



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, November 4, 2025

6:00 PM

City Council Chambers
and via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 54

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, November 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, November 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. [2025-7125](#) Approval of City Council Action Letter for October 21, 2025.

- B. [BILL NO. 25-190](#) An Ordinance accepting Final Plat entitled, "Pine Tree Farms Estates, Lots 1-5", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on October 7, 2025. Passed by unanimous vote.)

Presenter: Keith Foster, Applicant
Hector Soto, Jr., AICP, Senior Planner

- C. [BILL NO. 25-192](#) An Ordinance approving a Preliminary Development Plan for a duplex on approximately 0.53 acres of land located at 102 NW Orchard St., 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 October 21, 2025. Passed by unanimous vote.)
Presenter: C. Shannon McGuire, Planning Manager
- D. [BILL NO. 25-202](#) An Ordinance approving a Memorandum of Understanding between the City of Lee's Summit, Missouri, through the Parks and Recreation Board, and the Junior College District of Metropolitan Kansas City, Missouri outlining the mutual sheltering and reunification agreement for the Metropolitan Community College and authorizing the Mayor to execute the same. (Note: First read by Council on October 21, 2025. Passed by unanimous vote.)
Presenter: Joe Snook, Administrator of Parks and Recreation
- E. [BILL NO. 25-203](#) An Ordinance approving an Intergovernmental Agreement between the City of Lee's Summit, Missouri, through the Parks and Recreation Board and Jackson County Missouri for the "Trip the Light Fantastic: Bicycle ride through Christmas in the Park" event and authorizing the Mayor to execute the same. (Note: First read by Council on October 21, 2025. Passed by unanimous vote.)
Presenter: Joe Snook, Administrator of Parks and Recreation

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. [2025-7185](#) Public Hearing: Application #PL2025-160 - Special Use Permit renewal for telecommunications tower - 207 SE Douglas Street; Global Signal Acquisitions II, LLC, applicant.
Presenter: Jim Lee, Applicant Representative
Shannon McGuire, Planning Manager
- 1) [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.
Presenter: Shannon McGuire, Planning Manager
- B. [2025-7179](#) Public Hearing: Application #PL2025-159 - Special Use Permit renewal for telecommunications tower - 1850 SE Hamblen Road; Global Signal Acquisitions II, LLC, applicant.
Presenter: Jim Lee, Applicant Representative
Shannon McGuire, Planning Manager

- 1) [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.
- Presenter:** Shannon McGuire, Planning Manager
- C. [2025-7193](#) Public Hearing: Application #PL2025-158 - Special Use Permit renewal for telecommunications tower - 1749 SE Langsford Road; Global Signal Acquisitions II, LLC, applicant.
- Presenter:** Jim Lee, Applicant Representative
Shannon McGuire, Planning Manager
- 1) [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.
- Presenter:** Shannon McGuire, Planning Manager
- D. [2025-7172](#) Public Hearing: Application #PL2025-157 - Special Use Permit renewal for telecommunications tower - 1310 NE Colbern Road; Global Signal Acquisitions II, LLC, applicant.
- Presenter:** Jim Lee, Applicant Representative
Shannon McGuire, Planning Manager
- 1) [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.
- Presenter:** Shannon McGuire, Planning Manager

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. [2025-7001](#) Presentation: Conceptual Economic Development Incentive Request for Mid-States Warehouse Expansion, 420 SE Thompson Drive; Mid-States Distributing, LLC, applicant.
- Presenter:** Curt Petersen, Polsinelli, P.C., attorney for Mid-States
David Bushek, Chief Counsel of Economic Development & Planning
Tom Mahlke, Chief Executive Officer, Mid-States Distributing, LLC
- B. [2025-7208](#) Presentation & Consideration: Municipal Judge compensation
- Presenter:** Mark Dunning, City Manager
Honorable Judge Altieri
Honorable Judge Maxwell-Lopez

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. 25-208](#) An Ordinance authorizing the execution of a grant agreement between the State of Missouri and the City of Lee's Summit for the Missouri Blue Shield Grant Program.

Presenter: Travis Forbes, Chief of Police
Cary Colyne, Administrative Support Major

- B. [BILL NO. 25-209](#) An Ordinance authorizing the purchase of one aerial lift truck for the Public Works Traffic Division and the use of approved Sourcewell Contract #110421-TIM and Lee's Summit Contract #2025-044 for the purchase of the cab and chassis not to exceed \$196,941.62 and authorizing the City Manager to execute the same for the City of Lee's Summit, Missouri.

Presenter: Mark Stinson Fleet Manager

- C. [BILL NO. 25-210](#) An Ordinance authorizing the purchase of one Water Department service truck using current equipment contracts for the purchase for a total cost of \$237,739.00 and authorizing the City Manger to execute all related and necessary documents by and on behalf of the City of Lee's Summit, Missouri.

Presenter: Mark Stinson Fleet Manager

- D. [BILL NO. 25-211](#) An Ordinance approving Amendment No. 12 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.

Presenter: Rick Gentry, Budget Manager

- E. [BILL NO. 25-212](#) An Ordinance approving Amendment No. 2 to the budget for the Fiscal Year ending June 30, 2026, as adopted by Ordinances 10132, 10133, 10136, 10137, and 10138, by amending the authorized expenditures for the City.

Presenter: Rick Gentry, Budget Manager

- F. [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.

Presenter: Mark Dunning, City Manager

- G. [BILL NO. 25-214](#) An Ordinance authorizing the City Manager to execute a contract with Kansas City Audio-Visual for a multi-department audio-visual system project in a not to exceed amount of \$651,347 to provide the purchase of audio-visual equipment, installation, maintenance and support for various conference rooms for the City of Lee's Summit, Missouri.

Presenter: Diana Newman, Director of Information Technology

- H. [BILL NO. 25-215](#) An Ordinance authorizing the City Manager to execute an agreement with Constant Technologies for audio-visual video wall display, dispatch feeds, analytics, and secure communication infrastructure including equipment, furniture and services in the Joint Operations Center in a not to exceed amount of \$1,557,824.75 for the City of Lee's Summit, Missouri.

Presenter: Diana Newman, Director of Information Technology

- I. [BILL NO. 25-216](#) An Ordinance authorizing the City Manager to execute an agreement with Constant Technologies for the establishment of the Real Time Crime Center Video Wall, Technology and Console Integration in a not to exceed amount of \$734,974.67 to provide the purchase of equipment, console furniture and professional services for the City of Lee's Summit, Missouri.

Presenter: Diana Newman, Director of Information Technology

- J. [BILL NO. 25-217](#) An Ordinance approving the purchase of a Virtual Reality Training System from V-Armed Inc., for an amount not to exceed \$351,000 and authorizing the City Manager to execute the same by and on behalf of the City of Lee's Summit, Missouri.

Presenter: Captain Michael Ervin

- K. [BILL NO. 25-218](#) An Ordinance approving an agreement between the City of Lee's Summit, Missouri and Xybix for the purchase of dispatching consoles and authorizing the City Manager to execute the same by and on behalf the City of Lee's Summit, Missouri.

Presenter: Sharon Bloom, CBS, Facilities Project Manager
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. 25-219](#) 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.

Presenter: Michael Park, Director of Public Works

- B. [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.

Presenter: Zac Nelson, Captain of Fire Prevention
Brian Austerman, Deputy Fire Chief

- C. [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.
- 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
- D. [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.
- 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
- E. [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.
- Presenter:** David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City 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"