



Infrastructure Master Planning

August 10, 2026

Public Works Committee

Agenda

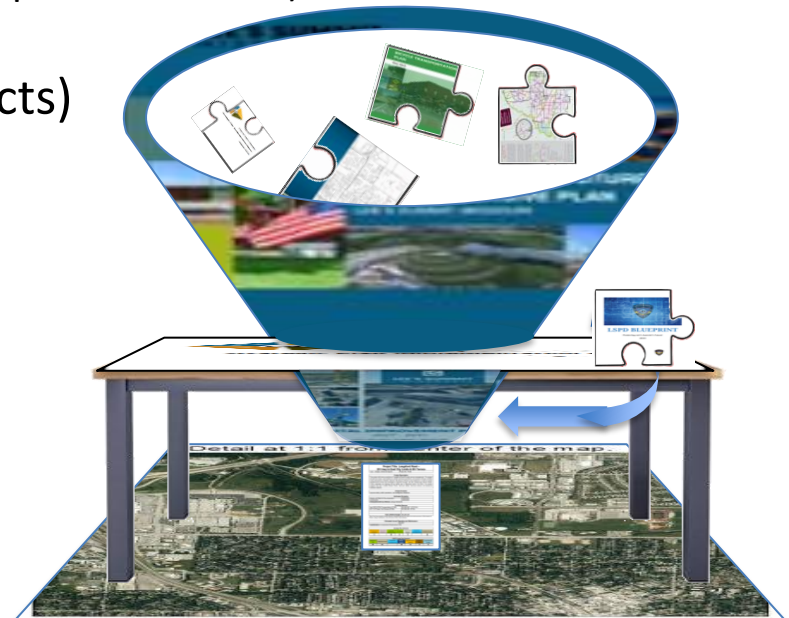
Review Infrastructure Master Planning

- Community Planning and Vision (Comprehensive Plan & Strategic Plan)
- Various Master Plans for Infrastructure in the Comprehensive Plan
- Other “Master” Plans for Infrastructure beyond the Comprehensive Plan
- Other Infrastructure Influences and Regional Plans
- Planning Alignment and Implementation (Capital Improvement Plan)

Status of Past Elections (Infrastructure Projects)

- 2023 NTIB Infrastructure Project Commitments
- 2019 NTIB Infrastructure Project Commitments
- 2017 CIP Sales Tax Project Commitments

Discussion and Next Steps

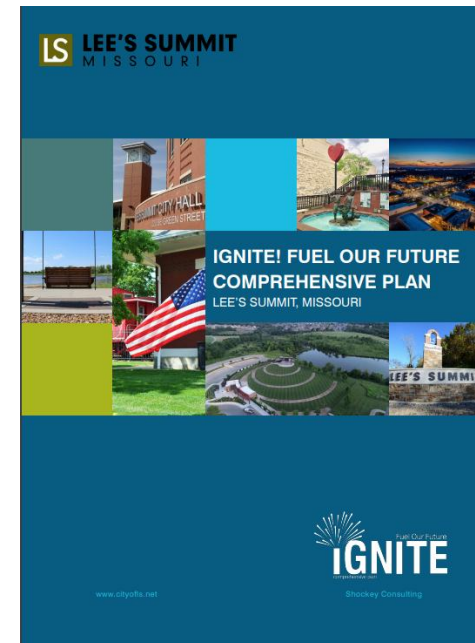


Community Planning (the What and Why)

