



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, June 10, 2025

6:00 PM

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

REGULAR SESSION NO. 40

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 10, 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, June 9, 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](https://www.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. [2025-6968](#) Approval of City Council Action Letter for June 3, 2025.

- B. [2025-7006](#) Mayor's Appointments:
Cultural Commission: Reappoint Emily Spangler, Linda Chubbuck, and Gary Keshner, terms to expire 06-06-28.
Water Utilities Advisory Board: Appoint William (Bill) Frey, term to expire 03-01-28.
- C. [BILL NO. 25-101](#) An Ordinance Approving a Plan for a Chapter 100 Project for the Victory Hyundai Project.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)
Presenter: Ryan Westhoff, Dentons law firm, for applicant
Austin Duree, Managing Partner of Victory Hyundai of Lee's Summit and Premier Automotive
David Bushek, Chief Counsel of Economic Development & Planning
- D. [BILL NO. 25-102](#) An Ordinance granting a Special Use Permit for a telecommunication tower in District RDR on land located at 1204 NE Woods Chapel Road, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)
Presenter: Ian Trefren, Planner
- E. [BILL NO. 25-104](#) An Ordinance vacating a portion of a utility easement located at 4716 NE Freehold Drive in the City of Lee's Summit, Missouri.
(Note: First read by Council on June 3, 2025. Passed by unanimous vote.)
Presenter: Nicholas Bennett, Applicant
Adair Bright, AICP, Senior Planner

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. [2025-7004](#) Public Hearing: Galaxy Liquor - Liquor license application appeal hearing.
Presenter: Travis Forbes, Police Chief
Beth Murano, Chief Counsel of Public Safety - Civil Rights Specialist
- B. [2025-6915](#) Public Hearing: View High Sports Complex Community Improvement District; 3D Builders KC, LLC, applicant
Presenter: Rachel Orr, Lathrop GPM LLC, attorney for applicant
David Bushek, Chief Counsel of Economic Development & Planning
- 1) [BILL NO. 25-105](#) An Ordinance approving the Petition for Establishment of the View High Sports Complex Community Improvement District
Presenter: Rachel Orr, Lathrop GPM LLC, attorney for applicant
David Bushek, Chief Counsel of Economic Development & Planning

- C. [2025-6916](#) Public Hearing: Chapter 100 Plan for the View High Sports Complex Project; 3D Builders KC, LLC, applicant
(Note: This application was continued from May 20, 2025, per the applicant's request.)

Presenter: Rachel Orr, Lathrop GPM LLC, attorney for applicant
Christine Bushyhead, Bushyhead Law Firm, attorney for applicant
David Bushek, Chief Counsel of Economic Development & Planning

- 1) [BILL NO. 25-106](#) An Ordinance approving a Plan for a Chapter 100 Project for the View High Sports and Entertainment Project.

Presenter: Rachel Orr, Lathrop GPM LLC, attorney for applicant
Christine Bushyhead, Bushyhead Law Firm, attorney for applicant
David Bushek, Chief Counsel of Economic Development & Planning

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. [2025-6961](#) Presentation: World Cup 2026 Preparation

Presenter: Donna Lake, Assistant City Manager

- B. [2025-6949](#) Presentation: Housing Discussion and Initiatives

Presenter: Aimee Nassif, AICP, Interim Director of Development Services

7. 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. 25-107](#) An Ordinance approving the FY2026 Workers Compensation Excess renewal policy, authorizing the City Manager to enter into an agreement with Midwest Employers for the deposit premium of \$161,068, and to execute all documents necessary to obtain such coverage.

Presenter: Jennifer Vargo, Human Resources Director
Brian W. Head, City Attorney

- B. [BILL NO. 25-108](#) An Ordinance approving the 2025 Labor Agreement by and between the City of Lee's Summit, Missouri and the International Association of Machinists and Aerospace Workers Local 778 and authorizing the City Manager to execute the same by and on behalf of the City.

Presenter: Ryan Elam, Assistant City Manager
Beth Murano, Chief Counsel of Public Safety - Civil Rights Specialist

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. 25-109](#) An Ordinance authorizing the City of Lee's Summit, Missouri to waive the Lee's Summit Housing Authority's payment in lieu of taxes (PILOTS) for the authority's fiscal year ending September 30, 2023 in the amount of \$ 33,874.16 and September 30, 2024 in the amount of \$33,874.16. (F&BC 6/2/25)
- Presenter:** Briana Burrichter, Finance Director
- B. [BILL NO. 25-110](#) An Ordinance approving the purchase of furniture for Hangar 2, in the amount of \$128,162.77 from PURE Workplace Solutions and authorizing the City Manager to execute all necessary documents. (F&BC 6/2/25)
- Presenter:** Joel Arrington, Airport Manager
- C. [BILL NO. 25-111](#) An Ordinance approving Amendment No. 9 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 6/2/25)
- Presenter:** Rick Gentry, Budget Manager
- D. [BILL NO. 25-112](#) An Ordinance enacting a new section of the City Code of Ordinances authorizing the City Manager to approve claims expenses, payments or settlements up to \$75,000.00 per claim and further authorizing the City Attorney to approve claims expenses, payments or settlements up to \$25,000.00 per claim. (F&BC 6/2/25)
- Presenter:** Ed Rucker, Chief Counsel of Management & Operations
- E. [BILL NO. 25-113](#) An Ordinance authorizing the execution of an agreement between the City of Lee's Summit, Missouri and the Missouri Department of Public Safety in the amount of \$9,160.36 for equipment for the Lee's Summit Police Department and authorizing the Mayor to execute an agreement for the same. (F&BC 6/2/25)
- Presenter:** Major Josh Patterson
- F. [BILL NO. 25-114](#) An Ordinance approving the award of RFP No. 2025-060 for Phase II Employee Compensation and Classification services, to DCI Consulting Group, Inc., and authorizing the City Manager to execute the same and by and on behalf of the City of Lee's Summit, Missouri. (F&BC 6/2/25)
- Presenter:** Donna Lake, Assistant City Manager
- G. [BILL NO. 25-115](#) An Ordinance authorizing the City to purchase insurance coverage for property, casualty and liability insurance programs for FY26 beginning July 1, 2025, where the total expenditure is equal to or less than \$1,500,000, and authorizing the City Manager to execute any documents necessary for the City to purchase such insurance. (F&BC 6/2/25)
- Presenter:** Edward Rucker, Chief Counsel of Management and Operations

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"