



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, April 15, 2025

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 34

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, April 15, 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 14, 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. [2025-6856](#) Approval of City Council Action Letter for April 8, 2025.
- B. [2025-6885](#) Mayor's Appointments (Simple Majority):
Industrial Development Authority: Appoint Rick Smetana, term to expire 11-4-30.
Planning Commission: Reappoint Randy Benbrook, term to expire 4-15-29.

- C. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Brad Kempf, Applicant Representative
Ian Trefren, Planner
- D. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Brad Kempf, Applicant Representative
Ian Trefren, Planner
- E. [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.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Brad Kempf, Applicant Representative
Ian Trefren, Planner
- F. [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.
(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)
Presenter: Claire Byers, Senior Planner
- G. [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.
(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)
Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- H. [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.
(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)
Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- I. [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.

(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)

Presenter: George Binger, City Engineer

- J. [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.

(Note: First read by Council on April 8, 2025. Passed by unanimous vote.)

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

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. [2025-6822](#) Proclamation: April 22, 2025 - Earth Day and April 18, 2025 - Arbor Day Proclamation

Presenter: Susan Barry, City Traffic Engineer
Michael Park, Director of Public Works

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. [2025-6839](#) Presentation: Solid Waste Services

Presenter: Michael Park, Director of Public Works

- B. [2025-6854](#) Presentation and Discussion: City Beautification

Presenter: Ryan Elam, Assistant City Manager
Aimee Nassif, Interim Director of Development
Michael Park, Director of Public Works

7. Resolutions:

- A. [RES. NO. 25-07](#) A Resolution authorizing the Mayor to appoint successor directors to the New Longview Community Improvement District.

Presenter: Trisha Fowler Arcuri, City Clerk

- B. [RES. NO. 25-08](#) A Resolution to adopt Phase II of the Airport Master Plan Update. (BOAC 4/2/25 and PWC 4/14/25)

Presenter: Michael Anderson, Deputy Director of Public Works - Operations

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. 25-070](#) An Ordinance repealing Ordinance No. 9981 related to the Schedule of Fees and Charges for the City of Lee's Summit and establishing a new Schedule of Fees and Charges to take effect July 1, 2025 for the City. (F&BC 4/7/25)
Presenter: Rick Gentry, Budget Manager
- B. [BILL NO. 25-071](#) An Ordinance approving the award of RFP No. 2025-036 for financial auditing services for a one-year term with up to four, one-year renewals, to Forvis Mazars LLP, and authorizing the City Manager to execute the same and by and on behalf of the City of Lee's Summit, Missouri. (F&BC 4/7/25)
Presenter: Briana Burrichter, Director of Finance
- C. [BILL NO. 25-072](#) An Ordinance authorizing the execution of a contract of obligation by and between the City of Lee's Summit, MO and the Missouri Department of Natural Resources, to satisfy the requirements for a financial assurance instrument with respect to the City's permit to operate a solid waste disposal area. (F&BC 4/7/25)
Presenter: Michael Park, Director of Public Works
Anastasia Welch, P.E., SCS Engineers
- D. [BILL NO. 25-073](#) An Ordinance approving Amendment No. 8 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 4/7/25)
Presenter: Rick Gentry, Budget Manager
- E. [BILL NO. 25-074](#) An Ordinance approving the agreements for the purchase of tree trimming and removal services from CTC Disaster Response, Inc. and Shawnee Mission Tree Service, Inc. dba Arbor Masters and authorizing the City Manager to execute agreements for the same. (PWC 4/14/25)
Presenter: George Binger III, City Engineer
- F. [BILL NO. 25-075](#) An Ordinance awarding the bid for Project No. 722 for the Water Main Replacement FY24 Project to Leath & Sons Inc. in the amount of \$4,491,843.00 and authorizing the City Manager to execute an agreement for the same. (PWC 4/14/25)
Presenter: Jeff Thorn, Director of Water Utilities
- G. [BILL NO. 25-076](#) An Ordinance awarding the bid for Project No. 887-SS for the Surface Seal FY26 Program to Vance Brothers, LLC in the amount of \$1,175,208.21 and authorizing the City Manager to execute an agreement for the same. (PWC 4/14/25)
Presenter: Vince Schmoeger, Project Manager

- H. [BILL NO. 25-077](#) An Ordinance awarding the bid for Project No. 887-OV for the Mill & Overlay FY26 Program to Tandem Paving Company, Inc. in the amount of \$4,059,105.78 and authorizing the City Manager to execute an agreement for the same. (PWC 4/14/25)
Presenter: Vince Schmoeger, Project Manager
- I. [BILL NO. 25-078](#) An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances for the City of Lee's Summit, Missouri, by revising Appendix B; Schedule of Stopping, Standing and Parking Restrictions, for certain streets and segments of streets located in the City of Lee's Summit, Missouri. (PWC 4/14/25)
Presenter: Susan Barry, City Traffic Engineer, Public Works
- J. [BILL NO. 25-079](#) An Ordinance approving Modification No. 1 to an Agreement for Professional Engineering Services for the Pryor Road Phase 2 Improvements from Hook Road to M-150 Highway (RFQ No. 2023-058), between the City of Lee's Summit, Missouri, and Affinis Corporation, for an increase of \$163,165.00 with an amended not to exceed amount of \$1,264,143.95 and authorizing the City Manager to execute an agreement for the same. (PWC 4/14/25)
Presenter: Scott Eason, Senior Staff Engineer
- K. [BILL NO. 25-080](#) An Ordinance approving the award of RFP No. 2025-049, to purchase landscaping services and materials on an as-needed basis for a one-year term with up to four, one-year renewals to Rosehill Gardens (Contract No. 2025-049-1) and to Dupree Landscaping LLC (Contract No. 2025-049-2) and authorizing the City Manager to execute the same for the City. (PWC 4/14/25)
Presenter: Brian Page, Facilities Manager

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. 25-061](#) An Ordinance approving a Preliminary Development Plan for land located at 3394 NW Village Park Drive for Express Stop Convenience Store, 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. (This item was the subject of a successful reconsideration motion on April 8, 2025 and is placed on the agenda as provided by the City Council Rules of Procedure.)
Presenter: C. Shannon McGuire, Planning Manager
- B. [BILL NO. 25-081](#) An Ordinance approving a funding agreement between 3D Builders KC, LLC, and the City of Lee's Summit, Missouri for the View High Sports Complex Project.
Presenter: David Bushek, Chief Counsel of Economic Development and Planning

- C. [BILL NO. 25-082](#) An Ordinance approving a Memorandum of Understanding between the City of Lee's Summit, Missouri and Thomas Anthony Kraft and Mary Kathleen Craft, as trustee owners of the property operated as Lawn & Leisure, to facilitate the 291 North Interchange Project.

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

10. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 25-052](#) An Ordinance approving rezoning from District AG (Agricultural) to District CP-2 (Planned Community Commercial) and Preliminary Development Plan for View High Sports Complex on approximately 17.18 acres of land located at 3350 NW Ashurst Drive, 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 March 18, 2025. Passed by unanimous vote with one recusal.)

Presenter: Adair Bright, 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.

(Note: First read by Council on April 8, 2025.)

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

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.

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"