



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, July 14, 2026

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 8

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 14, 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, July 13, 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. [2026-7702](#) Approval of City Council Action Letter for July 7, 2026.
- B. [2026-7748](#) Mayor's Appointments (Simple Majority):
Water Utilities Advisory Board: Appoint David Kirk, term to expire 3-1-29.

- C. [BILL NO. 26-120](#) An Ordinance approving the Arborside Land Clearance Redevelopment Authority (LCRA) Redevelopment Plan pursuant to the Land Clearance for Redevelopment Authority Act, and authorizing and directing further actions in connection therewith.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)
Presenter: David Bushek, Gilmore & Bell. P.C., Economic Development Counsel for the City
Tyler Buswell, President, Land Reserve, Inc.
Curt Petersen, Polsinelli P.C., attorney for Land Reserve
Mike VanBuskirk, Vice Chairman, Newmark Zimmer
- D. [BILL NO. 26-123](#) An Ordinance accepting Final Plat entitled, "Lemone-Smith Business & Rail Center, Tract A", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)
Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- E. [BILL NO. 26-125](#) An Ordinance vacating a portion of a utility easement located at Park Ridge 8th Plat, Lots 370 thru 379 in the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)
Presenter: Matthew Schlicht, Applicant Representative
Pierce Pulliam, Planner
- F. [BILL NO. 26-126](#) An Ordinance accepting Final Plat entitled, "Hook Farms, 3rd Plat, Lots 216-258 & Tracts M, N and O", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)
Presenter: F. Brenner Holland Jr., Applicant
Pierce Pulliam, Planner
- G. [BILL NO. 26-127](#) An Ordinance accepting Final Plat entitled "Eagle Creek Villas, 1st Plat, Lots 1-51 and Tracts A thru E", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on July 7, 2026. Passed by unanimous vote.)
Presenter: F. Brenner Holland, Jr., Applicant's Representative
Pierce Pulliam, 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. Proclamations:

- A. [2026-7732](#) Proclamation: Blue Springs South Jaguars Baseball - 2026 Missouri State Class 6 Championship Team

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. [2026-7642](#) Presentation: Municipal Court Operational Review
- Presenter:** Mark Dunning, City Manager
Jonathan Ingram, Raftelis Vice President - Organizational Assessment
Rebekka Hosken, Raftelis Senior Manager
Andrea Miller, Raftelis Senior Advisor
- B. [2026-7740](#) Conceptual Presentation for the Green Street Boutique Hotel & Restaurant Proposal and Economic Development Incentive Request; Lane 4 Property Group, Inc., and The Thrash Group, applicants
- Presenter:** Brandon Buckley, Lane4 Property Group, Inc., applicant
Joe Thrash, The Thrash Group, applicant
David Bushek, economic development legal counsel for the City
Ryan Elam, Assistant City Manager
- C. [2026-7749](#) Mid-States Personal Property Sales Tax Exemption for Non Manufacturing Equipment Request
- Presenter:** Curt Petersen, Polsinelli, P.C., for the Applicant
David Bushek, Gilmore & Bell, P.C., City economic development legal counsel

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. 26-128](#) An Ordinance amending Chapter 13, Fire Prevention and Protection, of the Code of Ordinance of the City of Lee's Summit, Missouri by repealing Article III. Fire Code and adopting a new Article III pertaining to the same subject matter. (CEDC 6/10/26)
- Presenter:** Jim Eden, Assistant Fire Chief
- B. [BILL NO. 26-129](#) An Ordinance amending Chapter 7 of the Code of Ordinances of the City of Lee's Summit, Missouri, relating to building regulations, by adopting certain 2024 International Codes and the 2023 National Electrical Code, and by revising certain provisions of the City's Building and Electrical Codes. (CEDC 6/10/26)
- Presenter:** Shannon McGuire, Assistant Director of Plan Services
Tracy Deister, Codes Administration Manager
- C. [BILL NO. 26-130](#) An Ordinance repealing Chapter 16, Lee's Summit Property Maintenance Code of the Code of Ordinances of the City Of Lee's Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri. (CEDC 6/10/26)
- Presenter:** Steve Robbins, Assistant Director of Field Services
Jessica Asher, Neighborhood Services Manager
- D. [BILL NO. 26-131](#) An Ordinance approving Amendment No. 8 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 of Lee's Summit, Missouri. (F&BC 7/6/26)
- Presenter:** Rick Gentry, Budget Manager