Strategic Planning



Comprehensive Planning



<https://cityofls.net/ignite-your-ideas-our-future>

<https://cityofls.net/comprehensive-plan>

Vision

Strategic Plan

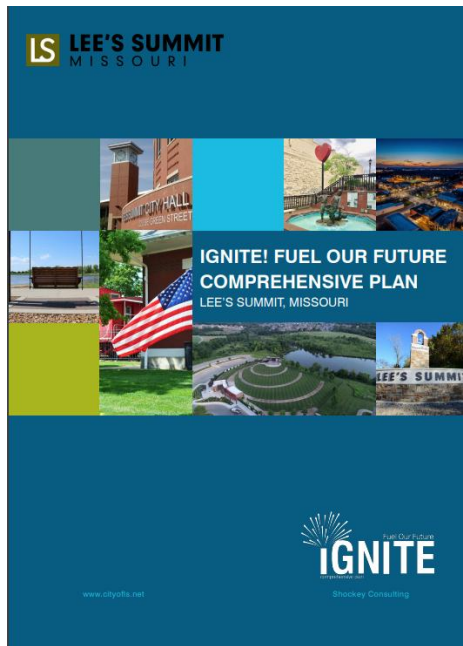


Strategic Plan Critical Success Factors

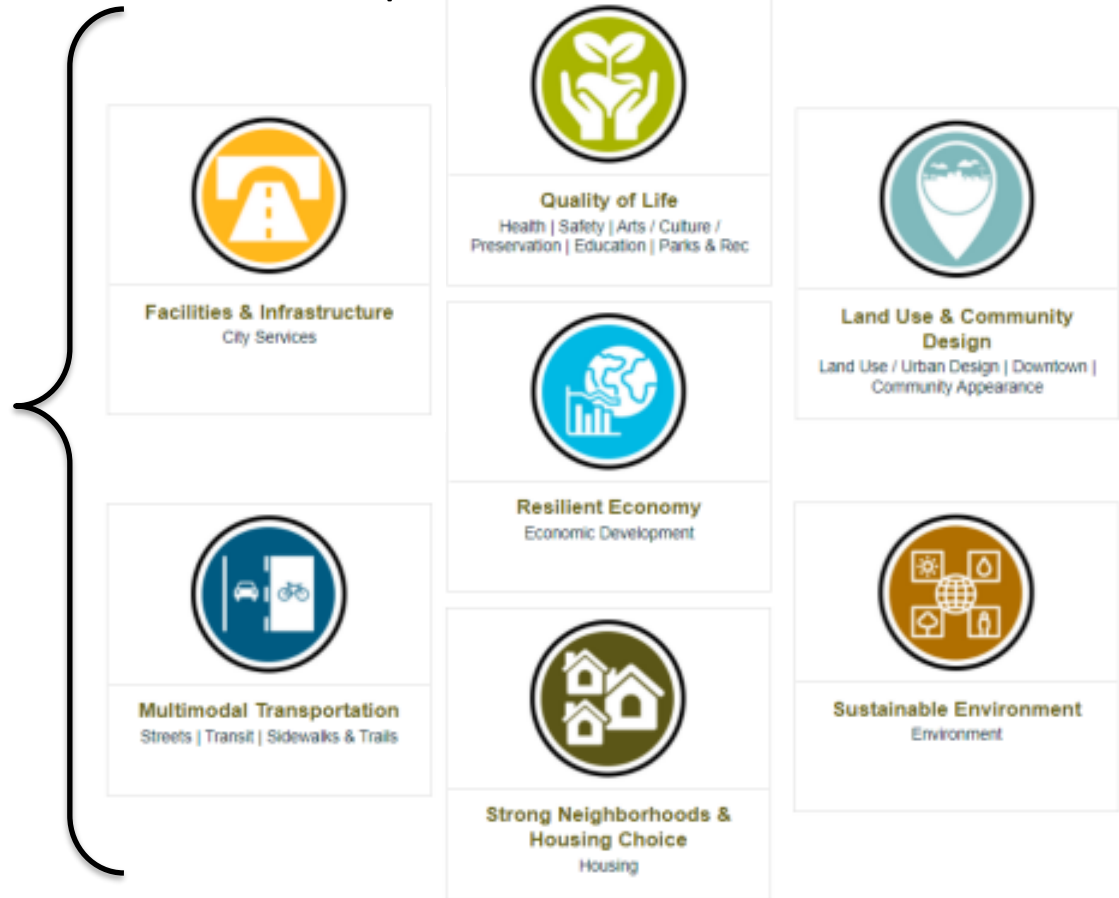


Future Land Use & Policy

Comprehensive Plan

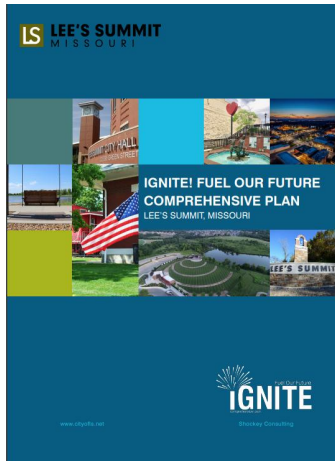


Comprehensive Plan Elements

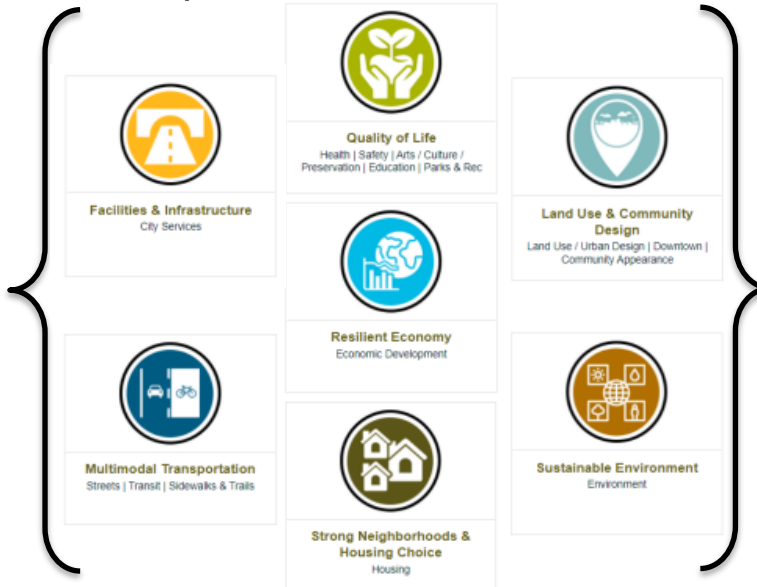


Master Planning

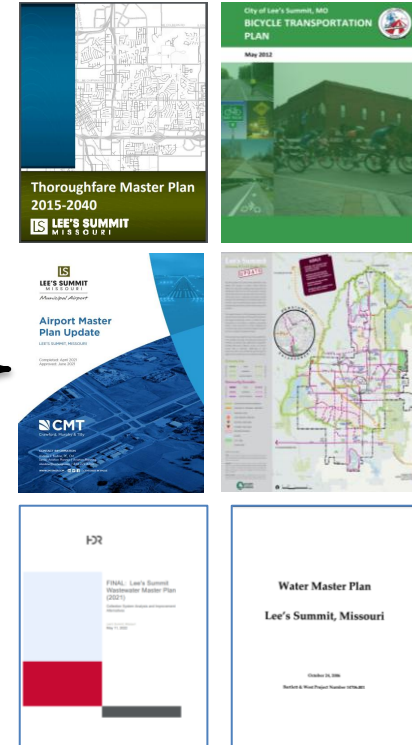
Comprehensive Plan



Comprehensive Plan Elements



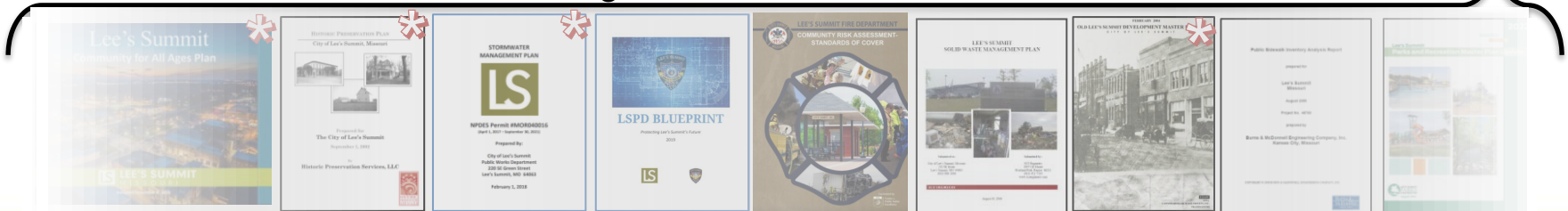
Infrastructure Master Plans



Capital Improvement Plan



Other "Master" Plans, Policies, Regulations, & LOS Goals



***Ignite! Comprehensive Plan**

Infrastructure Planning (the How)

- Airport Master Plan*
- Stormwater Master Plan (Infrastructure)
- Thoroughfare Master Plan*
- Bicycle Transportation Plan*
- Downtown Parking Study (*Master Plan*)
- Traffic Signal Communications Master Plan
- Transit Demand Study
- Sidewalk Assessment Report (*and Gap Priorities*)
- ADA Transition Plan for Public ROW
- Asset Management Plan(s)
- Water Master Plan*
- Wastewater Master Plan*
- Capital Improvement Plan*
- Facilities Master Plan
- Parks and Recreation Master Plan
- Greenway Master Plan*
- IT Infrastructure Plan (Fiber Optic & Wireless Networks)



Other “Master” Planning

- Downtown Master Plan*
- Historic Preservation Plan*
 - Cultural Resources Survey*
- LSPD Blueprint
- LSFD Community Risk Assessment Standards of Cover
- ADA Transition Plan for Public Rights of Ways
- Community for All Ages*
- Solid Waste Management Plan
- Stormwater Management Plan (*MS4 Permit*)*
- Emergency Operations Plan(s)
- Area Plans for Activity Centers/Corridor Plans*
- Airport Business Plan
- Department Strategic Plans (e.g. PW, WU, Parks, Etc.)



Other Policies, Standards, Regs...

- Livable Streets Policy
- Level of Service Policy
- Hazards, Risks & Mitigations (*Safety*)
