



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, December 9, 2025

6:00 PM

City Council Chambers  
and via Video Conference

220 SE Green Street  
Lee's Summit, MO 64063

#### REGULAR SESSION NO. 57

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 9, 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, December 8, 2025, to the City Clerk at [clerk@cityofls.net](mailto: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](https://www.watchls.net)) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

#### **Preliminaries:**

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

#### **1 Approval of Agenda**

#### **2. Approval of Consent Agenda:**

- A. [2025-7305](#) Approval of City Council Action Letter for December 2, 2025.
- B. [BILL NO. 25-232](#) An Ordinance approving the petition for removal of real property from the 291 South Regional Community Improvement District.  
(Note: First read by Council on December 2, 2025. Passed by unanimous vote.)

**Presenter:** David Bushek, Chief Counsel of Economic Development and Planning  
Ryan Elam, Assistant City Manager

- C. [BILL NO. 25-233](#) An Ordinance approving an Intergovernmental Agreement by and between the City of Lee's Summit, Missouri, and the City of Kansas City, Missouri, for the purpose of acquiring, constructing, and maintaining portions of NW Valley Garden Drive and NW Noland Road, and authorizing the Mayor to execute any and all documents on behalf of the City for the same.  
(Note: First read by Council on December 2, 2025. Passed by unanimous vote.)
- Presenter:** Ryan Elam, Assistant City Manager  
Michael Park, Director of Public Works

### 3. Council Roundtable

### 4. Public Hearings:

- A. [2025-7295](#) Public Hearing: Application #PL2025-207 - Preliminary Development Plan - East Village, approximately 130 acres generally located at the southeast corner of the intersection of US 50 Hwy and South M-291 Hwy; East Village Investors, LLC, applicant.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner  
Matt Pennington, Applicant Representative
- 1) [BILL NO. 25-236](#) An Ordinance approving a Preliminary Development Plan for East Village Phase 1 on approximately 77 acres of land generally located at the southeast intersection of US 50 Highway and South M-291 Highway, 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.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner  
Matt Pennington, Applicant Representative
- B. [2025-7311](#) Public Hearing: Project 2 (East Village) LCRA Redevelopment Plan within the 291 South LCRA Redevelopment Area; East Village Investors, LLC, applicant
- Presenter:** Matt Pennington, Drake Development  
David Bushek, Chief Counsel of Economic Development and Planning
- 1) [BILL NO. 25-237](#) An Ordinance approving the Project 2 (East Village) Land Clearance Redevelopment Authority (LCRA) Redevelopment Plan within the Redevelopment Area for the Highway 291 South Regional LCRA Redevelopment Plan pursuant to the Land Clearance for Redevelopment Authority Act.
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning.
- C. [2025-7324](#) Public Hearing: East Village Tax Increment Financing Plan; East Village Investors, LLC, applicant
- Presenter:** Matt Pennington, Oldham Investors, LLC, and other developer team members.  
David Bushek, Chief Counsel of Economic Development & Planning.  
Ryan Elam, Assistant City Manager
- 1) [BILL NO. 25-238](#) An Ordinance approving the East Village Tax Increment Financing Plan.
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning.

- 2) [BILL NO. 25-239](#) An Ordinance approving Redevelopment Project 1 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning.

- 3) [BILL NO. 25-240](#) An Ordinance approving Redevelopment Project 2 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning.

- 4) [BILL NO. 25-241](#) An Ordinance approving Redevelopment Project 3 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning

- 5) [BILL NO. 25-242](#) An Ordinance approving Redevelopment Project 4 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning

- 6) [BILL NO. 25-243](#) An Ordinance Approving Redevelopment Project 5 for the East Village Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning.

## 5. Public Comments:

## 6. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-244](#) An Ordinance approving an agreement between the City of Lee's Summit and the Missouri Department of Public Safety for the City's acceptance of appropriated funds in the amount of \$1,500,000 for the planning, design, and construction of an emergency operations facility. (F&BC 12/1/25)

**Presenter:** Mike Snider, Fire Chief  
Brian Austerman, Deputy Fire Chief

- B. [BILL NO. 25-245](#) An Ordinance approving an agreement between the City of Lee's Summit and the Missouri Department of Public Safety for the City's acceptance of appropriated funds in the amount of \$2,000,000 for the planning, design, and construction of an emergency operations facility. (F&BC 12/1/25)

**Presenter:** Mike Snider, Fire Chief  
Brian Austerman, Deputy Fire Chief

## 7. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-246](#) An Ordinance approving the purchase of furniture and fixtures from Spaces, Inc., for an amount not to exceed \$623,125.45 and authorizing the City Manager to execute the same by and on behalf of the City of Lee's Summit, Missouri.

Presenter: Brian Austerman, Deputy Fire Chief

## **8. Proposed Ordinances - Second Reading:**

- A. [BILL NO. 25-234](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$26,105,000 in connection with the Douglas Station Apartments Project and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on December 2, 2025.)

Presenter: David Bushek, Chief Council of Economic Development and Planning

- B. [BILL NO. 25-235](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$47,700,000 in connection with the Greens at Woods Chapel Apartments Phase 1 Project and authorizing certain documents and actions in connection therewith.

(Note: First read by Council on December 2, 2025.)

Presenter: David Bushek, Chief Council of Economic Development and Planning

## **9. Committee Reports**

## **10. Council Comments:**

## **11. Staff Roundtable**

## **12. Adjournment**

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.