



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, December 16, 2025

6:00 PM

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

REGULAR SESSION NO. 58

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, December 16, 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 15, 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
- D. Roll Call

1 Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2025-7306](#) Approval of City Council Action Letter for December 9, 2025.

- B. [2025-7373](#) Mayor's Appointments (Simple Majority):
Board of Zoning Adjustments: Reappoint Shawn Geraghty, term to expire 12-17-30.
Lee's Summit Housing Authority: Appoint Jim Jennings to replace Samantha Salem, term to expire 05-04-26.
- C. [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.
(Note: First read by Council on December 9, 2025. Passed by unanimous vote.)
- Presenter:** Brian Austerman, Deputy Fire Chief

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

4. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2025-7274](#) Public Hearing: Application #PL2025-243 - Rezoning from R-1 to AG - 1650, 1660 & 1700 NE Tudor Road; Engineering Solutions, LLC, applicant.
- Presenter:** Matt Schlicht, PE, Applicant Representative
Adair Bright, AICP, Senior Planner
- 1) [BILL NO. 25-247](#) An Ordinance approving rezoning from District R-1 (Single-Family Residential) to District AG (Agricultural) on approximately 29.95 acres of land located at 1650, 1660, and 1700 NE Tudor Road, 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.
- Presenter:** Adair Bright, AICP, Senior Planner
- B. [2025-7287](#) Public Hearing: Application #PL2025-242 - Rezoning from AG to R-1- 3222 SW Pryor; Engineering Solutions, applicant.
- Presenter:** Matthew Schlicht, PE, Applicant Representative
Shannon McGuire, Planning Manager
- 1) [BILL NO. 25-248](#) An Ordinance approving rezoning from District AG (Agricultural) to District R-1 (Single-Family Residential) on approximately 2.89 acres of land located at 3222 SW Pryor Road, 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.
- Presenter:** C. Shannon McGuire, Planning Manager

- C. [2025-7280](#) Public Hearing: Application #PL2025-249 - Preliminary Development Plan - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

Presenter: Matt Schlicht, PE, Application Representative
Adair Bright, AICP, Senior Planner

- 1) [BILL NO. 25-249](#) An Ordinance approving a Preliminary Development Plan for View High Sports Complex on land located at 3301 NW Ashurst Drive, all in accordance with the provision of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Adair Bright, AICP, Senior Planner

- D. [2025-7282](#) Public Hearing: Application #PL2025-241 - Special Use Permit - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

Presenter: Matt Schlicht, PE, Applicant Representative
Adair Bright, AICP, Senior Planner

- 1) [BILL NO. 25-250](#) An Ordinance granting a Special Use Permit for an inflatable dome in District CP-2 (Planned Community Commercial) on land located at 3301 NW Ashurst Drive for a period of five (5) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Presenter: Adair Bright, AICP, Senior Planner

- E. [2025-7293](#) Public Hearing: Application #PL2025-283 - Unified Development Ordinance (UDO) Amendment - Updates to development requirements and review processes pertaining to Article 2 Applications and Procedures and Article 14 Administration; City of Lee's Summit, applicant.

Presenter: Tracy Albers, Director of Development Services
Hector Soto Jr., Senior Planner

- 1) [BILL NO. 25-251](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures and Article 14 pertaining to Administration for the City of Lee's Summit, Missouri.

Presenter: Tracy Albers, Director of Development Services
Hector Soto Jr., Senior Planner

5. Presentations:

- A. [2025-7365](#) Presentation and Discussion: Appeal of Director's decision - Unified Development Ordinance Section 2.340 (limitation on successive applications for preliminary development plan) for Pathways at Kensington Farms (PL#2025-098); Petra Development, appellant/applicant.

Presenter: Tracy Albers, Director of Development Services

6. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

7. Resolutions:

- A. [RES. NO. 25-24](#) A Resolution adopting the 2026 Legislative Intergovernmental Program for the City of Lee's Summit, Missouri. (LIRC 11-20-25)
- Presenter:** Brian W. Head, City Attorney

8. Proposed Ordinances Forwarded from Committee:

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

- A. [BILL NO. 25-230](#) An Ordinance exempting the City of Lee's Summit, Missouri from the provisions of Section 311.2026 of the Revised Missouri Statutes regarding the extension of hours for liquor licensees to sell, serve, and allow the consumption of alcoholic beverages during the 2026 FIFA World Cup Tournament. (CEDC 11/12/25)
- Presenter:** Major Nicole Walters, Lee's Summit Police Department
- B. [BILL NO. 25-252](#) An Ordinance approving a Specialized Aviation Service Organization (SASO) between the City of Lee's Summit, Missouri and Barton Aviation, LLC for a period of 5 years with continuing options for renewal to perform aircraft washing and detailing services at the Kansas City / Lee's Summit Regional Airport and authorizing the Mayor to execute an agreement for the same for the City of Lee's Summit, Missouri. (PWC 12/8/25)
- Presenter:** Joel Arrington, Airport Manager
- C. [BILL NO. 25-253](#) An Ordinance approving a Specialized Aviation Service Organization (SASO) between the City of Lee's Summit, Missouri and Altas Aero, LLC for a period of 5 years with continuing options for renewal to perform aircraft washing and detailing services at the Kansas City / Lee's Summit Regional Airport and authorizing the Mayor to execute an agreement for the same for the City of Lee's Summit, Missouri. (PWC 12/8/25)
- Presenter:** Joel Arrington, Airport Manager
- D. [BILL NO. 25-254](#) An Ordinance awarding the bid for Project No. 97831683 for the Cathodic Protection Program FY25 to Kantex Industries, Inc. in the amount of \$1,001,796.00 and authorizing the City Manager to execute an agreement for the same. (PWC 12/8/25)
- Presenter:** Lisa O'Dell, Deputy Director of Water Utilities
- E. [BILL NO. 25-255](#) An Ordinance approving Change Order No. 8 to the agreement for the 3rd Street Improvements from Blue Parkway to Jefferson Street project, Project No. 575, between the City of Lee's Summit, Missouri and Miles Excavating, Inc., to increase the project timeline by two days and contract amount by \$16,392.81 and to adjust item quantities due to additional work from Addendum No. 1, and authorizing the City Manager to execute an agreement for the same. (PWC 12/8/25)
- Presenter:** Perry Allen, Construction Manager

- F. [BILL NO. 25-256](#) An Ordinance approving Change Order No. 6 to the Agreement for the construction of Project No. 721-1 for the Water Main Replacement FY23 Project to Wiedenmann, Inc., for an increase in the contract price of \$226,148.77 for a revised agreement amount of \$4,826,907.19 and authorizing the City Manager to execute the same. (PWC 12/8/25)

Presenter: Perry Allen, Construction Manager

- G. [BILL NO. 25-257](#) An Ordinance approving an Intergovernmental Agreement Regarding Maintenance of Streetlights by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission for North Outer Road 50 W (also known as Blue Parkway) located east of Blackwell Road, and authorizing the Mayor to execute an agreement for the same. (PWC 12/8/25)

Presenter: Susan Barry, City Traffic Engineer

9. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [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.
(Note: First read by Council on December 9, 2025.)

Presenter: Hector Soto, Jr., AICP, Senior Planner
Matt Pennington, Applicant Representative

- B. [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.
(Note: First read by Council on December 9, 2025.)

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

- C. [BILL NO. 25-238](#) An Ordinance approving the East Village Tax Increment Financing Plan.
(Note: First read by Council on December 9, 2025.)

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

10. Committee Reports

Committee chairs report on matters held in Committee.

11. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

12. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

13. Adjournment