- Design and Construction Manual
- Access Management Code
- Right of Way Ordinance
- Emergency Management
- Unified Development Ordinance
- Code of Ordinances
- Economic Development/Incentives Policies
- Asset Management (e.g. Infrastructure Life Cycles)
- Federal and State Regulations (e.g. FHWA, MUTCD, ADA, NEPA, EPA, DNR)
- Permitting Requirements (e.g. MS4, NPDES)
- Community Certifications/Municipal Designations/Civic Recognition Programs
(Tree City USA, Bicycle Friendly Community, Digital Cities, Walk Friendly Community, Etc.)
- Infill Housing Policies
- Historic Preservation Policies
- Fiscal Impact Policies
- Fire Code
- Building Code
- Regulated Utilities (MPSC)



Other Regional Planning

- MoDOT Statewide Transportation Improvement Plan (STIP)
- MoDOT Long-Range Transportation Plan
- Connected KC 2050 (LRTP)
- MetroGreen Plan
- Regional Bikeway Plan
- Regional Pedestrian Policy Plan
- Transportation Improvement Plan (Metro)
- Connected Freight KC 20250
- Smart Moves Transit Plan
- Aviation System Plan
- Transportation Safety Plan
- Complete Streets Policy
- Creating Sustainable Places
- Heartland Freight Technology Plan
- Regional ITS Architecture
- Regional Climate Action Plan
- Green Infrastructure Framework

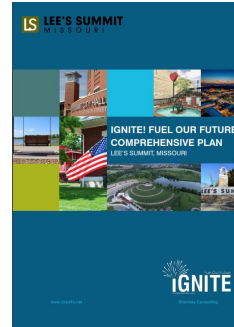


- MARCER Mass Casualty Incident Plan
- Time Critical Diagnosis Plan
- Regional EV Readiness Plan
- Public Participation Plan
- School District(s) Facility Master Plan(s)

Capital Improvement Plan (the When)

Review the CIP Process

- What is the CIP?
- When is it Updated?
- How are projects selected?
- How are projects funded?



Update the CIP Projects, Programs and Financials

- What's been done?
- What's needed?
- What's committed?
- Schedule, Sequencing and Fiscal Accounting?



Adopt and Implement the CIP

- Planning Commission – Approves the Comprehensive Plan Amendment
- City Council – Approves the Capital (CIP) Budget
- Project/Program Delivery and Tracking (Dashboard, Budget Reports, Updates, Changes, Etc.)

