



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, February 4, 2025

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

AMENDED REGULAR SESSION NO. 27

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 4, 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, February 3, 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. [2024-6673](#) Approval of City Council Action Letter for January 21, 2025.
- B. [2025-6736](#) Mayor's Appointments (Two-thirds Majority):
Board of Zoning Adjustments: Reappoint Sam Collins as alternate, term to expire 12-17-29.

- C. [2025-6759](#) Mayor's Appointment (Simple Majority):
Housing Authority: Appoint Terri Hess to replace Mary Smith, term to expire 5-4-25.
- D. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Curt Petersen, Polsinelli PC, for Developer
David Bushek, Chief Counsel of Economic Development and Planning
- E. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Michael Park, Director of Public Works
Scott Ison, Chief Counsel of Infrastructure & Recreation
- F. [BILL NO. 25-028](#) An Ordinance accepting final plat entitled Residences at Blackwell, as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Matt Tapp, Griffin Riley Property Group
C. Shannon McGuire, Planning Manager
- G. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Matt Tapp, Griffin Riley Property Group
C. Shannon McGuire, Planning Manager
- H. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Matt Tapp, Griffin Riley Property Group
C. Shannon McGuire, Planning 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. Proclamations:

- A. [2025-6744](#) Proclamation: February 2025 - Human Trafficking Awareness Month

Presenter: Marilyn Arnold

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. [2024-6583](#) Public Hearing: Application #PL2024-230 - Special Use Permit - Adam's Toyota Auto Repair and Maintenance Facility; Adam's Toyota Lee's Summit, applicant.

Presenter: Scott Middleton, Applicant's Representative
Adair Bright, AICP, Senior Planner

- 1) [BILL NO. 25-031](#) An Ordinance granting a Special Use Permit renewal for major automotive repair services in District PI (Planned Industrial) on land located at 2401 NE Douglas Street for a period of ten (10) years from the previous expiration date, 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

- B. [2024-6617](#) Public Hearing: Application #PL2024-025 - Rezoning from RP-3 and CP-2 to RP-4 and PMIX, Preliminary Development Plan and Conceptual Development Plan - Ovation, 325 SE M-150 Highway; Engineering Solutions, LLC, applicant.

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

- 1) [BILL NO. 25-032](#) An Ordinance approving a rezoning from District RP-3 (Planned Residential Mixed Use) and CP-2 (Planned Community Commercial) to District RP-4 (Planned Residential Apartment) and PMIX (Planned Mixed Use), Preliminary Development Plan and Conceptual Development Plan for Ovation on approximately 37.24 acres of land located at 325 SE M-150 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.

Presenter: Matt Schlicht, PE, Applicant Representative
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. [2025-6718](#) Discussion: Candidate List / Selection to move forward

Presenter: Mark Dunning, City Manager
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. 25-033](#) An Ordinance approving the purchase of site furniture for the Green Street Project in the amount of \$100,142.00 from Forms+Surfaces and authorizing the City Manager to execute all necessary documents. (F&BC 2/3/25)
Presenter: Sharon Bloom, CBS Project Manager
- B. [BILL NO. 25-034](#) An Ordinance approving the award of Bid No. 2025-026, for the processing and mailing of utility bills, to Lineage Connect, for an initial term of one-year, with up to four, one-year renewals, and authorizing the City Manager to enter an agreement for the same by and on behalf of the City of Lee's Summit, Missouri. (F&BC 2/3/25)
Presenter: Brent Boice, Assistant Director of Business Services
- C. [BILL NO. 25-035](#) An Ordinance approving Amendment No. 5 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 2/3/25)
Presenter: Rick Gentry, Budget Manager
- D. [BILL NO. 25-036](#) An Ordinance approving Amendment No. 6 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 2/3/25)
Presenter: Rick Gentry, Budget Manager
- E. [BILL NO. 25-037](#) An Ordinance approving an agreement between the City of Lee's Summit, Missouri and Life Scan Wellness Centers for the purchase of comprehensive hands on physicals for all public safety employees and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 2/3/25)
Presenter: John Boenker, Deputy Police Chief
- F. [BILL NO. 25-038](#) An Ordinance approving an agreement between the City of Lee's Summit, Missouri and DIGI Security Systems for the purchase of 1840W Custom Solar Powered Surveillance Trailers and authorizing the City Manager to execute the same by and on behalf of the City. (F&BC 2/3/25)
Presenter: John Boenker, Deputy Police Chief
- G. [BILL NO. 25-039](#) An Ordinance approving the award of an agreement for the lease of city fiber optic strands between the City of Lee's Summit and the Lee's Summit R7 School District and authorizing the Mayor to execute an agreement for the same. (F&BC 2/3/25)
Presenter: Diana L Newman, Director of Information Technology

- H. [BILL NO. 25-040](#) An Ordinance authorizing the execution of a Workday Order Agreement to purchase additional training credits for the ERP Implementation and Support in accordance with Contract No. 2025-005-1 between the City of Lee's Summit and Workday, Inc., and authorizing the City Manager or Information Technology Director to execute the same for the City. (F&BC 2/3/25)

Presenter: Diana L Newman, Director of Information Technology

- I. [BILL NO. 25-041](#) An Ordinance authorizing the spending of additional compensation under the Professional Services Agreement between the City of Lee's Summit and Cindy Gray ("The Contractor") for the implementation of Workday. (F&BC 2/3/25)

Presenter: Diana L Newman, Director Information Technology

- J. [BILL NO. 25-042](#) An Ordinance authorizing the approval of Change Order No. 1 to the AVAAP Statement of Work that is subject to the Professional Services Agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri. (F&BC 2/3/25)

Presenter: Diana L. Newman, Director of Information Technology

- K. [BILL NO. 25-043](#) An Ordinance amending Article V. Boards, Commissions and Committees; Division 1. Generally., by enacting a new Section 2-266 Broadcast of Meeting, to provide for the recording and/or broadcast of certain Council, Committee, Board and Commission meetings. (Rules Committee 12/19/24)

Presenter: Brian W. Head, City Attorney

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. 25-044](#) An Ordinance accepting Final Plat entitled, "Lakewood Business Park - NE Maguire Boulevard", as a subdivision to the City of Lee's Summit, Missouri.

Presenter: Bryan Rahn, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

10. Proposed Ordinances - Second Reading:

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

- A. [SUBSTITUTED 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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote. Substitute Bill provided after first reading.)

Presenter: Curt Powelson, Senior Right of Way Agent

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.