



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, January 21, 2025

6:00 PM

City Council Chambers  
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

**REGULAR SESSION NO. 26**

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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, January 21, 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, January 20, 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. 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.*

#### **3. 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. [2024-6672](#) Approval of City Council Action Letter for January 14, 2025.

**4. Presentations:**

- A. [2024-6610](#) Presentation: Internal Control and Fraud Risk Vulnerability Study

**Presenter:** David Ross, 65th North Group  
Briana Burrichter, Finance Director

- B. [2024-6669](#) Presentation: Update on Economic Development Incentive Request for Lee's Summit Crossing; 635 Holdings, LLC, and TriStar Properties, applicants.

**Presenter:** Curt Petersen, Polsinelli PC, for Developer  
David Bushek, Chief Counsel of Economic Development and Planning

**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. [2024-6407](#) Public Hearing: Chapter 100 Plan for the Montage Project; Montage at Lee's Summit Investors, LLC, applicant

**Presenter:** Curt Petersen, Polsinelli PC, for Developer  
David Bushek, Chief Counsel of Economic Development and Planning

- 1) [BILL NO. 25-011](#) An Ordinance Approving a Chapter 100 Plan for the Montage Project; Authorizing the City of Lee's Summit, Missouri to Issue Two Series of Taxable Industrial Development Revenue Bonds in an Aggregate Principal Amount not to Exceed \$63,400,000 for Such Project; and Authorizing Certain Documents and Actions in Connection Therewith

**Presenter:** Curt Petersen, Polsinelli PC, for Developer  
David Bushek, Chief Counsel of Economic Development and Planning

**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. 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. 25-012](#) An Ordinance amending Chapter 17, Offenses, Article VI. Offenses Against Public Safety, Division 2. Weapons Offenses, Section 17-164. Discharging Firearms or Weapons Prohibited within City; Exemptions of the code of ordinances of the City of Lee's Summit, Missouri to revise the provisions relating to the controlled harvest of wildlife and update terminology. (CEDC 1/8/25)

**Presenter:** Travis Forbes, Chief of Police

- B. [BILL NO. 25-013](#)** An Ordinance approving a Sole Source agreement for Professional Engineering Services for the Remington Woods Stormwater Project by and between the City of Lee's Summit, Missouri, and Wilson & Company, Inc., in the amount of \$128,078.00 and authorizing the City Manager to execute an agreement for the same. (PWC 1/13/25)
- Presenter:** Karen Quackenbush, Senior Staff Engineer
- C. [BILL NO. 25-014](#)** An Ordinance approving a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement, Amendment #1 for Project No. 23-109A-1 by and between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission, for the design of a Terminal Building at the Lee's Summit Municipal airport and authorizing the Mayor to execute the same. (PWC 1/13/25)
- Presenter:** Michael Park, Director of Public Works
- D. [BILL NO. 25-015](#)** An Ordinance authorizing the approval of Amendment 2 to the Transportation Service Agreement with OATS, by and between the City of Lee's Summit, Missouri and OATS, and authorizing the City Manager to execute the same. (PWC 1/13/25)
- Presenter:** Susan Barry, P.E., PTOE
- E. [BILL NO. 25-016](#)** An Ordinance authorizing the execution of a non-exclusive easement by and between the City of Lee's Summit, Missouri and the Little Blue Valley Sewer District. (PWC 1/13/25)
- Presenter:** Jeff Thorn Deputy Director of Lee's Summit Water Utilities.
- F. [BILL NO. 25-017](#)** An Ordinance approving Amendment No. 4 to the budget for the Fiscal Year ending June 30, 2025, as adopted by Ordinances 9936, 9937, 9938, 9939, and 9940, by amending the authorized expenditures for the City. (F&BC 1/15/25)
- Presenter:** Rick Gentry, Budget Manager
- G. [BILL NO. 25-018](#)** An Ordinance approving the 2025 Jackson County Board of Election Commissioners Poll Contracts for the Lovell Community Center, Harris Park Community Center, Longview Community Center and the Gamber Center, and authorizing the Administrator of Parks and Recreation to execute the same by and on behalf of the City. . (F&BC 1/15/25)
- Presenter:** Christal Weber, Assistant City Manager
- H. [BILL NO. 25-019](#)** An Ordinance approving an agreement between the City of Lee's Summit, Missouri and GT Distributors for the purchase of Glock model 45 and 49 firearms with optics, and authorizing the City Manager to execute the same of on behalf the City. (F&BC 1/15/25)
- Presenter:** John Boenker, Deputy Police Chief