Capital Project/Program Alignment

Capital Improvement Plan



Capital Project Detail Sheet

Project Title: Langsford Road – 291 Hwy to East City Limits & 5th Terrace						
Type: Bridges, Streets & Signals			Project No. P-265			
Project Description						
This project will improve sections of Langsford Road through access management. The project will add turn lanes, add medians to restrict turning movements, and reduce vehicular conflict at key intersections: Noeleen, Bordner, Brentwood, Winburn and Crestwood. In order to sustain neighborhood access and emergency response access, the 5th Terrace gap will be closed. Curbs, sidewalks and lighting will be added east of Blackwell within City limits. This project supports the City's Livable Streets Policy, improves safety, improves access, and preserves roadway capacity.						
Project Purpose						
Improve safety, traffic operations, and emergency response..						
Estimated Schedule						
Design and Right of Way Acquisition			2026-2028			
Construction			2029-2030			
Anticipated Delivery Method: Design-Bid-Build						
Funding Sources						
April 2023 NTIB (Transportation) (F340)			\$5,500,000* (FY27-30)			
2017 CIP Sales Tax Renewal (F300)			\$3,500,000 (FY30)			
Total Lifetime Budget			\$9,000,000			
*Note: Bond issue projects include maximum issuance approved by voters plus bond premiums to offset impacts of inflation, design modifications, and unknowns at time of bond election.						
Estimated Annual Operating and Maintenance						
			\$10,000			
Capitalization: Constructed Infrastructure Only						
Strategic Plan Elements						
Infrastructure Condition	Education Partners	Health& Well-being	Amenities	Community Engage	Economic Development	Neighborhoods
●		●	●	●		●
IGNITE Comp Plan Elements						
Quality of Life	Neighborhoods	Economic Development	Multi-modal	Infrastructure Capacity	Sustainable	Land Use & Design
●	●		●	●	●	●

Project supports Strategic Plan (Elements) →

Project fosters Comprehensive Plan (Elements) →

Project implements Comprehensive Plan (Master Plans)

Project adheres to CIP, Budget, Commitments, Policies, Regulations, Etc.

CIP Election Commitments Updates

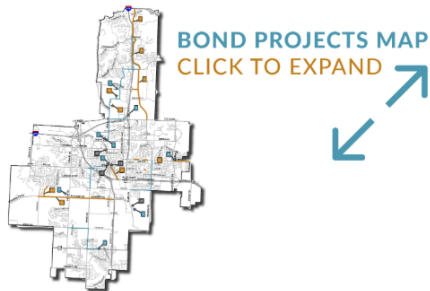
- 2023 NTIB Election

April 4, No Tax Increase Bond Election

On April 4, Lee's Summit voters approved the issuance of up to \$186 million in general obligation bonds to fund **emergency preparedness** (\$74 million), **transportation** (\$98 million) and **city facilities reinvestment** (\$14 million).

General Obligation Bonds Fast Facts

- A bond issue gives voters the power to decide if the City can use its taxing authority to borrow money through the sale of general obligation bonds to pay for major City projects that are not covered by the City's operating fund.
- Bonds pay for capital projects such as facilities and equipment, and cannot be used for operational costs like salaries and supplies.
- The City plans to maintain a steady debt levy of \$.3697 per \$100 assessed valuation which would not affect the tax rate. The other portions of the property tax levy are controlled by the Hancock Amendment and can have minor fluctuations based on changes in assessed values for property throughout the City.
- In the last city-wide survey, residents identified the quality of police services, quality of fire and emergency medical services and maintenance of streets, municipal buildings and facilities as the highest investment priorities.



Bond Funding Priorities

EMERGENCY PREPAREDNESS \$74 MILLION | 22 PROJECTS

Key public safety improvements that will provide public access and enhance safety and emergency services for the community.

TRANSPORTATION \$98 MILLION | 13 PROJECTS

Investments in critical public infrastructure that directly affect safety, mobility and livability.

CITY FACILITIES REINVESTMENT \$14 MILLION | 10 PROJECTS

Extend facility use, enhance service efficiencies, and protect the investment of our public and community spaces.



Proposed Bond Projects

★ EMERGENCY PREPAREDNESS

1. Joint Operations Facility (stand-alone building to house Fire HQ, co-located fire and police emergency communications, emergency operation center, traffic monitoring/management, network infrastructure)
 2. Property Acquisition for Airport Fire Station
 3. Police/Courts Building Renovation (Phase 2)
 4. Fire Station No. 1 Remodel/Replacement
 5. South Police Substation
 6. Facility Reinvestments (Police & Fire)
- Fiber Network Improvements (various locations)

★ TRANSPORTATION

7. Lakewood Way (Bowlin Rd. to north city limits)
 8. Lakewood Way (Woods Chapel Rd. to Bowlin Rd.)
 9. Todd George Pkwy. (Colbern Rd. to Woods Chapel Rd.)
 10. Airport Property Acquisition
 11. Airport Hangar 2
 12. Langsford Rd. (M-291 to east city limits)
 13. Douglas St. (Blue Pkwy. to Fifth St.)
 14. Longview Blvd. (Longview Rd. to Scherer Pkwy.)
 15. Scherer Pkwy. (Sampson Rd. to M-291)
- Sidewalk Gap Program (various locations)

★ CITY FACILITIES REINVESTMENT

16. Former Water Operations Building
17. History Museum
18. City Hall
19. Public Works Operations/Maintenance Facility

<https://cityofls.net/city-elections/past-city-elections/april-2023-no-tax-increase-go-bonds/april-2023-no-tax-increase-bond>

CIP Election Commitments Updates

- 2023 NTIB Election



2023 General Obligation Bond – Emergency Preparedness

Category	Project	Status
Facilities	Facility Reinvestment (6 Public Safety Buildings)	CIP
Facilities	Fire Station No. 1 Remodel or Replacement	CIP-Design
Facilities	Joint Operations Facility	Completed
Facilities	Police/Courts Building Renovation (Phase II)	Completed
Facilities	Property Acquisition: Airport Fire Station	Completed
Facilities	Design: Airport Fire Station	CIP
Facilities	Police South Substation-Renovate Fire Station 5	Completed



