



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, December 2, 2025

6:00 PM

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

**REGULAR SESSION NO. 56 \*\*\*AMENDED\*\*\***

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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 2, 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 1, 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](http://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. [2025-7248](#) Approval of City Council Action Letter for November 18, 2025.

- B. [BILL NO. 25-231](#) An Ordinance approving the Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and Summit DC Real Estate Holdings, LLC, for the sale of land located at 420 SE Thompson Drive.

(Note: First read by Council on November 18, 2025. Passed by unanimous vote.)

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

### 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. [2025-7301](#) Public Hearing: Petition for removal of real property from the 291 South Regional CID; City of Lee's Summit, applicant.

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

- 1) [BILL NO. 25-232](#) An Ordinance Approving the Petition for Removal of Real Property from the 291 South Regional Community Improvement District.

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

### 5. Discussion:

- A. [2025-7350](#) Continued Discussion: Contracted Residential Solid Waste Services

**Presenter:** Michael Park, Director of Public Works

### 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. Presentations:

- A. [2025-7303](#) Presentation: Activation of remaining Project Ordinances for the New Longview Tax Increment Financing Plan.

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

- 1) [BILL NO. 15-228](#) An Ordinance approving Redevelopment Project D for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

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

- 2) [BILL NO. 15-229](#) An Ordinance approving Redevelopment Project E for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

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

- 3) [BILL NO. 15-236](#) An Ordinance approving Redevelopment Project L for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

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

- 4) [BILL NO. 15-237](#) An Ordinance approving Redevelopment Project M for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

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

- 5) [BILL NO. 15-239](#) An Ordinance approving Redevelopment Project O for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on December 17, 2015.)

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

- 6) [BILL NO. 19-77](#) An Ordinance approving Redevelopment Project C1 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

- 7) [BILL NO. 19-78](#) An Ordinance approving Redevelopment Project C2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

- 8) [BILL NO. 19-79](#) An Ordinance approving Redevelopment Project F1 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

- 9) [BILL NO. 19-80](#) An Ordinance approving Redevelopment Project F2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

- 10) [BILL NO. 19-82](#) An Ordinance approving Redevelopment Project H1 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

- 11) [BILL NO. 19-83](#) An Ordinance approving Redevelopment Project H2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

- 12) [BILL NO. 19-85](#) An Ordinance approving Redevelopment Project J2 for the New Longview Tax Increment Financing Plan and activating the collection of Tax Increment Financing revenues therein.

(Note: First read by Council on April 2, 2019.)

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

## 8. 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. 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.

**Presenter:** Ryan Elam, Assistant City Manager  
Michael Park, Director of Public Works

- B. [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.

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

- C. [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.

**Presenter:** David Buskek, Chief Council of Economic Development and Planning

## 9. Committee Reports

*Committee chairs report on matters held in Committee.*

## 10. Council Comments:

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

## 11. 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.*

## 12. 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"