



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, February 24, 2026

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 64

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 24, 2026 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 23, 2026, 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. [2026-7429](#) Approval of City Council Action Letter for February 10, 2026.

- B. [BILL NO. 26-024](#) An Ordinance approving a standard form funding agreement to be used by the City of Lee's Summit, Missouri for the purpose of defining the costs and fees associated with the review, implementation, and monitoring of incentivized economic development projects in Lee's Summit.

(Note: First read by City Council on February 10, 2026. Passed by unanimous vote.)

Presenter: Ryan Elam, Assistant City Manager

- C. [BILL NO. 26-025](#) An Ordinance authorizing the Mayor to execute the Real Property and Tower Site Lease Agreement with T-Mobile Central, LLC, for the monopole tower at 404 NE Woods Chapel Road

(Note: First read by City Council on February 10, 2026. Passed by unanimous vote.)

Presenter: Ed Rucker, Chief Counsel for Management and Operations

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. [2026-7468](#) Proclamation: March for Meals Month - March 2026

Presenter: Susan Newsam (President of the Board of Directors)
Angela Fite (Operations Director)
Michael Gann (Board Member)

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. [2026-7424](#) Public Hearing: Application #PL2025-307 - Preliminary Development Plan - Bank of America, 1801 NW Chipman Road; Cushman & Wakefield, applicant.

Presenter: Brian Emrich, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 26-026](#) An Ordinance approving a Preliminary Development Plan for approximately 1.4 acres of land located at 1801 NW Chipman Road 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: Brian Emrich, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- B. [2026-7426](#) Public Hearing: Application #PL2025-333 - Preliminary Development Plan - Pathways at Kensington Farms - Phase 1, 1231 SW Waterloo Drive; Petra Development, applicant.

Presenter: Tyler Burks, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 26-027](#) An Ordinance approving a Preliminary Development Plan for land located at 1231 SW Waterloo Drive for Pathways at Kensington Farms Phase 1 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:** Tyler Burks, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- C. [2025-7293](#) Public Hearing: Application #PL2025-283 - Unified Development Ordinance (UDO) Amendment - Updates to development requirements and review processes pertaining to Article 2 Applications and Procedures and Article 14 Administration; City of Lee's Summit, applicant.
- Presenter:** Tracy Albers, Director of Development Services
Hector Soto Jr., Senior Planner
- 1) [BILL NO. 25-251](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures and Article 14 pertaining to Administration for the City of Lee's Summit, Missouri.
- Presenter:** Tracy Albers, Director of Development Services
Hector Soto Jr., 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. 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. 26-028](#) An Ordinance approving the award of Bid No. 889 for the Traffic Calming Project on NW Lake Drive to Quality Custom Concepts, Inc. DBA Quality Custom Construction in the amount of \$99,683.00, and authorizing the City Manager to execute an agreement for the same. (PWC 2/9/26)
- Presenter:** John Persing, Staff Engineer
- B. [BILL NO. 26-029](#) An Ordinance approving the award of RFQ 2024-064 and an agreement for professional engineering services for the preliminary design of pump stations to HDR Engineering, Inc., in the amount of \$950,770.00, and authorizing the City Manager to execute the same. (PWC 2/9/26)
- Presenter:** Lisa O'Dell, PE, Deputy Director of Lee's Summit Water Utilities
- C. [BILL NO. 26-030](#) An Ordinance approving the award of RFQ No. 2026-014 and agreement for professional engineering services for the Cedar Creek Interceptor Phase 4 Improvements Project to Burns & McDonnell Engineering Company, Inc., in the amount of \$305,753.00, and authorizing the City Manager to execute the same. (PWC 2/9/26)
- Presenter:** Lisa O'Dell, PE, Deputy Director of Lee's Summit Water Utilities

- D. [BILL NO. 26-031](#) An Ordinance approving Modification No. 3 to an agreement for professional engineering services for the Olive and Orchard Street and Storm Sewer Improvements (Douglas Street to Chipman Road - RFQ No. 2022-060), between the City of Lee's Summit, Missouri, and Kimley-Horn, for an increase of \$85,460.00 with an amended amount of \$1,071,893.50 and authorizing the City Manager to execute an agreement for the same. (PWC 2/9/26)

Presenter: Nikia Chapman-Freiberger, Senior Staff Engineer

- E. [BILL NO. 26-032](#) An Ordinance approving a Transportation Alternatives Program Supplemental Agreement between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission related to the public improvement project designated as Federal Project Number TAP-3001(006), Complete Street Improvements: Douglas Street - Chipman Road to 2nd Street, within the city limits of Lee's Summit, Missouri and authorizing the Mayor to execute the same. (PWC 2/9/26)

Presenter: Nikia Chapman-Freiberger, P.E., Senior Staff Engineer

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. 26-033](#) An Ordinance amending Chapter 5 - Animals, by repealing Section 5-200 in its entirety and enacting in lieu thereof a Section 5-200 - Number and type of chickens allowed to the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Travis Forbes, Police Chief

- B. [BILL NO. 26-034](#) An Ordinance approving an Intergovernmental Agreement between the City of Lee's Summit, Missouri and the Lee's Summit R-7 School District for the use of Green Street.

Presenter: 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"