2023 General Obligation Bond – Transportation

Category	Project	Status
Airport	Airport Hanger 2	Completed
Airport	Airport Property Acquisition	Completed
BSS	Douglas St. – Fifth St. to Blue Pkwy	CIP-Design
BSS	Lakewood Way – Bowlin Rd. to North City Limits	CIP
BSS	Lakewood Way – Woods Chapel to Bowlin Rd.	CIP-Design
BSS	Langsford Rd – M291 Hwy to East City Limits*	CIP
BSS	Longview Blvd – Longview Rd. to Scherer Pkwy	CIP
BSS	Scherer Pkwy – Sampson Rd. to M-291 Hwy	CIP-Design
BSS	Todd George Pkwy – Colbern to Woods Chapel	CIP-Design
BSS	Sidewalk Gap Program	CIP-Construction
Facilities	Facility Reinvestment (Transportation Related)	CIP



Note: *Langsford Road access management and traffic safety improvements requires completing the SE 5th Terrace neighborhood connectivity project as part of this to promote access to parks and schools.

CIP Election Commitments Updates

- 2023 NTIB Election



2023 General Obligation Bond – City Facilities

Category	Project	Status
Facilities	City Hall Renovations	CIP-Design
Facilities	Public Works Operations Building Renovations	CIP-Design
Facilities	History Museum Exterior Restoration	Completed ✓
Facilities	Building Reuse Prep.–Former Water Operations	Completed ✓
Facilities	Enterprise Resource Planning Software	Deployment ✓

CIP Election Commitments Updates

- 2019 NTIB Election

August 6, 2019 City Election

No-Tax-Increase General Obligation Bond Election

On August 6, 2019, voters approved a \$19,475,000 no-tax-increase general obligation bond question to fund public safety initiatives. Approval of the ballot question does not increase taxes. The City has maintained the current debt service tax levy of \$0.4697 since 2007.

The ballot question includes funding for five initiatives:

- [Police Headquarters/Court facility renovations](#)
- [Police in-car video systems and body-worn cameras](#)
- [New Fire Station No. 4 and fire apparatus](#)
- [New Fire Station No. 5](#)
- [Network Infrastructure](#)

Ballot Language

Shall the City of Lee's Summit, Missouri, issue its general obligation bonds in the amount of \$19,475,000 for the purpose of acquiring land, making certain improvements and acquiring equipment for public safety purposes including (a) the acquisition, construction, furnishing and equipping of a new fire station and the purchase of associated apparatus to replace Fire Station No. 4, (b) the acquisition, construction, furnishing and equipping of a new fire station to replace Fire Station No. 5, (c) the acquisition and installation of new police automobile video systems and police body-worn camera systems, (d) renovations and improvements to enhance facility security, public access, customer service and operational efficiency in the Police and Courts Municipal Building and (e) purchasing and installing new infrastructure to renovate, improve and upgrade the City's wireless and fiber optic communications network among City Hall and other City facilities?

- 2019 NTIB Election



2019 General Obligation Bond – Public Safety

Category	Project	Status
Facilities	Replace Fire Station #4	Completed
Facilities	Replace Fire Station #5	Completed
Facilities	Police/Courts Building Renovation (Phase I)	Completed
Facilities	Fiber Optic Infrastructure for Public Safety	Completed
Facilities	Police Video Systems	Completed



<https://cityofls.net/city-elections/past-city-elections/aug-2019-public-safety-initiatives>

CIP Election Commitments Updates

- 2017 CIP Sales Tax Election

April 4, 2017 City Election

City of Lee's Summit voters were asked to consider several questions as part of the April 4, 2017 ballot initiative. All of the questions were broken into three categories: 1) City Charter Amendments (Questions 1–12); 2) Capital Improvements Sales Tax Continuation (Tax Renewal Question "A") and the final question 3) Recall District 4 Councilmember Christopher Moreno (Question No. 13) for District 4 voters only.

2. Capital Improvement Sales Tax Continuation

Election Results:
Yes: 6,504 (76.22%) | No: 956 (36.91%)

The City of Lee's Summit asked voters to consider whether or not to continue the ½-Cent Capital Improvement Sales Tax for a period of 15 years (2018-2033). Funds generated from continuing this sales tax will provide for road, transportation-related, and stormwater projects. The Capital Improvements Sales tax was originally approved by voters in 1997 and continued by voters in 2007. [View the Project Detail List](#)

Capital Improvement Sales Tax Proposed Road Projects

1. Colbern Road Reconstruction, M-350 Hwy to Douglas Street
2. Pryor Road Widening, Longview Road to M-150 Hwy
3. Scherer Road Reconstruction, Sampson Road to Jefferson Street
4. S.S. 3rd Street Reconstruction from M-291 Hwy to Green Street (east) and Jefferson Street to US 50 Hwy (west)
5. Independence Avenue, Chipman Road to 9th Street
6. Douglas Street, 2nd Street to Chipman Road
7. Douglas Street, 2nd Street to Chipman Road
8. Ward Road, Chipman Road to 2nd Street/Blue Parkway



