



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, February 3, 2026

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street
Lee's Summit, MO 64063

REGULAR SESSION NO. 62

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 3, 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 2, 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. [2025-7385](#) Approval of City Council Action Letter for January 20, 2026.
- B. [2026-7434](#) Mayor's Appointments (Simple Majority):
Board of Appeals: Reappoint Dennis Hensen, term to expire 12-1-28.

C. [2026-7435](#) Mayor's Appointments (2/3 Majority):
Board of Appeals: Reappoint Steve Patterson, term to expire 12-1-28.

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. [2026-7421](#) Public Hearing: Chapter 100 Plan for the Mid-States Project at 420 SE Thompson Drive; Summit DC Real Estate Holdings, LLC, applicant

Presenter: Curt Petersen, Polsinelli, P.C., for the Applicant
David Bushek, Gilmore & Bell, P.C., City economic development legal counsel

1) [BILL NO. 26-021](#) An Ordinance approving a plan for an industrial development project and authorizing the City of Lee's Summit, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$79,650,000 in connection with the Mid-States project and authorizing certain documents and actions in connection therewith.

Presenter: Curt Petersen, Polsinelli, P.C., for the Applicant
David Bushek, Gilmore & Bell, P.C., City economic development legal counsel

B. [2025-7407](#) Public Hearing: Application #PL2025-079 - Rezoning from AG to RP-1, RP-4 and CP-2, Preliminary Development Plan and Conceptual Development Plan- Legacy Ridge, 815 SW Hook Road; Griffin Riley Property Group, applicant.
(Note: Applicant request to remand application to the Planning Commission meeting on February 26, 2026, to allow for submittal and consideration of a revised application.)

Presenter: Matt Tapp, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

1) [BILL NO. 26-022](#) An Ordinance approving rezoning from AG (Agricultural) to RP-1 (Planned Single-family Residential), RP-4 (Planned Apartment Residential) and CP-2 (Planned Community Commercial), Preliminary Development Plan and Conceptual Development Plan for Legacy Ridge on approximately 131 acres of land generally located at the southeast intersection of SW Ward Rd and SW Hook Rd, 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: Matt Tapp, 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. 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.](#) [26-023](#) An Ordinance approving award of RFP No. 2026-029 for the provision of health insurance and employee benefit brokerage/consulting services to Alliant Insurance Services, Inc. and authorizing the City Manager to enter into a one-year agreement with the option of four (4) successive one-year renewals with Alliant Insurance Services, Inc. for the provision of said services.

Presenter: Jennifer Vargo, Director of Human Resources

7. Committee Reports

Committee chairs report on matters held in Committee.

8. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

9. 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.

10. 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](#)"