- I. [BILL NO. 25-020](#) An Ordinance approving an agreement between the City of Lee's Summit, Missouri and Meridian Rapid Defense Group Sales LLC for the purchase of six Meridian Archer Trailer Kit 1000, three Meridian 8-Barrier Drop Deck Trailers, annual certified training and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 1/15/25)

**Presenter:** John Boenker, Deputy Police Chief

## 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. 25-021](#) An Ordinance determining and declaring the necessity of acquiring for public use certain land, right of way, permanent easements and temporary construction easements for roadway, water, storm water, utilities, pedestrian amenities, additional infrastructure facilities, other public improvements, and all work incidental and subsidiary thereto, associated with the proposed Ward Road and Persels Road Intersection Project; 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.

**Presenter:** Curt Powelson, Senior Right of Way Agent

- B. [BILL NO. 25-022](#) An Ordinance approving the Real Estate Sale Agreement between the City of Lee's Summit, Missouri, and Sexton Properties, LLC for the purchase of property by the City for the Olive and Orchard Capital Improvements Project.

**Presenter:** Michael Park, Director of Public Works  
Scott Ison, Chief Counsel of Infrastructure & Recreation

- C. [BILL NO. 25-023](#) An Ordinance accepting final plat entitled Oldham Village, 1st Plat, Lots 1-13 & Tracts A-D, as a subdivision to the City of Lee's Summit, Missouri.

**Presenter:** Matt Schlicht, P.E., Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner

- D. [BILL NO. 25-024](#) An Ordinance accepting final plat entitled Oldham Village, 2nd Plat, Lots 12A-18 & Tract E, as a subdivision to the City of Lee's Summit, Missouri.

**Presenter:** Matt Schlicht, P.E., Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner

- E. [BILL NO. 25-025](#) An Ordinance accepting final plat entitled Manor at Bailey Farm, 1st Plat, Lots 1-65 and Tracts A-C, as a subdivision to the City of Lee's Summit, Missouri.

**Presenter:** Brad Kempf, Applicant Representative  
Ian Trefren, Planner

- F. [BILL NO. 25-026](#) An Ordinance accepting final plat entitled Cornerstone at Bailey Farms, 1st Plat, Lots 1-37 and Tract A, as a subdivision to the City of Lee's Summit, Missouri.

**Presenter:** Brad Kempf, Applicant Representative  
Ian Trefren, Planner

- G.** [BILL NO. 25-027](#) An Ordinance accepting final plat entitled Retreat at Bailey Farms, 1st Plat, Lots 104 thru 134, 145 thru 148 and Tract A, as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Brad Kempf, Applicant Representative  
Ian Trefren, Planner
- H.** [BILL NO. 25-028](#) An ordinance accepting final plat entitled Residences at Blackwell, as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Matt Tapp, Griffin Riley Property Group  
C. Shannon McGuire, Planning Manager
- I.** [BILL NO. 25-029](#) An ordinance accepting final plat entitled Reunion at Blackwell, Lots 1-3 and Tracts A & B, as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Matt Tapp, Griffin Riley Property Group  
C. Shannon McGuire, Planning Manager
- J.** [BILL NO. 25-030](#) An ordinance accepting final plat entitled Blackwell Reserve, Lots 1-77 and tracts A & B, as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Matt Tapp, Griffin Riley Property Group  
C. Shannon McGuire, Planning Manager

## 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"