Capital Improvement Sales Tax Project List

Proposed Road Projects

Colbern Road Reconstruction from M-350 Hwy to Douglas Street Colbern Road will be widened and reconstructed as a four-lane road with turn lanes, curb, sidewalk, lighting, and a shared-use path.
Douglas Street Reconstruction from 2nd Street to Chipman Road Douglas Street will be reconstructed to current standards, including curb, storm sewers, lighting, and sidewalks, with the potential for turn lanes and bicycle facilities.
Pryor Road Widening from Longview Road to M-150 Hwy Pryor Road will be widened from two lanes to four lanes and includes curb, lighting, storm sewers, turn lanes, sidewalk, a shared-use path, and possible medians.
Ward Road Reconstruction from Chipman Road to 2nd Street/Blue Parkway The project will address sidewalk, missing curb and stormwater systems, and provide typical lane widths and a more uniform street.
Scherer Road Reconstruction from Sampson to Jefferson The existing roadway will be reconstructed to include a revised vertical alignment with at least two 12-foot lanes and paved shoulders.
Independence Avenue Reconstruction from Chipman Road to 5th Street Independence Avenue will be reconstructed to include sidewalk, curb and gutter, wider pavement, and bicycle and pedestrian facilities.
3rd Street Reconstruction from M-291 Hwy to Green Street (east) and Jefferson Street to US 50 Hwy (west) Both east and west sections of 3rd Street, extending from downtown, will be reconstructed to address multiple access points, as well as incorporate pedestrian and bicycle facilities and lighting.

Proposed Transportation-Related Projects

Sidewalk Gap Program Areas throughout the city have gaps in sidewalk connectivity, which will be addressed.
Curb Replacement on Collector and Residential Streets Curbs throughout the city will be replaced to meet current material standards.
Downtown Parking Garage An additional parking garage will be developed in the downtown area.
Streetlight Additions and Upgrades Streetlights will be installed in non-residential corridors throughout the city, such as Shenandoah Drive and Lakewood Boulevard.
Rock Island Trailheads Trailheads will allow access to the Rock Island Bicycle and Pedestrian Path in Lee's Summit, which is being proposed by Jackson County and the Kansas City Area Transportation Authority (KCATA).
Potential Funding for MoDOT System Projects The City of Lee's Summit may partner with the Missouri Department of Transportation (MoDOT) to address future projects on the state highway system.

Proposed Stormwater Projects

Structure Flooding Projects will address known structure flooding issues.
Replacement of Corrugated Metal Pipe (CMP) CMP used in the city stormwater system will be evaluated and replaced as needed.
Streambank Erosion Stabilization Eroded streams in need of stabilization will be evaluated and addressed for project eligibility.

<https://cityofls.net/city-elections/past-city-elections/apr-2017-charter-cip-recall>

CIP Election Commitments Updates

- 2017 CIP Sales Tax Election (Sunsets 2032)



Category	Project	Status
BSS	3rd Street – Green to M291 Hwy	CIP
BSS	3rd Street – Jefferson to US50 Hwy	Completed
BSS	Colbern Road – M350 Hwy to Douglas Street	Completed
BSS	Curb Replacements (Residential Streets)	CIP (annual)
BSS	Douglas Street – Chipman to 2nd Street	CIP-Construction
BSS	Downtown Parking (Phase 1 – Lot)	Completed
BSS	Downtown Parking (Phase 2 – Garage)	CIP
BSS	Independence Ave. – Chipman to 5th Street	CIP
BSS	Pryor Road (Phase 1) – Longview to Hook	CIP-Construction
BSS	Pryor Road (Phase 2) – Hook to M150 Hwy	CIP-Design
BSS	Scherer Rd. Interim Safety Improvements	2023 Bond
BSS	Sidewalk Gap Program	CIP-Construction
BSS	Street Light System Upgrades	Completed
BSS	<u>Street Lights</u> (Shenandoah Dr./Lakewood Blvd.)	Completed
BSS	Ward Road (Phase 1) – 2nd/Blue to O'Brien	CIP-Construction
BSS	Ward Road (Phase 2) – O'Brien to Chipman	CIP-Design
BSS	Set Aside Funding for MoDOT Partnerships *	Varies
Parks and Rec.	Rock Island Trail Head (Hartman Park)	Completed
Stormwater	Streambank Erosion Mitigations **	CIP-Design
Stormwater	Stormwater Infrastructure (Structural Flooding)***	CIP-Construction
Stormwater	Corrugated Metal Pipe Replacements	CIP-Construction



*(M291/US50 South Done)

