



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, March 24, 2026

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 67

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 24, 2026 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, March 23, 2026, 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. [2026-7432](#) Approval of City Council Action Letter for March 10, 2026.

- B. [BILL NO. 26-038](#)** An Ordinance amending Chapter 33, Zoning, Article 2 pertaining to applications and procedures and Article 14 pertaining to administration of the Lee's Summit Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on March 10, 2026. Passed by unanimous vote.)
- Presenter:** Tracy Albers, Director of Development Services
Hector Soto Jr., Senior Planner
- C. [BILL NO. 26-047](#)** An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$9,975,000 in connection with the Lakewood Business Park Project (Building 2); and authorizing certain documents and actions in connection therewith.
(Note: First read by Council on March 10, 2026. Passed by unanimous vote.)
- Presenter:** Ryan Elam, Assistant City Manager
- D. [BILL NO. 26-050](#)** An Ordinance determining and declaring the necessity of acquiring for public use certain right of way, for roadway, utilities, additional infrastructure facilities, other public improvements, and all work incidental and subsidiary thereto, associated with the proposed Valley Garden Drive public improvements; authorizing the City Manager and his designee(s) to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his designee(s) to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.
(Note: First read by Council on March 10, 2026. Passed by unanimous vote.)
- Presenter:** Scott Ison, Chief Counsel of Infrastructure and Recreation
Michael Park, PE, Director of Public Works

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. [2026-7459](#)** Public Hearing: Application #PL2025-324 - Special Use Permit renewal for a mini-warehouse facility - Jefferson Street Storage, 5 SW Industrial Drive; Matthew Schlicht, applicant.
- Presenter:** Matthew Schlicht, P.E., Applicant
Pierce Pulliam, Planner
- 1) [BILL NO. 26-051](#)** An Ordinance granting a Special Use Permit renewal for a mini-warehouse facility in district PI (Planned Industrial) on land located at 5 SW Industrial Drive for a period of twenty (20) years and thirty-six (36) days, to expire on March 24, 2046, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
- Presenter:** Pierce Pulliam, Planner

- B. [2026-7473](#) Public Hearing: Application #PL2024-281 - Rezoning from RP-4 to PO and Preliminary Development Plan - Moehle Acres Office Building, 414 SE 3rd Street; Rhoades Real Estate, LLC, applicant.
- Presenter:** Jeff Rhoades, Applicant Representative
Adair Bright, AICP, Senior Planner
- 1) [BILL NO. 26-052](#) An Ordinance approving rezoning from District RP-4 (Planned Apartment Residential) to District PO (Planned Office) and a Preliminary Development Plan for Moehle Acres Office Building on approximately 0.22 acres of land located at 414 SE 3rd 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.
- Presenter:** Adair Bright, AICP, Senior Planner
- C. [2026-7490](#) Public Hearing: Application #PL2025-195 - Rezoning from AG to CP-2 and Preliminary Development Plan - Douglas Corporate Center, approximately 9 acres located at the southeast corner of NE Lee's Summit Road and NE Douglas Street; Dahmer Brothers Investments, LLC.
- Presenter:** Doug Dahmer, Applicant Representative
C. Shannon McGuire, Planning Manager
- 1) [BILL NO. 26-053](#) An Ordinance approving rezoning from District AG (Agricultural) to District CP-2 (Planned Community Commercial) and a Preliminary Development Plan on approximately 9 acres of land generally located at the southeast intersection of NE Lee's Summit Road and 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.
- Presenter:** C. Shannon McGuire, Planning Manager
- D. [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. 26-054](#) 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
- E. [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. 26-055](#) 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

5. 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.

6. Presentations:

- A. [2026-7514](#) Presentation: Kansas City - Lee's Summit Regional Airport Economic Impact Study.

Presenter: Michael Anderson, Deputy Director of Public Works, Operations

7. Resolutions:

- A. [RES. NO. 26-03](#) A Resolution appointing an alternate member to the 2026 Charter Review Commission for the City of Lee's Summit, Missouri

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. 26-056](#) An Ordinance authorizing the execution of a work order in accordance with the City's on-call construction services agreement (Contract 2024-057-1) with TC Fuller Construction LLC., for the expansion of the Water Utilities Service Center Parking Lot in the amount of \$102,204.23, and authorizing the City Manager to execute all necessary documents. (PWC 3/9/26)

Presenter: Lisa O'Dell, P.E. Deputy Director Water Utilities

- B. [BILL NO. 26-057](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and TM Aviation, LLC (TMA) for a period of 30 years with options for two additional ten-year terms for the development of a Hangar located at the Kansas City/Lee's Summit Regional Airport and authorizing the Mayor to execute an agreement for the same. (PWC 3/9/26)

