



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, November 18, 2025

6:00 PM

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

REGULAR SESSION NO. 55

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, November 18, 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, November 17, 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. [2025-7247](#) Approval of City Council Action Letter for November 4, 2025.

- B. [BILL NO. 25-204](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District CBD (Planned Central Business District) on land located at 207 SE Douglas Street for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)
Presenter: Shannon McGuire, Planning Manager
- C. [BILL NO. 25-205](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District PI (Planned Industrial) on land located at 1850 SE Hamblen Rd for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)
Presenter: Shannon McGuire, Planning Manager
- D. [BILL NO. 25-206](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District CP-2 (Planned Community Commercial District) on land located at 1749 SE Langsford Road for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)
Presenter: Shannon McGuire, Planning Manager
- E. [BILL NO. 25-207](#) An Ordinance granting a Special Use Permit renewal for a telecommunications tower in District AG (Agricultural) on land located at 1310 NE Colbern Road for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)
Presenter: Shannon McGuire, Planning Manager
- F. [BILL NO. 25-219](#) An Ordinance submitting to the electors of the City of Lee's Summit, Missouri, at the election on August 4, 2026, the question of whether the City of Lee's Summit shall impose a stormwater management sales tax of one-quarter of one percent (1/4%) for the purpose of providing funding for stormwater management and flood mitigation.
(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)
Presenter: Michael Park, Director of Public Works
- G. [BILL NO. 25-220](#) An Ordinance approving a Memorandum of Understanding between LSR7 and the City of Lee's Summit for the Fire Department to provide a fire safety education program to LSR7 elementary students and authorizing the Mayor to execute an agreement for the same.
(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)
Presenter: Zac Nelson, Captain of Fire Prevention
Brian Austerman, Deputy Fire Chief

- H. [BILL NO. 25-221](#) An Ordinance approving a Transferee Agreement among RED Summit Fair, LLC, Merriam North Bell, LLC, Station Merriam I-35/63, LLC, Summit Fair Investors 2025, LLC, Papa K&M - SF, LLC, DeSoto Farms, LLC, Compton Farms, LLC, RED Lee's Summit East, LLC, and the City of Lee's Summit, Missouri, for the Transfer of Property in the Lee's Summit East (Summit Fair) Tax Increment Financing Redevelopment Area.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

Presenter:

David Bushek, Chief Counsel of Economic Development and Planning
Kevin Schremp, Director of Asset Management, RED Development, LLC
Frank Escobar, General Manager of Summit Fair Shopping Center, RED Development, LLC
David M. Block, Block & Company, Inc., Realtors
Greg Hoeffler, Vice President of Property Management, Block & Company, Inc., Realtors
Madison Baddick, Director of Property Management, Block & Company, Inc., Realtors
Zachary Albrecht, Development & Investment Specialist, Block & Company, Inc., Realtors

- I. [BILL NO. 25-222](#) An Ordinance approving an Assignment Agreement among RED Lee's Summit East, LLC, SF TIF, LLC, and the City of Lee's Summit, Missouri, for the Assignment of Developer's Interests in the Lee's Summit East (Summit Fair) Tax Increment Financing Redevelopment Area.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

Presenter:

David Bushek, Chief Counsel of Economic Development and Planning
Kevin Schremp, Director of Asset Management, RED Development, LLC
Frank Escobar, General Manager of Summit Fair Shopping Center, RED Development, LLC
David M. Block, Block & Company, Inc., Realtors
Greg Hoeffler, Vice President of Property Management, Block & Company, Inc., Realtors
Madison Baddick, Director of Property Management, Block & Company, Inc., Realtors
Zachary Albrecht, Development & Investment Specialist, Block & Company, Inc., Realtors

- J. [BILL NO. 25-223](#) An Ordinance approving the Tax Credit Purchase Agreement between the City of Lee's Summit, Missouri, and U.S. Bank National Association for the Green Street Project.