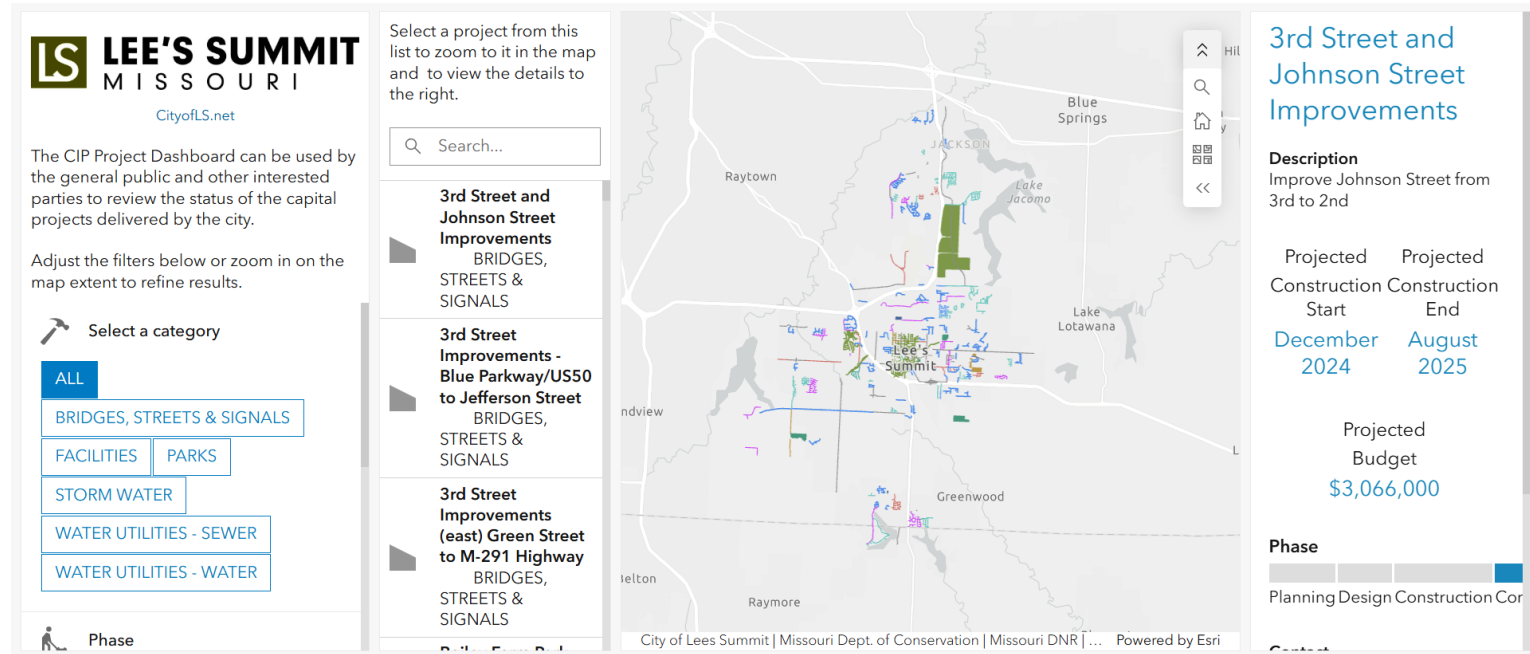
*(M291/US50 North Const.)

** (2 of 3 Projects Done)

*** (25 of 26 Projects Done)

CIP Status Updates

- Capital Improvement Plan (CIP) Dashboard



- Capital Project Webpages
- Project Status Reports (Public Works Committee)
- Press Releases, Social Posts, Website Notices, Public Meetings

Where can I find the CIP?

Capital Improvement Plan (CIP)

The Capital Improvement Plan (CIP) is the City's five-year plan for major infrastructure projects - things like roads, sidewalks, sewers, water lines, parks, stormwater systems, and public facilities. This plan and process is managed by the City of Lee's Summit Public Works department; however, the included projects are from all City departments such as Parks and Recreation, Water Utilities, Fire, and Police.

It answers questions like:

- Why is the project needed and what are its benefits?
- What is the project scope?
- Where will it happen?
- When will it be built?
- How much will it cost and how will it be paid for?

Each year, the City updates this plan, appropriates funding and carries out the work.

CAPITAL PROJECT DASHBOARD

2027-2031 CIP PRESENTATION

2027-2031 CAPITAL IMPROVEMENT PLAN

What isn't in the Capital Improvement Plan (CIP)?

The Capital Improvement Plan (CIP) generally does not include routine maintenance and operations or small projects (e.g. less than \$75,000). The CIP does not include development (the City does not build private developments), private utility work (such as Spire, Evergy and ATT) which are permitted activities in the right-of-way, or projects funded (and performed) by others (such as MoDOT, Kansas City, Jackson County, private streets, etc.). There are a lot of private utility projects, private development projects and projects by others with roads, highways, water lines, and other infrastructure in the City that are not owned, maintained or operated by the City.

City of Lee's Summit Capital Improvement Plan Public Comments

Local residents may use this online commentary to:

- Provide feedback on projects in the CIP
- Ask for clarification or more information about the CIP
- Share your recommended priorities
- Suggest new projects
- Identify infrastructure gaps or needs in the community (roads, sidewalks, drainage, traffic, facilities)

Review the commentary guidance under the "Take Note" section at the bottom of this page to report requests for service, or City business not related to capital infrastructure improvements.