- E. [BILL NO. 26-132](#) An Ordinance approving Amendment No. 1 to the budget for the fiscal year ending June 30, 2027, as adopted by Ordinances 10400, 10401, and 10402, by amending the authorized expenditures for the City. (F&BC 7/6/26)
Presenter: Mark Dunning, City Manager
- F. [BILL NO. 26-133](#) An Ordinance authorizing the execution of a workday order agreement to purchase Workday Success Plan and Flex Credits for ERP support not to exceed \$115,044 in accordance with contract no. 2024-005-1 between the city and Workday, inc., and authorizing the City Manager or Information Technology Director to execute the same. (F&BC 7/6/26)
Presenter: Diana L Newman, Director of Information Technology
- G. [BILL NO. 26-134](#) An Ordinance approving Change Order No. 1 to the On-Call Agreement 2024-057/2R for the construction of SE 5th St Storm Repair - WO131527 with Wiedenmann, Inc. for an increase in the contract price of \$128,677.99, for a revised agreement amount of \$469,928.99 and authorizing the City Manager to execute an agreement for the same. (PWC 7/13/26)
Presenter: Karen Quackenbush, Senior Staff Engineer
- H. [BILL NO. 26-135](#) An Ordinance awarding the bid for Project No. P-293 for the SE Taxilane Construction to Pyramid Contractors, Inc. in the amount of \$3,745,809.00 and authorizing the City Manager to execute an agreement for the same. (PWC 7/13/26)
Presenter: Mike Anderson, Deputy Director of Public Works, Operations.
- I. [BILL NO. 26-136](#) An Ordinance approving the award of RFQ 2026-015 to HDR Engineering, Inc. for the Tudor Forcemain Condition Assessment Project in the amount of \$1,280,523 and authorizing the City Manager to execute an agreement for the same. (PWC 7/13/26)
Presenter: Lisa O'Dell, Deputy Director of Water Utilities
- J. [BILL NO. 26-137](#) An Ordinance approving the award of RFQ No. 2026-065 and agreement for professional engineering design services for the Big Creek Excess Flow Holding and Pump Station Project to George Butler Associates, Inc. in the amount of \$294,393.00 and authorizing the City Manager to execute the same. (PWC 7/13/26)
Presenter: Lisa O'Dell, PE, Deputy Director of Lee's Summit Water Utilities
- K. [BILL NO. 26-138](#) An Ordinance approving Modification No. 1 to the agreement dated March 3, 2026 (RFQ No. 2026-014) between the City of Lee's Summit, Missouri and Burns & McDonnell Engineering Company, Inc. for professional engineering services for the Cedar Creek Interceptor Phase 4 Improvements Project, for an increase of \$446,159.00 for a total amended amount of \$751,912.00 and authorizing the City Manager to execute the same. (PWC 7/13/26)
Presenter: Lisa O'Dell, PE, Deputy Director of Lee's Summit Water Utilities

- L. [BILL NO. 26-139](#) An Ordinance awarding the bid for Project No. P-256 for the Cathodic Protection Program FY26 to C.P.Systems International LLC. in the amount of \$893,925.00 and authorizing the City Manager to execute an agreement for the same. (PWC 7/13/26)

Presenter: Lisa O'Dell, Deputy Director of Water Utilities

8. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 26-121](#) An Ordinance approving the Petition for establishment of the Arborside Community Improvement District, and authorizing and directing further actions in connection therewith.

(Note: First read by Council on July 7, 2026.)

Presenter: David Bushek, Gilmore & Bell. P.C., Economic Development Counsel for the City
Tyler Buswell, President, Land Reserve, Inc.
Curt Petersen, Polsinelli P.C., attorney for Land Reserve
Mike VanBuskirk, Vice Chairman, Newmark Zimmer

- B. [AMENDED BILL NO. 26-122](#) An Ordinance approving rezoning from Districts PI (Planned Industrial), RP-4 (Planned Apartment Residential), and PO (Planned Office) to CP-2 (Planned Community Commercial) and Preliminary Development Plan for Dillon's on approximately 15.71 acres of land located near the southwest corner of NE Tudor Road and NE Douglas Street, 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 July 7, 2026.)

Presenter: Adair Bright, AICP, Senior Planner

- C. [BILL NO. 26-124](#) An Ordinance vacating a portion of a certain easement located at 201 SW Oldham Parkway in the City of Lee's Summit, Missouri

(Note: First read by Council on July 7, 2026.)

Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

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"