Presenter: Joel Arrington, Airport Manager

- C. [BILL NO. 26-058](#) An Ordinance approving Modification No. 3 to an Agreement for Professional Engineering Services for Douglas Road Improvements - 2nd Street to Chipman Road (RFQ No. 2022-061), between the City of Lee's Summit, Missouri, and Kimley-Horn, for an increase of \$93,730.00 with an amended amount of \$1,442,048.00 and authorizing the City Manager to execute an agreement for the same. (PWC 3/9/26)

Presenter: Nikia Chapman-Freiberger, Senior Staff Engineer

- D. [BILL NO. 26-059](#) An Ordinance enacting new sections of the Code of Ordinances titled Section 17-240, Kratom Products and Dangerous Chemical Inhalants - Definitions, and new Section 17-241, Prohibition on Sale or Distribution of Kratom Products and Dangerous Chemical Inhalants. (CEDC 3/11/26)

Presenter: Tracy Albers, Development Services Director

9. Proposed Ordinances - First Reading:

The proposed Ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 26-060](#) An Ordinance approving a Cooperative Agreement by and among the City of Lee's Summit, Missouri, and Land Reserve, Inc., for the Todd George Parkway Project.

Presenter: Michael Park, Director of Public Works
David Bushek, Gilmore & Bell, P.C., Economic Development Legal Counsel for the City.

- B. [BILL NO. 26-061](#) An Ordinance establishing policies, guidelines, rules, regulations and minimum standards for commercial and non-commercial operations at the Kansas City - Lee's Summit Regional Airport.

Presenter: Mike Anderson, Deputy Director, Public Works Operations

- C. [BILL NO. 26-062](#) An Ordinance approving a Development and Land Transfer Agreement by and between the City of Lee's Summit, Missouri, and Hunt Midwest Real Estate Development, Inc. for the transfer of two parcels and three easements for the Mouse Creek Trail expansion and SW Pryor Road stormwater and multimodal projects improvements and authorizing the Mayor to execute the same.

Presenter: Scott Ison, Chief Counsel of Infrastructure and Recreation
Michael Park, PE, Director of Public Works
Joe Snook, Administrator of Lee's Summit Parks and Recreation

10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 26-040](#) An Ordinance approving a lease agreement for the Paragon Star Village Garage Land Clearance Redevelopment Authority Redevelopment Plan.
(Note: First read by Council on March 10, 2026.)

Presenter: Ryan Elam, Assistant City Manager
Megan Miller, Gilmore & Bell, Economic Development Counsel

- B. [BILL NO. 26-022](#) An Ordinance approving rezoning from AG (Agricultural) to RP-1 (Planned Single-family Residential), RP-3 (Planned Residential Mixed Use) and CP-2 (Planned Community Commercial) and a Preliminary Development Plan on approximately 131 acres of land generally located at the southeast intersection of SW Ward Rd and SW Hook Rd, 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 March 10, 2026.)

Presenter: C. Shannon McGuire, Planning Manager

- C. [BILL NO. 26-048](#) An Ordinance authorizing the purchase of 182 Axon Body 4 Cameras (w/hardware refreshments/upgrades), 45 Axon Fleet 3 In-Car Cameras (w/hardware refreshments/upgrades), 182 Taser 10, four (4) Skydio X10 drones, Prepared 911 software, Axon Assistant software, Unlimited Axon Storage (digital evidence), Unlimited Third-Party Storage (digital evidence), CAD/RMS Auto-Tagging, Axon Respond software, Redaction Assistant software, Community Request (public evidence submission), Axon Investigate (INPUT-ACE), Axon Auto-Transcribe, Data Migration Services, and nine (9) Axon Interview Room (w/hardware refreshment) through the use of an approved sole-source and authorizing the City Manager to execute all related and necessary documents for the City of Lee's Summit, Missouri.
(Note: First read by Council on March 10, 2026.)

Presenter: John Boenker, Police Department

- D. [BILL NO. 26-049](#) An Ordinance approving lease agreements for Project 2 (East Village) within the redevelopment area for the 291 South Regional Land Clearance Redevelopment Authority Redevelopment Plan.
(Note: First read by Council on March 10, 2026.)

Presenter: David Bushek, Gilmore & Bell, P.C., economic development counsel for the City

11. Committee Reports

Committee chairs report on matters held in Committee.

12. Council Comments:

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

13. 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.

14. Adjournment

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"