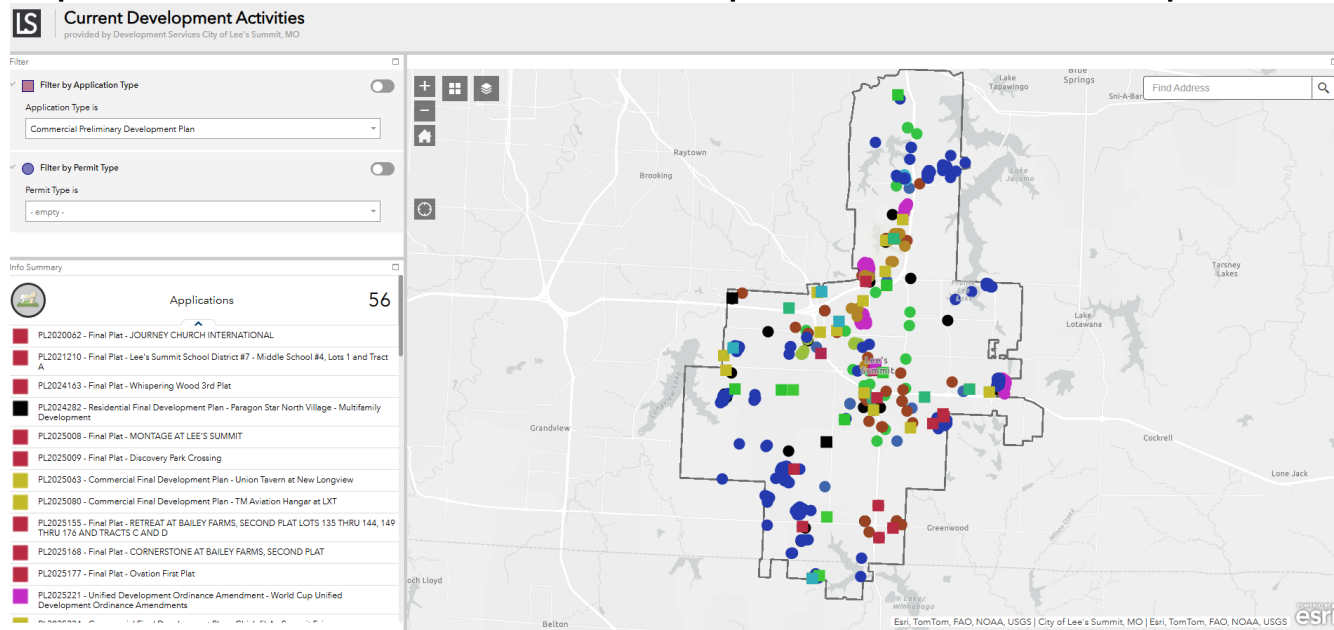
CITY OF LEE'S SUMMIT CAPITAL IMPROVEMENT PLAN PUBLIC COMMENTS



<https://cityofls.net/public-works/infrastructure-capital-projects/capital-improvement-plan-cip>

Development Status Updates

- Planning Commission
- Development Portal & Current Development Activities Map



<https://cityview2.iharriscomputer.com/LeesSummitMOPortal/>

- City Council & Community and Economic Development Committee
- Website, Press Releases, Reports, Social Posts, Public Meetings/Hearings...

Where can I find the Comp Plan?

Welcome to Ignite! Fuel Our Future.

Welcome to the digital version of Ignite! Fuel Our Future, the City of Lee's Summit's comprehensive plan. The plan provides detailed guidelines for new development in the Development Guide and an in-depth analysis of the seven essential elements that will ensure the finest quality of life for all generations for the next 20 years. The plan can be downloaded in its entirety or by individual section.

What is a Comprehensive Plan?

The City of Lee's Summit actively engaged the community in the review and update of the City's comprehensive plan. The comprehensive plan articulates a series of goals, policies, actions and standards to guide the community's physical development and programs over a 15 to 20-year timeframe. It serves as the basis for economic development, quality residential growth and general improvements for the protection of the quality of life for Lee's Summit residents and businesses. Community participation was critical in forming the plan to ensure it fulfills our shared vision of a vibrant community ensuring the finest quality of life for all generations. There were numerous opportunities for involvement via focus groups, community discussions and surveys.



HOW THE PLAN WAS BUILT

- The Process
- Public Engagement



HOW THE PLAN WILL BE IMPLEMENTED

- Zoning and Zoning Map
- Subdivision Regulations
- Capital Improvement Plan
- Fiscal Impact Model
- Supporting Studies and Plans



HOW THE PLAN WILL BE MAINTAINED

- Amending the Plan
- Annexations
- Projections & Development Targets

<https://cityofls.net/comprehensive-plan>

What's Next?

Current Infrastructure Master Plan Updates

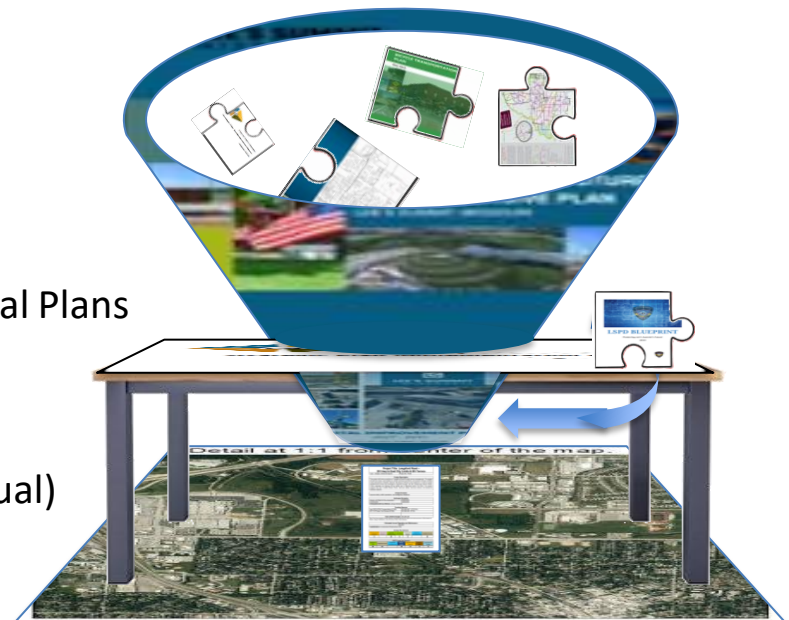
- Thoroughfare Master Plan
- Bicycle Transportation Plan
- Greenway Master Plan

Upcoming Infrastructure Master Plan Updates

- Water Master Plan
- Wastewater Master Plan

Questions and Discussion

- Infrastructure Master Plan(s) – Delving the Individual Plans
- Explore PWC “Master” Planning Topics
- PR and LR Land Planning Coordination
- Capital Improvement Plan – Kickoff Nov./Dec. (Annual)



Thank You!

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