vs. Residential issues with watershed
- ADA Units

Ms. Kelly Bride spoke on the tax exemptions and payments in lieu of taxes. Mayor Baird stated this public hearing is for building itself and not the Chapter 100 plan.

Ms. Rachel Vandiver spoke in opposition to this project looking for better projects and options, questioning the water retention, water quality, traffic control and other concerns.

Ms. Chloei Baldini spoke in opposition to this project with concerns regarding the height, parking, traffic. She would like to see a different project with correct elevations for this area.

Mr. B.C. Millett is concerned about the water run-off hurting Raintree Lake. He does not feel this apartment project is right for this area.

Mr. James Faulk has watershed concerns and Raintree already has issues with sediment and feels this would add to the issue. He is also opposed to the

proposed tax abatement on the next Public Hearing.

Mr. David Christie spoke in support of this project and feels this developer is doing a great job in the community and thinks it would work well in this community.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-125](#) An Ordinance approving a Preliminary Development Plan for land located at 3620 SW Ward Road for 150 & Ward Apartments, 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.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Bill No. 25-125 be advanced to second reading. The motion failed by the following vote:

Aye: 3 - Mayor Baird
Councilmember Carlyle
Councilmember Shields

Nay: 6 - Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

- B. [2025-6967](#) Public Hearing: Chapter 100 Plan for the Milhaus Apartments Project; Hwy 150 & Ward Road, LLC, applicant.
(Note: This item was continued from July 8, 2025 per the applicant's request.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that this Public Hearing be continued to a date certain of August 5, 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

Nay: 1 - Councilmember Prier

- 1) [BILL NO. 25-126](#) An Ordinance approving a plan for a Chapter 100 Project for the Milhaus Apartments Project.

Due to the continuance of the Public Hearing, this Bill has been continued to August 5, 2025 as well.

6. Public Comments:

Ms. Teresa Vollenweider spoke regarding platted properties surrounding her property and meets and bounds descriptions of properties and project addresses.

7. Resolutions:

- A. [RES. NO. 25-16](#) A Resolution approving the appointment of an successor directors to the board of directors of the Raintree 150 Center Community Improvement District.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Lopez, that Resolution No. 25-16 be adopted. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

8. Committee Reports

Councilmember Shields noted the Finance and Budget Committee met on Monday, July 7, 2025 and discussed Judge compensation. They asked for additional information to be brought back to the committee next month.

Councilmember Hodges stated the Community and Economic Development Committee would be meeting tomorrow, Wednesday, July 9, 2025 at 4:00pm.

Councilmember Shields advised the Lee's Summit Economic Development Council met and they continue to make great progress on staffing and event planning.

9. Council Comments:

Councilmember Rader suggest the Mayor reinstate his comments prior to Public Comments.

Councilmember Prier advised Betty Rae's Ice Cream is now open in Lee's Summit inside Price Chopper. She also asked who owns the pond behind the chiropractor's office in Raintree. Mr. Ryan Elam, Assistant City Manager, advised the owner of the shopping center also owned the pond.

10. Staff Roundtable

Mr. Mark Dunning, City Manager, stated the Charter Review Commission would start accepting applications tomorrow (July 9, 2025) and they would remain open until August 15th at 5pm. He advised this information would be published on social media sites as well as flyers, media blasts, etc. He noted he sent an email to City Council with the information detailing the process.

11. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 43 at 8:42 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"