(Note: First read by Council on November 4, 2025. Passed by unanimous vote.)

Presenter:

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

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. Presentations:

- A. [2025-7304](#) Missouri Good Neighbor Week Awards:
Most Engaged Neighbor Award
Most Neighborly City

Presenter:

Christal Weber, Assistant City Manager

5. 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. [2025-7250](#) Public Hearing: Application #PL2025-098 - Preliminary Development Plan - Pathways at Kensington Farms, 1231 SW Waterloo Drive; Petra Development, applicant.

Presenter: Tyler Burks, Applicant, Petra Development
Hector Soto, Jr., AICP, Senior Planner

- B. [BILL NO. 25-224](#) An Ordinance approving a Preliminary Development Plan for land located at 1231 SW Waterloo Drive for Pathways at Kensington Farms, 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

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. [2025-7255](#) Presentation: Conceptual Economic Development Incentive Request for Pathways at Kensington Farms; Petra Development, applicant.

Presenter: Andrew Kovar, Project Attorney, Spencer Fane
Tyler Burks, Managing Director of Development, PETRA
David Bushek, Chief Counsel of Economic Development and Planning

- B. [2025-7249](#) Presentation: Contracted Residential Solid Waste Services Request for Proposals

Presenter: Michael Park, Director of Public Works

- C. [2025-7170](#) Presentation: Revisions to Article VII. Chickens, of the City of Lee's Summit Code of Ordinances

Presenter: John Boenker, Deputy Police Chief

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. 25-213](#) An Ordinance authorizing the approval of a two-year contract with Britton Strategies for Leadership Development and Executive Coaching for Management Team in the amount not to exceed \$274,300 and authorizing the City Manager to execute the same by and on behalf of the City of Lee's Summit, Missouri. (F&BC 11/3/25)

Presenter: Mark Dunning, City Manager

- B. [BILL NO. 25-225](#) An Ordinance approving the use of a Cooperative Contract between the Houston-Galveston Area Council (HGACbuy) and Roadway Asset Services, LLC. (Contract No. HP08-25), for the evaluation services for the City of Lee's Summit roadway system and street signage and authorizing the City Manager to execute the same for the City. (PWC 11/10/25)

Presenter: Vince Schmoeger, Public Works Project Manager

- C. [BILL NO. 25-226](#) An Ordinance awarding the bid for Project No. 599 for the Ward Road Improvements (Phase 1): NW Blue Parkway to NW O'Brien Road to VF Anderson Builders in the amount of \$4,913,531.05, and authorizing the City Manager to execute an agreement for the same. (PWC 11/10/25)

Presenter: Scott Eason, Senior Staff Engineer

- D. [BILL NO. 25-227](#) An Ordinance approving the award of Bid No. 2026-011 for the purchase of asphalt base and surface materials for an initial term of one year, with up to four, one-year renewals, to Vance Brothers, Inc. and authorizing the City Manager to execute an agreement for the same. (PWC 11/10/25)

Presenter: Shawn Graff, Assistant Director of Public Works Operations

- E. [BILL NO. 25-228](#) An Ordinance approving Change Order No. 5 to the agreement with Tandem Paving Company Inc. for the Mill & Overlay FY26 Program, Project No. 887-OV to increase the project timeline by 20 days, and authorizing the City Manager to execute an agreement for the same. (PWC 11/10/25)

Presenter: Vince Schmoeger, Project Manager

- F. [BILL NO. 25-229](#) An Ordinance approving the award of RFQ No. 2025-50 between the City of Lee's Summit, Missouri and Bartlett & West for the design and construction of a Welcome Monument to be located at the Intersection of M291 Highway and M150 Highway. (PWC 11/10/25)

Presenter: Erin Kelly, Staff Attorney
Sean Marshall, Graduate Fellow

- G. [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

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. 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.

Presenter: David Bushek, Chief Counsel of Economic Development and 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

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"