



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, April 8, 2025

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 33

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, April 8, 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, April 4, 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. [2025-6772](#) Approval of City Council Action Letter for March 25, 2025.

- B.** [2025-6875](#) Mayor's Appointments (Simple Majority):
Lee's Summit Visitors Bureau: Reappoint Kristel Reiman, Tina Rockhold, Jeanine Thill and Cheryl Nash terms to expire 10-10-27 and appoint Sara Taylor to replace Rachel Dyer (LS Chamber Rep.) term to expire 10-10-25.
Planning Commission: Appoint Jessica Gronau to replace Donnie Funk, term to expire 4-15-28.
- C.** [BILL NO. 25-057](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Midwest Avionics, LLC to operate as a Fixed Based Operator (FBO) and perform aircraft airframe/powerplant, avionics repair, maintenance, and inspection services at the Airport and authorizing the Mayor to execute the same.
(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)
Presenter: Joel Arrington, Airport Manager
- D.** [BILL NO. 25-058](#) An Ordinance approving a Fixed Base Operator Agreement between the City of Lee's Summit, Missouri and Summit Flight Academy, LLC to perform Flight Training and Aircraft Rental at the Airport and authorizing the Mayor to execute the same.
(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)
Presenter: Joel Arrington, Airport Manager
- E.** [BILL NO. 25-059](#) An Ordinance authorizing the execution of a ground lease agreement by and between the City of Lee's Summit and Hangar V, LLC for a period of 20 years with options for four additional five-year terms for the continued operation of Hangar "V" located at the Lee Summit Municipal Airport and authorizing the Mayor to execute an agreement for the same.
(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)
Presenter: Joel Arrington, Airport Manager
- F.** [BILL NO. 25-060](#) An Ordinance approving Change Order No. 1 to the agreement with Kissick Construction Company, Inc. for the CIPP Lining and LCRs, as part of the I/I Removal - CIPP Lining, Manhole Rehab, and LCR's - FY24, Project No. 962.2 for an increased amount of \$683,610.00 for a revised agreement amount of \$1,917,532.00 and authorizing the City Manager to execute the same.
(Note: First read by Council on March 25, 2025. Passed by unanimous vote.)
Presenter: Amanda Bagwell, Engineering 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. 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. [2025-6799](#) Public Hearing Application #PL2024-326 - Preliminary Development Plan - duplex, 724 SE 10th St; Reed Holdings GP, LLC, applicant.
- Presenter:** Reed Holdings GP LLC, Applicant
Claire Byers, Senior Planner
- 1) [BILL NO. 25-062](#) An Ordinance approving a Preliminary Development Plan for land located at 724 SE 10th St for a duplex, 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:** Claire Byers, Senior Planner
- B. [2025-6809](#) Public Hearing: Application #PL2024-218 - Vacation of Right-of-Way - A portion of SW Jefferson Street right-of-way and miscellaneous right-of-way located south of SW Oldham Parkway (abutting 101 SW Oldham Parkway); and a portion of SW Market Street north of SW Persels Road (abutting 1300, 1302 and 1304 SW Market Street); Engineering Solutions, LLC, applicant.
- Presenter:** Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1) [BILL NO. 25-063](#) An Ordinance vacating a portion of SW Jefferson Street Right-of-Way and miscellaneous Right-of-Way located south of SW Oldham Parkway (abutting 101 SW Oldham Parkway); and a portion of SW Market Street north of SW Persels Road (abutting 1300, 1302 and 1304 SW Market Street), in the City of Lee's Summit, Missouri.
- Presenter:** Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- C. [2025-6807](#) Public Hearing: Application #PL2024-093 - Vacation of Right-of-Way - A portion of right-of-way at the intersection of NW Sloan Street and NW Main Street / NW Commerce Drive (abutting 7 NE Sycamore Street); Engineering Solutions, LLC, applicant.
- Presenter:** Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1) [BILL NO. 25-064](#) An Ordinance vacating a portion of dedicated right-of-way located at the southeast corner of NW Sloan Street and NW Main Street / NW Commerce Drive (abutting 7 NE Sycamore Street), in the City of Lee's Summit, Missouri.
- Presenter:** Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

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. [2025-6782](#) Presentation: Conceptual Economic Development Incentive Request for Hyundai Automotive Dealership at 1231 NW Ward Road; Victory Hyundai of Lee's Summit, applicant

Presenter: Ryan Westhoff, Dentons law firm, for applicant
Austin Duree, Managing Partner of Victory Hyundai of Lee's Summit (available for questions)
Steve Rich, Vice President - Development, Townsend Capital, LLC
David Bushek, Chief Counsel of Economic Development & Planning

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. 25-065](#) An Ordinance enacting a new Section 2-61. Vacancies on the Council - How Filled. establishing a procedure for appointing a new Councilmember following a vacancy in the City Council as provided by Section 3.7 of the Charter of the City of Lee's Summit, Missouri. (Rules Committee 3/20/25)

Presenter: Brian W. Head, City Attorney

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. 25-066](#) An Ordinance accepting Final Plat entitled, "Cobey Creek, 2nd Plat, Lots 31-91, 160-184, 297 & Tracts A, B, C, F, I, K, L, M, N & O", As a subdivision to the City of Lee's Summit, Missouri.

Presenter: Brad Kempf, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- B. [BILL NO. 25-067](#) An Ordinance approving the Tax Increment Financing Contract and Community Improvement District Cooperative Agreement for the Oldham Village Redevelopment Project.

Presenter: David Bushek, Chief Counsel of Economic Development & Planning

- C. [BILL NO. 25-068](#) An Ordinance approving an Intergovernmental Agreement between the City of Lee's Summit, Missouri, and the United States Army Corps of Engineers giving temporary construction license to reconstruct the Sampson Road Bridge over Mouse Creek located on Government-owned land (Tract No 357) and authorizing the Mayor to execute the same.

Presenter: George Binger, City Engineer

- D. [BILL NO. 25-069](#) An Ordinance authorizing the City of Lee's Summit, Missouri to enter into a Disbursement Agreement with the I-470 Western Gateway Transportation Development District.

Presenter: Paragon Star Team
David Bushek, Chief Counsel of Economic Development and Planning

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.

A. [2025-6870](#) Staff Report: MoDOT Sponsor-a-Highway Program Information

Presenter: Michael Park, Director of Public Works

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"